

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

N 240991

Certified that the document is admitted to
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.

District Sub-Register-II
Alipore, South 24 Parganas

GENERAL POWER OF ATTORNEY (DEVELOPMENT)

TO WHOM AND KNOW ALL BY THESE PRESENTS shall come 05 MAR 2014

I, SRI ARUP RATAN SAHA, son of Late Birendra Nath Saha, by
faith Hindu, by occupation- Retired, by nationality Indian,
residing at 12A, Bhupen Roy Road, Police Station- Behala,
Kolkata- 700034, District 24-Parganas (South), hereinafter
called and referred to as the **PRINCIPAL**

SEND GREETINGS

regularly in respect of the aforesaid property;

2014
No. 51827
Name: A.K. Mukhopadhyay • Advocate
Address: Alipore Judges Court, Kol-27
Value Rs. 50/-
BIDRU.
Licence
Alipore Judges Court (S)
Licence Stamp Vendor Signature



District Sub-Register-II
Alipore, South 24 Parganas

05 MAR 2014

Ananti Saha
W/O R.N. Saha
Alipore Judges Court
Kol-27

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 4278 to 4292
being No 02552 for the year 2014.



(Malay Chakraborty) 06 March 2014
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. -II SOUTH 24-PARGANAS
West Bengal

WHEREAS by virtue of a registered Deed of Indenture, dated 6th May, 1988 (Bengali year 23rd Baishak 1395), one Srimati Smriti Kona Saha gifted, conveyed and transferred a plot of land measuring an area of 4 (four) Cottahs 1 (one) Chittaks 20 (twenty) Sq. Ft. more or less, equivalent to 7 (seven) Decimals of bastu land, together with structure standing thereon, situated and lying at Mouza- Chandipur now Behala appertaining to R.S. Khatian No. 715, C.S. Dag No. 7232 and R.S. Dag No. 9972, within the Kolkata Municipal Corporation (S. S. Unit) being Premises No. 12A, Bhupen Roy Road, within the limits of the Kolkata Municipal Corporation, under Ward No. 120, previously known as Holding No. 12, (Assessee No. 411200202434), in the District of South 24-Parganas, in favour of the present owner Sri Arup Ratan Saha which was registered at District Sub-Registrar Office, Alipore, South 24-Parganas, recorded in Book No. I, Volume No. 97, Pages 142 to 148, Being No. 4985 for the year 1988;

AND WHEREAS thus the present owner hold and possess total land measuring an area of 4 (four) Cottahs 1 (one) Chittaks 20 (twenty) Sq. Ft. more or less free from all encumbrances and also mutated his name in the record of the Kolkata Municipal Corporation being Premises No. 12A, Bhupen Roy Road, Police Station- Behala, Kolkata-700034, being Assessee No. 41-120-02-02434, and paying taxes regularly in respect of the aforesaid property;



[Handwritten signature]

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AND WHEREAS I the PRINCIPAL is the absolute owner of the aforesaid property morefully described in the *Schedule* hereunder;

AND WHEREAS due to my personal difficulties I am not in a position to look after, manage, control supervise and properly administer my aforesaid property and it has become expedient and necessary to appoint an **ATTORNEY** who will look after, manage, control supervise and administer my aforesaid property on my behalf;

AND WHEREAS in this context, I the PRINCIPAL **SRI ARUP RATAN SAHA**, son of Late Birendra Nath Saha, by faith Hindu, by occupation- Retired, by nationality Indian, residing at 12A, Bhupen Roy Road, Police Station- Behala, Kolkata- 700034, District 24-Parganas (South), herein do hereby appoint, nominate empower and constitute **MR. BIPRABHANU PATHAK**, son of Sri Dhrubasish Pathak, by faith Hindu, by occupation Business, by nationality Indian, residing at 31/N/1, Siddhinath Chatterjee Road, Police Station- Behala, Kolkata- 700034, as my true and lawful **ATTORNEY** for me and on my name and on my behalf to do the following acts, deeds, things and matters on my behalf in connection with the above mentioned property.

- 1) To look after, manage the aforesaid property as particularly mentioned and written in the *Schedule* below and hereinafter referred to as the said property on my behalf.



