

10004

I 9574



পশ্চিমবঙ্গ পश्चिम बंगाल WEST BENGAL

S 294558

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
osements Attached with the
Documents are the Part of this
Document.

A.D.S.R. Durgapur
Burdwan

16 DEC 2014

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS We, (1)SRI RAMESHWAR CHAUDHURY Son of Late Baliram Choudhury , by faith-Hindu, by occupation-Service, (2)SMT. SANTI DEVI Wife of Sri Rameshwar Choudhury , by faith-Hindu, by occupation-Housewife, both are resident of 2/16, North Avenue, A-Zone, P.S.-Durgapur, District-Burdwan, West Bengal, PIN-713204,do hereby state and declare as follows:-

(Handwritten signature)

No. 3561 Date 12/12/14
Ramash Wom Choudhury
Advt.
Value of Stamp Paper 100/-
Date of Purchase of the Stamp Paper from Treasury 10 DEC 2014
Name of the treasury from where Purchase-Durgapur.

Jitendra Nath Mondal
Stamp Vendor
Durgapur Court, Durgapur-74
Licence No-1/85



Addl. Dist. Sub-Registrar
Durgapur, Burdwan

16 DEC 2014

Whereas We are absolute owner of the land measuring more or 4.5(Four Point Five) Decimal under Mouza- Bamunara. J.L.No-58, Plot no-1352, L.R.Plot no-1033, KhatianNo.-1161, under the jurisdiction of Gopalpur Gram Panchyat Dist-Burdwan. (particularly mentioned and described in First Schedule)

And Whereas We entered into a Development Agreement with **AMRITA GREEN VIEW HOUSING PRIVATE LIMITED** a company incorporated under the provisions of the Companies Act, 1956 having its registered office 1/32, Aldrin Path, Bidhannagar, Durgapur, P.S.-N.T.S, District-Burdwan, West Bengal, and the same has been duly registered before the A.D.S.R. Durgapur vide deed no. **9550** for the year 2014, Serial No- **9980** for the year 2014.

And Whereas We do hereby nominate, constitute and appoint, Sri Rajpati Choudhury S/o Sri Sadhohal Choudhury, resident of Village & Post-Bamunara, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212 & Mahadev Paul S/o Late Nakul Paul, resident of Village & Post-Bamunara, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212 Director of **AMRITA GREEN VIEW HOUSING PRIVATE LIMITED** as my Lawful Attorney to do and perform the following acts, deeds and things on our behalf in connection with our Landed property either solely or jointly

1. To apply, receive and modify sanctioned plan from Panchyat and/or such other authority or authorities.
2. To manage and supervise the construction of multi storied building to be raised on my landed property(details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. **AMRITA GREEN VIEW HOUSING PRIVATE LIMITED**
3. To represent us before the A.D.S.R. Durgapur, to present agreement for Sale/Sale deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc of which will be constructed over and above my Landed Property mentioned in the schedule
4. To book the flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers..
5. To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of my schedule mentioned property.
6. If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against me in

connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in that behalf.

7. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land
8. To appear before any office or authority of the Govt. or Municipal corporation or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.

AND We do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him..

That by virtue of this power of attorney our said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over the flats to the prospective buyers .

SCHEDULE

(Description of Land)


All that piece and parcel BAID Land measuring an area 4.5(Four Point Five) Decimal under Mouza- Bamunara, J.L.No-58, Plot no-1352, L.R.Plot no-1033, KhatianNo.- 1161, under the jurisdiction of Gopalpur Gram Panchyat Dist-Burdwan., Butted and Bounded

North:-	Land of Kanai Lal Chakraborty	South:-	Sunil Das
East:-	Sunil Das	West:-	8 ft wide Road

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

Handwritten signature and initials, possibly 'Sunil Das'.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 16th day of December, 2014 before A.D.S.R. Durgapur in free and fare state of mind and health.

