

3720/15

I-3360/15



R 448066

MS
313/15
अभिषावण परिचय बंगाल WEST BENGAL

8-6A31/15

099

Certified that the document is submitted to registration. The Signature Sheet and endorsement/ Shreds Attached to the document, as a part of the document.

Addressed Officer, Sub-Registrar
Coochpore, Dum Dum, 24-Pgs. (North)

31 MAR 2015

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS WE, 1) SRI BIMAL ROY
 son of Late Abinash Chandra Roy, by faith Hindu, by occupation-
 Business, **2) SMT. PRANATI ROY**, wife of Sri Bimal Roy, by faith
 -Hindu, by occupation - Housewife, **3) SRI TIRTHANKAR ROY**
 son of Sri Bimal Roy, by faith Hindu by occupation Business,

No. 13822 Date 30/3/15
Sold to Pinal Roy and ORs.
of 17/13 Grama Sanjam Benerjee Road Kot-49
Rupees 50/-



Samira Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kal-27

13822 — 50/-
13823 — 20/-

RS 70.00

Sanjay Ghosh
S/o of Dharani Dhan Ghosh
of 36 Patna Road Nimda
Kal-700049




Addl. District Sub-Registrar
Cessidore Durr-Dum 24 Pgs (M)

31 MAR 2015

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

18AA 750496

2

4) **SUBHANKAR ROY**, son of Sri Bimal Roy, by faith Hindu, By Occupation - Business, All residing at 17/13, Ghanashyam Banerjee Road (Patna Thakur Talla), Nimta (Belgharia) P.S - Nimta, Kolkata - 700049, District North 24-Parganas hereinafter collectively called the "**OWNERS**" / "**LAND LORD**" and being the Joint owners of **ALL THAT** piece and parcel of land measuring

No. 13823 Date 30/3/15
Sold to Bimal Roy Rs 2000/-
of 13/13 Ghana Rayan, Bemerjee Row West-49
Rupees 2000/-

Des
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-99



[Signature]
Addl. District Sub-Registrar
Cossipore Dum-Dum 24 Pgs (A)
31 MAR 2015

about 2 (Two) Bigha 10 (Ten) cottahs 1 (One) chittack 24 (Twenty) Square feet be the same a little more or less, lying and situated at Mouza Uttar Nimta, under R.S Dag No. 92, 93, 95, 96, 97, 98, 99, 100, 101 under R.S Khatian no 613, 658, 1382, 1397, 2046, 2047, 2244, 2245 Hal Khatian no - 2575, 2576, 2654, 2655. under P.S - Nimta, commonly known as Premises/ Holding no - 162(533/1) Ghanashyam Banerjee Road, Kolkata - 700049, Dist 24-Parganas (North), A.D.S.R. Cossipore Dum Dum, within the jurisdiction of North Dum Dum Municipality Ward No. 6, more fully and particularly described in the schedule hereunder written do hereby nominate, constitute, appoint **M/S. EN-SUIT REALTORS**, a partnership firm constituted under Indian Partnership Act, 1932, having its office at "Munshialay", 2 B.N. Ghosal Road, Belghoria, Kolkata-700056 represented by its partners 1) **SRI BIPLAB ROY**, son of Late Puspa Ranjan Roy, by faith Hindu, by occupation business, residing at 15, Chowdhury Para Lane, Police Station Belghoria, Kolkata - 700 056 and 2) **SRI KRISHNENDU BASU**, son of Late Rathindra Chandra Basu, by faith Hindu, by occupation business, residing at Flat No. A-Z, 2nd floor, Indranita Apartment at 27, B. N. Ghosal Road, Police Station Belghoria, Kolkata - 700 056. And its sub partner for this particular purpose **SRI GAUTAM KAR**, son of Bimal Kar, by faith Hindu, by occupation - Business, residing at - 75,Nabin Pally, Belgharia, Kolkata - 700056.

