

2253/19

IV-354/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 996006

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar  
Sealdah

14 MAY 2019

### GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS SHALL COME M/S DHAR REALTORS PVT. LTD., (PAN AACD7718G), A Company incorporated under the Companies Act, 1956 having its registered office at 20/1, Manindra Nath Mitra Row, Post Office- Amherst Street, Police Station- Muchipara, Kolkata-700009, represented by one of its Directors, Saktipada Dhar (PAN: ACXPD7498Q), son of Late Ramendra Kumar Dhar, by faith- Hindu, by occupation- Business, by nationality- Indian,

For Dhar Realtors Private Ltd.

*Saktipada Dhar*

Director



17733

Ajmir Unique

NAME
ADD.
Rs. 50
13 MAY 2019
<b>SURANJAN MUMHERJEE</b>
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

150/6, Beliaghata  
Main Road,

501-10.

13 MAY 2019

13 MAY 2019

Certified that the document is  
admitted to Registration. The  
signature is correct. The  
document is not subject to the  
documentary duty of the document.



6

<b>A.D.S.R., SEALDAH</b>
14 MAY 2019
Dist.-South 24 Parganas

working for gains at 20/1, Manindra Nath Mitra Row, Post Office- Amherst Street, Police Station- Muchipara, Kolkata-700009, hereinafter jointly referred to as the **PRINCIPALS, SEND GREETINGS;**

**AND WHEREAS** We are the owners of the immovable property more fully and particularly referred and explained under the **SCHEDULE** hereunder written and/or given free from all sorts of encumbrances, charges, liens, lispendens, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, obstruction and disturbance whatever from any person whomsoever and from any corner whatever in any manner whatever.

**AND WHEREAS** We are desirous of nominating fit and suitable person/s who shall act on our behalf and in our names to do acts, deeds and thing hereinafter mentioned in connection of the Schedule Property.

We are desirous of appointing and hereby do **NOMINATE APPOINT & CONSTITUTE MR. RAJU NASKAR (PAN : ADSPN9015D)**, son of Sri Gobinda Naskar , by faith-Hindu by occupation- Business, by Nationality- Indian , residing at 150, Raja Rajendra Lal Mitra Road, Post Office- Beliaghata , Police Station- Beliaghata , Kolkata-700010, **AS OUR TRUE AND LAWFUL ATTORNEY** and/or agent in our names and on our behalf to do all acts, deeds and things related to the **SCHEDULE PROPERTY** and also Further to **SELL, TRANSFER, CONVEY & ALIENATE** the Schedule Property for us in our names and on our behalf and to jointly to do and execute all or any of the following acts, deeds and things:

1. To manage, control, supervise, management of the said property.
2. To appear and represent us before the required authorities including *K.M.C.*, PWD (if necessary), West Bengal, Fire Services, the competent authority under the Urban Land (Ceiling & Regulation) Act, 1976, authorities under the Promoters' Act Pollution Control Board, Lands & Land Reforms Office, Land Records Department of the State of West Bengal, Notary Public, Concerned Registrar of Assurances, Additional District Sub-Register or District

For Dhai Realtors Private Ltd.

*D. P. de A. M.*  
Director



*[Signature]*  
**A.D.S.R., SEALDAH**  
14 MAY 2019  
Dist.-South 24 Parganas



Sub-Register, Metropolitan Magistrate and other Offices or Government Body or Department as the case may be and to make necessary compliance as if We are personally present in connection with any matter in respect of the property as described in the schedule hereunder written.

3. To receive the refund of the excess amount of fee, if any, paid for the purpose herein stated and to deal with the authorities in all matters concerning the said premises.
4. To apply for and obtain electricity, gas water, sewerage, drainage, tube-well or other connections of other utilities concerning our said premises or to make alteration therein and to close down and/or have disconnection the same and for that to sign execute and submit all papers, applications, documents and plans and do all others acts, deeds, declaration and things as be deemed fit and proper by our said Attorney.
5. To sign, issue, deliver, serve, receive and accept all notices, letters and correspondences as may be required from time to time in connection with all or any of the matter contained herein.
6. To sign, execute, affirm, verify, file or serve any undertaking, affidavit, bond, plaint, petition, application, written statement or any papers deeds or documents whatsoever and to depose on behalf of us to prove and support the pleadings, if necessary in any law suits and/or proceeding including appeal, tribunal and writ matters in all courts of India.
7. To obtain, hold, defend possession, manage and maintain the land equivalent to our said premises.

