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पश्चिम बंगाल WEST BENGAL

N 577500

**POWER OF ATTORNEY AFTER DEVELOPMENT AGREEMENT**

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

*[Signature]*  
A.D.S.R. Howrah

KNOW ALL MEN BY THESE PRESENTS, I SMT. SUKLA GANGULY, wife of  
Late Jayanta Ganguly, by faith - Hindu, by Nationality - Indian, by occupation -  
House Hold Duties, residing at 883/1, Sarat Chatterjee Road, P.S. Shibpur, District  
Howrah, do hereby NOMINATE, APPOINT AND CONSTITUTE SRI MANOJ  
BACHHAWAT, son of Sri Kundan Mal Bachhawat, by faith Hindu, by occupation  
- Business, residing at 6, Rose Merry Lane, Police Station Golabari, District - Howrah,

20 JAN 2014

নং 2447

তার 10.01.2014

ক্রেতা - শ্রী / শ্রীমতী Mangj Bachawat

Howrah.

ঠিকানা

মূল্য

50/- টাকা

পয়সা

স্বাক্ষর জাওয়ার নাম

*[Handwritten Signature]*

অরুণ সরকার  
হাওড়া কালেক্টরেট  
হাওড়া কোর্ট কমপাউন্ড

*Sukha Ganguly*



74

*Sukha Ganguly*



Additional District  
Sub-Registrar, Howrah

10 JAN 2014

*Maj Bachawat -*

IDENTIFIED BY

*Siddhanta Biswas*

*S/O SANKAR BISWAS*

*BEO/1 SARAT CHATTERJEE RD*

*HOW-71104*

being 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 which is admeasuring an area more or less 01 Katha 02 Chatak 30 Sq.Ft. comprised under Howrah Municipal Corporation Premises No. 881 (P) 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.00314 , recorded in Book No. 1 , C.D. Volume No. 1 , Pages from 5572 to 5607 , for the year of 2014, in the Office of <sup>A.</sup>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.
3. To construct, promote, erect, develop and built multi-storied building/s at and upon the **SAID PROPERTY** hereunder written and/or given.



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4. To demolish the structure/s lying erected at and upon the **SAID PROPERTY** for the said construction, promotion, erection, development and building at and upon the **SAID PROPERTY** 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 **SAID PROPERTY** 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 **SAID PROPERTY** 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 **SAID PROPERTY** 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 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 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



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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 **SAID PROPERTY**, 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 SAID PROPERTY 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 **SAID PROPERTY** hereunder written and/or given on my behalf as it could be done on personal representation.

**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,



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occupation and enjoyment of the **SAID 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 **SAID PROPERTY** 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 **10th**, day of January, 2014.

**SCHEDULE OF THE PROPERTY**  
**( SAID PROPERTY )**

ALL THAT Piece and Parcel of undivided  $\frac{1}{2}$  (half) share out of 02 Katha 05 Chatak 15 Sq.Ft. Land which is admeasuring an area more or less **01 Katha 02 Chatak 30 Sq.Ft.** comprised under Howrah Municipal Corporation Premises No. 881 (P) 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.



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Sub-Registrar, Howrah

10 JAN 2014

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. Siddhanta Biswas  
880/1 SARAT CHATTERJEE RD  
HOW-711104

Sukha Ganguly  
**(EXECUTANT)**

2. Seetal Ganguly  
881, Sarat Chatterjee Road  
Batore - How-4

Mani Battacharya  
**(APPOINTEE)**

Drafted by me.

Manoj Biswas

Advocate.



















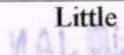

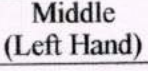





Howrah Judges Court.



Additional District  
Sub-Registrar, Howrah

00 JAN 2014

**FORM FOR TEN FINGER IMPRESSION**

Sl. No.	Picture & Signature of Executants					
1.	 <i>Raj Baskar</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	    	Little	Ring	Middle (Right Hand)	Fore	Thumb
	Signature of					
2.	 <i>Sibha Ganguly</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	    	Little	Ring	Middle (Right Hand)	Fore	Thumb
	Signature of					
3.	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	    	Little	Ring	Middle (Right Hand)	Fore	Thumb
	Signature of					

FORM FOR TEN FINGER IMPRESSION

Page No. ....

