

A 89 / 19

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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AB 745358

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Additional District Sub-Registrar,
Garia South 24 Parganas

31 JAN 2019

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, (1) MRS. SHALINI TODI, wife of Manish Todi, by religion Hindu, Citizen of India, by occupation Housewife, residing at Flat No. 15J, Tower-1, 'South City', 375 Prince Anwar Shah Road, P.O. Jodhpur Park, P.S. Jadavpur, Kolkata-700 068 having PAN ACAPT6770E and (2) MR. ANIRUDH TODI, son of Manish Todi, by religion Hindu, Citizen of India, by occupation Businessman, residing at Flat No. 15J, Tower-1, 'South City', 375 Prince Anwar Shah Road, P.O. Jodhpur Park, P.S. Jadavpur, Kolkata-700 068 having PAN AOGPT6776G (hereinafter collectively referred to as "the Appointors") SEND GREETINGS -

A. By and under a Deed of Conveyance dated 24th January, 2018 registered at the office of the Additional District Sub-Registrar, Garia in Book No.I, Volume No. 1629-2018, Pages 10227 to 10268, Being No. 162900279 for the year 2018, Mrs. ShaliniTodi and

AnirudhTodi, the Appointors herein alongwiththe said Manish Todipurchased and jointly became the absolute lawful owners of All That the piece and parcel of land measuring about 1122 square meters equivalent to 16 cottahs 12 chittaks 17 square feet more or less in R. S. Dag No. 545 corresponding to L. R. Dag No. 1224 under L. R. Khatian No. 1990 (previous R. S. Khatian No. 113), MouzaLaskarpur, J. L. No. 57, District South 24 Parganas, Pin Code 700 153, comprised in Holding No. 177, Purbapara, within the limits of Ward No. 31 (previous Ward No. 29) of the RajpurSonarpur Municipality, together with sheds, structures and other constructions erected thereon.

Subsequently the said property has been mutated in the names of (1) Manish Todi, (2) Shalini Todi and (3) Anirudh Todi at the office of concerned BLLRO and is now comprised in L. R. Dag No. 1224 and L. R. Khatian Nos. 2665, 2666 & 2668 and comprised in Holding No. 177, Purbapara, within the limits of Ward No. 31 (previous Ward No. 29) of the RajpurSonarpur Municipality, together with sheds, structures and other constructions erected thereon and morefully described in the **Schedule** below (hereinafter referred to as "the **said Property**").

- B. The Appointors and the said Manish Todi, being the joint owners, have decided to jointly develop the said Property by constructing thereon at their own joint costs, a building having residential flats and/or commercial units/shops along with parking spaces and common areas, amenities and facilities to be enjoyed in common ("New Building") as per mutually agreed specifications ("Project"). Since each of the Appointors herein and the said Manish Todi, all being Co-owners have an equal undivided one-third share each in the said Property, all costs for development shall also be borne by each of the Appointors and the said Manish Todi in equal one-third share each. The saleable constructed spaces in the New Building with appurtenant rights ("Units") as also any other rights relating to the New Building and/or the said Property shall be transferable in favour of the intending buyers (Transferees) and the revenues shall be shared by each of the Appointors and the said Manish Todi in equal one-third share each.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that We, the Appointors herein do hereby nominate, constitute and appoint our Co-owner **MANISH TODI**, son of Late NagarmullTodi, by religion Hindu, Citizen of India, by occupation Businessman, residing at Flat No. 15J, Tower-1, 'South City', 375 Prince Anwar Shah Road, Post Office

Jodhpur Park, Police Station Jadavpur, Kolkata – 700068 having Income Tax Permanent Account Number ABVPT1648P and hereinafter referred to as “**the said Attorney**” to be our true and lawful Attorney, jointly and/or severally, for us and in our name and on our behalf to act and/or do, perform, exercise and execute or cause to be done, performed, exercised and executed the following acts, deeds, matters and things relating to the said Property and to exercise all or any of the following powers and authorities relating to the Project and/or the development, construction, marketing and sale of the Project and the Units and other rights therein:

1. To look after, maintain, manage, administer and protect the said Property and the possession thereof and for the said purpose to appear and represent us before all government departments, relevant statutory and other authorities, bodies, entities, officers, etc. including the RajpurSonarpur Municipality, B.L.&L.R.O., etc. (collectively “**Authorities**”) in respect of the said Property and the Project and to take all steps and do all acts, deeds, matters and things as the said Attorney shall think fit and proper.
2. To apply for and obtain from all Authorities all necessary sanctions, permissions, approvals, clearances, exemptions, consents, no objections, registrations, licences, declarations, etc. (collectively “**Approvals**”) relating to the said Property or any portion thereof.
3. To make, prepare, sign, submit, apply for, obtain and get sanctioned and/or approved from the RajpurSonarpur Municipality and/or any other concerned Authority the Building Plans for construction of the New Building and/or fresh, modified or revised plans in respect of the said Property or any portion thereof as also to apply for regularization/approval of any deviations/modifications thereof and apply/obtain completion certificate and for the said purpose to prepare and make applications and to sign, execute, verify, affirm and submit all maps, plans, drawings, applications, letters, communications, documents, statements, undertakings, declarations, representations, petitions, affidavits, papers and writings as may be required and also to do all acts, deeds, things and matters concerning or relating to sanction and/or modifications and/or revision of plans to the RajpurSonarpur Municipality and/or to other concerned authority

4. To make, prepare, sign, submit, apply for, obtain and get registered and/or approved the Project from the concerned authority under the West Bengal Housing Industry Regulation Act, 2017 and/or any other applicable real estate law and for the said purpose to prepare and make applications and to sign, execute, verify, affirm and submit all maps, plans, drawings, applications, letters, communications, documents, statements, undertakings, declarations, representations, petitions, affidavits, papers and writings as may be required and also to do all acts, deeds, things and matters concerning or relating to registration and/or approval and/or extension of registration of the Project from the concerned authority under the West Bengal Housing Industry Regulation Act, 2017.
5. To deposit and/or pay sanction and/or other fees, charges, expenses, etc. relating to the said Property and/or the Project to any authority or body including the RajpurSonarpur Municipality and to withdraw fees and documents and receive refund of the excess amount, if any, paid to such authority or body and to give valid receipts and discharges thereof.
6. To sign, execute and if necessary register the deeds, documents and papers for creating mortgage/charge over the said Property or any portion thereof in favour of Banks, financial institutions and/or private entities and parties for raising of Project Finance and to deposit the Original Title Documents of the said Property with such Bank, financial institution and/or private entity or party as security for the same.
7. To appoint Engineers, Architects, Surveyors, Contractors, Sub-Contractors and other Consultants, etc. for the Project as the said Attorney shall think fit and proper and to make payment of their fees and charges.
8. To take all steps and to do all acts, deeds, matters and things that may be necessary or required for obtaining the Approvals and to construct and complete the New Building and to market and sale the Units and other rights therein in favour of the Transferees.
9. To apply for and obtain all necessary Approvals and connections (temporary or permanent) from the Authorities relating to the said Property or any portion thereof including those relating to electricity, sewerage, drainage, water, telephone, gas, lift and other utility connections/facilities from the respective relevant authorities and/or for making alterations therein and for the said purposes to appear and represent the

Appointors and to do and perform all acts, deeds, matters and things and to prepare, sign, execute, verify, affirm and submit all maps, plans, applications, letters, communications, documents, petitions, affidavits, papers and writings for, and on behalf of and in the name of the Appointors as may be deemed necessary by the said Attorney from time to time.

10. To appear and represent the Appointors in all matters relating to the said Property and/or the Project before all Authorities including the Rajpur Sonarpur Municipality (including all its Departments), Kolkata Metropolitan Development Authority, Fire Services Department, Police Authorities, Electric Authorities, etc. and for such purposes 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.
11. To make payment of all rates, taxes, revenues, statutory dues, charges, expenses and other outgoings whatsoever payable in respect of the said Property or any part thereof and/or in respect of the construction to be made thereon and/or in respect of the sale and transfer of the Units in the New Building to the concerned authorities relating to Goods and Service Tax (GST), the Rajpur Sonarpur Municipality and/or any other authority or authorities and for that purpose to sign execute and submit all papers, statements, etc. as may be required and to collect GST and other rates, taxes, revenues, statutory dues, charges, expenses and other outgoings from the Transferees of the Unit and be responsible for all compliance regarding the same.
12. To ask, demand, sue for, receive, recover, realize and collect all money or monies that may be receivable as and by way of sale considerations, advances, part payments, construction costs, deposits, payments, compensations, interests, damages, electricity charges, municipal rates and taxes, service and maintenance charges and all other sum or sums relating to or on account of all or any of saleable spaces in the New Building which are or may be due or payable by or recoverable from any person or persons or authority or authorities relating to or on account of all or any of the saleable spaces in the New Building including in respect of the undivided proportionate share in land in respect thereof by receiving cheques / demand drafts / pay orders directly from the Transferees.

