

2272

S 2164



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 424346

1726
 I certify that the Document
 is a true and correct copy of the
 Original as shown and that the
 Documents are the Part of this
 Document.

A.D.S.R. Durgam
 Burdwan

19 MAR 2015

DEED OF POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I, Sri Rajpati Choudhary, S/O. Sri Sadholal Choudhary, by faith - Hindu, by Nationality Indian, by occupation - Business, resident of Village & Post - Bamunara, P.S. Kanksa, District - Burdwan, West Bengal, PIN- 713212, do hereby declare that :-

WHEREAS I, Lawfully own, acquire, seize, and possess and otherwise well and sufficiently entitled and absolutely free from all encumbrances ALL THAT a land measuring about 4 (F o u r)

Contd...P/2

[Handwritten signature]

Sl. No. 4239 Date 19/3/15
Name Rajpati Choudhary
Address Durgapur-12
Value of Stamp Paper 10/-
Date of Purchase of the Stamp
Paper from Treasury 16 MAR 2015
Name of the treasury from
where Purchase-Durgapur.

Jitendra Nath Mondal
Stamp Vendor
Durgapur Court, Durgapur-12
Licence No-1/64



7

Addl. Dist. Sub-Registrar
Durgapur, Burdwan

19 MAR 2015

Katha under Mouza- Bamunara, J.L No-58, Plot no-1372, L.R Plot no-1054, Khatian No- 2603, 3011 classification Baid, at present usable as vastu, under the jurisdiction of Gopalpur Gram Panchayet; District - Burdwan, which is particularly described in the Said Property written hereinafter below, having unfettered right, Title and Interest, thereto and free from all Charges, Mortgages, Encumbrances and attachments whatsoever.

AND WHEREAS I intend to get the same land for developed to a multi storied building for that purpose. I got sanctioned plan from the Sanctioning Authority for the construction of the multi-storied building at the Said Property and I entered into a Development Agreement with **AMRITA GREEN VIEW HOUSING PRIVATE LIMITED**. Being a company incorporated under companies Act 1956 having its registered office at -1/32 Aldrin path, Bidhan Nagar, Durgapur-12, P.S- N.T.S Dist-Burdwan West Bengal and which is duly registered before the A.D.S.R. Durgapur vide deed no 1437/2015 and serial no 1522/2015.

AND WHEREAS for the purpose as above I, desirous of nominating, constituting and appointing the Directors of **AMRITA GREEN VIEW HOUSING PRIVATE LIMITED** namely 1) **Sri Mahadev Paul** Son of Lt Nakul Paul, 2) **Sri Rajpati choudhary**, S/o Sri Sadholal Choudhary, both are by faith-Hindu, by occupation-Business, resident of Village & Post-Bamunara, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212, (3) **Sri PANKAJ MUKHERJEE** Son of Late Swapan Mukherjee, by faith-Hindu, by occupation-Business, resident of B 1/32 Aldrin path, Bidhannagar, District-Burdwan, West Bengal, PIN-713212, Bamunara, P.S - Kanksa, Durgapur-713212, District - Burdwan, West Bengal, to be my true and lawful Attorney to act, do or perform the following acts, deeds and things on my behalf in connection with my Said Property either personally or jointly.

1. To possess and defend possession of the entirety of the Said Property,
2. To appear and represent myself before all state authorities in their respective departments, any Notary Public, Inspector General of Registration, Registrar of Assurances, District Registrar, Sub-Registrar, Addl. Registrar, Addl. District Registrar, Chief Judicial Magistrate having jurisdiction, Other Judges in Civil and Criminal Courts, Hon'ble Judges in High Courts and Supreme Courts and to file case or cases of any nature including Writ Petitions, Appeals, present deeds, documents of any nature as my said Attorneys may deem fit and proper for registration or for order or orders from the said courts-of-law, state authorities and to acknowledge papers, statements, declarations as may be necessary and/or required from time to time and to sign all papers, documents affidavit, Plaint, written statements, petition and to give evidence on my behalf as may be necessary and/or require.

