

01232

I - 1100/15



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 718222

12/3/15



DEVELOPMENT POWER OF ATTORNEY

Certified that the documents admitted to registration, the signature sheet and the endorsement sheet attached with the this document are the part of this document

Additional Sub Registrar
Barrackpore 24 Pgs (N)

12 MAR 2015

Handwritten signature or initials.

346 10.3.15

180/

Kalyani Construction

46 (15) Barsoat Rd, Barsoat Pore

Infagon by B.P.O.

Shri K. Gopabandhu

স্বাক্ষরিত ডিওসি নথি

তারিখ: ১১ মার্চ ২০১৫

বি

স্বাক্ষরিত ডিওসি নথি বিবরণ

ক্রমিক নং - বারসোত

১. ডি. নং - ৩৪

২. ডি. নং - মোট ৩৪ টি

স্বাক্ষরিত ডিওসি নথি

৩. স্বাক্ষরিত ডিওসি নথি



[Handwritten signature]

Addl. Dist. Sub-Registrar
Barsoat Pore, North 24 Parganas

11 2 MAR 2015

Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue



Office of the A.D.S.R. BARRACKPORE, District- North 24-Parganas

Signature / LTI Sheet of Serial No. 01232 / 2015, Deed No. (Book - I , 01100/2015)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Kajal Ghosh 46(16) Barasat Road, Thana:-Titagarh, P.O. :-N C Pukur, District:-North 24-Parganas, WEST BENGAL, India	 12/03/2015	 LTI 12/03/2015	<i>Kajal Ghosh</i> 12-03-2015

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kalyan Dhar Address -H-17 Anandapuri, Thana:-Titagarh, P.O. :-N C Pukur, District:-North 24-Parganas, WEST BENGAL, India	Self	 12/03/2015	 LTI 12/03/2015	<i>Kalyan Dhar</i>
2	Uday Dhar Address -H-17 Anandapuri, Thana:-Titagarh, P.O. :-N C Pukur, District:-North 24-Parganas, WEST BENGAL, India	Self	 12/03/2015	 LTI 12/03/2015	<i>Uday Dhar</i>
3	Kajal Ghosh Address -46(16) Barasat Road, Thana:-Titagarh, P.O. :-N C Pukur, District:-North 24-Parganas, WEST BENGAL, India	Self	 12/03/2015	 LTI 12/03/2015	<i>Kajal Ghosh</i>

Name of Identifier of above Person(s)

Pradip Ghosh Chowdhury
Anandapuri, Thana:-Titagarh, P.O. :-N C Pukur,
District:-North 24-Parganas, WEST BENGAL, India

Signature of Identifier with Date

Pradip Ghosh Chowdhury
12/3/2015



(Pradip Kumar Goldar)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARRACKPORE



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

Endorsement For Deed Number : I - 01100 of 2015
(Serial No. 01232 of 2015 and Query No. 1505L000002225 of 2015)

On 12/03/2015

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 12/03/2015

(Under Article : E = 7/- on 12/03/2015)

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.-64,66,945/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impressive Rs.- 100/-

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

Presented for registration at 12.54 hrs on :12/03/2015, at the Office of the A.D.S.R. BARRACKPORE by Kajal Ghosh ,Claimant.

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

Execution is admitted on 12/03/2015 by

1. Kalyan Dhar, son of Late Bhabesh Dhar , H-17 Anandapuri, Thana:-Titagarh, P.O. :-N C Pukur, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
2. Uday Dhar, son of Late Bhabesh Dhar , H-17 Anandapuri, Thana:-Titagarh, P.O. :-N C Pukur, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
3. Kajal Ghosh
Proprietor, M/s Kalyani Construction, 46(16) Barasat Road, Thana:-Titagarh, P.O. :-N C Pukur, District:-North 24-Parganas, WEST BENGAL, India.
, By Profession : Business

Identified By Pradip Ghosh Chowdhury, son of Late E. N. Ghosh Chowdhury, Anandapuri, Thana:-Titagarh, P.O. :-N C Pukur, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Business.



