

13/4/11

IV

878

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 895910

Certified that the Document is admitted to
Registration, the Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

248

19.2.11

Additional Registrar
of Assurances-III, Kolkata

Additional Registrar of
Assurances-III, Kolkata
19 FEB 2011

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that We, (1) **SMT. REKHA TIWARI**, wife of Sri Swadesh Tiwari, by faith - Hindu, by occupation - Business, residing at, 6B, Middleton Street, P.S - Sheakspear Sarani, Kolkata - 700071. (2) **SRI ARJUN GHOSH**, son of Sri Pabitra Ghosh, by faith - Hindu, by occupation - Business, residing at, 111/1 P.Majumder Road, P.S - Kasba, Kolkata - 700078. (3) **SRI GANESH SANKAR TIWARI**, son of Late Shiv Kumar Tiwari, by faith - Hindu, by occupation - Business,

Ray Mondal.

54 250
54 300
54 550

87068

20 DEC 2010

No. Date

Sold to... RATAN PAL, Advocate

High Court, Calcutta

Address... 5, Old Office Street

Room No. 1, Kolkata-1

presented for registration at...
on the... day of...

of his/her residence by...

103, 104 DOR
HIGH COURT, CAL

Additional Registrar of
Assurances III Kolkata
17 FEB 2011

Gover Shrotae

Secured

sr1

Gover Shrotae Line

sr2

Piwan (Rekha Piwan)

sr3

1/11/11/11/11

sr4

Aryun Ghosh

P.T.O



57

Ratan Pal
Advocate

High Court, Calcutta

Additional Registrar of
Assurances III Kolkata
17 FEB 2011

residing at, 6B, Middleton Street, P.S - Sheakspear Sarani, Kolkata - 700071, **(4) SMT. NIRMALA TIWARI**, wife of Sri Ganesh Sankar Tewari, by faith - Hindu, by occupation - Business, residing at, 6B, Middleton Street, P.S - Sheakspear Sarani, Kolkata - 700071. **(5) SRI RAJU MONDAL**, son of Sri Nemai Chandra Mondal, by faith - Hindu, by occupation - Business, residing at, 20 Rajdanga Main Road, P.S - Kasba, Kolkata - 700078, **(6) SMT. DEBJANI GHOSH**, Wife of Sri Pabitra Ghosh, by faith - Hindu, by occupation - Business, residing at 111/1 P. Majumder Road, P.S - Kasba, Kolkata - 700078, **(7) SRI JAYANTA MONDAL**, son of Sri Nemai Chandra Mondal, by faith - Hindu, by occupation - Business, residing at, 20, Rajdanga Main Road, P.S - Kasba, Kolkata - 700078. **(8) SMT. PUTUL MONDAL**, wife of Sri Aujdhya Mondal alias Bapi Mondal, by faith - Hindu, by occupation - Business, residing at 19, Rajdanga Main Road, P.S - Kasba, Kolkata - 700078, **(9) SRI SUBRATA MONDAL**, son of Sri Nemai Chandra Mondal, by faith - Hindu, by occupation - Business, residing at, 20, Rajdanga Main Road, P.S - Kasba, Kolkata - 700078, hereinafter Collectively referred to as the **OWNERS/PRINCIPALS SEND GREETINGS.**

WHEREAS We, the Principals herein are seized and possessed of and/or otherwise sufficiently entitled to **ALL THAT** the piece or parcel of undivided bastu land measuring 39 Cottahs 13 chittacks more or less together with structure thereon, lying at and being comprised in Mouza-Kasba, Pargana - Khaspur, Police Station- Kasba J. L. No- 13, Touzi no. 145, R.S.Dag no.3235, 3259, 3260 and 3260/6126, under R.S. Khatian no. 555 being

mondal.

575

Raju Mondal.



576

Debjani Ghosh.



577

Jayanda Mondal



578

Pulul Mondal.



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Subrata Mondal.



580

Pd. Lk.

(Palita Sur)



Additional Registrar of Assurances III Kolkata 17 FEB 2011

Rajan Pal

Adul

(High Court, Calcutta)

K.M.C. Premises No. 18,19,20,21, Rajdanga Main Road, P.S. Kasba, Kolkata- 700107, under Kolkata Municipal Corporation, Ward No. 107, within the limit of District-24 Parganas (South). described in the schedule hereunder written, and hereinafter referred to as the '**SAID PROPERTY**'

AND WHEREAS due to our busy schedule of work, We, need some person to look after and manage the affairs of our said property as mentioned in the Schedule written hereunder as such We, have decided to appoint, **SRI PABITRA GHOSH**, son of Late Barindra Kumar Ghosh, by faith - Hindu, by occupation - Business, residing at, 111/1, P.Majumder Road, P.S - Kasba, Kolkata - 700078 as our constituted attorney or and on behalf of ourself herein.