3. To appoint Solicitors, Advocate, Barrister and Pleaders and to give and sign on my behalf and in my name and defend myself as may be necessary and/or required.
4. To execute any Affidavit or declaration Confirming my marketable title in respect of the Said Property of any part or portion thereof as the said Attorney may desire or deem fit and proper and to register the same with the Addl. Registrar/Sub-Registrar, Addl. Dist. Sub-Registrar or Registrar of Assurances, Kolkata and to admit the execution thereof as the said Attorney may desire or deem fit and proper.
5. To file and prosecute or appear and defend any suit, writ petitions actions or legal proceedings in any Court of law or before any quasi judicial authority Tribunal or any other forum in any way concerning the Said Property and for the aforesaid purpose to appoint and engage Advocates, Solicitors, Counsels and to settle and pay their fees and to sign on my behalf and in my name and on my behalf sign all plaints, petitions, Vakalatnama etc. and to compromise such suits, write petitions and take any actions or legal proceedings upon such terms and conditions as said Attorney may desire or deem fit and may abide by, observe, perform and carry out all obligations under the suits and other legal proceedings and consent decrees orders pass there under.
6. To appoint Advocates, Solicitors and other legal advisors and experts to get the Said Property scrutinized and investigated and to invite from public claims (in any) to the Said Property by publishing notices and by other modes, to take steps to get the title to the Said Property completed (if required) for all the aforesaid purpose to prepare, do deeds and things and get all the necessary deeds, documents, confirmations and assurances etc.
7. To prepare and/or get prepared and to submit and file with all the concerned authorities whether government or otherwise applications for grant and/ or issue permits, licenses and authorities from time to time be required as per the provisions of the NOC's, permissions and/ or declarations and for that purpose to appear before any authority or officer and make any statement and given any confirmation, assurance, issue particulars as may deem fit by the said Attorney from time to time and as may be necessary and/ or required and to obtain and take delivery of such licenses, permits or authorities may relate and to utilize the same.
8. To execute Deeds of Conveyances in such part or parts or any other deed, documents writing or assurances including any lease, mortgage etc. any part thereof in respect of the said property and in the event any building or buildings is or are constructed on or upon the Said Property in that case to sell the flats, spaces, car parking space and every rights, interests and titles involving the said multi-storied building or buildings as to be deemed fit and proper by the said Attorney and to cause execution and registration of any such deed or deeds as the Attorney deem fit by signing by him in his/ their name on my behalf as my true and lawful constituted Attorney and also admit any deed or deeds, document or documents for execution thereof before the concerned and competent registering authorities as the said attorney may desire or deem fit and proper.



9. For myself and on my behalf and in my name to accept service of any write or summons or other legal process and to enter an appearance in the defence or oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such reliefs as the said Attorney shall think necessary for the recovery or protection of the Said Property and/or rights and to prosecute discontinue or compromise any such action or proceedings and to appear against any judgment or decision in any Court or tribunal and take any such action in said proceedings.
10. To ask demand sue for recovery and receive of and from all persons and bodies corporate for any claims or demands actions or rights or otherwise or relating to or concerning with the Said Property howsoever with arising and whether past or present or future or against the Government of India or Government of West Bengal or Burdwan Zilla Parishad or Gopalpur Gram Panchayet or Asansol Durgapur Development Authority or any other Government or Semi-Government body or authority respectively and to commence, carry on and prosecute any motion suit writ petition or other proceedings whatsoever for recovering and compelling payment transfer or delivery thereof respectively and for that purpose sign and execute all Plaints, written statements, affidavits and applications and to engage Solicitors and Advocates and to settle and pay their fees.
11. To settle adjust compound submit to arbitration or compromise all actions suits accounts reckonings claims and demands whatsoever between myself and any persons or persons whomsoever and in any way connected with the Said Property or any part thereof in such manner and in all respects as the said Attorney shall think fit and proper.
12. To apply to the Block Land & Land Reforms Officer, Sub -Divisional Land & Land Reforms Officer, Town and Country Planning Officer, Burdwan Zilla Parishad or Gopalpur Gram Panchayet or Asansol Durgapur Development Authority or any other body or authority and all other public or private body or Government or Semi-Government authority for the purpose of making necessary mutation and conversion of land, any other entries in respect of the Said Property or any part or portion thereof and to transfer and mutate the Said Property or any part or portion thereof as the said Attorney may desire and for that purpose to make all correspondences including making any application petition representations and prefer an appeal reference review in that effect on my behalf by putting his/ their sign in names as the said Attorney may desire.
13. To apply for and obtain modification and alteration to the sanctioned building plan in respect of the said property from time to time and at all times hereafter.
14. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the said property.



15. To obtain delivery of the sanction plan both original and/ or modified from the respective authorities in Burdwan Zilla Parishad or State authorities, and/or any other authority or authorities including A.D.D.A. Authority and Gopalpur Gram Panchayet.
16. To apply, appear and represent for and obtain necessary permissions and/or approvals and/or sanctions from any statutory authority including the Gopalpur Gram Panchayet, Burdwan Zilla Parishad, Asansol Durgapur Development authority, concerned State Government Authorities, concerned Central Government Authorities, West Bengal Pollution Control Board, Municipal affairs, Land and Land Reforms Department, Other Central or State Government Departments to get permission for Housing Complex, Commercial Complex, IT Park, Township etc. And here they can also take permission for housing complex, if necessary from Durgapur Asansol Development Authority, West Bengal Fire Services, West Bengal Police, Asansol-Durgapur Police Commissionerate (if necessary), Competent Authority under Urban Land (Ceiling and Regulations) Act, 1976, Block Land and Land Reforms Officer and/or any other competent and appropriate authority or authorities, in connection with the sanction, modification and/ or alteration of plan.
17. To pay fees to obtain sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and submit all papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Contractors for the aforesaid purposes as the said Attorney shall think, fit and proper.
18. To pay fees to obtain sanction plan etc. and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alterations of the plans and also to submit and take delivery of all papers and documents as may be required by the necessary authority or authorities.
19. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
20. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the Said Property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
21. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Said Property or any part thereof.
22. To appear and represent me before all authorities including Burdwan Zilla Parishad, Gopalpur Gram Panchayet or any other Government or Semi-Government authority for fixation and/or finalisation of the annual valuation of the Said Property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