13. To issue and deliver valid and effectual receipts and discharges on behalf of the Appointors for all monies and consideration in respect of all saleable spaces in the New Building and to receive all such monies and consideration.
14. To join in as party, sign, execute and if necessary, register all agreements and deeds for sale, transfer and/or disposal of the Units in the New Building including Agreements for Sale/Transfer and Deeds of Conveyance/Transfer relating to all saleable spaces in the New Building or any portion thereof and the undivided proportionate share in land in respect thereof in favour of the Transferees, and for such purpose to appear before the relevant authorities having jurisdiction including the Notary Public, Registrar, District Registrar, Sub-Registrar, Joint Sub-Registrar, Registrar of Assurances, and to appear and represent the Appointors before the said authorities at all times as may be necessary and to present documents and to admit the execution of the said agreement and deeds and documents.
15. To terminate any of the aforesaid contracts or agreements with any person or persons in relation to construction, marketing and sale of Units in the Project and to deal with the relevant spaces and rights of such person or persons in such manner as the said Attorney may deem fit and proper.
16. For all and/or any of the purposes mentioned and/or intended herein, to sign, execute, verify and/or affirm for and on behalf of and in the name of the Appointors all maps, plans, applications, letters, communications, undertakings, indemnities, declarations, assurances, agreements, deeds, documents, papers, writings and pleadings as may be deemed necessary by the said Attorney.
17. For all or any of the purposes mentioned and/or intended herein, to represent the Appointors and to do all acts, deeds, things and matters concerning or connected with or touching or relating to the same and/or the said Property and/or the Project and/or ancillary and/or incidental thereto.
18. In general to do all other acts deeds matters and things whether specified or not, for us in our name and on our behalf relating to the said Property as the said Attorney shall think fit and proper as amply and effectually and to all intents and purposes as we could do notwithstanding no express power or authority in that behalf being herein provided.

19. Be it expressly state that this Power of attorney does not create constitute or assure any kind of transfer or enjoyment or making profit in favour of the attorney and further declare that the said attorney shall not hereby obtain or have power for development work on such property. All the receivable will be paid to the principals and all the payable will be borne by the principals.

AND we do hereby ratify and confirm and agree and undertake to ratify and confirm all the acts, deeds, matters, things, powers and authorities that the said Attorney shall do, execute, perform and/or exercise or cause to be done, executed, performed and/or exercised by virtue of these presents and/or in exercise of the powers and authorities hereunder conferred upon and/or intended in favour of the said Attorney and the same shall be binding upon us in the same manner as if the same were done by us.

AND the said Attorney has accepted the powers and authorities conferred on him by these presents and in acknowledgement thereof he has signed at the end of these presents.

THE SCHEDULE ABOVE REFERRED TO:

“said Property”

ALL THAT piece and parcel of land measuring about 1122 square meters equivalent to 16 cottahs 12 chittaks 17 square feet more or less in R. S. Dag No. 545 corresponding to L. R. Dag No. 1224 under L. R. Khatian No.2665, 2666 & 2668 (previously L. R. Khatian No. 1990 and R. S. Khatian No. 113), Mouza Laskarpur, J. L. No. 57, District South 24 Parganas, Pin Code 700 153, comprised in Holding No. 177, Purbapara, within the limits of Ward No. 31 (previous Ward No. 29) of the Rajpur Sonarpur Municipality, together with sheds, structures and other constructions erected thereon and butted and bounded in the manner following that is to say :-

- On the North** : By Purbapara Main Road;
- On the East** : By Purbapara Main Road;
- On the West** : Partly by R. S. Dag No. 545 and Passage; and
- On the South** : Partly by R. S. Dag No. 545.

OR HOWSOEVER OTHERWISE the same may be better bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the Appointors have executed these presents this 31st day of January, two thousand and nineteen.