AND WHEREAS with an intention to Develop, the said landed property We, the executants herein executed a Development Agreement in favour of the aforesaid **M/S. EN-SUIT REALTORS** a partnership firm , on dt. 31.03.2015 before the Office of the A. D.S.R. Cossipore, Dum Dum , 24 Pgs(N) and recorded therein vide Book No. C.D. Volume No. , Pages from to , Being No. 3356 for the year 2015 .

NOW KNOW ALL MEN BY THESE PRESENTS that We, do hereby nominate constitute **M/S. EN-SUIT REALTORS** being represented by its Partners **SRI BIPLAB ROY, SRI KRISHNENDU BASU** And its sub partner **SRI GAUTAM KAR** as our true and lawful Attorney for ourselves and in our names and on our behalf to do, execute and perform or cause to be done deeds and things that is to say:

1. To Develop, look after, manage and deal with the said landed property and to do or cause to be done all acts deeds matters and things in respect of Agreement for sale, Deed of Conveyance, any other agreement of the said landed property excluding owners, allocation.
2. To cause prepare necessary new building plan, revised plan of our said property for construction multistoried building

there at and to sign on the said plan and receive the said plan after sanction by the North Dum Dum Municipality on our behalf.

3. To appear, for and represent us and to sign letters, sanction the building plan necessary documents before the North Dum Dum Municipality, B.L.& L.R.O., Treasury, Revenue offices, before any Magistrate and in all Court have Civil, Criminal, Original or Appellate Revisional Jurisdiction including High Court any Tribunals and / or Income Tax, Gift Tax or Wealth Tax Offices and in all other Government or Semi-Government offices in respect of the said property in our names and in our behalf.
4. To negotiate the terms and conditions for enter into and conclude any Agreement for sale, Deed of Conveyance and any other agreement of our said Property in respect of only developer's allocation excluding owners allocation in terms of Development Agreement dated 31.03.2015 morefully and particularly described in the Schedule hereunder written, to any Purchaser or Purchasers at such price which our said Attorney, in their absolute discretion things fit and proper and / or to cancel and / or repudiate the same in our names and on our behalf.

5. To receive from the intending Purchaser or Purchasers, Tenant, Licensee and other Agreement holder any earnest money and / or advance or advances and also the balance of Purchase money or any other agreement, on completion of such sale of flat, units, garage, shop etc along with proportionate share of land of the said multistoried building from the developers allocation fully mentioned in the schedule hereunder written and/ or other agreement and to give good, valid receipt thereof at their own risk.
6. Upon such receipt as aforesaid in our names on our behalf and as our act and deed, to sign execute and deliver any deed or deeds of conveyance or conveyances, Agreement for sale, Sale Deed and any others agreement in respect of the Developers' allocation in favour of such Purchaser or Purchasers or other agreement holder or their nominee or nominees or assignee.
7. To sign and execute all other deeds, instruments that they shall consider necessary and to enter into and / or agree to such covenants as may be required for fully and effectually in all respect to the Developers' allocation.
8. To present and sign any such sale deed or deed of conveyance or conveyances or other document or documents

like Agreement for Sale, Deed of Gift, Deed of Conveyance and any other Deed or Documents etc. excluding owner allocation in terms of Development Agreement dated for registration when executed by them to admit execution thereof and receipt of consideration and appear before the appropriate Registering Authority for Registration the said property according to law and to do all other acts deeds and things which my attorney shall consider necessary for the transferring and / or conveying the said property to such Purchaser or Purchasers, or any other agreement as fully and effectually in all respects.

9. To ask, demand, receive and to appoint lawyers, solicitors, advocates on my behalf and to defend suits against us in any Court of law, execution proceeding or otherwise all moneys payments etc. in of any transaction related to and / or connected with any dues claims and demands arising from the dealings including the sale of the said property stated herein below.

10. To institute any suit contest, compromise, withdraw submit to arbitration any suit proceedings claims demand etc. and to all reasonable matters and things as may appear to our said Attorney necessary for such sale or any other purpose.