23. To engage legal professionals and/or lawyers, to commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning construction on the Said Property or any part thereof and if think fit to compromise settle any dispute, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.
24. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
25. To deposit and withdraw fees, documents and moneys from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefore.
26. For all or any of the purposes hereinbefore stated to appear and to represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.
27. To execute and Register and/ or cause registration of conveyance/ conveyances in respect of the Said Property and flats in the proposed multi-storied building or buildings or any part thereof either in favour of the intending Purchasers or their nominees in such part or parts as the Attorney may desire.
28. To sign the deeds of conveyance and give valid and effectual receipts or discharges for the consideration received on my behalf for sale of the Said Property and flats, space & space for garage in the proposed multi-storied building or buildings.
29. To present such conveyance or conveyances for registration before the registering authority and to admit execution thereof.

AND I do hereby ratify, confirm and agree or undertake to ratify and confirm all or whatsoever the said attorney shall lawfully do and perform concerning my below mentioned Said Property under and by virtue of this Power of Attorney.

AND be it noted that this Power of Attorney is granted in/or over the Said Property without any consideration and no right of ownership of the Attorney is created on the property which is the subject matter of this Power of Attorney.

AND this Power of Attorney is revocable as per my will.

The Schedule above referred to

"Said Property"

All that piece and parcel OF BAID at present usable as Bastu Land measuring an area 4 (Four) Katha or (more orless) 6.6 decimals under Mouza- Bamunara, J.L.No-58, Plot no-1372, L.R.Plot no-1054, KhatianNo.-2603, 3011 under the jurisdiction of Gopalpur Gram Panchyat Dist-Burdwan, Butted and Bounded.

North:- Property of Amrita housing

South: Property of Tanvee Housing

East:- Land of naran dutta

West :- Property of Amrita housing

Be it mentioned here that colour passport size photograph and fingerprints of both the hands of the Executants and Attorney holder are attested in separate page 1(A) which will be a part of this deed.

IN WITNESS WHEREOF I have here unto set my hands on this power of Attorney on this the 19th day of March, 2015 in free and fare state of mind and health.

Signed and delivered by the above named EXECUTANTS at Durgapur in presence of

Witness ① Sunil Rana

S/O B.D. Rana
Tentul tala colony
P.S. Coke over DGR-15

② Subal Chandra Saha
s/o late Bhukar Saha
Biyala Durgapur - 8

Rajpati Choudhary
Signature of the EXECUTANTS

Amrita Green View Housing Pvt. Ltd.
Mahadev Baul,

Director

Amrita Green View Housing Pvt. Ltd.
Ramu Mani

Director

Amrita Green View Housing Pvt. Ltd.
Rajpati Choudhary
Director

Drafted, prepared, read over & Explained by me

And typed in my office

Pradip Kumar Acharyya

Pradip Kumar Acharyya

Advocate, Durgapur Court

Enrollment No, WB-512/2000

Signature of Attorney Holder

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand						 <i>Rajpati Chandhary</i>
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Rajpati Chandhary*

বাম হাত Left Hand						 <i>Maha dev Paul</i>
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Maha dev Paul*

Director

বাম হাত Left Hand						 <i>Pankaj Kumar</i>
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Pankaj Kumar*

Director



বাম হাত Left Hand						<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> ফটো </div>
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me









স্বাক্ষর
Signature _____

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. 02272 / 2015, Deed No. (Book - I , 02164/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Rajpati Choudhary Bamunara, Thana:-Kanksa, P.O. :-Bamunara, District:-Burdwan, WEST BENGAL, India, Pin :-713212	 19/03/2015	 LTI 19/03/2015	Rajpati Choudhary 19/03/2015

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rajpati Choudhary Address -Bamunara, Thana:-Kanksa, P.O. :-Bamunara, District:-Burdwan, WEST BENGAL, India, Pin :-713212	Self	 19/03/2015	 LTI 19/03/2015	Rajpati Choudhary
2	Mahadev Paul Address -Bamunara, Thana:-Kanksa, P.O. :-Bamunara, District:-Burdwan, WEST BENGAL, India, Pin :-713212	Self	 19/03/2015	 LTI 19/03/2015	Amrita Green View Housing Pvt. Ltd. Mahadev Paul. Director
3	Rajpati Choudhary Address -Bamunara, Thana:-Kanksa, P.O. :-Bamunara, District:-Burdwan, WEST BENGAL, India, Pin :-713212	Self	 19/03/2015	 LTI 19/03/2015	Amrita Green View Housing Pvt. Ltd. Rajpati Choudhary Director
4	Pankaj Mukherjee Address -Bamunara, Thana:-Kanksa, P.O. :-Bamunara, District:-Burdwan, WEST BENGAL, India, Pin :-713212	Self	 19/03/2015	 LTI 19/03/2015	Amrita Green View Housing Pvt. Ltd. Pankaj Mukherjee Director

Name of Identifier of above Person(s)

Sunil Rana
Tentul Tala Colony, Thana:-Coke Oven,
District:-Burdwan, WEST BENGAL, India, Pin :-713208

Signature of Identifier with Date

Sunil Rana
19/03/2015

(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 - 02164 of 2015
(Serial No. 02272 of 2015 and Query No. 0206L000003978 of 2015)

On 19/03/2015

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 19/03/2015

(Under Article : ,E = 14/- on 19/03/2015)

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.-19,16,640/-

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 12.26 hrs on :19/03/2015, at the Office of the A.D.S.R. DURGAPUR by Rajpati Choudhary ,Executant.

