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# भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 481121

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

District Sub-Registrar-II,  
Alipore, South 24-parganas  
13 MAR, 2015


## GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, SRI SURAJ PRASAD, son of late Dina Nath Prasad, an adult Indian citizen, by religion - Hindu, by occupation - Businessman, at present residing at 38-D, Kumar Para Lane, Police Station - Kasba, Kolkata - 700 042, District - South 24 Parganas, West Bengal, India, SEND GREETINGS:

Serial..... 5635 ..... Date..... 13/05/15 .....  
Name..... Tapan Kati (Adv) .....  
Address..... Alipore Police Court Kol-27 .....  
Rs..... 50/- .....

  
A. K. PURKAYASTHA (Stamp Vendor)  
Alipore Police Court, Kol-27



  
District Sub-Registrar-III  
Alipore, South 24 Parganas  
13 MAR 2015

Tapan Kati, Adv  
Alipore Police Court  
Kol-27

Date of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 1122 to 1137  
being No 02066 for the year 2015.






(Rajendra Prasad Upadhyay) 24-March-2015  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R. - III SOUTH 24-PARGANAS  
West Bengal

District Sub-Registrar-III  
Alipore, South 24 Parganas

Government of West Bengal  
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
 Office of the D.S.R. - III SOUTH 24-PARGANAS, District- South 24-Parganas  
 Signature / LTI Sheet of Serial No. 02265 / 2015, Deed No. (Book - I , 02066/2015)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Raj Kumar Gupta 138, K. N . Sen Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042	 13/03/2015	 LTI 13/03/2015	

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



No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Suraj Prasad Address -38- D, Kumar Para Lane, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042	Self	 13/03/2015	 LTI 13/03/2015	
2	Raj Kumar Gupta Address -138, K. N . Sen Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042	Self	 13/03/2015	 LTI 13/03/2015	
3	Santosh Shaw Address -14, Swinhoe Lane, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042	Self	 13/03/2015	 LTI 13/03/2015	
4	Sandip Kumar Shaw Address -14, Swinhoe Lane, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042	Self	 13/03/2015	 LTI 13/03/2015	



*(Signature)*  
 District Sub-Registrar-III  
 Alipore, South 24 Parganas

(Rajendra Prasad Upadhyay)  
 DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
 Office of the D.S.R. - III SOUTH 24-PARGANAS

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

Admission of Execution By	Status	Photo	Finger Print	Signature
5 Raja Prasad Shaw Address -3, K. N . Sen Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042	Self	 13/03/2015	 LTI 13/03/2015	<i>Raja Prasad Shaw.</i>

Name of Identifier of above Person(s)

Signature of Identifier with Date

Tapan Kar -  
Alipore Police Court, Kolkata, Thana:-Alipore,  
District:-South 24-Parganas, WEST BENGAL, India, Pin  
:-700027

*Tapan Kar*  
13/3/2015



District Sub-Registrar-III  
Alipore, South 24 Parganas  
(Rajendra Prasad Upadhyay)  
DISTRICT SUB-REGISTRAR-III OF SOUTH-24-PARGANAS  
Office of the D.S.R. - III SOUTH 24-PARGANAS



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

Endorsement For Deed Number : I - 02066 of 2015  
(Serial No. 02265 of 2015 and Query No. 1603L000004258 of 2015)

On 13/03/2015

**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. 39.00/-, on 13/03/2015

( Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 13/03/2015 )

**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.-1,23,31,667/-

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 14.00 hrs on :13/03/2015, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Raj Kumar Gupta , one of the Claimants.