 Rameshwar Choudhary
- Sanki Devi by the pen of Manni Napit

EXECUTANT

WITNESSES :

17 Manni Napit
S/o Kallu Napit
Ramiganj Ballarpur - 713323
P.O. - Bunkum - W.B

Amrita Green View Housing Pvt. Ltd. Amrita Green View Housing Pvt. Ltd.
Mahadev Paul, Rajpati Choudhary
Director Director

11) Pritom Mondal s/o
Late Prabir Mondal
vill - Biharpur, P.O - Nadiha
Durgapur - 713218

Signature of Attorney

Rameshwar Choudhary

Attested by Executants

Drafted and Typed at my office & I have read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction

Subrata Mukherjee

Subrata Mukherjee (Advocate)

Durgapur Court

Enroll No-WB/506/2007

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Rameshwar Choudhary

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

- Santi Devi by the pen of Manoj Nayak

- Santi Devi by the pen of Manoj Nayak

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Mahadev Paul.

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					





Colour Passport size photograph, finger prints of both the hands is attested.

Rajpati Choudhary









Rajpati Choudhary

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. DURGAPUR, District- Burdwan
Signature / LTI Sheet of Serial No. 10004 / 2014, Deed No. (Book - I , 09574/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Rameshwar Choudhury 2/16 North Avenue , A Zone, , Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713204	 16/12/2014	 LTI 16/12/2014	Rameshwar Choudhary 16-12-2014,

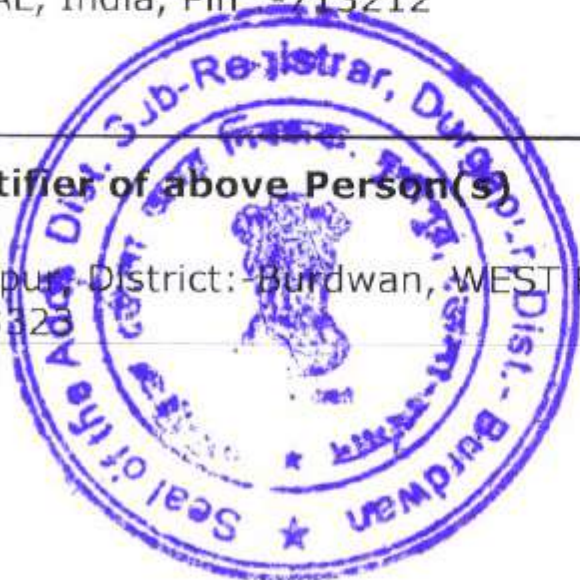
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rameshwar Choudhury Address -2/16 North Avenue , A Zone, , Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713204	Self	 16/12/2014	 LTI 16/12/2014	Rameshwar Choudhary
2	Santi Devi Address -2/16 North Avenue , A Zone, , Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713204	Self	 16/12/2014	 LTI 16/12/2014	Santi Devi by the pen of Manoj Napit'
3	Rajpati Choudhary Address -Bamunara, Thana:-Kanksa, P.O. :-Bamunara, District:-Burdwan, WEST BENGAL, India, Pin :-713212	Self	 16/12/2014	 LTI 16/12/2014	Rajpati choudhary
4	Mahadev Paul Address -Bamunara, Thana:-Kanksa, P.O. :-Bamunara, District:-Burdwan, WEST BENGAL, India, Pin :-713212	Self	 16/12/2014	 LTI 16/12/2014	Mahadev Paul.

Name of Identifier of above Person(s)
 Manoj Napit
 Raniganj Ballavpur District:-Burdwan, WEST BENGAL,
 India, Pin :-713220

Signature of Identifier with Date

Manoj Napit'
 16/12/2014



(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
 Office of the A.D.S.R. DURGAPUR



Government Of West Bengal
Office Of the A.D.S.R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 09574 of 2014
(Serial No. 10004 of 2014 and Query No. 0206L000017358 of 2014)

On 16/12/2014

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), 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 14.00/-, on 16/12/2014

(Under Article : ,E = 14/- on 16/12/2014)

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.-9,80,100/-

Certified that the required stamp duty of this document is Rs.- 60 /- and the Stamp duty paid as: Impressive Rs.- 100/-

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

Presented for registration at 13.31 hrs on :16/12/2014, at the Office of the A.D.S.R. DURGAPUR by Rameshwar Choudhury , one of the Executants.

