

8530/13

IV 00816

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50

भारत



INDIA

FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 893490

GENERAL POWER OF ATTORNEY

2102 430 A 3

KNOW ALL MEN BY THESE PRESENTS, We, (1) Sri Manmatha —
Sardar, son of Late Kailash Ram Sardar, by Faith- Hindu, by Nationality-
Indian, by Occupation- Cultivation, (2) Smt. Kalpana Sardar, wife of Sri
Manmatha Nath Sardar, by Faith- Hindu, by Nationality- Indian, by

Contd/P2

Certified that the document is submitted
to registration. The Signature sheet and
the endorsement sheets attached with
this document are the part of this
document.

Addl. District Sub Registrar
Behala, South 24 Parganas



107720

Sold to.....
Address.....
Value Rs.....
23 SEP 2013
L.S.V. High Court
Sujit Sarker
High Court A.C.

Avishek Guha for
HCC

Prineed m. Baskin



A.D.S.R. Behala
24 SEP 2013
Dist. South 24 Pgs.

IDENTIFIED BY ME

Avishek Guha

Advocate

AVISHEK GUHA

Advocate

High Court, Calcutta

130/A, Sagar Mahal Road,
Parnasree, Kolkata-700060



Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 3
Page from 187 to 202
being No 00816 for the year 2013.





(Asish Goswami) 25-September-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A.D.S.R. BEHALA
West Bengal










Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BEHALA, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 08530 / 2013, Deed No. (Book - IV , 00816/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Manmatha Sardar Village: Rampur, Thana:-Maheshtala, P.O. :-M :-M - Gobindapur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141	 24/09/2013	 LTI 24/09/2013	মন্মথ সর্দার 24/09/2013









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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Manmatha Sardar Address -Village:Rampur, Thana:-Maheshtala, P.O. :-M - Gobindapur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141	Self	 24/09/2013	 LTI 24/09/2013	মন্মথ সর্দার
2	Kalpna Sardar Address -Village:Rampur, Thana:-Maheshtala, P.O. :-M - Gobindapur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141	Self	 24/09/2013	 LTI 24/09/2013	কল্পনা সর্দার
3	Biju Sardar Address -Village:Rampur, Thana:-Maheshtala, P.O. :-M - Gobindapur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141	Self	 24/09/2013	 LTI 24/09/2013	Biju Sardar
4	Raju Sardar Address -Village:Rampur, Thana:-Maheshtala, P.O. :-M - Gobindapur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141	Self	 24/09/2013	 LTI 24/09/2013	Raju Sardar



Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BEHALA, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 08530 / 2013, Deed No. (Book - IV , 00816/2013)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Sonatan Mondal Address -Sapa Mirja Nagar (Purbopara), Kolkata, Thana:-Maheshtala, P.O. :-Sarkarpool, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141	Self	 24/09/2013	 LTI 24/09/2013	Sonatan Mondal
6	Sk. Jhantu Address -Govt. Housing State (Phase - I), Block No. - H / 1, Room No. 8, Kolkata, Thana:-Maheshtala, P.O. :-Sarkarpool, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700143	Self	 24/09/2013	 LTI 24/09/2013	Sk Jhantu
7	Binod Kumar Balmiki Address -Sapa Mirja Nagar (Baidyapara), Kolkata, Thana:-Maheshtala, P.O. :-Sarkarpool, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700143	Self	 24/09/2013	 LTI 24/09/2013	Binod Kumar Balmiki
8	Sudarshan Mondal Address -Sapa Mirja Nagar (Purbopara), Kolkata, Thana:-Maheshtala, P.O. :-Sarkarpool, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700143	Self	 24/09/2013	 LTI 24/09/2013	Sudarshan Mondal

Name of Identifier of above Person(s)

Avishek Guha
High Court, Calcutta, District:-Kolkata, WEST BENGAL, India,

Signature of Identifier with Date

Avishek Guha
24/9/13





(Asish Geswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A.D.S.R. BEHALA





Government Of West Bengal
Office Of the A.D.S.R. BEHALA
District:-South 24-Parganas

Endorsement For Deed Number : IV - 00816 of 2013
(Serial No. 08530 of 2013 and Query No. 1607L000014614 of 2013)

On 24/09/2013

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. 7.00/-, on 24/09/2013

(Under Article : ,E = 7/- on 24/09/2013)

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.- /-

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

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

Presented for registration at 12.35 hrs on :24/09/2013, at the Office of the A.D.S.R. BEHALA by Manmatha Sardar , one of the Executants.