(Pradip Kumar Goldar)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Prabir Kumar Goldar)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 1



Kalyan Dhar

Kalyan Dhar

Right hand finger print

Thumb	Fore	Middle	Ring	Little

Left hand finger print

Little	Ring	Middle	Fore	Thumb

Right hand finger print

Thumb	Fore	Middle	Ring	Little

Left hand finger print

Little	Ring	Middle	Fore	Thumb

Right hand finger print

Thumb	Fore	Middle	Ring	Little

Left hand finger print

Little	Ring	Middle	Fore	Thumb



Uday Dhar

Uday Dhar



Kajal Ghosh

Kajal Ghosh



[Handwritten signature]
[Handwritten date: 12/3/15]

Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

12 MAR 2015

THIS GENERAL POWER OF ATTORNEY is made and executed on this ^{12th} day of March, 2015 by (1) SRI KALYAN DHAR, (2) SRI UDAY DHAR, both are sons of Late Bhabesh Dhar, by religion Hindu, by Nationality Indian, by occupation Business, residing at H-17, Anandapuri, P.O.Nona-chandanpukur, Barrackpore, P.S.Titagarh, District- North 24 Parganas, hereinafter jointly referred to as the LANDOWNER

WHEREAS we are the joint owners of the land measuring 04 cottah 05 chittaks 28 sft. With building standing thereon comprised in C.S.Dag no.1136 and 1137, C.S.Khatian no.1263 and 1285 R.S.Dag no. 4543 R.S.Khatian no. 4450 of Mouza-Chanak, J.L.No.4, R.S.No.39, Touzi No.2998, being Municipal holding no.35(35) and 37(36) 'H' Road, Anandapuri, within ward no.6 of Barrackpore Municipality, P.S.Titagarh, District-24 Parganas(North).

AND WHEREAS We have entered into a Development Agreement on day of 12-03-2015 with M/S KALYANI CONSTRUCTION a proprietorship concern represented by its proprietor SRI KAJAL GHOSH son of Sri Kalachand Ghosh of 46(16), Barasat Road, P.O.Nona-chandanpukur, Barrackpore, P.S.Titagarh, District- North 24 Parganas, hereinafter referred to as the Developer, for construction of G + 3 storied building by developing our said land morefully and particularly described in the Schedule below.

AND WHEREAS the said Development Agreement registered in the Office of the A.D.S.R.Barrackpore vide Deed No. I- 01091/2015

AND WHEREAS the terms and conditions of development and construction of multistoried building and to sell the Developer's Allocation in the building proposed to be constructed, has been set out in the said Agreement dated 12-03-2015

AND WHEREAS to enable the said Developer/ Promoter to carry on the said development and construction and other allied ancillary works for smooth completion of the project we are desirous for appointing the said SRI KAJAL GHOSH son of Sri Kalachand Ghosh as our true and lawful Constituted Attorney to do all such acts, deeds and things as are necessary for making such construction work on the said premises and to sell the flat/unit/commercial space/car



Add. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

12 MAR 2015

parking space /shop / proportionate share of land of the Developer's Allocation therein to the intending purchasers.

KNOW ALL MEN BY THESE PRESENTS that We (1) SRI KALYAN DHAR, (2) SRI UDAY DHAR, both are sons of Late Bhabesh Dhar, by religion Hindu, by Nationality Indian, by occupation Business, residing at H-17, Anandapuri, P.O.Nona-chandanpukur, Barrackpore, P.S.Titagarh, District- North 24 Parganas, do hereby nominate, constitute and appoint SRI KAJAL GHOSH son of Sri Kalachand Ghosh of 46(16), Barasat Road, P.O.Nona-Chandanpukur, Barrackpore, P.S.Titagarh, District- 24 Parganas(North), to be our true and lawful constituted attorney for us to act in our names and on our behalf to perform, execute all or any of the several acts, deeds, powers, authorities matters and things that is to say,

1. To supervise manage and control all sorts of affairs administration in respect of all our affairs, transaction and properties which we now have as morefully described in the schedule hereunder and all letters correspondences arising in course of or in relation to our property described in the schedule below.
2. To prepare plan for the development of the said land to sign the said plan on our behalf and to submit the same to the Barrackpore Municipality and other concerning authority for obtaining sanction of the same and to submit proposal from time to time for the amendment of such building plan if necessary to the said Barrackpore Municipality and other concerning authority for the purpose of obtaining the same.
3. To settle all disputes and to evict all trespassers and other unauthorised occupiers of the said property.
4. To effect mutation, separation or amalgamation of holding in our names in the Municipality and Revenue records and sign all applications or objections.
5. To appear for and represent us before the Board of Revenue, Collector of any District Sub-Divisional Officer, any Magistrate, Judge, Munsiff and in all Government offices in all matters relating to our said property and / or its affairs.
6. To appear for and represent us in all the courts, civil, criminal or Revenue, original, Revisional or appellate in any Registration Offices and to sign, execute, verify and file plaints, written



Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

12 MAR 2015

statements, objections and petitions and also present appeals in any court and to accept services of all summons, notices and other process of law.

