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भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 984738

Certified that the Document
Is Admitted to Registration the
Signature Sheet and the Endr-
sements 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, Homewife 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

Handwritten signature
12/1

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 is 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
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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.

10/11/18

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 end 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 came 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 shell by our said attorney be conceived to be due owing payable to me by any person whatsoever.

Attorney
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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

Attorney
1/12/11

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.

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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

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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 to 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

Handwritten signature
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. Ganesh Paul
S/O Lt. Rajdham Paul.
A/4/4- Vevekanda. Panch.
Bamunara DG-P. 12.
- 2. Narenndrak Paul
s/o. Lt. Rajdham Paul.
A/4/4 Vevekanda Panch.
Bamunara Durgapur 2012.

Rajpati Choudhary
Sushila Choudhary
(SIGNATURE OF EXECUTANT)

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

Titansha K Paul Director
(Attorney Holder)

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


Biswajit Chatterjee (Adv)
Advocate. 8/8/14/806/2000

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

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/-

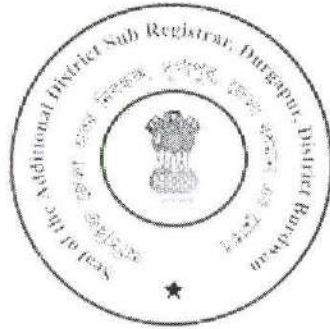
(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR




(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