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D-1267/15



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 718767

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 20/3/15

DEVELOPMENT POWER OF ATTORNEY

[Faint, mirrored text from the reverse side of the stamp]
 Addl. Dist. Sub-Registrar
 Barrackpore, 24 Pgs (N)

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

[Handwritten signature]
 Addl District Sub Registrar
 Barrackpore, 24 Pgs (N)

20 MAR 2015

[Handwritten signature]

1046 17.3.15 100/

১৭৩ কল্যাণ Construction
৭৬(১৬) Bheerat Lal mona an embatik
L. S. Das
শ্রী শ্রী
বাংলাদেশ ডিভীট মাঝে ডিভীট
তারিখ ১৫ মে ২০১৫

“বি”

জমিদারের নাম— শ্রী শিবকুমার
স্বামীর নাম— বারাকপুর
১. ডি. নম্বর কত—
২. ডি. নম্বরে মোট কত টাকার
জমা পড়িয়া করা হইয়াছে—
৩. জমা পড়িবার তারিখ কত—



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

20 MAR 2015

20 MAR 2015

NAME: Smt. Bandita Ghosh
STATUS: Landowner



Signature *Bandita Ghosh*

Left hand finger prints

LITTLE	RING	MIDDLE	FORE	THUMB

Right hand finger prints

THUMB	FORE	MIDDLE	RING	LITTLE

NAME: Sri Kajal Ghosh
STATUS: Developer



SIGNATURE *Kajal Ghosh*

Left hand finger prints

LITTLE	RING	MIDDLE	FORE	THUMB

Right hand finger prints

THUMB	FORE	MIDDLE	RING	LITTLE



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






20 MAR 2015

NAME: Smt. Bandita Ghosh
STATUS: Landowner






Signature *Bandita Ghosh*

Left hand finger prints

LITTLE	RING	MIDDLE	FORE	THUMB
				

Right hand finger prints

THUMB	FORE	MIDDLE	RING	LITTLE
				

NAME; Sri Kajal Ghosh
STATUS: Developer



SIGNATURE *Kajal Ghosh*

Left hand finger prints

LITTLE	RING	MIDDLE	FORE	THUMB
				

Right hand finger prints

THUMB	FORE	MIDDLE	RING	LITTLE
				



[Handwritten signature]

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

20 MAR 2015

THIS GENERAL POWER OF ATTORNEY is made and executed on this ~~20~~³⁰th day of March, 2015 by SMT. BANDITA GHOSH, wife of Sri Rajat Kumar Ghosh, by religion Hindu, by Nationality Indian, by occupation Housewife, residing at 36(35/1), 'H' Road, Anandapuri, P.O.Nona-chandanpukur, Barrackpore, P.S.Titagarh, District- North 24 Parganas, hereinafter referred to as the LANDOWNER

WHEREAS I am the owner of flat measuring 645 sft. covered area and land measuring 522.16 sft. underneath the said building standing thereon comprised in 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.36(35/1), 'H' Road, Anandapuri, within ward no.6 of Barrackpore Municipality, P.S.Titagarh, District-24 Parganas(North),


AND WHEREAS I have entered into a Development Agreement on day of ~~20~~²⁰-~~3~~³-,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-~~12~~¹²-64 /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 ~~20~~²⁰-03-2015

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




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

KNOW ALL MEN BY THESE PRESENTS that I, SMT. BANDITA GHOSH, wife of Sri Rajat Kumar Ghosh, by religion Hindu, by Nationality Indian, by occupation House wife, residing at 36(35/1), H Road, 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.



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Adl. Dist. Sub-Registrar
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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 complaints, written 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, save and except landowner'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 20-03-2015, 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.



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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.

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.

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

SCHEDULE OF THE PROPERTY
(Description of total property)


ALL THAT piece and parcel of flat measuring 645 sft. covered area and land measuring 522.16 sft. underneath the said building standing thereon comprised in 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.36(35/1), 'H' Road, Anandapuri, within ward no.6 of Barrackpore Municipality, P.S.Titagarh, District-24 Parganas(North), butted and bounded by:

On the North : House of Prakash Dhar and Bikash Dhar.

On the South and East: Property of Uday Dhar and Kalyan Dhar.

On the West: common passage




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

20 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. Bhalanath Saha
Math Para, B.K.P
P.S. Titagarh, 24 Pgs(N)

2) Ramadhin Nath
115/1, Central Road
P.O. Nonachandony pulkur
B.K.P.
P.S. Titagarh.
Pin - 700122

Bardaita Ghosh

Signature of the Executant.

M/S. KALYANI CONSTRUCTION

Kojal Ghosh
Proprietor

Signature of the Attorney


Drafted & Prepared by

Animuddha Ghosh
WB-1486/81
Advocate.

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

20 MAR 2015



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

Endorsement For Deed Number : I - 01267 of 2015
(Serial No. 01417 of 2015 and Query No. 1505L000002478 of 2015)

On 20/03/2015

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 20/03/2015

(Under Article : ,E = 7/- on 20/03/2015)

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.-14,99,063/-

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 13.58 hrs on :20/03/2015, 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 20/03/2015 by

1. Bandita Ghosh, wife of Rajat Kumar Ghosh , 36(35/1) H Road Anandapuri, Thana:-Titagarh, P.O. :-N C Pukur, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : House wife
2. 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 B N Ghosh Chowdhury, Anandapui, Thana:-Titagarh, P.O. :-N C Pukur, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Business.



(Prabir Kumar Goldar)
ADDITIONAL DISTRICT SUB-REGISTRAR







(Prabir Kumar Goldar)
ADDITIONAL DISTRICT SUB-REGISTRAR

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. 01417 / 2015, Deed No. (Book - I , 01267/2015)

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	 20/03/2015	 LTI 20/03/2015	<i>Kajal Ghosh</i> 20-03-2015

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bandita Ghosh Address -36(35/1) H Road Anandapuri, Thana:-Titagarh, P.O. :-N C Pukur, District:-North 24-Parganas, WEST BENGAL, India	Self	 20/03/2015	 LTI 20/03/2015	<i>Bandita Ghosh</i>
2	Kajal Ghosh Address -46(16) Barasat Road, Thana:-Titagarh, P.O. :-N C Pukur, District:-North 24-Parganas, WEST BENGAL, India	Self	 20/03/2015	 LTI 20/03/2015	<i>Kajal Ghosh</i>

Name of Identifier of above Person(s)

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

Signature of Identifier with Date

Pradip Ghosh Chowdhury
20/3/15



(Prabir Kumar Goldar)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARRACKPORE

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 2906 to 2917
being No 01267 for the year 2015.



(Prabir Kumar Goldar) 30-March-2015
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARRACKPORE
West Bengal