NOW KNOW YE ALL MEN these presents witnesses that We, the Principals herein, do hereby nominate Constitute and Appoint **SRI PABITRA GHOSH**, son of Late Barindra Kumar Ghosh, by faith - Hindu, by occupation - Business, residing at, 111/1, P.Majumder Road, P.S - Kasba, Kolkata - 700078 as our **TRUE AND LAWFUL ATTORNEY** for us and in our name and on our behalf to act, make, perform execute, exercise all or any of the several acts, deeds, authorities, matters and things herein below mentioned that is to say:-

1. To enter upon such understanding, agreement and/or arrangement with the intending purchaser or purchasers of the property in connection with the said Property as the said attorney on our behalf may deem fit and proper.

2. To pay all rates, taxes, maintenance and other charges expenses and other outgoings whatsoever payable for and on account of the said property and to claim and receive refund, reimburse any other amounts from the concerned persons and authorities and to grant receipts and discharges in respect thereof.
3. To ask, demand, sue for recover, realize, claim, collect and receive further or other consideration from new buyers and also any other amounts receivable in respect of the said property or any part thereof which are or may be due payable or recoverable from any person or persons or authority or authorities by cheques or pay orders or demand drafts drawn in the names of the Principals and/or in cash and to grant valid receipts and discharges therefore and also for any payments already received by the Principals from time to time to fully exonerate the person or persons paying the same.
4. To sell, convey and transfer and/or complete the sale and transfer of the said property or any part or share thereof to any new purchaser or purchasers and to do all acts deeds and things with regard to any Sale or Transfer before the Competent Registrar in any Registry office.
5. To produce and deliver all title deeds documents and papers relating to the said property to the buyers of the same and to answer and comply with all requisitions that may be made out by such intending buyers/transferees.

6. To apply for obtain and submit all clearance certificates, forms, declaration and/or permission if so and as be required for or in relation to the otherwise transfer of the said property or any part hereof.

7. To enforce all or any of the terms conditions or covenants of any agreement deed or document executed or that may be hereafter executed in respect of all or any of the affairs relating to the acquiring, holding, user, sale, transfer, of the said property or any of them or any part or share thereof or in any other way relating to the said Property or any of them or any part or share thereof and to exercise all our rights in respect thereof.

8. To sign and execute all papers applications and any plan for sanction and or any revised plan and documents for having the said property or any of them or any part or share thereof separately assessed and also sign and submit the drainage, sewerage and any other type of Municipal matter or of CESC on our behalf.

9. To sign execute and admit, enter into, modify, cancel, alter, draw, approve rectify, submit and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, sale agreements, sale deeds, documents of transfer, rectification's, nominations, assignments, declarations, confirmations, affidavits, indemnities, undertakings, application and to enter into and/or agree of such covenants and conditions as may be required for fully and effectually conveying the said building on the said land or any portion thereof, as We, could do ourselves personally present.

Mondal.

10. To appear and represent the Principals before Gram Panchayat, Municipality, Collector, statutory bodies and government departments and/or any of their officers and also all other State Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all Courts and Tribunals and also any person, or other persons and deal with them in all manner and sign execute deliver and submit and take delivery of and/or explain all documents of title, clearances, etc. and to do all acts deeds and things as may be required or found necessary or expedient by the said attorney on our behalf.
11. To sign the Boundary Declaration, splay corner Gift, common⁺ passage in connection with the requisition of Municipality/ K.M.C on our behalf.
12. To present any such deeds of sale, conveyance or conveyances of other documents in respect of the building on the said land mentioned in the above paragraph, for registration when executed by our attorney in our name and on our behalf before the Additional District Sub-Registrar Office, District Registrar Office and Registrar of Assurance at Kolkata, having authority for and to have them registered according to law. And to do all other acts and deeds in respect of the aforesaid property or premises or portion of it which our said Attorney shall consider necessary for the transferring and/or conveying the said building on the said land or any portion of the building and proportionate share of the land as aforesaid to such purchaser or purchasers as fully and effectually in all respect as We, could do the same ourselves.

13. To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or Court paper in any proceeding as the occasions shall require and/or as the said Attorney on our behalf may think fit and proper.

14. To appoint, engage, transfer, suspend, remove, at their discretion any employee, and/or agent for or from temporary, permanent or special services and to settle the terms and conditions of such appointments/ engagements to determine his respective duties and responsibilities as our said Attorney shall think fit and proper.

15. To negotiate with the intending purchaser or purchasers and to settle the price of any other spaces in the said property or any part thereof required to be sold and to receive booking and consideration money as our said Attorney may deem fit and proper, provided however that all such sale proceeds shall be deposited in the Principals Bank Account.