Shalini Todi

Anirudh
ANIRUDH TODI

Manish Todi

APPOINTORS

ATTORNEY

Witnesses:

1. Maren Todi Chaburband
Barnapur Civil Court

2. Salhe, Rajendra
Barnapur Civil Court
Prepared by

Maren Todi Chaburband
Barnapur Civil Court
24/1/2019

आयकर विभाग
INCOME TAX DEPARTMENT
ANIRUOH TODI
MANISH TODI
06/05/1993
Permanent Account Number
AOGPT5776G
Signature
01102015

भारत सरकार
GOVT. OF INDIA



Manish Todi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MANISH TODI

NAGAR M.L.L. TODI

28/04/1966
Permanent Account Number
ABVPT1648P

Manish Todi
Signature




Manish Todi






Shalini Todi

	Left	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger

Name

Signature *Shalini Todi*

	Left	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger

Name ANIRUDH TODI

Signature *Anirudh*

	Left	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger

Name

Signature *Manish Todi*

Photo	Left	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger

Name



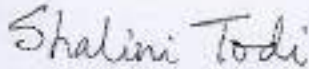



Signature



Major Information of the Deed



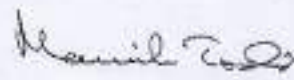
Deed No :	IV-1629-00060/2019	Date of Registration	31/01/2019
Query No / Year	1629-1000024271/2019	Office where deed is registered	
Query Date	28/01/2019 3:28:32 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tarun Kanti Chakrabarti Baruipur Civil Court, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9831595331, Status : Advocate		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

Principal Details :


Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mrs Shalini Todi Wife of Mr Manish Todi Executed by: Self, Date of Execution: 31/01/2019 , Admitted by: Self, Date of Admission: 31/01/2019 ,Place : Office	 <small>31/01/2019</small>	 <small>LTI 31/01/2019</small>	 <small>31/01/2019</small>
	Tower-1, South City,375, Pr Anwar Shah Road, Flat No: 15J, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACAPT6770E, Status :Individual, Executed by: Self, Date of Execution: 31/01/2019 , Admitted by: Self, Date of Admission: 31/01/2019 ,Place : Office			
2	Name	Photo	Fingerprint	Signature
	Mr Anirudh Todi (Presentant) Son of Mr Manish Todi Executed by: Self, Date of Execution: 31/01/2019 , Admitted by: Self, Date of Admission: 31/01/2019 ,Place : Office	 <small>31/01/2019</small>	 <small>LTI 31/01/2019</small>	 <small>31/01/2019</small>
	Tower-1,south City,375, Pr Anwar Shah Road, Flat No: 15J, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 31/01/2019 , Admitted by: Self, Date of Admission: 31/01/2019 ,Place : Office			

Major Information of the Deed :- IV-1629-00060/2019-31/01/2019

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Manish Todi Son of Late Nagarmull Todi Executed by: Self, Date of Execution: 31/01/2019 , Admitted by: Self, Date of Admission: 31/01/2019 ,Place : Office	 31/01/2019	 LTI 31/01/2019	 31/01/2019
Son of Late Nagarmull Todi Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABVPT1648P, Status :Individual, Executed by: Self, Date of Execution: 31/01/2019 , Admitted by: Self, Date of Admission: 31/01/2019 ,Place : Office				

Identifier Details :

Name & address	
Mr Tarun Kanti Chakrabarti Son of Late M K Chakrabarti Baruipur Civil Court, P.O:- Baruipur, P.S:- Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs Shalini Todi, Mr Manish Todi, Mr Anirudh Todi	
	31/01/2019

Endorsement For Deed Number : IV - 162900060 / 2019

On 31-01-2019

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 12:41 hrs on 31-01-2019, at the Office of the A.D.S.R. GARIA by Mr Anirudh Todi , one of the Executants.

Major Information of the Deed :- IV-1629-00060/2019-31/01/2019

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

Execution is admitted on 31/01/2019 by 1. Mrs Shalini Todi, Wife of Mr Manish Todi, Tower-1, South City,375, Pr Anwar Shah Road, Flat No: 15J, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession House wife, 2. Mr Manish Todi, Son of Late Nagarmull Todi, Tower-1, South City,375 Pr Anwar Shah Road, Flat No: 15J, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Business, 3. Mr Anirudh Todi, Son of Mr Manish Todi, Tower-1, south City,375, Pr Anwar Shah Road, Flat No: 15J, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Business

Indetified by Mr Tarun Kanti Chakrabarti, , Son of Late M K Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 180156, Amount: Rs.100/-, Date of Purchase: 30/01/2019, Vendor name: Abanish Kumar Das



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Major Information of the Deed :- IV-1629-00060/2019-31/01/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1629-2019, Page from 1105 to 1121

being No 162900060 for the year 2019.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2019.02.04 14:55:40 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 04-Feb-19 2:54:30 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)