11. To commence prosecute enforce defend answer and oppose and actions and other legal proceedings and demands touching any of the matters concerning the said Property or any part thereof.
12. To sign any correspondence declare and / or affirm any plaint written statement petition affidavit verification Vakalatnama memo of appeal Registered undertaking declaration etc. or any other documents or papers in any proceedings or in any way connected therewith.
13. To appoint engineers, architects, surveyors, supervisors, caretakers, masons, carpenters, electricians, plumber etc and all other persons require for during construction and completion of the said multi storied building at their own costs.
14. It is hereby declared that all costs & expenses to be spent and incurred in performance of the powers and authorities hereby conferred shall be borne by the our said attorney as the costs of the construction of the said multi storied building fully mentioned in the schedule hereunder written.

AND We, the undersigned Executants, do hereby agree and undertake to ratify and confirm all and whatsoever other act or acts, deeds or proceedings that may be done by the said Attorney

on our behalf and in our names by virtue of this General Power of Attorney and same shall be binding on us and be of full force and effect.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land measuring about 2 (Two) Bigha 10 (Ten) Cottahs 1 (One) Chittacks 24 (Twenty) Square feet be the same a little more or less, together with Building/Structure more or less 15000 sq. ft. standing thereon, lying and situated at Mouza Uttar Nimta, under R.S Dag No. 92, 93, 95, 96, 97, 98, 99, 100, 101 under R.S Khatian no 613, 658, 1382, 1397, 2046, 2047, 2244, 2245, Hal Khatian no - 2575, 2576, 2654, 2655, under P.S - Nimta, commonly known as Premises/Holding no 162 (533/1) Ghanashyam Banerjee Road, Kolkata - 700049, District 24-Parganas (North), A.D.S.R. Cossipore Dum Dum, within the jurisdiction of North Dum Dum Municipality Ward No. 6, which is butted and bounded as follows :

- ON THE NORTH** : Land & Building of Dipak Majumdar & Devi Paul.
- ON THE SOUTH** : 22 Feet. Wide Ganashyam Banerjee Road & then Land and building of Shyamal Roy and Ratan Dey.
- ON THE EAST** : Municipality High Drain
- ON THE WEST** : 12 Feet wide Municipality Road.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on this the 31st day of MARCH, 2015.

SIGNED AND DELIVERED by the **EXECUTANTS** at Kolkata in the presence of :

1. Jayanta Krishna
Flat No. 3C (Etern Apartment)
24B, M. B. Road
Kolkata- 700049

2. Sanjay Ghosh
of 36 Palna Lane
Nimta Kw-45

- 1) Bimal Roy
- 2) Pranati Roy
- 3) Subhankar Roy
- 4) Subhankar Roy.

SIGNATURE OF THE EXECUTANTS

We accept the power of Attorney.
EN-SUIT REALTORS

Bimal Roy

Partner
EN-SUIT REALTORS

Pranati Roy

Partner
EN-SUIT REALTORS

Subhankar Roy

Partner

SIGNATURE OF THE ATTORNEY

Drafted by :
Amitabha De.
F-891/02.

AMITABHA DE
Advocate
Alipore Judges Court
Kolkata - 700027

Computer printed by :
Bappa Mondal

Das Type Chamber
12, Old Post Office Street,
Kolkata - 700001


Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. COSSIPORE DUMDUM, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 03720 / 2015, Deed No. (Book - I , 03360/2015)

Signature of the Presentant	Photo	Finger Print	Signature with date
Presentant Basu Flat No: A Z, 27, B Banerjee Road, Kolkata, Thana:-Belgharia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700056	 31/03/2015	 LTI 31/03/2015	 31/03/2015







