

2272

S 2164



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 424346

It is hereby certified that the Document
is a true and correct copy of the
Original as shown and the Signatures
of the Parties are the Part of this
Document.

A.D.S.R. Dargawan
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 - Bamonara, 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 (Four)

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-11
Licence No-1/04



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, KhatianNo - 2603, 3011 classification Baid,at present usable as bastu, 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 he/ 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 Raner

S/O B. B. Raner
Tentul tala colony
P.S. Coke over D.G.P. 15

② Sobul Chandu Saha
s/o late Bhukh Saha
Biyala Durgapur - 8

Rajpati Choudhary
Signature of the EXECUTANTS

Amrita Green View Housing Pvt. Ltd.

Mahadant

Director

Amrita Green View Housing Pvt. Ltd.

Pam. Man

Director

Amrita Green View Housing Pvt. Ltd.

Rajpati Choudhary
Director

Drafted, prepared, read over & Explained by me
And typed in my office

Pradip K. Acharya

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						 Rajpati Chandhary
	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						 Mahadev Paul
	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

Mahadev Paul

Director

বাম হাত Left Hand						 Pankaj Kumar
	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						ফটো
	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

19/03/2015 13:51:00

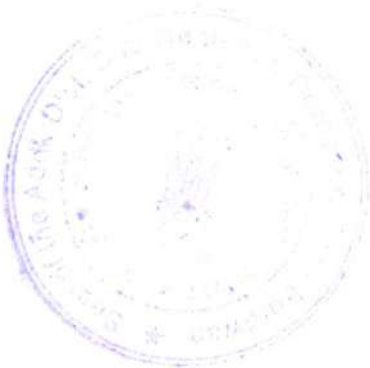
EndorsementPage 1 of 2



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

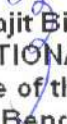


(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

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