

1204/12

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1204/12

पचास
रुपये

FIFTY
RUPEES

₹ 50

Rs. 50



WEST BENGAL

A.R.A.



THIS PRESENT IS ADDED TO THE PRESENTS GIVEN AND IS NOT TO BE TAKEN INTO ACCOUNT

GOVERNMENT OF WEST BENGAL

TO ALL TO WHOM THESE PRESENTS SHALL COME, I,

P. C. B. B. B. B. B.

SRI DIBYENDU BANDYOPADHYAY (PAN ADRPB3556E), son of Late Sudhir Chandra Bandopadhyay residing at 23, Raniganj Bazar Bye Lane, P.O. and District Burdwan, Police Station Burdwan, PIN 713101 hereinafter called, referred to and identified as the **OWNER/PRINCIPAL** (which term and/or expression shall, unless excluded by or repugnant to the subject or context, include their respective heirs executors, nominees, administrators, legal representatives and assigns) **SEND GREETINGS:**

WHEREAS:

A. I, the Principal abovenamed is fully seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owner to **ALL THAT** demarcated piece and parcel of land measuring about 50 Kathes being in R.S. Dag Nos. 380 and 380/3852 under R.S. Khatian No. 549 and L.R. Dag no. 603 and 610 under L.R. Khatian No. 941 in J.L. No. 70, Mouza Naree, Municipal Ward No. 7, under Burdwan Municipality, Police Station and District Burdwan, (hereinafter referred to as the said Property) absolutely and forever.

B. By a Development Agreement dated ^{3rd} August, 2017 made between the Principal herein therein referred to as the Owner of the one part and **MESSRS. PRATIVA ENTERPRISES PRIVATE LIMITED** (PAN AADCP1970A) (in short "the **Developer**"), therein referred to as the Developer of the other part and registered in the office of Additional Registrar of Assurances III, Kolkata in Book No.1 Being No. 1825 for the year 2017, the Principal have appointed the said Developer as the developer of the said Premises and granted exclusive right to develop the said Premises by constructing new building or buildings thereat for mutual benefit and for the consideration and on

Atty. Bandyopadhyay

Atty. Bandyopadhyay

the terms and conditions therein contained (in short "the Development Agreement").

C. The Principal are executing this Power of Attorney in favour of the said Developer **MESSRS. PRATIVA ENTERPRISES PRIVATE LIMITED** of 9A, Lord Sinha Road, P.S. Shakespeare Sarani, P.O. Middleton Row, Kolkata- 700 071 acting through its authorised representative who from time to time may appoint by Board of Directors or **SRI MUKESH KUMAR SHARMA** (PAN ARKPS6485Q), son of Sri Mahesh Kumar Sharma working for gain at 9a, Lord Sinha Road, Kolkata-700071 to act jointly and/or severally (hereinafter for the sake of brevity referred to as "**the Attorney / Attorneys**") as and for the purposes relating to the said Premises as hereinafter contained.

NOW KNOW YE BY THESE PRESENTS, I, the withinnamed **PRINCIPAL** severally doth hereby nominate constitute appoint the said Attorneys jointly and/or severally as the true and lawful attorneys of the Principal for in the name and behalf of the Principal and the said Attorneys to do execute exercise and perform all or any of the following acts deeds matters and things relating to said Premises jointly and/or severally and each of them i.e., to say:-

1. For the Developer's allocation only to sign and execute on my behalf and in my name all agreements, deeds, documents and papers, including Agreements for Sale/Lease and Deeds of Conveyance in favour of the intending purchasers/transferees/ lessees in respect of any part or portion of the said premises and to present any or all of them for registration, if necessary, before the relevant authorities having jurisdiction including the Registrar, District Registrar, Sub-Registrar, Joint Sub-Registrar and the Registrar of Assurances, Kolkata and to appear and represent me before the said authorities at all times as may be necessary and to present documents and to admit

(Signature)

the execution of the said agreements, deeds, documents and papers as well as to admit the receipt of consideration on my behalf and to take all necessary steps and to do all necessary acts, deeds, matters and things including preparing, filling up, completing signing and submitting all papers, documents, forms, declarations, statement, memo of consideration and writings to be submitted at the time of registration of the said agreements, deeds documents and papers which may be required for fully, properly and effectually selling, transferring, conveying and leasing any part or portion of the said premises.