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

Execution is admitted on 19/03/2015 by

1. Rajpati Choudhary, son of Sadholal Ghoudary , Bamunara, Thana:-Kanksa, P.O. :-Bamunara, District:-Burdwan, WEST BENGAL, India, Pin :-713212, By Caste Hindu, By Profession : Business
2. Mahadev Paul
Director, Amrita Gree View Housing Pvt. Ltd., 1/32 Aldrin Path , Bidhannagar, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, Pin :-713212.
, By Profession : Business
3. Rajpati Choudhary
Director, Amrita Gree View Housing Pvt. Ltd., 1/32 Aldrin Path , Bidhannagar, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, Pin :-713212.
, By Profession : Business
4. Pankaj Mukherjee
Director, Amrita Gree View Housing Pvt. Ltd., 1/32 Aldrin Path , Bidhannagar, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713212.
, By Profession : Business

Identified By Sunil Rana, son of B B Brana, Tentul Tala Colony, Thana:-Coke Oven, District:-Burdwan, WEST BENGAL, India, Pin :-713208, By Caste: Hindu, By Profession: Others.

(Satyajit Biswas)

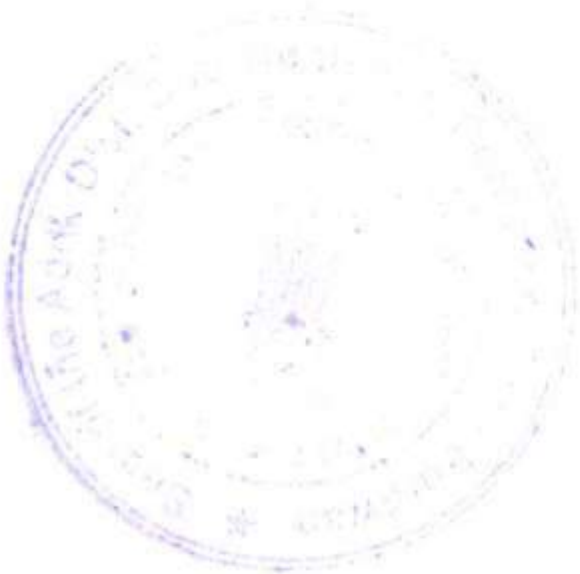
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR



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

Endorsement For Deed Number : I - 02164 of 2015
(Serial No. 02272 of 2015 and Query No. 0206L000003978 of 2015)

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR

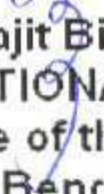


(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

Certificate of Registration under section 60 and Rule 69.

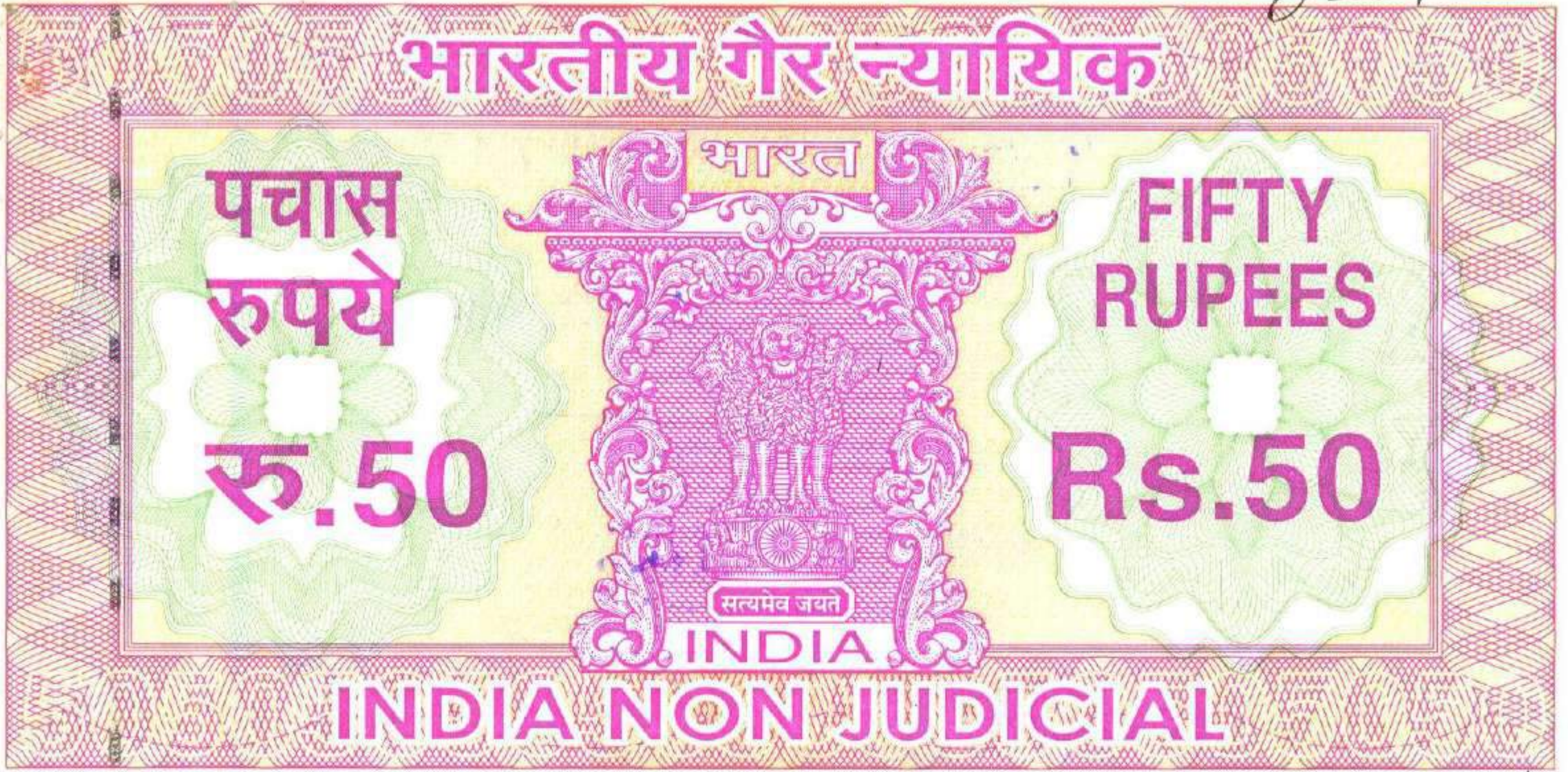
Registered in Book - I
CD Volume number 9
Page from 3150 to 3162
being No 02164 for the year 2015.




