

20/7/15

I 02868/15

भारतीय गैर न्यायिक

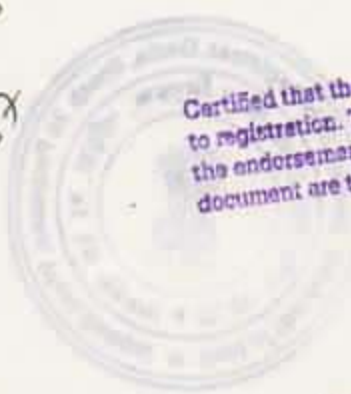


INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 978858

A-1-222802/15
14/8/15, 1.57



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

[Signature]
Additional Dist. Sub-Registrar
Garia, South 24 Parganas

17 AUG 2015

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I am, **SRI PIJUSH MAJUMDER**, son of Late Indra Mohan Majumder, PAN BKFPM0066E by Occupation - Business is residing at, Dhalua West, P.O. -

[Faint handwritten notes and signatures]

Handwritten text at the top left of the page.

14 AUG 2015

S.L. No. 1189 Date.....
Name.....
Address.....
Value.....
Govt Stamp Vender
SABYASACHI DEB
Sonarpur, A.D.S.R.O., Cal-150

Pooja Majumdar
Shela Seta 29-11-15



Additional Dist. Sub-Registrar
Garia, South 24 Parganas

17 AUG 2015

Aruna Choudhury
S.R. Choudhury
Harap, RS-Sonarp
24 PARGANAS
Business

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

19AA 316544



*Panchpota, Police Station - Sonarpur, Kolkata - 700 152, District South 24 Parganas, West Bengal, by Creed - Hindu, by nationality - Indian, herein after called and referred to as the "Principal and /or executants" hereto **SEND GREETINGS:***

19AA 316544

14 AUG 2015

1037
1037-57
1037-29
29

Tejash meher.
Jalun Sifa 29.15



Additional Dist. Sub-Registrar
Garia, South 24 Parganas

17 AUG 2015

WHEREAS SRI PIJUSH MAJUMDER, son of Late Indra Mohan Majumder, the executant/principal herein by virtue inheritance and by virtue of gift deed No. 283A, recorded in the Book No., CD volume No., pages from To, in the year of 2015, ALL THAT a piece and parcel of land measuring more or less 04 (Four) Cottah 12 (Twelve) Chhittak 00 (Zero) Square Feet, comprised in R.S. Dag No.2131 under R.S. Khatian No.636, in R.S. Dag No.237(p) under R.S. Khatian No. 25 & 220, in Mouza - Dhelua, J.L. No.43, Touzi No. 340 to 342, within the limits of Rajpur Sonarpur Municipality, Ward No. -2, District Sub-Registrar - IV, at Alipore, of South 24-Parganas Additional by holding No. 408, District Sub - Registrar Garia, Police Station -Sonarpur, District - South 24 Parganas, Kolkata 700 152, morefully and particularly described in the Schedule - hereunder, written [hereinafter referred to as the "said land"] and is possessing and enjoying the same without let and hindrances, free from all encumbrances.

AND WHEREAS the executants /principal herein are seized and possessed of or otherwise well and sufficiently entitled to ALL THAT a piece and parcel of land measuring more or less 04 (Four) Cottah 12 (Twelve) Chhittak 00 (Zero) Square Feet, comprised in R.S. Dag No.237(p) under R.S. Khatian No. 25 & 220, in Mouza - Dhelua, J.L. No.43, Touzi No. 340 to 342, within the limits of Rajpur Sonarpur Municipality, Ward No.2, by holding No. 408, District Sub-Registrar - IV, at Alipore, of South 24-Parganas Additional District Sub - Registrar Garia, Police Station -Sonarpur, District - South 24 Parganas, Kolkata 700 152, morefully and particularly described in the Schedule - written hereunder.

AND WHEREAS for the commercial exploitation, I have decided to develop the said land by making construction a multistoried building thereon as per sanctioned plan to be sanctioned by The Rajpur Sonarpur Municipality or any other sanctioning authority concerned.