2. To prepare, sign, execute, submit, enter into, modify, cancel, confirm, alter, draw, approve and/or register and/or give consent and confirmation to all papers, documents, supplemental agreements, construction, contracts, consent, Declarations prescribed forms, affidavits, applications, undertakings, indemnities plans and other documents as may in any way be required to be so done.

3. To issue and deliver valid and effectual receipts and discharges on my behalf for all money or monies which the said Attorney shall receive as and by way of consideration for sale of any part or portion of said premises.

4. To have the premises mutated in the name of the new Purchaser as the owner thereof in the records of the Burdwan Municipality and in all public records and with all authorities and persons (including the Burdwan Municipality) and in connection therewith to pay fees and other charges and to submit the title deeds and copies thereof and other papers and documents to the concerned authorities and to take back the same.

(Signature)

5. To appoint and terminate the appointment of Architects, Engineers and Surveyors for survey and soil testing and also for preparation of plans for construction of building(s) at the Premises and also for any additions and/or alterations and/or modifications thereto and to have such plans prepared and the soil of the premises tested and make construction and development of the said premises and all other activities relating thereto.

6. To make prepare, apply for and submit the plan(s) for constructions of building(s) at the premises to the Burdwan Municipality and other relevant authorities for sanctioning and have the same sanctioned and, if so deemed fit and proper, to have the plan(s) submitted and/or sanctioned as stated above, modified and/or altered by the Burdwan Municipality and/or other relevant authorities and in connection therewith to submit for inspection the title deeds and copies thereof and other papers and documents to the concerned authorities and to take back the same.

7. To pay, deposit and/or incur necessary fees, charges and expenses relating to sanction of the plan(s) and to obtain sanction(s) and such other order or orders or permissions from the relevant and necessary authorities as be expedient for such sanctioning, modification and/or alteration of the plan(s).

8. To inform the concerned authorities / municipality of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the concerned authorities / municipality and to get the same regularised.

Dep. Secretary

9. To appear and represent the Principal before the Registrar, District Registrar, Additional Registrar, District Sub-Registrar, Additional District Sub-Registrar and other registration authorities, the Collector, the Commissioner, concerned municipality and all its departments, the Kolkata Metropolitan Development Authority, Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016, the B.L. & L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955 and other Land / Tenancy laws, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said premises and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorneys or any of them.

10. To apply for and obtain necessary permissions, certificates, approvals, no objections etc. for sanction(s) of the plan(s) and/or

@ 24-5-2017

construction of building(s) at the premises from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and other officers and authorities and in connection therewith to submit for inspection title deeds and copies thereof and other papers and documents and to take back the same.

11. To receive refund of the excess amount of fee, if any, paid for the purposes herein stated and to give valid and effectual receipts and discharges in respect thereof.

12. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said premises or the building or buildings that may be constructed thereon or any part or share thereof by the concerned authorities / municipality and to attend all hearings and have the same finalized.

13. To pay all rates taxes charges expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable in respect of the said premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.

14. To take all necessary steps and actions and do all acts deeds and things as may be required from time to time for effecting partition of the said Premises from the remaining shares / portions in the said Dags belonging to the Other Owners, including by instituting suits and other legal proceedings as may be required and found necessary.

A. L. C. - B. S. S. S. S.

15. To apply for conversion of the said Premises to the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, and to have the said Property converted in all relevant Government Records so as to be suitable for development.

16. To appoint and discharge from time to time security personnel, durwans, guards and watchmen for protection and security of the premises and the building materials.

17. To apply for and obtain from the relevant authorities new electricity, gas, telephone, water, drainage, sewerage, cable connections and/or connections of any other utilities and facilities and/or to make alterations therein and to close down, surrender and/or have disconnected the same as also such existing connections as may be required for obtaining such new connections.