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

Execution is admitted on 16/12/2014 by

1. Rameshwar Choudhury, son of Late Baliram Choudhury , 2/16 North Avenue , A Zone, , Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713204, By Caste Hindu, By Profession : Service
2. Santi Devi, wife of Rameswar Choudhury , 2/16 North Avenue , A Zone, , Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713204, By Caste Hindu, By Profession : House wife
3. Rajpati Choudhary
Director, Amrita Green View Housing Pvt. Ltd., 1/32, Aldrin Parh , Bidhannagar, , Thana:-New Township, District:-Burdwan, WEST BENGAL, India, Pin :-713212.
, By Profession : Business
4. Mahadev Paul
Director, Amrita Green View Housing Pvt. Ltd., 1/32 Aldrin Path , Bidhannagar, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, Pin :-713212.
, By Profession : Others
Identified By Manoj Napit, son of Kallu Napit, Raniganj Ballavpur, District:-Burdwan, WEST BENGAL, India, Pin :-713323, By Caste: Hindu, By Profession: Others.



(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR



Government Of West Bengal
Office Of the A.D.S.R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 09574 of 2014
(Serial No. 10004 of 2014 and Query No. 0206L000017358 of 2014)

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR



(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 28
Page from 3124 to 3133
being No 09574 for the year 2014.



(Satyajit Biswas) 16-December-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR
West Bengal

761

J. 693



पश्चिम बंगाल WEST BENGAL

P 110642

21-01-14
 4-10 P.M.



Certified that the Document
 is Admitted to Register
 Signature sheet and the Endr-
 osements Attached with this
 Documents are the Part of this
 Document.

A.D.S.R. Durgapur
 Burdwan

03 FEB 2014

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, SRI LOKE NATH
 MALLICK [PAN - AHTPM9096J] son of Sri Kalicharan Mallick, by faith
 Hindu, by occupation -Retired Person, by nationality Indian, resident of
 Village & Post-Bamunara, Durgapur-12, District-Burdwan do hereby state and
 declare as follows:-

862 31-01-14
Serial No.
Sold to: Lokenath Mallick,
Address: DGP-12
Value of Stamps: 100/-
Date of Purchase of this Stamp Paper: 28 JAN 2014
from the Treasury.....
Name of the Treasury from where
Purchased, DURGAPUR.

Subrata Kumar Chakraborty
Stamp Vendor
A.D.S. R. Office, Durgapur-12
Licence No. 5 of 1989

- Lokenath Mallick -



261

- Lokenath Mallick -



Addl. Dist. Sub-Registrar
Durgapur, Burdwan

31 JAN 2014

- Amiruddhe Pal
S/O-Sri Bankim Chandra Pal
Bhairab Park, Bamunare
DGP-12

Whereas I am the absolute owner of the land measuring about **8 Cothha** under Mouza – Bamunara, J.L. No. – 58, Plot no.(Sabak) – 1372,1324, L.R. Plot No-1054,1005, Under Khatian No. – 586,892,331 within the jurisdiction of Gopalpur Gram Panchayet, District – Burdwan

And Whereas I entered into a Development Agreement with **AMRITA GREEN VIEW HOUSING PRIVATE LIMITED** a company incorporated under the provisions of the Companies Act, 1956 having its registered office 1/32, Aldrin Path, Bidhannagar, Durgapur,P.S.-N.T.S, District-Burdwan, West Bengal, PIN-713212 and the same has been duly registered before the A.D.S.R. Durgapur vide deed no. 678 for the year 2014, Serial No- 747 for the year 2014.