16. To appear and represent the Principals before any Notary Public, other Magistrates and other officer or officers and authorities in connection with affirmation or notarization of any deed instrument declaration or writing signed or made by the said attorney on our behalf by virtue of the powers hereby conferred.

17. To file and submit all declaration, clearances, permissions, certificates, forms, statements affidavits and undertakings for having the registration completed of all documents instruments and writings

executed by the said attorney or any of them by virtue of the power hereby conferred.

18. To accept notices summons and services of paper from any court, Tribunal postal authorities and/or other authorities and/or persons.

19. To receive or pay and/or deposit on our behalf and account of the Principals all moneys including court fees, stamp duty, registration fees etc. and refund of the excess amount if any, paid and to give valid and effectual receipts in respect thereof.

20. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, pleaders, Solicitors, Mukhtears and to revoke such appointment. Be it noted that this Power of Attorney is being granted in favour of the said attorney without any consideration and no interest or right of the property is created on this property which is subject matter of this Power of Attorney and further that said attorney shall not hereby obtain or have power to any construction, development work on the said property and be it also noted that all sum received by the Attorney in respect of the said property will have to deposit in the Bank account of the principals and all expenditure incurred by the attorney will be borne by the Principals

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the said properties or any of them or any part thereof which the Principals could have lawfully done under their own hands and seals, if personally present.

Rajiv Mondal.

AND the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney have done or shall lawfully do or cause to be done in or about said the property.

SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece or parcel of undivided bastu land measuring 39 Cottahs 13 chittacks 00 Sq.ft more or less together with structure thereon lying at and being comprised in Mouza-Kasba, Pargana - Khaspur, Police Station- Kasba J. L. No- 13, Touzi No.145, R. S. Dag no. 3235, 3259, 3260 and 3260/6126, under R.S. Khatian No.555 being K.M.C. Premises No. 18,19,20,21, Rajdanga Main Road, P.S. Kasba, Kolkata- 700107, under Kolkata Municipal Corporation, Ward No. 107, within the limit of District-24 Parganas (South) together with all easement right thereto butted and bounded by :-

- ON THE NORTH** : Rajdanga Main Road & Land & Building of Basanti Ghosh.
- ON THE EAST** : Common Passage, Land of Laxmi Mondal and Madhab family's property.
- ON THE WEST** : 157, Rajdanga Main Road, Sil & Narayan Banerjee's House and common passage.
- ON THE SOUTH** : Residence of Raja Sen and Majumder's Land and common Passage.

Rajin Mondal.

IN WITNESS WHEREOF We, the Principals herein have set
and subscribed my hand and seal to these presents on this the 17th day
of February 2011.

SIGNED SEALED AND DELIVERED

at Kolkata in the presence of :-

1) Bapi Mondal

19 Rajbanya Mondal Thakurbari

P.S. Kachari Post-E.K.T.P
Kolkata-107

6. Deljani Ghosh

1. Piwan (Rukha Piwan)

2. Ayini Ghosh

3. Ganesh Shankar Jaiswal

4. Prasanna Mondal Read over and Explain
by Prasanna Mondal

5. Raju Mondal

7. Jayanta Mondal

8. Pulul Mondal 9. Subrata Mondal

EXECUTANT

2) Ranjit Pal
6, Old Post office Street
Kolkata - 1

ACCEPTED BY ME.

Pabitra Ghosh (PABITRA GHOSH)
ATTORNEY.

Drafted by me :

Ratan Pal
Ratan Pal (Advocate)
High Court, Calcutta.

Typed by :

S.K. Shaw
Subrata Kumar Shaw
6, Old Post Office street,
Kolkata-700001.

DATED THIS 17th DAY OF February, 2011

FROM

SMT. REKHA TIWARI & OTHERS

TO

SRI PABITRA GHOSH

GENERAL POWER OF ATTORNEY

RATAN PAL

Advocate

High Court, Calcutta.
C/o. G.C. Chandra & Co.
(Solicitors & Advocates),
6, Old Post Office Street,
Calcutta – 700001.



Government Of West Bengal
Office Of the A.R.A.-III KOLKATA
District:-Kolkata

Endorsement For Deed Number : IV - 00878 of 2011
(Serial No. 01314 of 2011)

On

Payment of Fees:

On 17/02/2011

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

Presented for registration at 17.10 hrs on :17/02/2011, at the Private residence by Ganesh Sankar Tiwari , one of the Executants.