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

Execution is admittted on 13/03/2015 by

1. Sri Suraj Prasad, son of Lt Dina Nath Prasad , 38- D, Kumar Para Lane, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042, By Caste Hindu, By Profession : Business
2. Raj Kumar Gupta  
Partner, M/s. R. S. Projects, 138, K. N . Sen Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042.  
, By Profession : Business
3. Sri Santosh Shaw  
Partner, M/s. R. S. Projects, 138, K. N . Sen Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042.  
, By Profession : Business
4. Sri Sandip Kumar Shaw  
Partner, M/s. R. S. Projects, 138, K. N . Sen Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042.  
, By Profession : Business



District Sub-Registrar-III  
Alipote, South 24 Parganas

( Rajendra Prasad Upadhyay )

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 02066 of 2015  
(Serial No. 02265 of 2015 and Query No. 1603L000004258 of 2015)

5. Sri Raja Prasad Shaw  
Partner, M/s. R. S. Projects, 138, K. N . Sen Road, Kolkata, Thana:-Kasba, District:-South  
24-Parganas, WEST BENGAL, India, Pin :-700042.  
, By Profession : Business  
Identified By Tapan Kar, son of . . , Alipore Police Court, Kolkata, Thana:-Alipore, District:-South  
24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS



District Sub-Registrar-III  
Alipore, South 24 Parganas  
( Rajendra Prasad Upadhyay )

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

EndorsementPage 2 of 2

**WHEREAS:-**

1. I am the absolute Owner and seized and possessed or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring 4 Cottahs 14 Chitaks 32 Square feet, be the same or a little more or less with an old dilapidated and highly damaged two storied building standing thereon fully occupied by tenants and occupiers, comprised in Dag No. 9, Khatian No. 292, Mouza - Gadasa, J.L. No. 17, Touzi No. 1298/2833, Dihi - Panchannagram, Division - 5, Sub-Division - "K", Holding No. 189, Sub-Registry office- Alipore, Police Station - Previously Tollygunge, then Jadavpur and now Kasba, Kolkata - 700 042, District - South 24 Parganas, being known and numbered as Municipal Premises No. 329, Banku Behari Chatterjee Road, and presently comes under the limits of Municipal Ward No. 91, Borough -X, under The Kolkata Municipal Corporation, holding Assessee No. 21-091-03-0290-5, hereinafter referred to as "**PROPERTY**", more fully described in the **SCHEDULE** hereunder written.
2. I, being the owner of the said Property have decided to develop my aforesaid property and accordingly I after obtaining sanction of one building Plan from the Kolkata Municipal Corporation, bearing No.2013100307, dated 11.03.2014, have entered into a Joint Development Agreement, dated:- 13.03.2015, with M/S. R. S. **PROJECTS**, a partnership firm, having its office at 138, K.N. Sen Road, Police Station - Kasba, Kolkata - 700 042, District - South 24 Parganas, West Bengal, India, duly represented by the partners namely (1) **SRI RAJ KUMAR GUPTA**, son of Sri Murari Prasad Gupta, presently residing at 138, K.N. Sen Road, Police Station - Kasba, Kolkata - 700 042 (2) **SRI SANTOSH SHAW**, son of Sri. Lakhan Lal Shaw, presently at residing 14, Swinhoe Lane, Police Station - Kasba, Kolkata - 700 042 (3) **SRI SANDIP KUMAR SHAW**, son of Sri. Lakhan Lal Shaw, presently at residing 14, Swinhoe Lane, Police Station - Kasba, Kolkata - 700 042 and (4) **SRI RAJA PRASAD SHAW**, son of Late Kashi Nath Shaw, presently residing at 3, K. N. Sen Road, Police Station - Kasba, Kolkata - 700 042, for the construction of new building at the land of the said Property by demolishing the existing building and or structure thereon.
3. The said Joint Development Agreement, dated:- 13.03.2015, has been duly registered on even date at the office of the District Sub-Registrar - III, Alipore, South 24 Parganas and as per the provisions of the said Joint Development Agreement I do hereby issuing this Power of Attorney..
4. In this circumstance, I being the absolute owner of the said property, as per the provisions of the aforesaid Joint Development Agreement, duly registered at the



