

2587

2417hs

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

NR No 912/15

R 919141

Certified that the document is admitted to registration. The Signatur Sheet and endorsement Sheet which are attached in this document are the part of this document

A D S R Howrah

08 MAY 2015

POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY is made on this 8th day of May, 2015 BETWEEN **SMT. PARBATI BAI BAGRI @ PARWATI BAGRI**, wife of Nawal Kishore Bagri, by faith Hindu, by occupation Business, residing at 23, Jain Das Road, Kolkata 700029, hereinafter called and referred to as the **"FIRST**

पार्वती बाई बागरी

Contd. ... 2

Contd. ... 3

SL. No. 1576 DATE 07/5/2015

VALUE.....RUPEES.....PAISE.....

NAME.....Mangal Murti Developers (P) Ltd

ADDRESS.....268, G.T. Road, Liluah Howrah

STAMP VENDOR - SOUMYA BANERJEE
CIVIL COURT, HOWRAH

[Handwritten signature]

वावणी वाई वावणी



1274

वावणी वाई वावणी



1275

MANGALMURTI DEVELOPERS PVT. LTD.



Harindra Singh
Director

Additional District
Sub. Registrar Howrah



1276

MANGALMURTI DEVELOPERS PVT. LTD.

Anita Mishra
Director

08 MAY 2015

[Handwritten signature]

JAGDISH K R SONY
5/1 Kumbheshik Teta Main
Ra col. P.S. Rahata Kot-38
Kusmenad

**PARTY/ OWNER/ LANDLORD/ PRINCIPAL/
EXECUTANT**

AND

MANGAL MURTI DEVELOPERS PVT. LTD.,
having its office at 268, G.T. Road, Liluah, Howrah,
represented by its **Director** 1) **DR. HARINDRA SINGH,**
son of Late Parash Singh and 2) **SMT. ANITA MISHRA,**
wife of B. Mishra, hereinafter called and referred to as
the **"SECOND PARTY/ DEVELOPER/ ATTORNEY"**

KNOW ALL MEN BY THESE PRESENTS that I **SMT.
PARBATI BAI BAGRI @ PARWATI BAGRI,** wife of
Nawal Kishore Bagri, by faith Hindu, by occupation
Business, residing at 23, Jain Das Road, Kolkata
700029, hereinafter referred to as the **"OWNER/
LANDLADY/ PRINCIPAL/ EXECUTANT"**

WHEREAS I the Principal/Executant/First party is
the owner and occupier of ALL THAT piece and parcel of
2 (Two) Bigha 01 (One) Cottah 8 (Eight) Chittak 14
(Fourteen) Sq. ft. and/or 68.60 Decimal with old
dilapidated structures standing thereon all comprised in
Bally Municipal Holding No. 10, Agrasain Street, formerly
Duffer Street, Liluah, P.S. Belur, District Howrah, and

also within Mouza Malipanchghora, J.L. No. 17, L.R. Dag No. 216, 221 and 222 comprised within L.R. Khatian No. 395, within the local jurisdiction of District Sub-Registry Office and Additional District Sub Registry Office at Howrah TOGETHER WITH the right, easement and common passage attached with the property mentioned above, which is morefully described in the Schedule herein below and hereinafter called the SAID PROPERTY.

AND WHEREAS I the Owner/First Part/Principal herein is in peaceful and uninterrupted possession of the said property by paying necessary taxes and all outgoings before the concerned authorities till date and the said property is free from all encumbrances attachments and charges.

AND WHEREAS while I seized and possessed of the said property desirous to invest my aforesaid property in a profitable manner by constructing a multistoried building through Promoter/Developer.

AND WHEREAS since I am not technically expert and financially strong to undertake the construction work myself I resorted to take proper assistance of the

Promoter/Developer having sound financial stability and technical knowledge.

