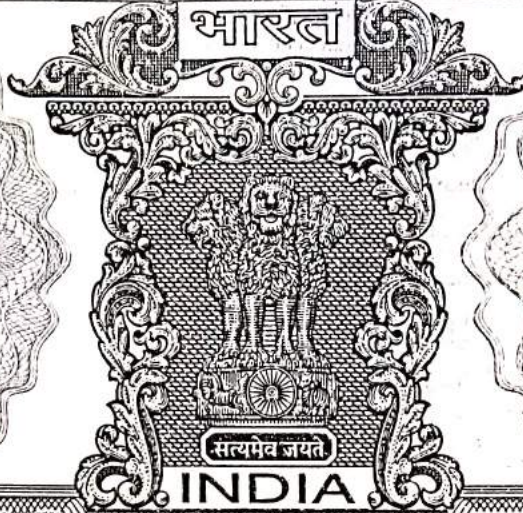


C5247

1-04958114

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



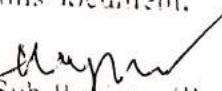
FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 283964

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.


District Sub-Register-III
Alipore, South 24-parganas
24 JUN 2014

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT We, (1) **BISWADEB ROY**, son of Late Aswini Kumar Roy, by faith - Hindu, by occupation - Service, residing at 164/3A, Lake Gardens, Flat No.C/3, Police Station - Lake, Kolkata - 700045, and (2) **SMT. RUBY ROY**, wife of Pinaki Roy, by faith - Hindu, by occupation - Housewife, residing at 164/3A, Lake Gardens, Flat No. C/3, Police Station - Lake, Kolkata - 700045, do hereby state as follows:

50/-

12 JUN 2014

No. 21914Rs.....Date.....

Name:..... P. K. Chatterjee (Adv)

Address:..... Alipore Court

Vendor:..... KQ - 7027

Alipur Collectorate, 24 Pgs (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court Kol 27

[Handwritten signature]



[Handwritten signature]
District Sub-Registrar-III
Alipore, South 24 Parganas

24 JUN 2014

Swapan Sarban,
20 fees m-sarban
Alipore court
KQ - 7027
Law - clerk.

WHEREAS we are the joint absolute owners of **ALL THAT** piece and parcel of Sail land total measuring about 8 cotthas 10 Chittacks more or less lying and situated in Mouza Nayabad, Scheme Plot No. 2, R.S. Dag No.145, R.S Khatian No.95, Touzi No.56, J.L.No.25, R.S. No.3, within the jurisdiction of the Kolkata Municipal Corporation, Ward No.109, being amalgamated Premises No.559, Nayabad, Police Station – Purba Jadavpur, Kolkata – 700099, under Assessee No.31-109-08-0559-2, District 24-Parganas (South), morefully and particularly described in the Schedule hereunder written.

AND WHEREAS we have entered into a Joint Development Agreement with the Developer **RAJ ABASAN PRIVIATE LTD.** having its registered office at 162/B/324, Lake Gardens, Police Station Lake, Kolkata – 700045, being Represented by its Director **SRI VINAY PURI** son of Sri Vinod Puri of 162/B/324, Lake Gardens, Police Station - Lake, Kolkata – 700045, on 27th November, 2013 registered in the office of D.S.R. III, Alipore, 24 Parganas (South), and recorded in Book No.I, Being No. 4957, for the year 2014 for development of our said amalgamated Premises No.559, Nayabad, Police Station – Purba Jadavpur, Ward No.109, Kolkata – 700 099, District 24 Parganas (South), on the terms and conditions stated therein.

AND WHEREAS to comply all the terms and conditions of the said Agreement we intend to nominate, appoint and Constitute **SRI VINAY PURI** son of Sri Vinod Puri of 162/B/324, Lake Gardens, Police Station - Lake, Kolkata – 700045, Director of **RAJ ABASAN PRIVIATE LTD.** having its registered office at 162/B/324, Lake Gardens, Police Station Lake, Kolkata – 700045, as our true and lawful Constituted Attorney to do any act for us and on our behalf jointly such acts, deeds, matters and things and for the purpose as hereinafter expressed.