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- 2) To effect mutation, separation or amalgamation of the premises in the revenue/settlement offices or competent authorities and the Kolkata Municipal Corporation for sign all applications, objections or hearing and swear affidavit relating to mutation or any other purpose in my name and on my behalf.
- 3) To sign and execute all Agreement/s and/or documents and all other necessary papers and documents concerning the said property for and on my behalf.
- 4) To apply and obtained building sanctioned plan from the Kolkata Municipal Corporation or from any other authority for the same in my name and on my behalf and to construct building or buildings as per building sanctioned plan from the Kolkata Municipal Corporation without any variation or unauthorized construction upon the scheduled property.
- 5) To apply for temporary connection of water, electricity as also to apply for and obtain in my names on my behalf of permanent drainage, sewerage, water electricity connection to the said premises and property and to collect completion certificate and other certificates form the Kolkata Municipal Corporation and to sign and execute all plans, forms papers documents in



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connection therewith for and on my behalf as an authorized agent.

- 6) To prepare, submit also sign building plans on my behalf for residential purpose and such sanctioned plan thereof from the K.M.C. for the purpose of construction of a multistoried building upon the Schedule property.
- 7) To sign and/or submit the plan or any revision plan or plans on my behalf for the Schedule Property described hereunder.
- 8) To appear for and represent me before any competent authority, Tribunal Authority, Arbitrator or Revenue, Administrative, Civil Criminal Jurisdiction relating to any matters, concerning the said property as mentioned and written in the Schedule below on my behalf.
- 9) To institute any case or defend any suit, proceedings, appeal, revision, injunction proceeding enquiry, claims etc. relating to the said property and to adduce evidence by swearing affidavit on my behalf.
- 10) To appoint and/or engage any legal practitioner, solicitor, Auditor, valuer, Assessor, Arbitrator and/or any legal



A handwritten signature in black ink, consisting of a stylized, cursive letter 'M' followed by a horizontal line.

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practitioner or any Advocate or other person or persons and to sign, execute and deliver all vakalatnamas, Ekrarnamas, show cause, petitions etc. for the aforesaid purpose on my behalf.

- 11) To sign, execute or delivery all complaints, written statements, objections, Affidavits, memorandum of appeals, applications revisions injunctions, petitions and all other appeals and papers, documents and exhibits for the aforesaid property.
- 12) To visit and represent me before all the West Bengal Govt. offices and/or Central Govt. Offices concerned and all other offices concerned for smooth management of my said property as stated and written in the Schedule hereunder written on my behalf.
- 13) To evict and/or settled with the Tenant/s and/or occupiers in the Schedule property at the discretion of the Attorney on my behalf.
- 14) To sign and execute all other deeds, deed of amalgamation instruments, assurances in respect of the Schedule property which will be necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the Developer's Allocation as per



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Agreement, dated 5/9/2014 of the said premises on my behalf.

- 15) To appear and present any Deed of Conveyance or Conveyances or other documents and amalgamation deed before the Registration office or authority for registration by my said attorney and to admit, execution and registration thereof before the registering authority or authorities concerned like such Registrar of District Registrar and/or Assurances, at Kolkata or any other such like registering office or offices concerned in respect of the Developer's Allocated property as per Agreement, dated 5/3/2014 on my behalf.
- 16) To raise funds by mortgages loan or hypothecation of the property with any scheduled Bank or financial organization for the purpose of the said premises by deposit of title deed or any other methods. In all such case the attorney will be solely responsible for repayment of such dues and in no case they can bind the owners.
- 17) To make any kind of Agreement or Agreements with any purchaser or purchasers in respect of the schedule below property only out of the Developer's Allocation on my behalf and to register the Deed of Conveyance/s on my behalf in favour of the intending purchaser or purchasers name or names and to



[Handwritten signature]

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receive all consideration money on account of Developer's Allocation only.

18) To compromise, cancel, compound or withdrawn any such Agreement for Sale in respect of Developer's Allocation as per Agreement, dated 5/3/2014 or be non suited refer to Arbitration all disputes and differences.

19) **THAT** this Power of Attorney does not create, constitute or assume any kind of transfer, enjoyment or making profit in favour of the Attorney and that there is no monetary transaction in between Principal and the Attorney.

AND GENERALLY to do all other acts, deeds things and matters as may be necessary from time to time by our said attorney in her absolute discretion, which she may deem fit and proper and think necessary to do or perform for the aforesaid purpose.

AND I, do hereby agree and undertake to ratify and confirm all such acts, deeds and things which my said attorney may lawfully do execute and cause to be done performed by virtue of this GENERAL POWER OF ATTORNEY.