And Whereas I do hereby nominate, constitute and appoint, (1) Sri Narendra Kumar Paul son of Late Rajdhari Paul, residing at Village & Post-Bamunara, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212, (2) Sri Rajpati Choudhury S/o Sri Sadholala Choudhury, resident of Village & Post-Bamunara, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212 (3) Sri Mahadev Paul S/o Late Nakul Chadra Paul, resident of Village & Post-Bamunara, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212 Director of **AMRITA GREEN VIEW HOUSING PRIVATE LIMITED** as my Lawful Attorney to do and perform the following acts, deeds and things on our behalf in connection with my Landed property either solely or jointly (details of which has given in the schedule below):-

1. To apply, receive and modify sanctioned plan from Gopalpur Gram Panchyat and/or such other authority or authorities.
2. To manage and supervise the construction of multi storied building to be raised on my landed property(details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. **AMRITA GREEN VIEW HOUSING PRIVATE LIMITED**
3. To represent me before the A.D.S.R. Durgapur, to present agreement for sale/ sale deeds of the respective flats / Apartment/parking space to be constructed over and above my landed property .
4. To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of my schedule mentioned property.

5. If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against me in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in that behalf.
6. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land
7. To appear before any office or authority of the Govt. or Municipal Corporation or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.

AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him..

That by virtue of this power of attorney my said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable at my will .

SCHEDULE

(Description of Land)

All that piece and parcel of Land measuring total area land measuring about **8 Katha** under Mouza – Bamunara, J.L. No. – 58, Under Khatian No. – 586,892,331 within the jurisdiction of Gopalpur Gram Panchayet, District – Burdwan

Plot No(Sabak)	L.R.Plot No	Area	Nature
1372	1054	4 Katha	Baid
1324	1005	4 Katha	Baid

Butted and Bounded

North :- *Bhairabale*

South:- *land of Rajpati Chondhary*

East :- *land of Rajpati Chondhary*

West:- *ANANDU PAL.*

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 31st day of January, 2014 before A.D.S.R. Durgapur in free and fare state of mind and health.

Roque Nath Malik

EXECUTANT

WITNESSES :

1. Ram Kenu Samanta
Spokane Shyamal Samanta
City Centre Durgapur-16

2. Aniruddha Pal
S/O - Bankim Chandra Pal
Bhairab Park, Barunara,
DGP-12

Drafted and Typed at my office & I have read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction

Subrata Mukherjee.

Subrata Mukherjee(Advocate)

Durgapur Court

Enroll No-WB/506/2007

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Alok Nath Mallick

Colour Passport size photograph, finger prints of both the hands is attested.

Alok Nath Mallick

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Rajpatil Chaudhary

Colour Passport size photograph, finger prints of both the hands is attested.

Rajpatil Chaudhary

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Naranbhai Pawar

Colour Passport size photograph, finger prints of both the hands is attested.

Naranbhai Pawar

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Mahadev Pawar

Colour Passport size photograph, finger prints of both the hands is attested.

Mahadev Pawar



Government Of West Bengal
Office Of the A.D.S.R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 00693 of 2014
(Serial No. 00761 of 2014 and Query No. 0206L000001503 of 2014)

On 31/01/2014

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

Presented for registration at 16.10 hrs on :31/01/2014, at the Private residence by Loke Nath Mallick ,Executant.

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

Execution is admitted on 31/01/2014 by

1. Loke Nath Mallick, son of Kalicharan Mallick , Bamunara, , Thana:-Kanksa, P.O. :-Bamunara, District:-Burdwan, WEST BENGAL, India, Pin :-713212, By Caste Hindu, By Profession : Retired Person

Identified By Aniruddha Pal, son of Bankim Chandra Pal, Bhairab Prak , Bamunara, Thana:-Kanksa, District:-Burdwan, WEST BENGAL, India, Pin :-713212, By Caste: Hindu, By Profession: Others.

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR

On 03/02/2014

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), 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 14.00/-, on 03/02/2014

(Under Article : ,E = 14/- on 03/02/2014)

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.-34,84,800/-

Certified that the required stamp duty of this document is Rs.- 60 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR



(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 4535 to 4542
being No 00693 for the year 2014.



fbg
(Satyajit Biswas) 03-February-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR
West Bengal