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

Execution is admitted on 24/09/2013 by

1. Manmatha Sardar, son of Lt. Kinu Ram Sardar , Village:Rampur, Thana:-Maheshtala, P.O. :-M - Gobindapur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141, By Caste Hindu, By Profession : Cultivation
2. Kalpana Sardar, wife of Manmatha Nath Sardar , Village:Rampur, Thana:-Maheshtala, P.O. :-M - Gobindapur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141, By Caste Hindu, By Profession : House wife
3. Biju Sardar, son of Manmatha Nath Sardar , Village:Rampur, Thana:-Maheshtala, P.O. :-M - Gobindapur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141, By Caste Hindu, By Profession : Service
4. Raju Sardar, son of Manmatha Nath Sardar , Village:Rampur, Thana:-Maheshtala, P.O. :-M - Gobindapur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141, By Caste Hindu, By Profession : Service
5. Sonatan Mondal, son of Lt. Radha Nath Mondal , Sapa Mirja Nagar (Purbopara), Kolkata, Thana:-Maheshtala, P.O. :-Sarkarpool, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141, By Caste Hindu, By Profession : Business



(Signature)

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

24/09/2013 13:33:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.D.S.R. BEHALA
District:-South 24-Parganas

Endorsement For Deed Number : IV - 00816 of 2013
(Serial No. 08530 of 2013 and Query No. 1607L000014614 of 2013)

6. Sk. Jhantu , son of Lt. Sk. Fazal , Govt. Housing State (Phase - I), Block No. - H / 1, Room No. 8, Kolkata, Thana:-Maheshtala, P.O. :-Sarkarpool, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700143, By Caste Muslim, By Profession : Business
 7. Binod Kumar Balmiki, son of Rajpal Balmiki , Sapa Mirja Nagar (Baidyapara), Kolkata, Thana:-Maheshtala, P.O. :-Sarkarpool, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700143, By Caste Hindu, By Profession : Business
 8. Sudarshan Mondal, son of Sufal Mondal , Sapa Mirja Nagar (Purbopara), Kolkata, Thana:-Maheshtala, P.O. :-Sarkarpool, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700143, By Caste Hindu, By Profession : Business
- Identified By Avishek Guha, son of ., High Court, Calcutta, District:-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate.

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA



Binod kumar balmiki



অনু/অ অধীক

রাজপাল বালমিকি

Bijin Sardar

Raju Sardar

Sonatan Mondal

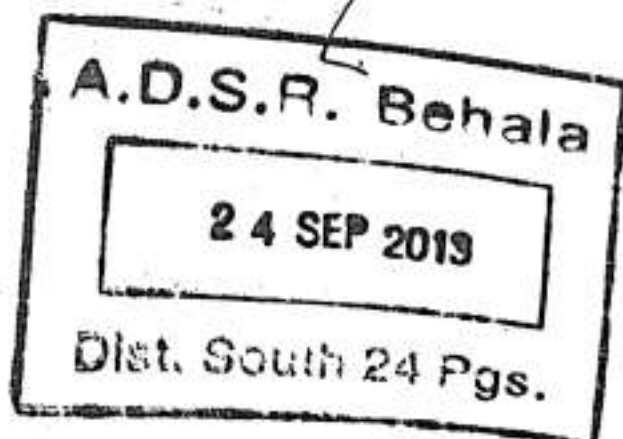
SK Jhantu

Binod kumar balmiki

সুজাতা মন্ডল

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA



Occupation- House Wife, (3) Sri Biju Sardar, son of Sri Manmatha Nath Sardar, by Faith- Hindu, by Nationality- Indian, by Occupation- Service and (4) Sri Raju Sardar, son of Sri Manmatha Nath Sardar, by Faith- Hindu, by Nationality- Indian, by Occupation- Service, No. 1 to 4 all are residing at Village- Rampur, Post Office M-Gobindapur, Police Station Maheshtala, Kolkata-700141, District 24 Parganas (South), **SEND**