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SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of Bastu land measuring 4 (four) Cottahs 1 (one) Chittaks 20 (twenty) Sq. Ft. more or less, equivalent to 7 (seven) Decimals of bastu land, together with one storied pucca structure standing thereon, situated and lying at Mouza- Chandipur now Behala appertaining to R.S. Khatian No. 715, C.S. Dag No. 7232 and R.S. Dag No. 9972, within the Kolkata Municipal Corporation (S. S. Unit) being Premises No. 12A, Bhupen Roy Road, within the limits of the Kolkata Municipal Corporation, under Ward No. 120, previously known as Holding No. 12, (Assessee No. 411200202434), in the District of South 24-Parganas, together with all right, title and interest and right of easement thereto and the said property is butted and bounded in the manner as follows :-

- On the NORTH* : 6' feet wide Common Passage;
- On the SOUTH* : Land of Nilmoni Roy and others;
- On the EAST* : Land of Dipendranath Mukhopadhyay &
Land of Sabarna Mukhopadhyay;
- On the WEST* : 6' feet wide common passage;



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IN WITNESSES WHEREOF the **PRINCIPAL** and **ATTORNEY** have set and subscribed their respective signatures, hands and seals on the *5th* day of *March* 2014 A.D.

SIGNED, SEALED AND DELIVERED
By the **PRINCIPAL** and **ATTORNEY**
In presence of:

WITNESSES:

1) *Abhinav Mukhopadhyay*
Advocate
Alipore Judge
Court, Kol-27

Arup Ratan Saha
Signature of the **PRINCIPAL**

2) *Arati Saha*
Alipore Judges Court
Kol-27

SANYAL CONSTRUCTION PVT. LTD.
Ripron Bhanu Pattnaik
Director.

Signature of the **ATTORNEY**

Drafted by me :

Abhinav Mukhopadhyay
(*Abhinav Mukhopadhyay*)
Advocate
Alipore Judges' Court,
Kolkata- 700 027

Computer Print by me :

Jay Biswas
Alipore Judges' Court, Kol- 27



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Government Of West Bengal
Office Of the D.S.R. -I I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 02552 of 2014
(Serial No. 02677 of 2014 and Query No. 1602L000004256 of 2014)

On 05/03/2014

Certificate of Admissibility (Rule 48, 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. 39.00/-, on 05/03/2014

(Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 05/03/2014)

Certificate of Market Value (WB PUMT rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-66,56,250/-

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 14.36 hrs on :05/03/2014, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Bipra Bhanu Pathak ,Claimant.

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

Execution is admitted on 05/03/2014 by

1. Arup Ratan Saha, son of Lt Birendra Nath Saha , 12a Bhupen Roy Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034, By Caste Hindu, By Profession : Retired Person
2. Bipra Bhanu Pathak
Partners, Sanyal Construction Pvt Ltd, 31/n/1 Siddhinath Chatterjee Rd, , Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034.
, By Profession : Business

Identified By Arati Saha, wife of R N Saha, Alipore Judges Court, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Others.

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II





(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

05/03/2014 16:29:00





Endorsement Page 1 of 1

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the D.S.R. -I I SOUTH 24-PARGANAS, District- South 24-Parganas
 Signature / LTI Sheet of Serial No. 02677 / 2014

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Bipra Bhanu Pathak 31/n/1 Siddhinath Chatterjee Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034	 05/03/2014	 LTI 05/03/2014	Bipra Bhanu Pathak 05-03-14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Arup Ratan Saha Address -12a Bhupen Roy Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034	Self	 05/03/2014	 LTI 05/03/2014	Arup Ratan Saha
2	Bipra Bhanu Pathak Address -31/n/1 Siddhinath Chatterjee Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034	Self	 05/03/2014	 LTI 05/03/2014	Bipra Bhanu Pathak

Name of Identifier of above Person(s)

Arati Saha
Alipore Judges Court, Thana:-Alipore, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700027

Signature of Identifier with Date












Arati Saha
05-03-14



(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II
 Office of the D.S.R. -I I SOUTH 24-PARGANAS

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ARUP RATAN SAHA
 Signature Arup Ratan Saha

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name BIPRA BHANU PATRA
 Signature Bipra Bhanu Patra

PHOTO		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name
 Signature

PHOTO		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					



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