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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bimal Roy Address -17/13, Ghanashyam Banerjee Road, Kolkata, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700049	Self	 31/03/2015	 LTI 31/03/2015	
2	Pranati Roy Address -17/13, Ghanashyam Banerjee Road, Kolkata, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700049	Self	 31/03/2015	 LTI 31/03/2015	
3	Tirthankar Roy Address -17/13, Ghanashyam Banerjee Road, Kolkata, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700049	Self	 31/03/2015	 LTI 31/03/2015	
4	Subhankar Roy Address -17/13, Ghanashyam Banerjee Road, Kolkata, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700049	Self	 31/03/2015	 LTI 31/03/2015	




 (Utpal Kumar Basu)
 A. D. S. R. COSSIPORE DUMDUM
 Office of the A.D.S.R. COSSIPORE DUMDUM

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

Admission of Execution By	Status	Photo	Finger Print	Signature
Biplab Roy Address -15, Chowdhury Para Lane, Kolkata, Thana:-Belgharia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700056	Self		 LTI	<i>Biplab Roy</i>
6 Krishnendu Basu Address -2nd Floor, Flat No:A Z, 27, B N Ghosal Road, Kolkata, Thana:-Belgharia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700056	Self		 LTI	<i>Krishnendu Basu</i>
7 Gautam Kar Address -75, Nabin Pally, Kolkata, Thana:-Belgharia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700056	Self		 LTI	<i>Gautam Kar</i>

Name of Identifier of above Person(s)
 Sanjay Ghosh
 Patna Road, Kolkata, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700049

Signature of Identifier with Date
Sanjay Ghosh
 31/3/15



(Utpal Kumar Basu)

A. D. S. R. COSSIPORE DUMDUM
 Office of the A.D.S.R. COSSIPORE DUMDUM



Government Of West Bengal
Office Of the A.D.S.R. COSSIPORE DUMDUM
District:-North 24-Parganas

Endorsement For Deed Number : I - 03360 of 2015
(Serial No. 03720 of 2015 and Query No. 1506L000006431 of 2015)

On 31/03/2015

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 : 4, 48(g) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 21.00/-, on 31/03/2015

(Under Article : ,E = 21/- on 31/03/2015)

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.-4,13,20,437/-

Certified that the required stamp duty of this document is Rs.- 70 /- and the Stamp duty paid as: Impressive Rs.- 70/-

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

Presented for registration at 13.55 hrs on :31/03/2015, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Krishnendu Basu , one of the Claimants.

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

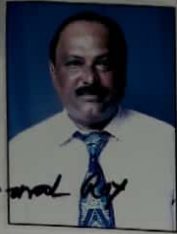
Execution is admitted on 31/03/2015 by

1. Bimal Roy, son of Late Abinash Chandra Roy , 17/13, Ghanashyam Banerjee Road, Kolkata, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700049, By Caste Hindu, By Profession : Business
2. Pranati Roy, wife of Bimal Roy , 17/13, Ghanashyam Banerjee Road, Kolkata, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700049, By Caste Hindu, By Profession : House wife
3. Tirthankar Roy, son of Bimal Roy , 17/13, Ghanashyam Banerjee Road, Kolkata, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700049, By Caste Hindu, By Profession : Business
4. Subhankar Roy, son of Bimal Roy , 17/13, Ghanashyam Banerjee Road, Kolkata, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700049, By Caste Hindu, By Profession : Service
5. Biplab Roy
Partner, M /s E N Saha & Co., B N Ghosal Road, Kolkata, Thana:-Belgharia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700056.
, By Profession : Business



(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM

SPECIMEN FORM FOR TEN FINGERPRINTS



Arvind Ray

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



Prerna Ray

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



Jitendra Ray

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



Jitendra Ray

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 866 to 884
being No 03360 for the year 2015.



(MohonaNandi) 01-April-2015
A. D. S. R. COSSIPORE DUMDUM
Office of the A.D.S.R. COSSIPORE DUMDUM
West Bengal

SPECIMEN FORM FOR TEN FINGER



Handwritten signature

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

Handwritten name



Handwritten signature

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

Handwritten name



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

Handwritten name

PHOTO

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