AND WHEREAS I, Sri Pijush Majumder constitute and registered a joint venture agreement, on 1A/08/2015, with M/S M/S B L Realty (India) Pvt. Ltd. the Company is incorporated under the Provision of Companies Act 1956, having its registered Office at Dhalua Gamkal Lane, Srinagar Main Road, Police Station- Sonarpur, Kolkata- 700152, District - South 24 Parganas, W.B., represented by its Managing director, Sri Madhusudon Pramanik son of Late, Gobinda Pramanik residing at Dhalua (N), Gamkal Lane, Post Office- Panchpota, Police Station- Sonarpur, Kolkata- 700 152, District- South 24 Parganas, the Developers, for developing the said property, by deed No. ~~2810~~ 2810, Book No., Volume No., Pages No. to For the year 2015 and M/S B L Realty (India) Pvt. Ltd. herein, agreed to undertake for developing the same as per Joint Venture basis.

AND WHEREAS I am unable to look after, manage, supervise, administrate, develop, construct and/or to dispose of the schedule below property/land being personally present at all places and offices hence, it is necessary and expedient for me to appoint an attorney and as such, I do hereby nominate, constitute, authorize, empower and appoint **Sri Madhusudon Pramanik** son of Late Gobinda Pramanik, by religion-Hindu, by Nationality-Indian, by Occupation - Business, residing at Dhalua Uttar. Gamkal, Post Office- Panchpota, Police Station - Sonarpur, Kolkata- 700 152, District- South 24 Parganas as true and lawful ATTORNEY to do and /or execute deed and things for and on behalf of me in respect of the land mentioned in the schedule below, herein after referred to as the "said land" and as my true and lawful ATTORNEY to do inter-alia all the following acts, deeds, things and matters in my name and upon signature on my behalf :-

- (1) To look after, manage, supervise and administer the below Schedule (hereinafter referred to as the "said Flat and/or said property") property.
- (2) To appear and act on our behalf before any office or Department of Government of West Bengal and Government of India, including B.L. & L.R.O. / D.L. & L.R.O. / A.D.M. (L.R.) / Collectorate's Office / Revenue Department / Land Ceiling Authority / K.M.D.A. / Rajpur Sonarpur Municipality or any other Municipality/ W.B.S.E.B / C.E.S.C. / Police Station / / Zilla Parishad / E.K.W.M.A. / Local Club / Organization and Local Bodies and represent me everywhere and sign and verify all papers, forms, petitions, applications, receipts and vouchers etc. in my name and on my behalf, as and when required.
- (3) To pay the Rent / Khazna & Tax to the office of B.L. & L.R.O. and local office of The Rajpur Sonarpur Municipality respectively against the said land in the name of the Principals.
- (4) To negotiate for selling, transferring and conveying the developers' allocation of the said property or any part thereof in favour any person/s, firm or association as mentioned in the Development Agreement dated .../08/2015 at such rate, which our Attorney shall deem fit and proper.
- (5) To enter into any Agreement and/or Contract for Sale of said property for the developers' allocation or any part thereof as mentioned in the Development Agreement dated _____ with intending buyer/s and to receive the earnest money and/or advance money and/or part consideration money from the said buyer/s and to grant valid receipt and/or discharge the same and on behalf and present the said Agreement for Sale before any Registrar, D.S.R. - IV of South 24-Parganas at Alipore, A.D.S.R. Sonarpore or Registrar of Assurances-I, Kolkata on our behalf upon signing our name and to

receive the advance money/part consideration money and/or full consideration money from him/her/them.

(6) It is pertinent to mention here that in respect of the property only, the Developers allocation or part thereof, as mentioned there in the agreement for joint venture executed on .../08/2015 , the attorney is empowered to sign and execute, modify, Cancel, alter, all agreements, deeds, documents, and papers including agreement for sale and deed of conveyance when called upon by the Developers and to present the same for registration after paying the requisite stamp duty thereon before the Sub-Registrar or joint Sub-Registrar of assurance and appear before and represent the principal before the said authorities at all times and may be necessary and called upon by the developer, admit the execution of the said agreements, deeds, conveyance deeds, documents and papers, to collect the original registered instruments and to receive receipts all payments from the purchasers and to take all necessary steps and to do all necessary acts, deeds, matter and things including preparing, filling up, completing, signing and submitting all papers, documents, forms, declarations, statements and writings to be submitting at the time of registration of the property or part thereof from the developers' allocation in the form of agreement, sale deeds, deeds, conveyance deeds, documents, papers which may be required for fully, properly and effectually transferring and conveying the property from the developers, allocations.