AND WHEREAS the Party of the Second Part/ Developer namely **MANGAL MURTI DEVELOPERS PVT. LTD.**, having its office at 268, G.T. Road, Liluah, Howrah, represented by its Director 1) **DR. HARINDRA SINGH**, son of Late Parash Singh and 2) **SMT. ANITA MISHRA**, wife of B. Mishra approached me and made a proposal to develop the said property by way of construction of the said new building in accordance with the sanctioned Plan by arranging financial resources from their own side.

AND WHEREAS on the basis of such approach, the Developer being experienced in developing the said property has agreed to develop the said property at its own cost and expenses in the terms and conditions morefully contained in the Development Agreement.

AND WHEREAS in the manner as aforesaid I the Principal herein has entered into a Development Agreement dated ..08..05.2015 with **MANGAL MURTI DEVELOPERS PVT. LTD.**, having its office at 268, G.T.

FIELD NO. UP
A

Road, Liluah, Howrah, represented by its Director 1) **DR. HARINDRA SINGH**, son of Late Prakash Singh and 2) **SMT. ANITA MISHRA**, wife of B. Mishra, being the Development Agreement which has been registered in the office of Additional District Sub-Registrar at Howrah and recorded in Book No. 1, Being 2416 for the year 2015 and by that Agreement the ratio has been settled in between ourselves as 45:55 that means I will get more or less 45% constructed area out of the total constructed / salable area of the proposed building but out of my said allocation (45% constructed area) the Developer shall get 5715 Sq. ft. super built up area AND the Developer shall also get more or less 55% constructed area out of the total constructed / salable area TOGETHER WITH 5715 Sq. ft. super built up area out of Owner 's allocation which is morefully described in the said registered Development Agreement. Now to proceed the development work smoothly it has become expedient to make, execute and register a General Power of Attorney for the Development of the property as well as to sell out the units / flats of the said proposed building, wherein and whereby I want to appoint the said Developer as my lawfully constituted Attorney to do all

1/24/16
DR. HARINDRA SINGH

acts, deeds, things and cause to be done and perform in respect of my said property in terms of the said Development Agreement on my behalf.

NOW KNOW YE ALL MEN by these presents that I, the above named Appointer/Owner/First Part do hereby nominate, constitute and appoint **MANGAL MURTI DEVELOPERS PVT. LTD.**, having its office at 268, G.T. Road, Liluah, Howrah, represented by its **Director** 1) **DR. HARINDRA SINGH**, son of Late Parash Singh and 2) **SMT. ANITA MISHRA**, wife of B. Mishra, hereinafter referred to as the "**APPOINTEE/SECOND PARTY**" as my true and lawful Attorney to do all acts, things, perform, execute and cause to be done, executed and performed in the Schedule hereunder written as mentioned below in my name and on my behalf that is to say.

- 1) To sign, enter into take possession for managerial work and charge for and look after manage and administrate the said premises including all the messuages tender hereditaments premises or any part thereof and also take possession and to administer all the effects thereof in my name and on my behalf.

- 2) To appoint any architect, contractor, Developers or Promoter for the construction of building on the land comprised in the said property on my behalf.
- 3) To receive consideration money or earnest money or deposit in respect of newly constructed building/ buildings and also to realize and obtain all money which may hereafter become payable in connection therewith and to sign give and grant sufficient and effectual receipts in respect of Developer's allocation only.
- 4) To ask, demand, sue for recovery and receipt from all and every person, firms, land acquisition, collectors, State of West Bengal, Central Government, Bodies or Public Bodies or Corporate whom it both shall or any concern all sums of money debits dues goods effects and things of whatsoever nature or description which now are on which at any time or times hereafter shall or may become due or owing or payable to or recoverable by me in connection with and/or in relation to the said premises to give and grant sufficient and effectual receipts, discharges for the same and also to settle any accounts relating to the said premises with any person or persons, firms, bodies public or

corporation or local State or Central Governments whatsoever to pay or receive the balance whereof as the case may be required and to carry on correspondence with all of them in my name and on my behalf.