(Satyajit Biswas) 19-March-2015
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR
West Bengal

9448

8991



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

K 984738

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

A.D.S.R. Durgaper
Burdwan

18 OCT 2012

General Power Of Attorney After Registered Development Agreement

KNOW ALL MEN BY THIS PRESENT WE

1. Sri Rajpati Choudhury S/o Sri Sadholal Choudhury, by faith Hindu, by occupation Self Employed.
2. Smt. Sushila Choudhary W/o Rajpati Choudhury, by faith Hindu, Homeewife Both are residing at Village & Post Bamunara P.S.- Kanksa, Dist—Burdwan, do hereby APPOINT, NOMINATE, EMPOWER & CONSTITUTE"

AMRITA GREEN VIEW HOUSING PVT LTD, company constituted under the Companies Act-1956, having its office at B-132, Aldrin Path, Bidhannagar Durgapur-713212, DIST. -BURDWAN WESTBENGAL, Represented by one of its Director Sri Jitendra Kumar Paul, S/o Late Rajdhari Paul of Village and post Bamunara, P.S.- Kanksa, Durgapur-713212, District- Burdwan, as our true and **LAWFUL ATTORNEY** to do the following acts, deeds, and things on our behalf

And whereas we are the owner and possessor of and/or/- other-wise well and sufficient entitled to ALL THAT piece and parcel of land mentioned in the schedule, which we got From the erst while lawful owner Dipak Banerjee and Joydeep Bandyopahdyay through two registered Deed of Sales being Deed No. I- 4205 & 4206 for the year 2006, registered at ADSR Durgapur.

AND WHEREAS we are desirous to develop the "**Schedule mentioned Property**" by construction of a multi-storied building up to maximum limit of floor consisting of as many as flats, shop, garages, etc. by taking permission of the Gopalpur Gram Panchayat and/or any other concerned **Authority/Authorities**

AND WHEREAS owning and due to lack of experience In the real estate matter we thought proper to execute this **GENERAL POWER OF ATTORNEY** authorizing **AMRITA GREEN VIEW HOUSING PVT LTD**, company constituted under the Companies Act-1956, having its office at B-132, Aldrin Path, Bidhannagar Durgapur-713212, DIST. -BURDWAN WESTBENGAL, Represented by one of its Director Sri Jitendra Kumar Paul, S/o Late Rajdhari Paul of Village and post Bamunara, P.S.- Kanksa, Durgapur-713212, District- Burdwan, to take physical possession of the schedule me mentioned land and to carry out construction and develop the schedule below land Into various self contained flats, Apartments, Commercial Complex, parking space etc. and also exercise the following powers conferred upon our said Attorney by me and hence we

hereby appointing the said **AMRITA GREEN VIEW HOUSING PVT LTD** as our true full Attorney to do the following acts, deeds and things on our behalf that I to say.