(7) To execute and register any legitimate Declaration/s, Boundary Declaration before the said registering authority on our behalf upon signing our name and sign Affidavit/s, Building Plan and others legitimate papers and documents in the name and on behalf of us.

(8) To arrange for recording the name of us as owner of the Schedule property before B.L. & L.R.O. and Rajpur Sonarpur

Municipality by way of Mutation and amalgamate the same or any part thereof with the co-sharers and neighbor.

(9) To institute any case and/or suit on our behalf relating to the Schedule property against any person/s, firm, association, public/private body and every right to appear in any proceedings if institute by any person, firm, association, public/private body or any authority concern before any Court of Law and to defend, contest and prosecute all cases, suits by appointing any constitute Pleader/s, Advocate/s, Solicitor/s or any Agent/s and discharge him/her/them and sign the Vokatnama, plaint, written statement, verifications, show cause, objection petition, etc. and to swear Affidavit and submit the same before Ld. Court of any Magistrate either Judicial Magistrate, Executive Magistrate, District Magistrate, Addl. District Magistrate or Munseff, Sub-Judge, District Judge, Sessions Judge and District Delegate and all necessary and/or legitimate document/s and protect/safe-guard the interest of the said property in every respect.

(10) To make General Dairy and/or F.I.R. before the local Police Station against the person/s who/whom creates any disturbance in respect of the Schedule property and complain before any Police Authority as and when required.

(11) To prefer Appeal, Motion, Revision (Civil or Criminal) etc. before any Court of Law viz. Sub-Judge, District Judge, Hon'ble High Court and Hon'ble Supreme Court against any Order and/or Judgment passed by any Court of Law.

Be it noted that the Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the Attorney is to be created on the said property which is the subject matter of the Power of Attorney and further the said Attorney

shall not hereby obtain or have power for making any construction, development work on the said property.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and transfer of our aforesaid property and all acts lawfully done by our said Attorney shall be taken as our acts, deeds and things as if we were personally present and done the same for ourselves. All the receivables will be paid to the Principal and all the payables be borne by the Principal.

AND I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney which will be done by virtue of this General Power of Attorney.

SCHEDULE PROPERTY - REFERRED TO ABOVE

ALL THAT piece and parcel of a plot of land measuring about 4 Cottah 12 Chittaks at Mouza - Dhelua J.L. No. 43, Revenue Survey No. 135, Touzi No. 340 & 342, R.S. Dag No. 237(p) under R.S. Khatian No. 25 & 220 and within the limits of The Rajpur Sonarpur Municipality, Ward No.2, being the holding No. 408, Police Station Sonarpur, District Sub-Registrar - IV of South 24-Parganas at Alipore and Additional District Sub-Registrar - Garia, District: South 24-Parganas, together with all easement rights in respect of the said plot of land and the said land is butted and bounded by:

ON THE NORTH : Portion Dag No. 237(p)
ON THE SOUTH : Portion R.S. Dag No. 237(p)
ON THE EAST : portion of R.S. Dag No. 245
ON THE WEST : 12'-0" wide Road

IN WITNESS WHEREOF we the Principals named hereinabove, have hereunto set and subscribed our hand/s and seal this 17th the day of August Two Thousand and Fourteen (2015).

IN PRESENCE OF
WITNESSES :-

1) Soemitra Maiti
S/o - Tapan Maiti
Nalunpara, Tentulberia
Garia, Kolkata - 700084

Pijish Majumdar

PRINCIPAL

2) Gourhari Giri
S/O - Late Sudhuri
Ch. Giri
Nalunpara, Tentulberia
Garia, Kal - 84

Madhusudan Pramanik

SIGNATURE OF ATTORNEY

Drafted by me :

NIKHILESH PRADHAN



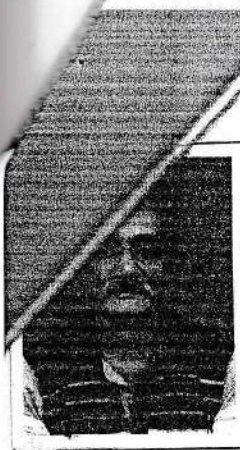
Nikhilesh Pradhan

Advocate

Case No-F-652/2005

Computerized by :

Soemitra Maiti



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name..... PIJUSH MAJUMDER

Signature..... Pijush Majumder

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name..... MADHUSUDON PRAMANIK

Signature..... Madhusudon Pramanik

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name.....