GREETINGS:

WHEREAS We the above named executants are the joint lawful Owner in respect of the property of All That piece and parcel of Land measuring an area more or less 21 Cottahs 8 Chittacks which are lying and situated at Mouza- Rampur, J.L. No. 10, Touzi No. 9, R.S No. 351 and 352 comprised in Old Khatian No. 8, 206 and 147, Hal Khatian No. 387 and 402, L.R. Khatian No. 262, 841 and 842 appertaining to R.S. Dag No. 351 and 354, L.R. Dag No. 477 and 474 in the District 24 Parganas (South) under P.S. Maheshtala, D.S.R. II. at Alipore and A.D.S.R. Behala, Holding No. C2-91/88/1,2,3,4,5, G.L. Roy Road, within the limits of the Maheshtala Municipality, Ward No.11, By virtue of a Bengali Registered Deed of Gift registered at Sub-Registrar at Alipore, which was recorded in Book No. 1, Volume No. 37, Pages 5 to 7, Being No. 1429, for the year 1967 and by virtue of a Bengali Registered Deed of Conveyance registered at Sub-Registrar at Alipore on 15.01.1986 and entered in Book No 1, Volume No 15, Pages 35 to 43, Being No. 540, for the year 1986 and by virtue of a Bengali Registered Deed of Gift registered at A.D.S.R. Behala On 19.08.2011 and entered in Book No 1, C D Volume No 26, Pages 4661 to 4679, Being No. 09656, for the year 2011 and by virtue of a Bengali Registered Deed of Gift registered at A.D.S.R. Behala on 19.08.2011 and entered in Book No 1, CD Volume No 26, Page 4680 to 4700 Being No. 09655, for the year 2011 from the then owners and possessors as mentioned thereto.



AND WHEREAS We being the present Owners possessing and enjoying jointly the same more fully and particularly described in the Schedule written hereunder and said landed property situated within Maheshtala Municipality and has been paying the Taxes to the Municipal Authority and also to the Government of West Bengal.

AND THUS WHEREAS in the manner aforesaid we became the absolute Owner, seized and possessed of or otherwise became well and sufficiently entitled to all that the said land measuring an area more or less 21 Cottahs 8 Chittacks lying and situate in Mouza- Rampur, J.L. No. 10, Touzi No. 9, R.S. No. 351 and 352 comprised in Old Khatian No. 8, 206 and 147, Hal Khatian No. 387 and 402, L.R. Khatian No. 262, 841 and 842 appertaining to R.S. Dag No. 351 and 354, L.R. Dag No. 477 and 474 respectively in the District 24 Parganas (South) under P.S. Maheshtala, D.S.R. II. at Alipore and A.D.S.R. Behala, within the limits of the Maheshtala Municipality, under Ward No.11, Holding No. C2-91/88/1,2,3,4,5, G.L. Roy Road, Kolkata- 700141 at the absolute exclusion of any and/or all claims, demands, right, title and interest of others in respect of the said land measuring an area more or less 21 Cottahs 8 Chittacks more fully and described in the Schedule written hereunder.

AND WHEREAS due to our personal difficulties we are not in a position to look after, manage, control, supervise and administer the aforesaid property directly by ourselves and it has been expedient and necessary to appoint attorney or attorneys who will look after, manage, control, supervise and administer the aforesaid property on behalf of ours.