NOW KNOW YE BY THESE PRESENTS That We, (1) **SRI BISWADEB ROY**, son of Late Aswini Kumar Roy, by faith – Hindu, by occupation – Service, residing at 164/3A, Lake Gardens, Flat No. C/3, Police Station – Lake, Kolkata – 700045, and (2) **SMT. RUBY ROY**, wife of Sri Pinaki Roy, by faith – Hindu, by occupation – Housewife, residing at 164/3A, Lake Gardens, Flat No. C/3, Police Station – Lake, Kolkata – 700045, do hereby and hereunder nominate Constitute, authorize, empower and appoint **SRI**



[Handwritten signature]

District Sub-Registrar-III
Alipore, South 24 Parganas

24 JUN 2014

VINAY PURI son of Sri Vinod Puri of 162/B/324, Lake Gardens, Police Station - Lake, Kolkata - 700045, Director of **RAJ ABASAN PRIVATE LTD.** having its registered office at 162/B/324, Lake Gardens, Police Station Lake, Kolkata - 700045, to execute all or any of the following acts, deeds, things and matter in respect of our said property that is to say:

- 1) To appoint engage on our behalf Advocate, Solicitors, whenever our said attorney shall think fit and proper to do so for the purpose of management of the said property and to discharge and/or terminate his/their appointment.
- 2) To sign, execute, register, affirm and verify any petitions applications, affidavit to Kolkata Municipal Corporation, Declarations to Kolkata Municipal Corporation, etc. and to sign on building Plan or Plans, Any Revised Plans and other necessary documents of the Kolkata Municipal Corporation, and to obtain sanction building plan and water, drainage, sanctions from the K.M.C. and bonds, indemnities etc. and such other papers and documents as may be necessary, or required in respect of the said premises as our Attorney shall think fit and proper.
- 3) To settle, adjust, compound, compromise or submit to all complaint, actions, suits, accounts, Plaints and disputes between us and other person or persons to compound or compromise the same, if any arising out of the said property or any agreement or deed relating to the same.
- 4) To appear for and represent us before all statutory bodies in the office of the C.E.S.C. Ltd./Kolkata Municipal Corporation, Government authorities for permission to transfer and all other purposes relating to the said premises and before any Magistrate and in all other Department or offices in connection with the said land/ premises.
- 5) To appoint appropriate persons sign plans and enter into any negotiations, contracts and/or agreement for sale, and/or leasing out portion or portions of the said premises to any person or persons.



M
District Sub-Registrar-III
Alipore, South 24 Parganas

24 JUN 2014

- 6) To give valid and affective receipts and discharges for all payments as may be received and/or realized by our said Attorneys from any person or persons.
- 7) To apply for and obtain telephone, electricity water sewerage, drainage Sanctioned Plan, completion Certificate of this property, gas and other public utility services in the said premises and for the said purpose to sign execute and submit all necessary applications papers and documents and to all acts, deeds, matters and thing as the said property shall think proper.
- 8) To enter into agreement for sale for Developer's Allocation and to receive from the intending Purchaser or Purchasers any earnest money and the balance of the consideration money for completion of such sale or sales and to give good valid receipts and discharges for the same which will protect the Purchaser or Purchasers and to sign, execute and register the deed of conveyance in favour of the Purchaser or purchasers in respect of Developer's Allocation mentioned in the Agreement dated 24.06.2014 and also execute the deed of conveyance in favour of the purchaser or purchasers, if required on our behalf.

AND GENERALLY to do, execute and perform any other act or acts, deeds, matter or thing whatsoever which in the Opinion of my said Attorney ought to be done executed and performed in relation to our said property as fully and effectually as we could do the same as if personally present And we hereby agree and undertake to ratify and confirm all and whatsoever our said attorney under this Power on our behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the Power, authorities and hereby conferred them any by virtue of this Deed.

THE SCHEDULE "A" ABOVE REFERRED TO:

ALL THAT piece and parcel of Sail land total measuring about 8 cotthas 10 Chittacks more or less lying and situated in Mouza Nayabad, Scheme Plot No. 2, R.S. Dag No.145, R.S Khatian No.95, Touzi No.56, J.LNo.25, R.S. No.3, within the jurisdiction of the Kolkata Municipal Corporation, Ward No.109,



M

District Sub-Registrar-III
Alipore, South 24 Parganas

24 JUN 2014

being amalgamated Premises No.559, Nayabad, Police Station – Purba Jadavpur, Kolkata – 700 099, under Assessee No.31-109-08-0559-2, District 24-Parganas (South), butted and bounded as follows:-

ON THE NORTH : By 12'ft wide Common Passage;
ON THE SOUTH : By Dag No.145 & Premises No.23/31, Nayabad,
ON THE EAST : By Plot No.2 in Dag No.145 (Meena Roy)
 Premises No. 560, Nayabad;
ON THE WEST : By 17.5'ft wide Metal Road.

IN WITNESSES WHEREOF we the above named have set and subscribed our hands on this 24th day of June, 2014.

