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6562/13

भारतीय गैर न्यायिक



पचास
रुपये
रु.50

FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

8-15

पश्चिम बंगाल WEST BENGAL

M 740283

Certified that the document is admitted to registration. The Signatures Sheet and endorsement Sheet which are attached in this document are the part of this document



A.D.S.R Howrah

10.7 AUG 2013

GENERAL POWER OF ATTORNEY
AFTER DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, I **SRI ASHOK KUMAR GANGULY @ GANGOPADHAYA**, son of Late Birendra Nath Ganguly @ Gangopadhaya, by faith Hindu, by occupation Business, residing at 882/3 Sarat Chatterjee Road, P.S. Shibpur, Dist.- Howrah, do hereby NOMINATE, APPOINT AND CONSTITUTE **SRI MANOJ BACHHAWAT**, son of Sri Kundan

क्रमांक १०२८ दिनांक ०६/०८/१३
नाम Mamy Bachhath
पता Howrah
सि. ५०१

May' Baella'



3218

May' Baella'

सदर
अतिरिक्त जेष्ठ
कार्य कुशल
आशा है



3224

Ashoke Kumar Goud
Gangopadhyaya



Additional District
Sub-Registrar, Howrah

Identified by
Naranil Patra S/o
Joydeb Patra
Occupation - Business

7 AUG 2013

G. Panchanabula
Raoul - Howrah - 711001

Mal Bachhawat, by faith Hindu, by occupation - Business, residing at 6, Rose Merry Lane, P.S.- Golabari, Dist.-Howrah, is the Partner of **AMARNATH CONSTRUCTION** a partnership firm having its registered office at 6, Rose Merry Lane, P.S.- Golabari, Dist.-Howrah, as my TRUE AND LAWFUL ATTORNEY for me in my name and on my behalf to do and execute all or any of the following acts, deeds and things.

WHEREAS I the executant is the owner and occupier of ALL THAT Piece and Parcel of Land admeasuring an area more or less 01 Katha 02 Chatak 15 Sq.Ft. (according to mutation certificate with common passage 01 Katha 05 Chatak 43 Sq.Ft.) comprised under Howrah Municipal Corporation Premises No. 882 Sarat Chatterjee Road (New 882/3 Sarat Chatterjee Road), Mouza Shibpur, J.L. No.- 01, Police Station - Shibpur, within the jurisdiction of H.M.C. Ward No. 44, Additional District Sub Registration Office and District Sub Registration Office - Howrah, District Howrah, together with structure/s standing and/or lying erected thereupon and/or part whereof, which is morefully and particularly described in the Schedule hereunder written and hereinafter referred to as the "**SAID PROPERTY**".

This Power of Attorney is related to the previous Registered Development Agreement vide Deed No. 6566, recorded in Book No. 1, C.D. Volume No. 13, Pages from 10403 to 10437, for the year of 2013, in the Office of D.S.R. Howrah.

THAT IS TO SAY :

1. To sale, alienate, transfer, convey, grant, give, dispose of properties described in the Developers Allocation hereunder written and/or the constructed spaces thereupon and/or given and to manage, control, supervise, use, possess and occupy the said property in the manner as the said attorney shall think fit and proper.
2. To negotiate with any of the prospective buyer/buyers and/or the party and/or parties in order to sale, dispose, alienate, transfer and conveyance of the Developers Allocation in the manner as the said attorney shall think fit and proper.

ASHOKE KUMAR SANGHVI

Handwritten text, possibly a date or reference number, located in the upper left margin.

Handwritten text, possibly a name or title, located in the middle left margin.

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3. To construct, promote, erect, develop and built multi-storied building/s at and upon the SCHEDULE hereunder written and/or given.
4. To demolish the structure/s lying erected at and upon the SCHEDULE property for the said construction, promotion, erection, development and building at and upon the SCHEDULE hereunder written and/or given.
5. To apply for quota and to obtain the same relating to cement, bricks, building materials etc. from any person whomsoever for the said intents and purposes.
6. To take all the permissions, approvals, sanctions etc. from any person whatsoever with regard to the same in all the manner whatsoever and put my signature/s for the same for all times to come pertaining to the Schedule premises hereunder written and/or given hereunder.
7. To present for registration before any registration Office each and every deed, document, instrument and paper whatsoever expedient and necessary in connection with the sale, disposal, alienation, transfer, conveyance and/or for usage of the Developers Allocation to be comprised in the Schedule and/or the said lands in the manner as the said attorney shall think fit and proper.
8. To appear before the competent Block Land and Land Reforms Officer/Municipal Corporation/Municipality, Block Development Officer and/or any authority whomsoever for any reason whatsoever in connection with the SCHEDULE hereunder written and/or given on my behalf.
9. To do, execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of my said attorney ought to be done, executed and performed in relation to the said First Schedule property as fully and effectually as I could do the same if I may personally be represented so as to achieve the ends of these presents.
10. To appoint and engage, transfer, suspend and remove at pleasure any employee or agent, staff workers, for or from permanent, temporary or special service and to settle the terms and conditions as the said attorney, shall think

Ashoke Kumar ~~Das~~ Ganguly & Gangopadhyaya



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fit and to determine their powers and duties so as to effectuate the intention of these presents.