NOW KNOW YE BY THESE PRESENTS We, the said (1) Sri Manmatha, — Sardar, (2) Smt. Kalpana Sardar, (3) Sri Biju Sardar and (4) Sri Raju Sardar do hereby nominate, constitute and appoint 1) **SRI**



SONATAN MONDAL, son of Late Radha Nath Mondal, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Sapa Mirja Nagar (Purbopara), P.O. Sarkarpool, Police Station- Maheshtala, Kolkata- 700141, District South 24 Parganas, 2) **SE. JHANTU**, son of Late Sk. Fazal, by Faith-Muslim, by Nationality-Indian, by Occupation- Business, residing at Govt. Housing State (Phase-I), Block No- H/1, Room No. 8, P. O. Sarkarpool, P.s. Maheshtala Kolkata- 700143, District South 24 Parganas, 3) **SRI BINOD KUMAR BALMIKI** son of Sri Rajpal Balmiki, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Sapa Mirja Nagar (Baidyapara), P.O. Sarkarpool, Police Station- Maheshtala, Kolkata-700143, District South 24 Parganas and 4) **SRI SUDARSHAN MONDAL** son of Sri Sufal Mondal, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Sapa Mirja Nagar (Purbopara), P.O. Sarkarpool, Police Station- Maheshtala, Kolkata- 700143, District South 24 Parganas, as our true and lawful attorneys for us in our name and on our behalf to do, execute and perform inter alia the following acts, deeds, matters and things in respect of the property described in the schedule hereunder written.

1. To represent us before the authority of the Maheshtala Municipality, the Calcutta Electric Supply Corporation and all Govt. Offices, Courts and to sign all applications, petitions, documents, affidavits, declaration in respect of the said property morefully mentioned in the Schedule hereto.
2. To appoint plan maker or Architect, to prepare a plan and/or plans and to sign on my behalf the said plan or plans and all drawings sketches, maps and other relevant documents, declarations and Deed of Gifts in favour of the Maheshtala Municipality as would be necessary for such sanction and to submit the same before the Maheshtala Municipality for sanction to deposit sanction fees and other fees or plan and for alteration, amendment and/or modification thereof and/or re-submit them before the competent authorities of the Maheshtala Municipality for sanction in our Name and on our behalf and to collect and receive such plan or plans after sanction from the Maheshtala Municipality.



3. To look after, manage, control and supervise the land at Maheshtala, Holding No. C2-91/88/1,2,3,4,5, G.L. Roy Road, P.S. Maheshtala, Kolkata- 700143, District South 24 - Parganas, in Ward No. 11, of the Maheshtala Municipality morefully and particularly described in the schedule hereunder written after amalgamation with the adjacent property or properties.
4. To negotiate on terms and conditions for and to agree with and enter into and conclude any agreement for sale and sell our said property fully mentioned and described in the Schedule hereto to any purchaser or purchasers at such price which our said attorneys in their absolute discretion think proper and/or to cancel and/or repudiate the same.
5. Be it noted that this **Power Of Attorney** is being granted in favour of the said Attorneys without any Consideration and no right title and interest is created in favour of the Attorneys on the Property which is the subject matter of this Power Of Attorney and further that the said Attorneys shall not hereby obtain any right to make any Construction, or Development Work on the said Property. To receive from the intending purchaser or purchasers any earnest money and /or advance or advances and also the balance of purchase money and to give good, valid receipt and discharge for the same, which will protect the purchaser or purchasers or the property morefully, mentioned in the Schedule hereto and to credit the sale proceeds to our Bank Account.
6. Upon such receipt as aforesaid in my name and as my act and deed to sign execute and deliver any conveyance or conveyances of my above mentioned property in favour of the said purchaser or purchasers or his/her or their nominee or nominees.
7. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which my said attorneys shall consider necessary for conveying the said property mentioned in the Schedule hereto to the said purchaser or purchasers as fully and effectually in all respect as we could do the same ourselves.
8. To issue No- Objection Certificate to any intending purchaser/s for taking house building loan from any Bank, Company/ Firm, Financial Institution or Person against the sale of the said property.