- 5) To present, sign and execute all Sale Deeds and/or documents and/or Agreement relating to and/or in respect of any transfer assignment or sale of any portion or portions of newly constructed building so far as Developer's allocation is concerned to the appropriate authority of registration and to appear and represent for the said property before such authority and to admit execution or to execute for the registration of such Deeds and/or documents of instruments for registration and/or to receive such deeds, and/or documents and to deliver the same to the concerned transferee and/or appoint to any such person/persons by way of registration such documents or deeds or instruments and/or to do all such acts, deeds and things as may be fit and proper for the greater interest of myself on my name and on my behalf of the said DEVELOPERS ALLOCATION.

- 6) To take prepare or cause to be made or prepared all any sketches, plans, applications and all other papers or documents as may be necessary and/or required for the purpose construction and/or in re-construction with and/or relating to the construction and/or erection of building in or upon the land comprised in the said premises or any part of any portion whereof which is to be made, signed, sealed, executed, affirmed, endorsed, verified and delivered for the said purpose on my behalf.
- 7) To make, sign, seal, execute, affirm and endorse, verify and deliver all or any such schemes, applications and all other papers or documents as may be necessary and/or required for the purpose of and/or for and/or in connection with and/or relating to the construction and/or re-construction and/or erection of building/buildings in or upon the said land or said premises or any part or portion thereof, which is to be made, signed, sealed, executed, affirmed, endorsed, verified and delivered for the said purpose in my name and on my behalf.
- 8) To make over, submit file and deliver on such schemes, applications and/or all other papers and on documents which may be necessary and/or

required for any of the said purpose relating to the construction in the said premises before the Bally Municipality, Settlement Department, Improvement Trust, Fire Brigade, Authority, Competent Authority under the Urban Land (Ceiling & Regulation Act), 1976, CESC, Police Authorities, Insurance Company or any other Judicial Administrative or Revenue Authority, State or Central Govt. Authority/ Authorities or any other local or public authority or authorities whatsoever in order to get all or any of aforesaid schemes sanctioned as aforesaid and to make, sign, seal, execute, endorse, affirm, verify and deliver all applications, petitions, papers and/or documents as may be necessary and/or required for the said purpose and the same to make over present and deliver and to submit the file before the aforesaid authorities relating to the said building Plan sanctioned in my name and on my behalf.

- 9) To get back or receive the sanctioned Plan for construction or building/buildings in or upon the said land/premises thereof and/or for obtaining of filtered and/or unfiltered water connection, drains and/or sewerage connection (to be submitted for

being sanctioned by the Bally Municipality or improvement Trust or Fire Brigade Authorities) on my behalf.

- 10) To sign, execute and /or register all or any documents, instruments, agreement for the sale and/or transfer of flat or flats /shop /Godown/ parking of the Developer's allocation (55% constructed area out of total constructed area together with 5715 Sq. ft. super built up area out of Owner's allocation) along with undivided impartible proportionate share of land thereof according to the West Bengal Ownership Apartment Act, 1972 upon the newly constructed building or buildings on the said premises to any person, persons, firms or company and will present such documents, instruments or deeds or conveyance for the sale for registration to the District Sub-Registry Office Howrah, Additional District Sub-Registry Office Howrah or Registrar of Assurance, Calcutta and adequate and competent authority such documents, instruments, Sale deed, Deeds, Conveyance on my behalf

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স্বত্ব

- 11) To appear and represent me before all or any judicial administrative revenue or legal authority.

authorities, Calcutta Electric Supply Corporation, Collectorate, Insurance Company, Notary Public, Registrar of 1st Classes, Police Station, Settlement Department, Police Commissioner, Income Tax Department or any Central or State Govt. Department or State Govt. Department or other public bodies corporation, Bally Municipality, Rent Controller and/or any Arbitrator appointed on behalf of me and to make sign, affirm, verify and execute all necessary papers, documents, applications, writ notices petition pleadings and affidavits and submit the same to all or any of the aforesaid Authorities and/or Government offices and/or public bodies and/or Rent Controller and/or Arbitrators and to make all such steps as will be required, necessary proper and fit for the said development project.

- 12) To make sign, execute, affirm, verify, present and file all application, petitions, complaints, written statements, Memo of Appeals, Affidavits and tabular statements and such other papers and documents or pleadings, necessary and expedient and to be made signed, executed, affirmed, presented or filed

or such documents, again to receive back on my behalf.