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of:

WITNESSES:-

1. Purabi Roy
 Plot 3, 164/2A Lake Garden,
 Kolkata 700045

Ruby Roy
Biswanath Roy

SIGNATURE OF EXECUTANTS

2. Maheshwar Bhagat,
 162/B/325 Lake Garden,
 Kol- 45.

RAJ ABASAN PVT. LTD

Director
 Director

SIGNATURE OF ATTORNEYS

Drafted by:

P. K. Chatterjee
 Advocate
 Alipore Court
 Kol-700027.

Printed by

Satish Saha
 Gariahat,
 Kol-700027.



[Handwritten signature]

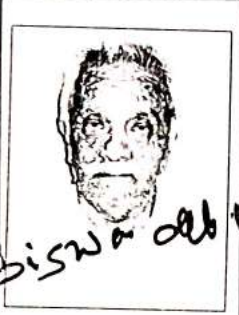










District Sub-Registrar-III
Alipore, South 24 Parganas

24 JUN 2014

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
 Biswanath Roy	left hand					
	right hand					












Name BISWANATH B. ROY

Signature Biswanath Roy

		Thumb	1st finger	middle finger	ring finger	small finger
 Ruby Roy	left hand					
	right hand					

Name RUBY ROY

Signature Ruby Roy

		Thumb	1st finger	middle finger	ring finger	small finger
 Uday Puri	left hand					
	right hand					

Name UDAY PURI

Signature Uday Puri



[Handwritten signature]

District Sub-Registrar-III
Alipore, South 24 Parganas

24 JUN 2014



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 04958 of 2014
(Serial No. 05247 of 2014 and Query No. 1603L000009321 of 2014)

On 24/06/2014

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

Rs. 39.00/-, on 24/06/2014

(Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 24/06/2014)

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.-93,07,969/-

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

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

Presented for registration at 13.17 hrs on :24/06/2014, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Sri Vinay Puri ,Claimant.

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

Execution is admitted on 24/06/2014 by

1. Biswadeb Roy, son of Late Aswini Kr. Roy , Flat No:C/3, 164/3 A, Lake Gardens, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700045, By Caste Hindu, By Profession : Service
2. Ruby Roy, wife of Pinaki Roy , Flat No:C/3, 164/3 A, Lake Gardens, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700045, By Caste Hindu, By Profession : House wife
3. Sri Vinay Puri
Director, Raj Abasan Pvt. Ltd., 162/ B / 324, Lake Gardens, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700045.
, By Profession : Others

Identified By Swapan Sardar, son of M Sardar, Alipore Police Court, Kolkata, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Law Clerk.



(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

District Sub-Registrar-III
Alipore, South 24 Parganas
(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



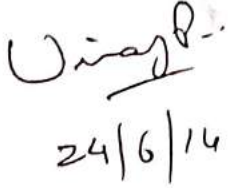
Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue






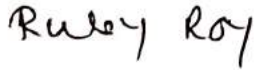


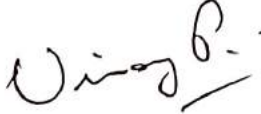
Office of the D.S.R. - III SOUTH 24-PARGANAS, District- South 24-Parganas

Signature / LTI Sheet of Serial No. 05247 / 2014, Deed No. (Book - I , 04958/2014)

Signature of the Presentant

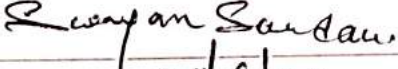
Name of the Presentant	Photo	Finger Print	Signature with date
Vinay Puri 162/ B / 324, Lake Gardens, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700045	 24/06/2014	 LTI 24/06/2014	 24/6/14

Signature of the person(s) admitting the Execution at Office.

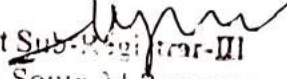
SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Biswadeb Roy Address -Flat No:C/3, 164/3 A, Lake Gardens, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700045	Self	 24/06/2014	 LTI 24/06/2014	
2	Ruby Roy Address -Flat No:C/3, 164/3 A, Lake Gardens, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700045	Self	 24/06/2014	 LTI 24/06/2014	
3	Vinay Puri Address -162/ B / 324, Lake Gardens, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700045	Self	 24/06/2014	 LTI 24/06/2014	

Name of Identifier of above Person(s)
Swapan Sardar
Alipore Police Court, Kolkata, Thana:-Allpore,
District:-South 24-Parganas, WEST BENGAL, India, Pin
:-700027

Signature of Identifier with Date


24/6/14




District Sub-Registrar-III
Alipore, South 24 Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 1788 to 1797
being No 04958 for the year 2014.



(Rajendra Prasad Upadhyay) 11-July-2014
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal

~~District Sub-Registrar-III~~
Alipore, South 24 Parganas