For Dhar Realtors Private Ltd.



Director



*ls*  
**A.D.S.R., SEALDAH**  
**14 MAY 2019**  
Dist.-South 24 Parganas

8. To ward off, prohibit and if necessary proceed against in due form of law against all trespassers of the said Premises and to take appropriate steps whether by lawful action like declaration suit, ejection suit and/or otherwise.
9. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale the **Schedule Property** as detailed hereunder or any part thereof to any intending Purchasers at such price which our said attorney, in his absolute discretion, thinks fit and proper and/or cancel and/or repudiate the same
10. To sign, execute, present for registration and admit execution of Deeds of Sale/Lease/Tenancy in respect of the **Schedule Property** and to present the same before the concerned registrar, Sub registrar, registrar of Assurances office having jurisdiction of the said property as if We are personally present to sign and execute the same
11. To receive from the intending Purchasers of flats units and apartments and Car Parking Spaces as detailed in the Schedule hereunder written and described the Earnest money and/or advance and/or advances and /or in respect of the **Schedule Property** in the name of the Attorney and to give good and valid receipt and discharge for the same which will protect the Purchaser(s) without seeing the application of the money.
12. And further all the monetary proceeds and others so derivable by the Attorney hereof in connection with these presents are to be deposited with the account of the principal.

It is noted hereto that these presents is being granted unto and in favour of the said attorney without any consideration and as such no interest or right of the Attorney is created and that further the said attorney shall not hereby obtain or have power to make any construction or development work on the said property.

For Dhar Realtors Private Ltd.

*Dr. P. K. Sharma*

Director



*[Handwritten signature]*  
**A.D.S.R., SEALDAH**  
**14 MAY 2019**  
Dist.-South 24 Parganas



No financial transaction between the Executor and the Attorney

This Power of Attorney is revocable.

**AND GENERALLY** to do all acts deeds and things concerning the powers and authorities hereby granted in respect of the **Schedule Property** in the building to be built on my aforesaid premises, which I myself could have done lawfully under our own hand and seal if personally present.

**AND** we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done concerning the power and authority herein intended.

**AND** it is made clear that in the death or incapacity of the Principals and/or any one of them the Attorney shall be and is duly authorized by the other surviving Principals to act on the basis of the powers hereby granted.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL that the 3000 SQ.FT on the Ground floor comprising in several units lying and situate at or upon ALL THAT the piece and parcel of land admeasuring an area of (as per Deed of Conveyance) 15 Cottah 3 Chittack 25 sq. ft. and (as per KMC Survey Department) 14 Cottah 1 Chittack 27.32 Sq.ft. being Premises No.72, Abinash Chandra Banerjee Lane (western portion whereof locally known as 72A, Abinash Chandra Banerjee Lane), Kolkata-700010 within Kolkata Municipal Corporation Ward No.34, Police Station – Beliaghata, S.R.O. Sealdah, Mouza- Soorah, Panchannagram, Holding No.91, and the said land is butted and bounded in the manner as follows:**

**ON THE NORTH** : By Premises No. 73, Abinash Chandra Banerjee Lane.

**ON THE SOUTH** : By KMC passage.

**ON THE EAST** : By KMC passage.

For Dhar Realtors Private Ltd.

*[Handwritten Signature]*

Director



*h*  
**A.D.S.R., SEALDAH**  
**14 MAY 2019**  
**Dist.-South 24 Parganas**

**ON THE WEST** : By premises no. 73, Abinash Chandra Banerjee Lane.

**THE SCHEDULE ABOVE REFERRED TO**

**FLAT WISE**

**ALL** that the Flat No. GA on the Ground floor measuring 1126 Sq Feet super Built up (more or less) and **ALL** that the Flat No GF on the Ground floor measuring 888 Sq. Feet super Built up (more or less) and **All** that the flat No. GG on the Ground floor measuring 908 Sq. Feet super Built up (more or less) all lying and situate at or upon **ALL THAT** the piece and parcel of land admeasuring an area of (as per Deed of Conveyance) 15 Cottah 3 Chittack 25 sq. ft. and (as per KMC Survey Department) 14 Cottah 1 Chittack 27.32 Sq.ft. being Premises No.72, Abinash Chandra Banerjee Lane (western portion whereof locally known as 72A, Abinash Chandra Banerjee Lane), Kolkata-700010 within Kolkata Municipal Corporation Ward No.34, Police Station – Beliaghata, S.R.O. Sealdah, Mouza- Soorah, Panchannagram, Holding No.91, and the said land is butted and bounded in the manner as follows:

**ON THE NORTH** : By Premises No. 73, Abinash Chandra Banerjee Lane.

**ON THE SOUTH** : By KMC passage.

**ON THE EAST** : By KMC passage.

**ON THE WEST** : By premises no. 73, Abinash Chandra Banerjee Lane.

For Dhar Realtors Private Ltd.