18. To apply for and take loans and/or finances from any Bank or Financial Institution NBFC (including LIC Housing Finance Limited, Housing Development Finance Corporation Limited, SBI Homes Finance Limited, National Housing Bank, Standard Chartered Bank, ICICI Bank, other Banks etc.) by creating charge on the Developers allocations or on the security of the Developers allocated Premises and such other securities and guarantees as may be required and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to sign all documents (including for sale and transfer) and to allow the persons interested in purchasing flats, units, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces or rights in the new building or buildings to be constructed at the said premises and/or the land comprised in the said Premises or

Deposition

any portion thereof or any undivided share therein to take loans from any such Bank or Financial Institution.

19. To accept receive sign and acknowledge all notices and services of papers from any Court, Tribunal, Postal Authorities and/or other authorities and/or persons and also all registered or insured letters parcels etc. relating to the premises.

20. To take all steps to evict all the occupants from the said premises including issuance of the notices take legal steps filing the legal proceeding receive the vacant possession from the occupants and to do all other matters as may deem fit and proper.

21. To commence, prosecute, enforce, defend, answer and oppose all suits, actions, and other legal proceedings and demands civil criminal or revenue, before any Court of law or any authority concerning the premises or any of my affairs in connection therewith or any of the matters aforesaid in which I am now or any time hereafter be interested or concerned and to give evidence and to tender and file documents, if so, when necessary and also, if thought fit, to compromise, settle, refer to arbitration, abandon, submit to judgement or become non-suited in any such suit action or proceeding.

22. To sign declare verify and affirm all Vakalatnama, complaints, written statements, petitions, consent petitions, warrant of Attorney, memorandum of appeals, affidavits and all other documents or cause papers as the occasion shall require and/or as my said Attorneys may think fit and proper.

Atulya Bhandari

23. To receive from the tenant/occupants, the rent, mense profits in respect of all or any portion of the said premises.

24. To sign and execute the Agreement for Sale or any Deed of Sale or Conveyance or any other deed/ documents, rectification Deed, Declaration, boundry declaration Gift to Burdwan Municipality on my behalf in connection with sale or lease out any portion of the said premises and/or any part thereof and present such deed or document for registration before appropriate registration office having jurisdiction over the propose immovable properties.

25. To sign all documents including the agreements for granting or rent/lease of the Developers allocated premises or any part thereof and also to create mortgage of the Developers allocated premises belonging to me in favour of any proposed lender and sign and execute all documents in this behalf.

26. To take all necessary steps for payment of the taxes, government dues and other outgoings in respect to the said premises to any local authority, Government authorities and sign all necessary documents and papers including application form for mutation and appear before any authority on my behalf in connection with or in relation to any matter.

27. To sell, transfer, dispose of, exchange, make gift, grant lease, let out, grant tenancy, licence with respect to the Developers allocated premises and/or any part thereof on such terms and on such consideration as my attorney may think fit and proper and for the aforesaid purposes to sign all papers, documents, affidavits, declaration, agreements, deed of conveyance on my behalf and receive all issues, profits, rents, licence fees, lease rentals, sale consideration and give receipt and valid discharge.

(Signature)

with respect to owner interest in the said premises or any part thereof as owner could do myself, if personally present.

33. To present any such conveyance or conveyances for registration for any part or portion of the Developers allocated premises or any part or portion of the constructed area or other area, to admit execution and receipt of consideration before the concerned Sub-Registrar or Additional Registrar or District Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which my said attorney shall consider necessary for conveying the said premises or any part thereof or any porther of the constructed or other area to any purchaser or purchasers as fully and effectually in all respect as owner could do the same himself.

34. To institute, defend and prosecute, enforce or resist any suit or other action and proceedings, appeals, in any court of India, civil, criminal, revenue, or before any tribunal or arbitration or Income Tax Authorities or any other quasi judicial authorities on my behalf with respect to the said premises or any part thereof and to execute and sign Vakalatnama and other authorities to act and plead, to sign and verify complaints, written statements, affidavits, declarations, applications, petitions and other pleading including pleadings under Article 226 of the Constitution of India and also to present any memorandum of appeal and other legal processes, enforce judgement, execute any decree or order, to appoint and engage on my behalf any advocate, attorney, counsels as my said attorney would think fit and proper and to adjust, settle, compromise, withdraw the same.

35. For better and more effectually exercising all or any of the powers and authorities herein granted, to retain appoint and employ Advocates, Solicitors, lawyers etc. and to pay their fees and costs.