Sl. No.	Picture & Signature of Person					
1	Little	Ring	Middle (Left Hand)	Fore	Thumb	[Signature]
	Little	Ring	Middle (Right Hand)	Fore	Thumb	
2	Little	Ring	Middle (Left Hand)	Fore	Thumb	[Signature]
	Little	Ring	Middle (Right Hand)	Fore	Thumb	
3	Little	Ring	Middle (Left Hand)	Fore	Thumb	[Signature]
	Little	Ring	Middle (Right Hand)	Fore	Thumb	



Additional District  
Sub-Registrar, Howrah

110 JAN 2014



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

Endorsement For Deed Number : I - 00317 of 2014  
(Serial No. 00251 of 2014 and Query Number 0502L000018289 of 2013)

On 10/01/2014

**Presentation(Under Section 52 & Rule 22A(3) & 5(1),W.B. Registration Rules,1962)**

Presented for registration at 19.30 hrs on :10/01/2014, at the Private residence by Sukla Ganguly, Executant.

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

Execution is admitted on 10/01/2014 by

1. Sukla Ganguly, wife of Lt. Jayanta Ganguly, 880/1, Sarat Chatterjee Rd, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
2. Manoj Bachhawat  
Partners, Amarnath Construction, 6, Rose Merry Lane, Thana:-Golabari, District:-Howrah, WEST BENGAL, India, .  
, By Profession : Business

Identified By Siddhartha Biswas, son of Sankar Biswas, 880/1, Sarat Chatterjee Rd, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

( Amal Kumar Naskar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 15/01/2014

**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.-13,71,667/-

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

( Amal Kumar Naskar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 20/01/2014

**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

( Amal Kumar Naskar )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 1 of 2

20/01/2014 13:48:00



Government of West Bengal  
Office of the A.D. & R. HOWRAH  
District-Howrah

Enforcement of Debt Stamp : 1-00317 of 2014  
(Serial No. 00251 of 2014 and Query No. 0003100010289 of 2013)

Execution is required on 10/01/2014  
1. Debt Stamp with of 11. 10/01/2014  
District-Howrah, WEST BENGAL, India. By Certificate of Possession, Howrah  
2. Certificate of Possession, Howrah, WEST BENGAL, India. By Certificate of Possession, Howrah  
3. Certificate of Possession, Howrah, WEST BENGAL, India. By Certificate of Possession, Howrah

(Signature)  
ADDITIONAL DISTRICT SUB-REGISTRAR



Additional District  
Sub-Registrar, Howrah

(Signature)

20 JAN 2014

(Signature)  
ADDITIONAL DISTRICT SUB-REGISTRAR





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

Endorsement For Deed Number : I - 00317 of 2014  
(Serial No. 00251 of 2014 and Query No. 0502L000018289 of 2013)

Rs. 7.00/-, on 20/01/2014

( Under Article : ,E = 7/- on 20/01/2014 )

( Amal Kumar Naskar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



Additional District  
Sub-Registrar, Howrah

13 JAN 2014

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

20/01/2014 13:48:00

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

Endorsement For Deed Numl No. 1-00317 of 2014  
(Serial No. 00321 of 2014 and Query : 0001.00015289 of 2012)

Rev. 700-001-20072014

(Serial No. 1234 of 2014)

(An Kuran Number)  
ADD. JONAL DISTRICT SUB REGISTRAR



*[Signature]*  
Additional District  
Sub-Registrar, Howrah

20 JAN 2014

*[Faint signature]*

(An Kuran Number)  
ADDITIONAL DISTRICT SUB REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 1  
Page from 5619 to 5629  
being No 00317 for the year 2014.



*Amal Kumar Naskar*

(Amal Kumar Naskar) 20-January-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. HOWRAH  
West Bengal