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

Execution is admitted on 17/02/2011 by

1. Rekha Tiwari, wife of Swadesh Tiwari , 6 B, Middleton Street, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 , By Caste Hindu, By Profession : Business
2. Arjun Ghosh, son of Pabitra Ghosh , 111/1, P. Majumder Road, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700078 , By Caste Hindu, By Profession : Business
3. Ganesh Sankar Tiwari, son of Lt Shiv Kumar Tiwari , 6 B, Middleton Street, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 , By Caste Hindu, By Profession : Business
4. Nirmala Tiwari, wife of Ganesh Sankar Tiwari , 6 B, Middleton Street, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 , By Caste Hindu, By Profession : Business
5. Raju Mondal, son of Nemai Chandra Mondal , 20, Rajdanga Main Road, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700078 , By Caste Hindu, By Profession : Business
6. Debjani Ghosh, wife of Pabitra Ghosh , 111/1, P. Majumder Road, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700078 , By Caste Hindu, By Profession : Business
7. Jayanta Mondal, son of Nemai Chandra Mondal , 20, Rajdanga Main Road, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700078 , By Caste Hindu, By Profession : Business
8. Putul Mondal, wife of Aujdhya Mondal @ Bapi Mondal , 19, Rajdanga Main Road, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700078 , By Caste Hindu, By Profession : Business
9. Subrata Mondal, son of Nemai Chandra Mondal , 20, Rajdanga Main Road, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700078 , By Caste Hindu, By Profession : Business
10. Pabitra Ghosh, son of Lt Barindra Kumar Ghosh , 111/1, P. Majumder Road, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700078 , By Caste Hindu, By Profession : Business

19.2.11

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Additional Registrar of
Assurances III Kolkata
(Anup Kumar Mandal)

19 FEB 2011

ADDITIONAL REGISTRAR OF ASSURANCE-II



Government Of West Bengal
Office Of the A.R.A.-III KOLKATA
District:-Kolkata

Endorsement For Deed Number : IV - 00878 of 2011
(Serial No. 01314 of 2011)

Identified By Ratan Pal, son of . , High Court Cal, District:-Kolkata, WEST BENGAL, India, P.O. :- ,
By Caste: Hindu, By Profession: Advocate.

(Anup Kumar Mandal)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 18/02/2011

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.

Payment of Fees:

Amount By Cash

Rs. 7/-, on 18/02/2011

(Under Article : E = 7/- on 18/02/2011)

(Anup Kumar Mandal)
ADDITIONAL REGISTRAR OF ASSURANCE-III

19.2.11

(Anup Kumar Mandal)
ADDITIONAL REGISTRAR OF ASSURANCE-III



Divya (Rekha Pinar)

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|--------------|------|--------|------|--------|
| | | | | |
| Little | Ring | Middle | Fore | Thumb |
| (Left Hand) | | | | |
| | | | | |
| Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | |



Arya Lal -

| | | | | |
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| Little | Ring | Middle | Fore | Thumb |
| (Left Hand) | | | | |
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| Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | |



Ganesh Khoulce Zewar













































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| (Left Hand) | | | | |
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| Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | |



























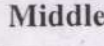

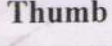
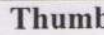

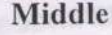




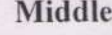

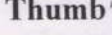
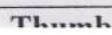

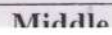


Asmita

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| Little | Ring | Middle | Fore | Thumb |
| (Left Hand) | | | | |
| | | | | |
| Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | |

SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | | |
|---|-----------------------|---|---|--|---|---|
|  | <i>Raju Mondal.</i> |  |  |  |  |  |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
|  | <i>Debjani Ghosh</i> |  |  |  |  |  |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
|  | <i>Jayanta Mondal</i> |  |  |  |  |  |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
|  | <i>Pulul Mondal</i> |  |  |  |  |  |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |

SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | | |
|--|-------------------------|--|--|---|--|--|
|  | <i>Subrata Mondal</i> |  Little |  Ring |  Middle |  Fore |  Thumb |
| | | (Left Hand) | | | | |
| | |  Thumb |  Fore |  Middle |  Ring |  Little |
| | | (Right Hand) | | | | |
|  | <i>Palita Gopal Pal</i> |  Little |  Ring |  Middle |  Fore |  Thumb |
| | | (Left Hand) | | | | |
| | |  Thumb |  Fore |  Middle |  Ring |  Little |
| | | (Right Hand) | | | | |
| PHOTO | |  Little |  Ring |  Middle |  Fore |  Thumb |
| | | (Left Hand) | | | | |
| | |  Thumb |  Fore |  Middle |  Ring |  Little |
| | | (Right Hand) | | | | |
| PHOTO | |  Little |  Ring |  Middle |  Fore |  Thumb |
| | | (Left Hand) | | | | |
| | |  Thumb |  Fore |  Middle |  Ring |  Little |

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
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being No 00878 for the year 2011.




(Anup Kumar Mandal) 19-February-2011
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A.-III KOLKATA
West Bengal