(Wally D. Williams)

the said Attorneys shall lawfully do, execute, perform and/or exercise or cause to be done, executed, performed and/or exercised by virtue of these presents and/or in exercise of the powers and authorities conferred hereunder or otherwise expressed or intended so to be.

42. AND I do hereby make it clear that the said authorized persons of the Attorneys shall be entitled to act jointly and/or severally.

AND GENERALLY to do all acts deeds matters and things for better exercise of the authorities hereby granted in respect of the said premises which the Principal themselves could have lawfully done under their own hands and seals, if personally present.

AND the Principal do hereby ratify and confirm and agree and undertake to ratify and confirm all and whatever the said Attorneys or any of them has done or shall lawfully do or cause to be done in or about the premises aforesaid.

AND this Power of Attorney is in respect of Developer's allocation only. No right to sell of the Owner's allocation

THE SCHEDULE ABOVE REFERRED TO
(said Premises)

ALL THAT demarcated piece and parcel of land measuring about 50 Kathes being in R.S. Dag Nos. 380 and 380/3852 under R.S. Khatian No. 549 and L.R. Dag no. 603 and 610 under L.R. Khatian No. 941 in J.L. No. 70, Mouza Naree, Municipal Ward No. 7, under Burdwan Municipality, Police Station and District Burdwan.

Chd. Pandey

THE SECOND SCHEDULE ABOVE REFERRED TO:

(OWNER'S ALLOCATION)

ALL THAT 38% of the total F.A.R./constructed area sanction by the Burdwan Municipality with 38% of the Car Parking Space together with 38% of the proportionate share of land together with proportionate share in the common area and amenities and facilities in the said premises more fully and particularly described in the First Schedule hereinabove written.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Developer's Allocation)

ALL THAT the balance 62% of the total FAR/constructed area with 62% of the Car Parking Space and proportionate 62% share in the land together with proportionate share in the common area facilities and amenities in the said premises morefully and particularly herein above written in these presents.

W-ly D - V Sanchy-22



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/39/271/528131

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name Dibyendu Banerjee

নির্বাচকের নাম দিবেন্দু বানার্জী

Father's Name Sudhir Banerjee

পিতার নাম সুধীর বানার্জী

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2006 42

১.১.২০০৬ এ বয়স ৪২

Address:

Raniganj Bailen 31 Bardhaman Sadar Burdwan 713101

ঠিকানা:

রাণীগঞ্জ বইলেন ৩১ বর্ধমান সদর বর্ধমান ৭১৩১০১

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 271-Burdwan South

বিধানসভা নির্বাচন কেন্দ্র: ২৭১-বর্ধমান দক্ষিণ

District: Bardhaman

Date: 16.03.2006

তারিখ: ১৬.০৩.২০০৬

3403130

০২৭১-বিধান

INDIAN UNION DRIVING LICENCE		WEST BENGAL STATE	
No.	WB-112011139546	Issue On	12/04/2011
Name	PARTHA NANDY		
SIGN of	ARUN KUMAR SUNDHAR		
Blood Gr.	B+ve		
Address:-		210 BAKSARA VILLAGE RO BAKSARA TOW	
Authorized to Drive This Vehicle			
Valid Till	08/09/2030		
NT	08/09/2030		
Badge Details		L. Authority	
Number	00/00/0000	00/00/0000	
Valid Till	00/00/0000	00/00/0000	

Partha Nandy

SPECIMEN FORM FOR TEN FINGERPRINTS

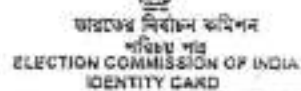


PHOTO

PHOTO

PHOTO

Right hand		Left hand	
Thumb	Index Finger	Thumb	Index Finger
Middle Finger	Ring Finger	Middle Finger	Ring Finger
Little Finger	Pinky Finger	Little Finger	Pinky Finger
Right hand		Left hand	
Thumb	Index Finger	Thumb	Index Finger
Middle Finger	Ring Finger	Middle Finger	Ring Finger
Little Finger	Pinky Finger	Little Finger	Pinky Finger
Right hand		Left hand	
Thumb	Index Finger	Thumb	Index Finger
Middle Finger	Ring Finger	Middle Finger	Ring Finger
Little Finger	Pinky Finger	Little Finger	Pinky Finger
Right hand		Left hand	
Thumb	Index Finger	Thumb	Index Finger
Middle Finger	Ring Finger	Middle Finger	Ring Finger
Little Finger	Pinky Finger	Little Finger	Pinky Finger