- 13) The ratio as has been settled as per Development Agreement mentioned above the Developers will handover the possession of the Owners' allocation within the stipulated period of time as mentioned in the Development Agreement to the Owner as per terms and conditions morefully contained in the said Development Agreement.
- 14) This Power of Attorney will be automatically cancelled after completion of the total process of development i.e. the entire construction as well as selling out the allocable portion of Developer as embodied in the said registered Development Agreement.
- 15) All the receipts payable to the Principal, must be paid to her (i.e. to the Principal).

AND GENERALLY to do all that is more may be necessary and proper for the aforesaid.

AND I, the said Appointer, do hereby agree to ratify and confirm all and whatsoever as aforesaid shall

lawfully do or cause to be done the premises by virtue of these presents.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 2 (Two) Bigha 01 (One) Cottah 8 (Eight) Chittak 14 (Fourteen) Sq. ft. and/or 68.60 Decimal with old dilapidated structures standing thereon all comprised in Bally Municipal Holding No. 10, Agrasain Street, formerly Duffer Street, Liluah, P.S. Belur, District Howrah, and also within Mouza Malipanchghora, J.L. No. 17, L.R. Dag No. 216, 221 and 222 comprised within L.R. Khatian No. 395, with right to use the attached common passage and other easements and amenities attached to the property under development and being butted and bounded as follows:-

- On the North: Railway Colony and Municipal Drain.
- On the South: Agrasain Street.
- On the East : Property of Ramesh Nangalia.
- On the West : Boundary wall of Manaksia Factory.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their hands and seals on the day, month and year first above written.

WITNESSES :-

1) Pawan kr Bagri
23, Jatan Das Road
K01-29

जावनी लई बागडी

Signature of the Executant

2) HANUMANT DAS B.M.D.A.
23 Jatan Das Road
Kolkata- 700029

I accept the power

MANGALMURTI DEVELOPERS PVT. LTD.

Harindra Singh
Director

MANGALMURTI DEVELOPERS PVT. LTD.

3. Anita Mishra
134, S.F. ROAD
LILUAN, HANCOCK

Anita Mishra

Signature of the Developer

4. Drafted by me and
Prepared in my Sheristha.

And Read over and explained in
presence of me & my

Advocate

Advocate

Typed by : P. Kalyan

SPECIMEN FORM FOR TEN FINGERPRINTS



पार्वती नाई नागडी

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Harindra Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Anita Mishra

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Government Of West Bengal
Office Of the A.D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 02417 of 2015
(Serial No. 02587 of 2015 and Query No. 0502L000004766 of 2015)

On 08/05/2015

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) of Indian Stamp Act 1899

Payment of Fees:

Amount By Cash

Rs 700/- on 08/05/2015

(Under Article E = 7/- on 08/05/2015)

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 -6 04 41 372/-

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 09.00 hrs on 08/05/2015 at the Private residence by Parbati Bai Bagni @ Alias Parwati Bagni Executant

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

Execution is admitted on 08/05/2015 by

1: Parbati Bai Bagni @ Alias Parwati Bagni, wife of Lt Nawal Kishore Bagni, 23, Jatin Das Rd, District-Kolkata, WEST BENGAL, India. By Caste Hindu. By Profession House wife

2: Hanindra Singh
Director, Mangal Murti Developers Pvt Ltd, District-Howrah, WEST BENGAL, India.
By Profession Business

3: Anita Mishra
Director, Mangal Murti Developers Pvt Ltd, District-Howrah, WEST BENGAL, India.
By Profession Business

Identified By Kishan Lal Soni, son of Lt G Lal Soni, 57 Buroshibtalla Main Rd, District-Kolkata, WEST BENGAL, India. By Caste Hindu. By Profession Business.

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

08/05/2015 17:48:00

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 4408 to 4428
being No 02417 for the year 2015.



(Panchali Munshi) 12-May-2015
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. HOWRAH
West Bengal