7. To appoint any Advocate, Vakil, Revenue Agent or any other legal practitioner.

8. To file and receive back documents to deposit and withdraw money and to grant receipt therefore.

9. To sell, gift, convey, transfer in any way all rights, title and interest thereof to any person or persons for any consideration whatsoever in respect of Developer's Allocation in the proposed building to be constructed on the property described in the Schedule below.

10. To execute any agreement for sale or sale deeds, deed of gift or other documents necessary to effectuate the aforesaid purpose or purposes and to cause the same to be stamped registered or authenticated as the case may be and to receive earnest/advance/booking money from the intending purchaser/s in respect of sale of flats/units/shops/spaces of the Developer's Allocation as per Agreement dated 12-03-2015, save and except Owners Allocation.

11. To receive or agree to receive the consideration for the said sale or sales in respect thereof as mentioned in clause 9 and 10 above.

12. To appear before any Sub-Registrar, District-Registrar or other registering authority including all Government offices for the purposes of sell or transfer in any way as mentioned in clauses 9 and 10 above, save and except Owners Allocation.

13. To prepare, sign and submit the building plan before the Municipal Authority or authorities for new constructions, repairs and renovation work.

14. To deliver possession of Developer's Allocation of the property transferred by way of sale, gift, mortgage, lease or in any other way to the purchaser or purchasers as the case may be.

15. To take vacant possession of the said premises from us and to take all necessary steps for demolition of existing old building at the property described in schedule below.

16. To appoint contractor for the purpose mentioned in clause 15 above and to sell old building materials and receive sale proceeds after demolition of old building its brick, brick bats, doors, windows, grill, iron joist, garbages, debris etc.



Addl. Dist. Sub-Registrar
Barrackpore, North 24 Pgs.

12 MAR 2015

17. To submit sell permission application and obtain permission for sale and/or transfer of Developer's Allocation, save and except Owners Allocation in the said property along with undivided proportionate share or any part thereof from the Municipality and other authority as the case may be.

18. To apply for cement, steel and other materials and appliances necessary for construction work and to obtain electric connection, gas, telephone connection, water connection in the said building.

19. To appoint Engineer, Architect, Contractor, Labour Contractor for construction of the proposed building.

20. The Attorney shall not transfer the Owners Allocation of the proposed new building

AND GENERALLY to do all lawfully acts necessary for the above mentioned purposes

We, hereby agree that all the acts, deeds and things lawfully done by our said Attorney will be construed as acts, deeds, things and matters done by us and we undertake to ratify and confirm the same all and singular whatsoever our said Attorney shall be lawfully do and cause to be done for us by virtue of the Power hereby given.

SCHEDULE OF THE PROPERTY
(Description of total property)

ALL THAT piece and parcel of land measuring 04 cottah 05 chittaks 28 sft. With building standing thereon comprised in C.S.Dag no.1136 and 1137, C.S.Khatian no.1263 and 1285 R.S.Dag no. 4543 R.S.Khatian no. 4450 of Mouza-Chanak, J.L.No.4, R.S.No.39, Touzi No.2998, being Municipal holding no.35(35) and 37(36) 'H' Road, Anandapuri, within ward no.6 of Barrackpore Municipality, P.S.Titagarh, District-24 Parganas(North).

Handwritten text in Bengali script, likely a signature or note.



Add. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

12 MAR 2015

IN WITNESS WHEREOF We have signed and subscribed our respective hands in this Power of Attorney on the day month and year first above written.

WITNESSES:

- 1) Uday Khona Chakravarty
15/6, H- Road, Around opus.
P.S. Titagarh.
Kolkata - 700122
- 2) Bhalanath Saha
Math Para, Barua Park
P.S. Titagarh, Kol-122

Uday on Dhr

Uday Khona

Signature of the Executants

LWS, KALYANI CONSTRUCTION

Rajal Ghosh
Proprietor

Signature of the Attorney

Drafted & Prepared by

Ani Mukherjee Ghosh
WB/1186/81
Advocate.




Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

12 MAR 2015

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 7390 to 7400
being No 01100 for the year 2015.




(Prabir Kumar Goldar) 19-March-2015
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARRACKPORE
West Bengal