*Dr. Anil Kumar Shrivastava*

Director





A.D.S.R., SEALDAH

14 MAY 2019

Dist.-South 24 Parganas

IN WITNESS WHEREOF we have executed these presents at Kolkata on the 14th day of May 2019.

For Dhar Realtors Private Ltd.

SIGNED, SEALED AND DELIVERED by the PRINCIPAL hereto at Kolkata in the presence of :

*Dmm. P. de* Director

- 1. *Papai Sebnati*  
57, Dakshin D.P. Banerjee Road  
P.S. Gopabaddal. Dist - 24 PGS. (W)  
Pin - 743129.

- 2. *Rupam Basak*

10, old post office street

Kal-1

SIGNED, SEALED AND ACCEPTED by the ATTORNEY hereto at Kolkata in the presence of :

*B. S. Ghosh*

- 1. *Papai Sebnati*

- 2. *Rupam Basak*

*Free Paid,  
Drafted by me*

*Dmm. P. de*



*[Handwritten signature]*

**A.D.S.R., SEALDAH**  
**14 MAY 2019**  
**Dist.-South 24 Parganas**



आयकर विभाग  
INCOME TAX DEPARTMENT  
DCHAR REALTORS PRIVATE  
LIMITED  
07/03/2008  
Permanent Account Number  
AADCD7718G  
Signature



For Dhar Realtors Private Ltd

*Bhram. Lade Sharma*  
Director



For District Registrar Private



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ACXPD7498Q



नाम /NAME

SAKTI PADA DHAR

पिता का नाम /FATHER'S NAME

RAMENDRA KUMAR DHAR

जन्म तिथि /DATE OF BIRTH

27-02-1959

हस्ताक्षर /SIGNATURE

*Sakti Pada Dhar*

*E. B. Das*

आयकर आयुक्त, प.ब.-11

COMMISSIONER OF INCOME-TAX, W.B.-11

*Sakti Pada Dhar*  
*Sakti Pada Dhar*

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
सहायक आयकर आयुक्त,  
पी-7,  
चौरागि स्क्वायर,

कलकत्ता - 700 069.

In case this card is lost found, kindly inform return to  
the issuing authority :

Assistant Commissioner of Income-tax,  
P-7,

Chowringhee Square,  
Calcutta- 700 069.



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SPECIMEN FORM FOR TEN FINGERS PRINT



*S. R. de la Cruz*



Little Ring Middle Fore Thumb  
(Left Hand)



Thumb Fore Middle Ring Little  
(Right Hand)



*by [signature]*



Little Ring Middle Fore Thumb  
(Left Hand)



Thumb Fore Middle Ring Little  
(Right Hand)

PHOTO

Little Ring Middle Fore Thumb  
(Left Hand)

Thumb Fore Middle Ring Little  
(Right Hand)

PHOTO

Little Ring Middle Fore Thumb  
(Left Hand)

Thumb Fore Middle Ring Little  
(Right Hand)







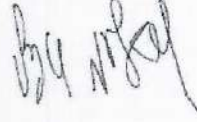
### Major Information of the Deed

Deed No :	IV-1606-00354/2019	Date of Registration	14/05/2019
Query No / Year	1606-1000114694/2019	Office where deed is registered	
Query Date	14/05/2019 1:32:14 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dhar Realtor Pvt Ltd 20/1 Manindra Nath Mitra Row, Thana : Muchipara, District : Kolkata, WEST BENGAL, PIN - 700009, Mobile No. : 9433057511, Status : Solicitor firm		
Transaction	[4002] Power of Attorney, General Power of Attorney		
Set Forth value	Additional Transaction		
Stampduty Paid(SD)	Market Value		
Rs. 50/- (Article:48(d))	Registration Fee Paid		
Remarks	Rs. 7/- (Article:E)		

#### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Dhar Realtors Private Limited</b> 20/1 Manindra Nath Mitra Row, P.O:- Amherst Street, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700009 , PAN No.:: AADCD7718G, Status :Organization, Executed by: Representative, Executed by: Representative