office of District Sub-Registrar - III, Alipore, South 24 Parganas, do hereby appoint (1) **SRI RAJ KUMAR GUPTA**, son of Sri Murari Prasad Gupta, an adult Indian citizen, by faith - Hindu, by occupation - Business, and presently residing at 138, K.N. Sen Road, Police Station - Kasba, Kolkata - 700 042 (2) **SRI SANTOSH SHAW**, son of Sri. Lakhan Lal Shaw, an adult Indian citizen, by faith - Hindu, by occupation - Business, and presently at residing 14, Swinhoe Lane, Police station - Kasba, Kolkata - 700 042 (3) **SRI SANDIP KUMAR SHAW**, son of Sri. Lakhan-Lal Shaw, an adult Indian citizen, by faith - Hindu, by occupation - Business, and presently at residing 14, Swinhoe Lane, Police station - Kasba, Kolkata - 700 042 and (4) **SRI RAJA PRASAD SHAW**, son of Late Kashi Nath Shaw, an adult Indian citizen, by faith - Hindu, by occupation - Business, and presently residing at 3, K.N. Sen Road, Police Station - Kasba, Kolkata - 700 042, the Partners of M/S. R. S. PROJECTS, a partnership firm, having its office at 138, K.N. Sen Road, Police Station - Kasba, Kolkata - 700 042, District - South 24 Parganas, West Bengal, India, as my true and lawful attorneys and/or agent to do all acts, deeds and things in respect of my aforesaid Property and its subsequent developments.

**NOW KNOW WE ALL AND THESE PRESENTS WITNESSETH** that I do hereby appoint, nominate, constitute and authorise (1) **SRI RAJ KUMAR GUPTA**, son of Sri Murari Prasad Gupta, an adult Indian citizen, by faith - Hindu, by occupation - Business, and presently residing at 138, K.N. Sen Road, Police Station - Kasba, Kolkata - 700 042 (2) **SRI SANTOSH SHAW**, son of Sri. Lakhan Lal Shaw, an adult Indian citizen, by faith - Hindu, by occupation - Business, and presently at residing 14, Swinhoe Lane, Police Station - Kasba, Kolkata - 700 042 (3) **SRI SANDIP KUMAR SHAW**, son of Sri. Lakhan Lal Shaw, an adult Indian citizen, by faith - Hindu, by occupation - Business, and presently at residing 14, Swinhoe Lane, Police Station - Kasba, Kolkata - 700 042 and (4) **SRI RAJA PRASAD SHAW**, son of Late Kashi Nath Shaw, an adult Indian citizen, by faith - Hindu, by occupation - Business, and presently residing at 3, K.N. Sen Road, Police Station - Kasba, Kolkata - 700 042 as my true and lawful **ATTORNEYS** for me, in my name, on my behalf and in place to do or to commit or cause to be done or committed the following acts, deeds and things, in respect of my said Property i.e. **ALL THAT** piece and parcel of land measuring 4 Cottahs 14 Chitaks 32 Square feet, be the same or a little more or less with an old dilapidated and highly damaged two storied building standing thereon, which is occupied by tenants and occupiers comprised in Dag No. 5, Khatian No. 292, Mouza - Gadasa, J.L. No. 17, Touzi No. 1298/2833, Dihi - Panchannagram, Division - 5, Sub-Division - "K", Holding No. 189, Sub-Registry office- Alipore, Police Station - Previously Tollygunge, then Jadavpur and now Kasba, Kolkata - 700 042, District - South 24 Parganas, being known and

numbered as Municipal Premises No. 329, Banku Behari Chatterjee Road, and presently comes under the limits of Municipal Ward No. 91, Borough -X, under The Kolkata Municipal Corporation, holding Assessee No. 21-091-03-0290-5, hereinbefore and hereinafter called and referred to as "PROPERTY", more fully and particularly described in the SCHEDULE hereunder written, that is to say:

1. To enter into my said Property and every part thereof and to manage, maintain and administer my said property and the new building or buildings to be constructed thereon and every part thereof.
2. To apply for, sign, execute and submit any or all deeds, documents, papers and applications on my behalf for any alteration, modification, renewal, revalidation or any thing relating to the aforesaid building plan duly sanctioned by the Kolkata Municipal Corporation and also for getting other inputs and facilities required to be obtained from any appropriate bodies and/or authorities including the building department and other concerned department of The Kolkata Municipal Corporation.
3. To negotiate with the existing tenants and occupiers at the said Property and with consultation with me and upon due approval of mine arrange for any alternative accommodation for them or for making any rehabilitation package for them.
4. To demolish the existing structure, at my said Property and to do soil testing, excavation and all other works at my said Property for development of my said Property by constructing building or buildings thereon.
5. To appear and represent me for all concern and to produce, give inspection and file all deeds, papers and documents before all Courts of Law, Tribunals, Revenue Offices, all other offices and authorities including Income Tax, Sales Tax, Wealth Tax, The Kolkata Municipal Corporation, B.L. & L.R.O., K.I.T., K.M.D.A., Fire Brigade, C.E.S.C. Ltd., Land Acquisition Department or any other appropriate authority or authorities.
6. To apply for and obtain electricity, water, gas, sewage and/or connections of any other utilities, permits for lifts and also the completion and other certificates from The Kolkata Municipal Corporation and/or other authorities.
7. To appear and represent me before all and any of the department of The Kolkata Municipal Corporation including Assessment-Collection Department, building Department, Water department and drainage department for filing and or depositing any application, papers, deeds and documents either in original or in

duplicate and true copy of it and also to withdraw the same from any concerned departments and to receive any order, advice, certificate and instruction from any department of the Kolkata Municipal Corporation.

8. To appoint and or engage any civil engineer or engineers, Licensed Building Surveyors, skilled and unskilled labour for development of the said property and to discharge and/or terminate his or her or their appointment.
9. To pay all or any of the taxes, impositions, levies and outstanding in respect of my said property to all or any of the concerned authorities including the Kolkata Municipal Corporation and to receive and or collect any receipt and or certificate for the same and also to sign and execute all or any of the deeds, documents and papers for that purpose.
10. To warn off and prohibit and if necessary, proceed against in due form of law, against all or any trespassers on the Premises or any part thereof and to take appropriate steps, whether by legal action or otherwise and to abate all nuisance as well as to negotiate with any existing tenant at the said Property for all concern.
11. To institute, commence and file all suits and other actions and legal proceedings in any Court of Law either Civil, Criminal or Revenue or of any other nature in its original, Revisional or Appellate jurisdiction including special jurisdiction of the High Court under Article 226 and Article 227 of the Constitution of India or before any Tribunal or Appropriate Authority or Authorities and also to execute Warrant of Attorney, Vakalatnama and other authorities and also to act, to plead, to sign and verify all plaints, written statement, verifications, petitions, objections and other pleadings and also to present any memorandum of Appeal and affirm all Affidavits and other documents or to prosecute, enforce or resist, defend, answer and oppose all suits, actions and proceedings to enforce judgments and to lodge execution proceedings arising out of the decree and order and also to refer for Arbitration all disputes and differences, to compromise and settle cases, to withdraw the same or to be non-suited and to deposit and receive delivery of any or all deeds, papers, documents and payments of any money or moneys from any Court, Office or authority or from the opposite party either in execution of decree or order or otherwise my said attomeys shall think fit and proper and to do all acts, deeds and things that may be necessary or requisite in connection therewith.

12. To appoint engage Advocates, solicitors or Counsels, on my behalf, whenever my said attorneys shall think fit and proper to do so and to discharge and/or terminate his or her or their appointment.
13. To apply for and obtain all permissions and clearances required for construction and completion of new building or buildings in accordance with the building Plan duly sanctioned by the Kolkata Municipal Corporation and for the said purpose to do all acts and make all payments and sign all papers as be required.
14. To apply for and obtain all such certificates and other permissions and or clearances, including, certificates and/or permissions under the Urban Land (Ceiling And Regulation) Act, 1976, Completion Certificate and or Occupancy Certificates from the Kolkata Municipal Corporation or other law relating to land as may be required for construction of the said building at my said Property.
15. To receive from any intending purchaser or purchasers any money that would be paid by them to my said attorneys as consideration money or part thereof for the sale and or dispose of any flats, units, car parking spaces and other constructed spaces of the proposed building to be constructed at my said Property, which comes under Developer's Allocation, as per the said development Agreement, as well as any subsequent amendment, modifications and rectifications thereof, as Developer's consideration for entering into this Joint Venture project and to give and grant valid receipt to such person or persons for the purpose thereof.
16. To sign and execute all agreement for sale, deed of conveyance and/or any other deeds, documents and papers in favour of any intending purchaser or purchasers in respect of any flats, units, car parking spaces and other constructed spaces of the proposed building to be constructed at the said Property, which comes under Developer's Allocation as per the aforesaid development Agreement, as well as any subsequent amendment, modifications and rectifications thereof, and to receive the consideration money for the same and admit and execute the same on my behalves and also to present those agreements, deeds of conveyance, papers, writings and documents for registration before any appropriate and/or competent Registering officer or Authority having jurisdiction and to have them registered according to law and also to do all other acts, deeds and things as may be required for the registration of those deeds, documents and papers and to obtain return of the said registered deeds, documents and papers from the registry office which my said attorneys shall consider necessary for the transferring and/or conveying the said Property or portion thereof to the intending purchaser or purchasers