XYR7110413



विशोधक नाम : सुरेश कुमार भार्गव

Cluster's Name : Nagesh Kumar Sharma

निर्वाहक : बदरुल क़य्यास ख़ान

Father's Name : Alpesh Kumar Sharma

Pre/Sex : 20/ M

Date of Birth : 16/02/1981

XYR1118413

Figure 4

55, 600041 0407 0000, 700007

ADDRESS:

8D, JUDGES COURT ROAD,
KOLKATA-700027

Date: 29/11/2010

150-миллиметровый диаметр трубы, в том числе

2007-08-01

Facsimile Signature of the Director of
Registration Office for

156-Singhania Constituency




[illegible]

In case of change in address, members are bound to inform the secretariat of the Institute, in writing, within 15 days of the change of address, and to complete the said membership card.

Major Information of the Deed

Deed No :	IV-1903-04269/2017	Date of Registration	03/08/2017
Query No / Year	1903-1000275673/2017	Office where deed is registered	
Query Date	03/08/2017 12:53:45 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	H N Roy 10 K S Roy Rd, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001 Mobile No. : 9830971326, Status : Advocate		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Dibyendu Bandyopadhyay (Presentant) Son of Late Sudhir Chandra Bandhopadhyay Executed by: Self, Date of Execution: 03/08/2017 , Admitted by: Self, Date of Admission: 03/08/2017 ,Place : Office	Photo 	Fingerprint 	Signature 
		03/08/2017	LTI 03/08/2017	03/08/2017
2 Raniganj Bazar Bye Lane, P.O:- Burdwan, P.S:- Burdwan, District:-Burdwan, West Bengal, PIN - 713101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADRPB3556E, Status :Individual, Executed by: Self, Date of Execution: 03/08/2017 , Admitted by: Self, Date of Admission: 03/08/2017 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/s Prativa Enterprisas Pvt Ltd 9a, Lord Sinha Rd, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 Status :Organization, Status : Not Executed

Representative Details :

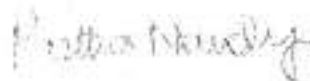
Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MUKESH KUMAR SHARMA Son of Mr M K SHARMA 9a, Lord Sinha Rd, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: B, Citizen of: India, , PAN No.: ARKPS6485Q Status : Representative, Representative of : M/s Prativa Enterprisas Pvt Ltd (as director)

Identifier Details :

Name & address

Mr Partha Nandy
 Son of Late Arun Kumar Nandy
 210, Baksara Village Road, P.O:- Baksara, P.S:- JAGACHHA, District:-Howrah, West Bengal, India, PIN - 711110
 Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr Dibyendu Bandyopadhyay, Mr MU
 KUMAR SHARMA

03/08/2017



Endorsement For Deed Number : IV - 190304269 / 2017

On 03-08-2017

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 11:45 hrs on 03-08-2017, at the Office of the A.R.A. - III KOLKATA by Mr Dibyendu Bandyopadhyay, Executant.

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

Execution is admitted on 03/08/2017 by Mr Dibyendu Bandyopadhyay, Son of Late Sudhir Chandra Bandyopadhyay, 2 Raniganj Bazar Bye Lane, P.O: Burdwan, Thana: Burdwan, , Burdwan, WEST BENGAL, India, PIN - 713101, caste Hindu, by Profession Others

Identified by Mr Partha Nandy, , Son of Late Arun Kumar Nandy, 210, Baksara Village Road, P.O: Baksara, JAGACHHA, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fee paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 06042, Amount: Rs.50/-, Date of Purchase: 02/05/2017, Vendor name: Chanda



Malay Kanti Das
 ADDITIONAL REGISTRAR OF ASSAULT
 OFFICE OF THE A.R.A. - III KOLKATA
 Kolkata, West Bengal