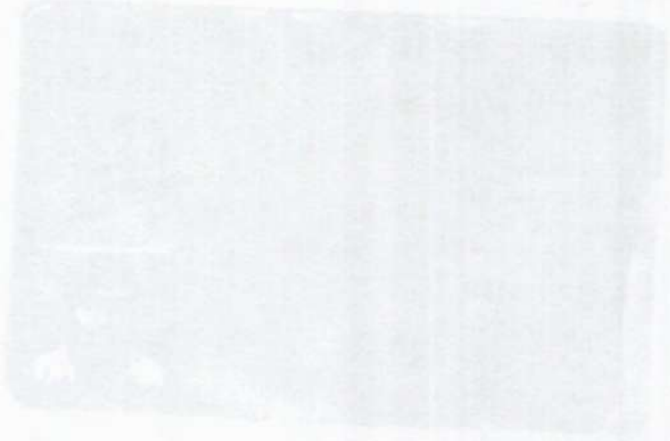
#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Mr Raju Naskar</b> Son of Shri Gobinda Naskar Executed by: Self, Date of Execution: 14/05/2019 , Admitted by: Self, Date of Admission: 14/05/2019 ,Place : Office	 14/05/2019	 LTI 14/05/2019	 14/05/2019
Son of Shri Gobinda Naskar Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADSPN9015D, Status :Individual, Executed by: Self, Date of Execution: 14/05/2019 , Admitted by: Self, Date of Admission: 14/05/2019 ,Place : Office				

Major Information of the Deed :- IV-1606-00354/2019-14/05/2019

15/05/2019 Query No:-16061000114694 / 2019 Deed No :IV - 160600354 / 2019, Document is digitally signed.








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**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Saktipada Dhar (Presentant )</b> Son of Late Ramendra Kumar Dhar Date of Execution - 14/05/2019, , Admitted by: Self, Date of Admission: 14/05/2019, Place of Admission of Execution: Office	<b>Photo</b>  May 14 2019 1:56PM	<b>Finger Print</b>  LTI 14/05/2019	<b>Signature</b>  14/05/2019
20/1 Manindra Nath Mitra Row, P.O:- Amherst Street, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACXPD7498Q Status : Representative, Representative of : Dhar Realtors Private Limited (as director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Papai Debnath</b> Son of Durga Debnath 57 Dakshin A P Banerjee Road, P.O:- Fingapara, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743129	 14/05/2019	 14/05/2019	 14/05/2019
Identifier Of Mr Raju Naskar, Saktipada Dhar			

**Endorsement For Deed Number : IV - 160600354 / 2019**

**On 14-05-2019**

**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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 13:50 hrs on 14-05-2019, at the Office of the A.D.S.R. SEALDAH by Saktipada Dhar ,.

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

Execution is admitted on 14/05/2019 by Mr Raju Naskar, Son of Shri Gobinda Naskar, 150 Raja Rajendra Lal Mitra Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business

Indetified by Papai Debnath, , , Son of Durga Debnath, 57 Dakshin A P Banerjee Road, P.O: Fingapara, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743129, by caste Hindu, by profession Service

Major Information of the Deed :- IV-1606-00354/2019-14/05/2019

15/05/2019 Query No:-16061000114694 / 2019 Deed No :IV - 160600354 / 2019, Document is digitally signed.



*[Faint handwritten signature or text]*



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

Execution is admitted on 14-05-2019 by Saktipada Dhar, director, Dhar Realtors Private Limited (Private Limited Company), 20/1 Manindra Nath Mitra Row, P.O:- Amherst Street, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700009

Indetified by Papai Debnath, , Son of Durga Debnath, 57 Dakshin A P Banerjee Road, P.O: Fingapara, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743129, by caste Hindu, by profession Service

**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**

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 17733, Amount: Rs.50/-, Date of Purchase: 13/05/2019, Vendor name: SURANJAN MUKHERJEE



**Kaushik Ray**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- IV-1606-00354/2019-14/05/2019

15/05/2019 Query No:-16061000114694 / 2019 Deed No :IV - 160600354 / 2019, Document is digitally signed.





*ly*

**A.D.S.R., SEALDAH**  
14 MAY 2019  
Dist.-South 24 Parganas

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - IV**

**Volume number 1606-2019, Page from 8797 to 8815  
being No 160600354 for the year 2019.**



Digitally signed by KAUSHIK ROY  
Date: 2019.05.15 12:46:56 +05:30  
Reason: Digital Signing of Deed.

**(Kaushik Ray) 15-05-2019 12:45:36  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.**

**(This document is digitally signed.)**