11. To obtain necessary permission approvals and sanctions from different authorities in connection with the construction of the said projects and also for pursuing and following up the matter with the H.M.C. Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, West Bengal Building (Construction and Transfer) by promoter Act, Pollution and Environment Control Authorities, Directorate of Electricity, for obtaining Lift License, Permission for installation of Generator, for obtaining Sewerage Connection, Water, Electricity supply and/or modification and changes of the plan and for obtaining the completion and Occupancy Certificates and other Authorities and for booking and/or entering into agreement for sale of saleable area of the said premises in respect of Developer's allocation.

12. To nominate such person by way of a valid resolution of the board of directors of the attorney and to appoint any substitute or substitutes limited to any one or more purpose or purposes as the Attorney shall from time to time desire in that behalf.

13. To represent me and to appear before any Court of Law, any or all Judicial, Legislative, Executive authority and/or authorities, Public and/or Private authority and/or authorities whomsoever in connection with me so far it relates with the First Schedule, hereunder written and/or given.

14. To appoint, engage and discharge any Pleader, Solicitor, Advocate, Wakil and/or Attorney/Attorneys in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the First Schedule hereunder written and/or given on my behalf as effectually as it could be done if I may be represented physically.

15. To sue, defend, prosecute and litigate with whomsoever concerned in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the First Schedule property hereunder written and/or given on my behalf as it could be done on personal representation.



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16. To sign, verify, draw, draft and prepare any type of application, paper, document, letter, draft and statement whatsoever and to issue and use the same in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the First Schedule Property hereunder written and/or given on my behalf as effectually as it could be done personally.

17. And generally to do, execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of the said attorneys ought to be done, executed and performed in relation to the First Schedule and/or the Developers Allocation hereunder written and/or given as fully and effectually as it could be done personally. And all the payable to/receivable by the principal which must be paid to the principal.

18. And it is hereby agreed and undertaken that I shall ratify and confirm all and whatsoever my said attorney, under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon, under and by virtue of this instrument. And this Power of attorney will be cancelled automatically after the completion of the total Development process.

19. AND I, the executant hereto, do hereby agree to ratify and confirm all and whatsoever the said Attorneys act as aforesaid shall lawfully do or cause to be done in the premises by virtue of these presents this the 07th day of August, 2013.

SCHEDULE OF THE PROPERTY

ALL THAT Piece and Parcel of Land admeasuring an area more or less 01 Katha 02 Chatak 00 Sq.Ft. (according to mutation certificate with common passage 01 Katha 05 Chatak 43 Sq.Ft.) comprised under Howrah Municipal Corporation Premises No. 882 Sarat Chatterjee Road (882/3 Sarat Chatterjee Road), Mouza Shibpur, J.L. No.- 01, Police Station – Shibpur, within the jurisdiction of H.M.C. Ward No. 44, Additional District Sub Registration Office



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and District Sub Registration Office – Howrah, District Howrah, together with structure/s standing and/or lying erected thereupon and/or part whereof.

IN WITNESSES WHEREOF the parties hereto subscribed their hands and seals on the day, month and year written hereinbefore.

Signed, sealed and delivered
in the presence of :

WITNESSES :

1. *Dijay Singh*
Asst. Secy. Howrah.

2. *NAVANIL PATIL*
G7, Panchsantala Road
Howrah-71101

ASHOK KUMAR GANGULY @
Gangopadhyaya (EXECUTANT)

Drafted by me.

Manoj Bhowmik

Advocate.

Howrah Judges Court.


















Manoj Bhowmik



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SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Maya Deakant</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
	<i>Ashoke Kumar Gangul 020190 Panchajanya</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
PHOTO								
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
PHOTO								
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		(Right Hand)						



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Government Of West Bengal
Office Of the A.D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 06567 of 2013
(Serial No. 07187 of 2013 and Query No. 0502L000012310 of 2013)

On 07/08/2013

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 20.00 hrs on :07/08/2013, at the Private residence by Manoj Bachhawat ,Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 07/08/2013 by

1. Ashok Kr Ganguly @ Gangopadhaya, son of Lt Birendra Nath Ganguly @ Gangopadhaya , 882/3, Sarat Chatterjee Rd, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
2. Manoj Bachhawat
Partner, Amarnath Construction, 6, Rose Merry Lane, Thana:-Golabari, District:-Howrah, WEST BENGAL, India, ,
, By Profession : Business

Identified By N Patra, son of Joydeb Patra, 67, Panchanantala Rd, , District:-Howrah, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Amal Kumar Naskar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 08/08/2013

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48(g) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 08/08/2013

(Under Article : ,E = 7/- on 08/08/2013)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-16,08,056/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impressive Rs.- 50/-

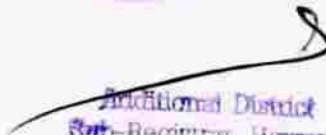
(Amal Kumar Naskar)

ADDITIONAL DISTRICT SUB-REGISTRAR

08/08/2013 17:13:00

EndorsementPage 1 of 2




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08 AUG 2013



Government Of West Bengal
Office Of the A.D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 06567 of 2013
(Serial No. 07187 of 2013 and Query No. 0502L000012310 of 2013)

(Amal Kumar Naskar)
ADDITIONAL DISTRICT SUB-REGISTRAR



অতিরিক্ত জেলা সবি-রায়
কেন্দ্র, হাওড়া

০৫/০৮/১৩

(Amal Kumar Naskar)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 2 of 2

08/08/2013 17:13:00



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 10471 to 10481
being No 06567 for the year 2013.



(Amal Kumar Naskar) 08-August-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. HOWRAH
West Bengal