1. That by this power of Attorney or said Attorney will be able to develop and erect/raise multistoried buildings over the schedule below land Into various flats, apartments, commercial complex, with two wheeler and four wheeler parking space etc. as per sanction plan approved by the Malandighi Gram Panchayat and also approved by BURDWAN ZILLA PARISHAD, by taking assistance of engineering expert with the help of good quality building materials on behalf of me .
2. That it is expressly provided that our said Attorney **AMRITA GREEN VIEW HOUSING PVT LTD.** will be entitled to enter into any Agreement to Sale, Mortgage or Transfer and to Sale and transfer the said proposed flats/units/ parking space including equal proportionate share in the schedule below land together with common facilities with any Intending purchaser or purchasers and will also be entitled to execute such documents and present the same before any Registering authority or any other Authority and to do such acts, deeds and things to get such deeds/documents registered and to receive advance money and/or fully consideration money and to give proper receipt for the same and to every such acts deeds and things to give possession of the same to the prospective purchaser or purchasers.
3. To carry out, manage, attend to and deal with and, transact all works of consultation of holdings and any affairs in which now or shall hereafter be interested or concerned at all times in such manner as our said Attorney shall deem fit.

Attorney
1/11

4. To ask, demand, sue for, recover and receive from every person or firm and every body politic or corporate whom it shall or may concern all sums of money, debts, damages, compensation and rents during the subsistence of these presents shall or may become due, owing payable or belonging to us or by right, title or otherwise become due or be payable to us upon the receipt thereof or of any part thereof in our name or in the name of the said attorney or otherwise, as the case may require, to make, sign, execute or deliver such receipts, releases or other discharges for the same respectively as our said Attorney shall think fit or be advised.
5. To take charge and possession of our said property and every part thereof and to manage and look after it as its prudent owner and to put in tenants, occupants, licensees and to remove them and to put in fresh tenants and occupants etc.
6. To carry out all sorts of work, constructions, repairs, renovations, demolitions reconstructions in said properties or any part thereof from time to time and for the purpose to prepare plans sketches and get them approved and sanctioned from the concerned authorities and to engage Architects, Surveyors, engineers, workmen and labourers to enter into contracts with them and assign the same for the execution of the works.
7. To purchase or take on lease or otherwise such lands or tenement or chattels or any property in our name or in the name of our said Attorney may deem fit and proper.

Shastri
1/11

8. To carry on correspondences with Central Government Offices, State Government Offices firm or firms, company or companies, individual person or persons for us and on our behalf at all times whenever necessary.
9. To accept service of any writs of summons, notices or other legal process and to appear, and our person to represent in any court of law or courts, and before the Learned Judges, Magistrates, Rent Collectors, Rent Controllers, Judicial Officers, Revenue Officers, income Tax officers, District Board Authorities. Consolidation of Holdings Officers or any other Government office whatsoever and all public and semi-public officers, Deptt. or Authorities. Authorities whatsoever by our said Attorney shall be thought advisable and do & defend all such action and compromise the same and in any name to commence or to continue any suit, review, of revision, application action or other proceedings, civil or criminal or otherwise including an appeal, reference or arbitration proceedings before any court of judicature. Tribunal authorities of officers for the recovery or enforcement debt, sum of money, damage, claims right, title. Interest, property matters relief or things whatsoever now due or payable or to become due or payable or in anywise belonging to or vested on us and or any whatsoever and the same suit appeal, review, revision application, action or proceedings to prosecute or compromise, admit, settle, withdraw or discontinue become non-suited therein, If our said Attorney shall see cause and also to take such other lawful ways and means for the recovery and getting in any of such sum of money or other right or thing which shall by our said attorney be conceived to be due owing payable to me by any person whatsoever.

Abubakar
17/11

10. For the aforesaid purpose, to sign, declare, verify and affirm any warrant to act power vakalatnama, plaint, written statements, pleadings, affidavits/ petitions, memorandums, declarations and all sorts of applications, papers and writings as may be necessary and/or expedient by our said Attorney.
11. To appoint and instruct any Barrister, Solicitors, Counsels, Advocates or pleaders to prosecute or defend or act in any proceedings as aforesaid or any of them as occasion may require either in our names or in that of our said Attorney and to pay their fees and costs.
12. To withdraw any money from the Court, Tribunal Government, public Authority or officer or our behalf as well as on his own behalf and to sign and deliver effective receipts and discharges for the same, And to operate accounts with bank or bankers to deposit and withdraw the moneys from the bank for us and in our name and on our behalf or in that of our said Attorney.
13. To consolidate, manage and transfer our share in our interest in the said properties for such consideration as our said Attorney may think fit and to give receipts for all or any part of the purchase or other consideration moneys.
14. To receive from the purchaser the purchase money and to give 'proper receipt and 'discharge for the same.
15. To submit the site plan and building plan duly prepared through competent person/ planner/ civil engineer before the authority of Gopalpur Gram Panchayat and approved by Burdwan Zilla Parishad after signing

10/11/2017

the same for us and on our behalf for the purpose of construction/erection of such multi storied building/apartment upon the schedule mentioned land and to deposit the requisite fees for getting the said plan sanctioned in our name and to collect the receipts for me and on our behalf. In this connection our said Attorney shall be able to sign and execute all other papers, documents, applications, forms, affidavits etc. for me and on our behalf.