which comes under his allocation as Developer's Allocation as per the said Development Agreement.

17. To ask for, demand, recover, receive and collect any money or debt arising out of or in connection with the affairs of the said Property and or disposal of the same from any person or persons, Company or association, authority or authorities, firm, Government or Semi-Government concern or concerns including any statutory, local or public body for the purpose thereof.

And Generally my said attorneys shall have the power to do all such other acts, deeds and things relating to the said Property, in all manner whatsoever and meeting all my obligations on behalf of me, as I could have lawfully done if I were personally present.

And I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said attorneys shall lawfully do or cause to be done in or about the premises as aforesaid.

My Attorneys have willfully agreed to accept this Power and do hereby by signing this document is willfully accepting and receiving those powers and authorities provided to my said Attorneys under this Presents.

THE SCHEDULE ABOVE REFERRED TO

(PROPERTY)

ALL THAT piece and parcel of land measuring 4 Cottahs 14 Chitaks 32 Square feet, be the same or a little more or less with an old dilapidated and highly damaged two storied building standing thereon, which is occupied by tenants and occupiers comprised in Dag No. 9, Khatian No. 292, Mouza - Gadasa, J.L. No. 17, Touzi No. 1298/2833, Dihi - Panchannagram, Division - 5, Sub-Division - "K", Holding No. 189, Sub-Registry office- Alipore, Police Station - Previously Tollygunge, then Jadavpur and now Kasba, Kolkata - 700 042, District - South 24 Parganas, being known and numbered as Municipal Premises No. 329, Banku Behari Chatterjee Road, and presently comes under the limits of Municipal Ward No. 91, Borough -X, under The Kolkata Municipal Corporation, holding Assessee No. 21-091-03-0290-5, which is butted and bounded as follows.

**ON THE NORTH** :- By K.M.C. Road, known as B.B. Chatterjee Road.

**ON THE EAST** :- Partly by Premises No. 327, B.B. Chaterjee Road and partly by Premises No. 327/1 B.B. Chaterjee Road

**ON THE WEST** :- Partly by Premises No. 327, B.B. Chaterjee Road and partly by Premises No. 327/1 B.B. Chaterjee Road

**ON THE SOUTH** :-By Premises No. 327/A/1, B.B. Chaterjee Road.

IN WITNESS WHEREOF we have set and subscribe my hands hereunto on this the 13<sup>th</sup> day of March 2015

SIGNED and DELIVERED by the EXECUTANT at Kolkata in the presence of :-

*Suraj Prasad*  
(SURAJ PRASAD)

1. U Hain Ray  
P-33 Green Park  
Belakur Hat - 34

2. Papankar  
D/A, B.P. Road  
KOT-42

SIGNED and DELIVERED by the ATTORNEYS at Kolkata in the presence of :-

1. U Hain Ray

2. Papankar

R. S. PROJECT  
*Raj Kumar Gupta*  
(RAJ KUMAR GUPTA)  
Distt. Secy. Portt. Secy.

P. S. F.  
*Santosh Shaw*

(SANTOSH SHAW)

R. S. PROJECT  
*Sandip Kumar Shaw*  
Distt. Secy. Portt. Secy.

(SANDIP KUMAR SHAW)

R. S. PROJECT  
*Raja Prasad Shaw*  
Distt. Secy. Portt. Secy.

(RAJA PRASAD SHAW)

offd by me  
Papankar, Adv  
Alepore Police Const  
KOT-29



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