Bimal M. Chakravarty



9. To sign, execute, admit, execution of and present for registration and register Sale Deed, Agreement for Sale on our behalf in respect of the said property in favour of the intending purchaser/purchasers before competent Registering Authority and have them registered according to law which we can do the same ourselves.
10. To represent us before the any court to all intents and purpose in connection with any suit or legal proceedings.
11. To appear for and prosecute and defend all actions and proceedings, to sign and verify all complaints, written statements and other pleadings, applications, petitions or documents to the court, to deposit, withdraw and receive documents and any money or moneys from the court or from the opposite party, either in execution of the decree or otherwise and, on receipt of payment thereof, to sign and deliver for us proper receipts and discharges for the same.
12. To engage and appoint any solicitor, advocate or advocates or counsel to act and plead and otherwise conduct the said case whenever our said attorneys think proper to do so.
13. To sign and give notice or notices to any tenant or tenants and other occupiers of the lands and buildings to our estate, to quit and vacate or to repair any damage or to abate any nuisance or to remedy a breach of covenant or contract or for any other purpose or purposes whatsoever and to avail of and enforce all remedies open to us in respect thereof and to enter into any such property or properties with a view to inspecting the same or exercising any right vested in our.

AND We do hereby ratify and confirm all or whatsoever other act or acts our said Attorneys shall lawfully do execute or perform or caused to be done and executed or performed in connection with sale of the said property morefully mentioned in the Schedule below under.



THE SCHEDULE ABOVE REFERRED TO
(Description of the property)

ALL THAT piece and parcel of land measuring an area more or less 21 Cottahs 8 Chittacks lying and situate at Mouza- Rampur, J.L. No. 10, Touzi No. 9, R.S No. 351 and 352 comprised in Old Khatian No. 8, 206 and 147, Hal Khatian No. 387 and 402, L.R. Khatian No. 262, 841 and 842 appertaining to R.S. Dag No. 351 and 354, L.R. Dag No. 477 and 474 in the District 24 Parganas (South) under P.S. Maheshtala, D.S.R. II. at Alipore and A.D.S.R. Behala, Holding No. C2-91/88/1,2,3,4,5, G.L. Roy Road, within the limits of the Maheshtala Municipality, Ward No.11, Kolkata- 700141, and the same is butted and bounded in the manner follows:-

On the North:	Plot of Ganesh Pramanick and Longia Motors.
On the South:	Plot of Ramswarup Dayal.
On the East:	12' Wide Road.
On the West:	Property of Chapdani Industries.

Primal m. Balm...



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મનુષ્યના મનુષ્ય
રક્તની પાસે
? Rajin Sander
Rajin Sander

- SIGNATURE OF THE EXECUTANTS

Accepted by us

Sonata model
"BX Transfer"

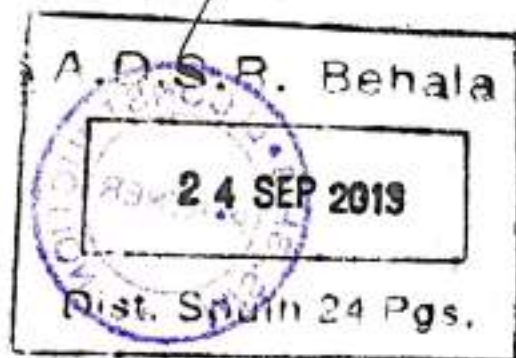
Biriel wa Balmi
Sikilisi Sikilisi












SIGNATURE OF THE ATTORNEYS

DRAFTED & PREPARED BY :












Issued to Bahman
















		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name
 Signature મણીભાઈ












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	left hand					
	right hand					

Name
 Signature અનંતભાઈ

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name
 Signature Rishi Sardar



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	left hand					
	right hand					

Name
 Signature Raju Sandan

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right hand					

Name Sanatan Mondal
Signature Sanatan Mondal

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SK Dhanu
Signature SK Dhanu

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left hand					
right hand					

Name Binod Kumar Balmiki
Signature Binod Kumar Balmiki

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left hand					
right hand					

Name Gudashan Mondal
Signature Gudashan Mondal