16. To submit any other building plan for addition, alteration/extension and/or modification as and when required after signing the same for me and on our behalf In connection with the said proposed building before the office of Gopalpur Gram Panchayat and to get It sanctioned/approved from the said authority by taking all necessary steps in this regard for me & on our behalf and to raise all farther overhead structure on the roof top of the proposed building In accordance with law and in strict compliance of the building plan if so sanctioned/approved by the authority concerned.
17. To enter into any agreement or contract with person's for selling the said flat's and except the said flats to be allotted in our favour including the car parking space in the proposed multi-storied building/apartment to such party or parties and on such terms as our said Attorney on and proper and furthermore will be competent to execute all agreements/contracts relating to such transfers by receiving advance money or consideration price for me and on our behalf.
18. In connection with such registration our said attorney shall be competent to sign and execute all other relevant papers, documents, forms/ notices, etc. at the registration office which shall be found essential In this regard for me and on our behalf.

Attorney
in

19. To present the said deed of conveyance for registration to the proper registration authority to admit the receipt of the consideration money and to have the said deed registered AND to do all acts, deeds and things which may be necessary for conveying the property and registering the said deed as fully and effectually in all respects as I could do the same as if I was personally present.
20. To sign/ make and present any application to the proper authority to extend the period prescribed for the registration of the said deed and to pay any fine which may be imposed in this behalf and to obtain the registration of the said deed within the extended, period allowed on; an application made In this behalf.
21. To take all measures for obtaining water connections and electric lines, connections and meter in the proposed building from Gopalpur Gram Panchayat and West Bengal State Electricity Board respectively by signing –all necessary papers, documents , application forms, affidavit with the right to submit the same before the authority concerned for me and on our behalf and to pay/deposit all amounts of money towards costs, fees etc.
22. To sign and execute all sale deed's for me and on our behalf transferring all our right, title and interest. In respect of the share of the schedule below land in favour of all transferees on receipt of considerations by virtue of this General power of Attorney which may be me mentioned in all such conveyance and to present the said sale deed's before the appropriate registering authority for getting the same registered for me and on our behalf To that by virtue of this power of Attorney our said attorney holder

Abhaya
12

has got no sole and exclusive interest on the schedule me mentioned property.

23. That by virtue of this power of Attorney our said attorney holder has got sole and exclusive interest on the schedule me mentioned property.
24. That there is no imposition or acquisition by any Authority or under any law for the time being in force of the schedule below property.
25. That this Power Of Attorney is revocable after the completion of the entire project.
26. To Sign and execute all sale deed/s for me and on our behalf transferring all our right title and interest in respect of the allocation of our part with two wheeler and four wheeler parking spaces/garages, shops office spaces etc. in favour of all transferee/intending purchasers on receipt of all considerations and t present sale deed/s before the appropriate registering authority for getting the same registered for me and on our behalf.
27. That our Said Attorney shall be entitled and be competent to sign and execute all relevant papers , documents for me forms notices etc at the registration office which shall be found essential in this regard for me and on our behalf.
28. To enter into any Agreement or contract with any person /s for selling the flat/flats in the project as me mentioned in the Development Agreement in the proposed multistoried building /apartments including parking spaces, shops and garages to the intending purchasers including our own

*Abhinav
12/11/17*

allocation on such terms as our said Attorney deems fit and proper and furthermore will be competent to execute all agreements /contracts relating to such transfers by receiving advance money or consideration price.

29. To hand over possession of the flat/flats two wheeler & Four Wheeler parking spaces and garages shops /offices etc so sold to transferee for me and on our behalf.
30. And We hereby declare that by this Power Of Attorney is given favour of the Attorney and accordingly the said Attorney shall be entitled to exercise independently the power conferred upon .Provided that our said Attorney shall always do or execute the work keeping me harmless from all respect.

And Generally to do everything what could do legally for me and on our behalf and I undertake to ratify and confirm all such acts, deeds, and things what will be lawfully done by our said attorney in exercise of the General Power of Attorney hereby conferred.

Be it be me mentioned that we have executed a registered Development Agreement on 17th August , 2012 registered at ADSR Durgapur vide Deed Sl. No. – 7726, Deed No.- I- 7450, registered in book-1. C.D. Vol.-19, Pages 3073 to 3095 for development of the schedule below property.

A separate sheet has been annexed to this deed containing the signature, Fingers print and photographs of the Executants which herein is the part and part and partial of this deed.

Schedule of the Land

In the district of Burdwan P.S Kanksa ,Within Mouza –Bamunara, J.L No-58,Plot Nos –R.S-1353,1372,.L.R. Plot No- 1034,Kh No- 331,321, L.R.- 2449, 2450 area 6.13cottahs land classification- Baid Presently used for Bastu.

IN WITNESS WHEREOF we have here to put our signature on this the 17th Day of October, 2012, Durgapur.

WITNESSES :-

1. Umesh Choudhary
S/O. Rajdhami Paul.
A/4/4- Vivekananda Park.
Bamunara DG P. 12.
2. Narenindra Kumar Paul
S/O. Late - Rajdhami Paul.
A/4/4 Vivekananda Park
Bamunara Durgapur 2012.

Rajpati Choudhary

Sushila Choudhary
(SIGNATURE OF EXECUTANT)

Amrita Green View Housing Pvt. Ltd.
Amrita Green View Housing Pvt. Ltd.