Signature.....

Additional Dist. Sub-Registrar
 Garia, Cuttack 751 011 Parganas
 Sub-Registrar
 Parganas




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Left Hand					
Right Hand					

Name.....

Signature.....

Seller, Buyer and Property Details
& Attorney Details

Principal Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr PIJUSH MAJUMDER Son of Mr Indra Mohan Majumder DHALUA WEST, P.O:- PANCHPOTA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Self Date of Execution : 17/08/2015 Date of Admission : 17/08/2015 Place of Admission of Execution : Office</p>	 <p>8/17/2015 3:00:21 PM hrs</p>	 <p>LTI 8/17/2015 3:00:30 PM hrs</p>
		 <p>8/17/2015 3:00:53 PM hrs</p>	

Attorney Details

Name, Address, Photo, Finger print and Signature

1 B. L. REALTY (INDIA) PVT. LTD.
 Dhalua Gamkal Lane, P.O:- PANCHPOTA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal,
 India, PIN - 700152
 Status : Organization
 Represented by representative as given below:-

1(1) Mr Madhusudon Pramanik, Managing Director
 Son of Mr Gobinda Pramanik
 Dhalua (N), Gamkal Lane, P.O:- Panchpota, P.S:- Sonarpur,
 District:-South 24-Parganas, West Bengal, India, PIN -
 700152
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen
 of: India,
 Status : Representative
 Date of Execution : 17/08/2015
 Date of Admission : 17/08/2015
 Place of Admission of Execution : Office



8/17/2015 3:01:14
 PM hrs



LTI
 8/17/2015 3:01:20
 PM hrs

*Madhusudon
 Pramanik*

8/17/2015 3:01:39 PM hrs

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Arindam Chowdhury Son of Mr S R Chowdhury Sonarpur, P.O:- Sonarpur, P.S:- Sonarpur, Rajpur-sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.	Mr PIJUSH MAJUMDER, Mr Madhusudon Pramanik	<i>Arindam Chowdhury</i> 8/17/2015 3:00:08 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details					
Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Dhelua	RS Plot No:- 237 , RS Khatian No:- 25	4 Katha 12 Chatak	10,00,000/-	51,29,996/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 12 Ft.,

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Arindam Chowdhury
Address	Sonarpur,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150
Applicant's Status	Advocate

Office of the A.D.S.R. GARIA, District: South 24-Parganas

Endorsement For Deed Number : I - 162902868 / 2015

Deed No/Year	16291000222802/2015	Serial no/Year	1629003073 / 2015
Deed No/Year	I - 162902868 / 2015		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr PIJUSH MAJUMDER	Presented At	Office
Date of Execution	17-08-2015	Date of Presentation	17-08-2015

Remarks

On 17/08/2015

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.

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

Presented for registration at 13:57 hrs on : 17/08/2015, at the Office of the A.D.S.R. GARIA by Mr PIJUSH MAJUMDER ,Executant.

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 51,29,996/-

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

Execution is admitted on 17/08/2015 by

Mr PIJUSH MAJUMDER, Son of Mr Indra Mohan Majumder, DHALUA WEST, P.O: PANCHPOTA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, By caste Hindu, By Profession Business
Indetified by Mr Arindam Chowdhury, Son of Mr S R Chowdhury, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, By caste Hindu, By Profession Business

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

Execution is admitted on 17/08/2015 by

Mr Madhusudon Pramanik, Managing Director, B. L. REALTY (INDIA) PVT. LTD. , Dhalua Gamkal Lane, P.O: PANCHPOTA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152
Indetified by Mr Arindam Chowdhury, Son of Mr S R Chowdhury, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, By caste Hindu, By Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 70/-

Description of Stamp

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 1030, Purchased on 14/08/2015, Vendor named S Deb.
2. Rs 20/- is paid on Impressed type of Stamp, Serial no 1031, Purchased on 14/08/2015, Vendor named S Deb.



(Abhijit Bera)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2015, Page from 21406 to 21423

being No 162902868 for the year 2015.



Digitally signed by ABHIJIT BERA
Date: 2015.08.21 12:33:58 +05:30
Reason: Digital Signing of Deed.

Abhijit Bera
(Abhijit Bera) 8/21/2015 12:33:57 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)