Jitendra Kumar Paul Director
(Attorney Holder)

Drafted by me and typed at our office as per Instruction of both the parties






Aravind Chatterjee (Adv)
Advocate. A/824/806/2000

Signature attested by










Rajpati Choudhary

Sushila Choudhary
Executants.









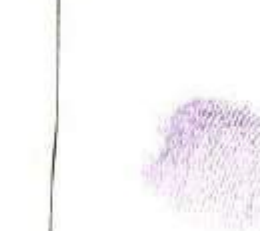
FINGER PRINTS FOR THE PARTIES

LEFT HAND					PHOTO
					 <i>Rajpati Choudhary</i>
Thumb	Little finger	Ring Finger	Middle Finger	Index Finger	
RIGHT HAND					
					
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	

Name : *Rajpati Choudhary*

LEFT HAND					PHOTO
					
Thumb	Little finger	Ring Finger	Middle Finger	Index Finger	
RIGHT HAND					
					
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	

Name : *Sushila Choudhary*

LEFT HAND					PHOTO
					 <i>Jitendra K. Paul</i>
Thumb	Little finger	Ring Finger	Middle Finger	Index Finger	
RIGHT HAND					
					
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	

Name : *Jitendra K. Paul* Amrita Green View Housing Pvt. Ltd.

Amrita Green View Housing Pvt. Ltd.
Director

Director

Director



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

Endorsement For Deed Number : I - 08991 of 2012
(Serial No. 09448 of 2012)

On

Payment of Fees:

On 17/10/2012

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

Presented for registration at 18.12 hrs on :17/10/2012, at the Private residence by Rajpati Choudhury, one of the Executants.

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

Execution is admitted on 17/10/2012 by

1. Rajpati Choudhury, son of Sadholal Choudhury, Village:Bamunara, Thana:-Kanksa, P.O. :-Bamunara, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
2. Sushila Choudhury, wife of Rajpati Choudhury, Village:Bamunara, Thana:-Kanksa, P.O. :-Bamunara, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
3. Jitendra Kumar Paul
Director, Amrita Green View Housing Pvt. Ltd., B-132, Aldrin Path, Bidhannagar, Durgapur, P.O. :-
District:-Burdwan, WEST BENGAL, India, Pin :-713212.
, By Profession : Others

Identified By Narendra Kr. Paul, son of Late Rajdhari Paul, A 4/4, Vivekananda Park, Bamunara, Thana:-Kanksa, P.O. :- District:-Burdwan, WEST BENGAL, India, Pin :-713212, By Caste: Hindu, By Profession: Others.

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR

On 18/10/2012

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 18/10/2012

(Under Article : E = 7/- on 18/10/2012)

Certificate of Market Value(WB PUVI rules of 2001)

(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR



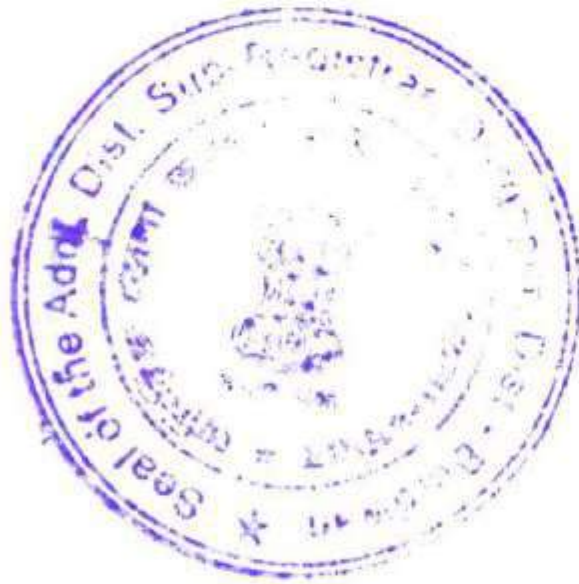
Government Of West Bengal
Office Of the A.D.S.R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 08991 of 2012
(Serial No. 09448 of 2012)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-15,17,175/-

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

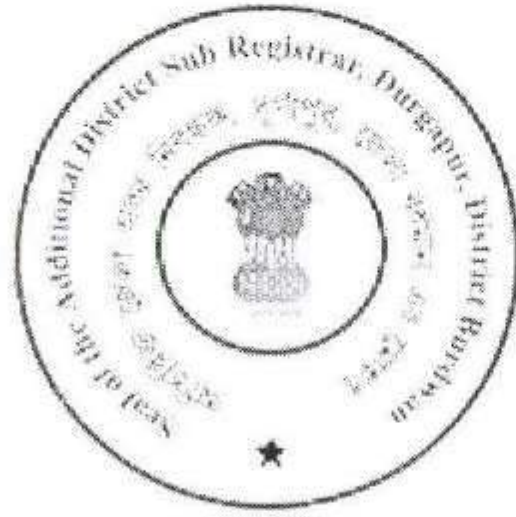
(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR



(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 3561 to 3576
being No 08991 for the year 2012.



(Satyajit Biswas) 18-October-2012
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR
West Bengal