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00809

00733/2013

Doc No
224



पश्चिम बंगाल WEST BENGAL

N 106391

Whereof that the document is admitted to registration. The signature sheet/sheet's & the endorsement sheet/sheet's attached with this document are the part of this document.

[Handwritten Signature]

Additional District Sub-Engineer
Stamp, New Town, North 24 Parganas

21 JAN 2013

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, that We

(1) SHRI NIRANJAN PRAMANIK, son of Late Srikrishna Pramanik, by faith Hindu, by occupation - Business, residing at Mahishbathan 2 Village - Thakdari, P.O. Krishnapur, Police Station - New Town, District North 24-Parganas, Kolkata --

[Handwritten notes and scribbles]
21.1.13
1.56
148/13
9

131325

NAME: G L S Realty Pvt Ltd.
ADD: Rashtreeya
18 JAN 2013
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Hwy. Ho. No. 101

18 JAN 2013

18 JAN 2013

Jagan Kumar Narayan
S/O Subal Chandra Narayan
Km Shrinagar Barwaritan
Kul-102
D/P. Business



Sub-Registrar
West Bengal

21 JAN 2013

700102, (2) MANORANJAN PRAMANIK, son of Late Srikrishna Pramanik, by faith Hindu, by occupation – Business, residing at Mahishbathan 2 Village – Thakdari, P.O. Krishnapur, Police Station – New Town, District North 24-Parganas, Kolkata – 700102, (3) SRI CHITTARANJAN PRAMANIK, son of Late Srikrishna Pramanik, by faith Hindu, by occupation – Business, residing at Mahishbathan 2 Village – Thakdari, P.O. Krishnapur, Police Station – New Town, District North 24-Parganas, Kolkata – 700102, (4) SMT. ANJALI KHOSHO, wife of Shripati Khosho, by faith Hindu, by occupation – house wife, residing at Murgacha Dharampur Bilkanda 1 no Ghola, P.O. and Police Station – Ghola, District North 24-Parganas, Kolkata – 700102, (5) SMT. PUSPA RANI MANDAL, wife of Rampada Mandal, by faith Hindu, by occupation – house wife, residing at Kamia Kamar Para, District North 24-Parganas, Kolkata – 700102 are the owners of the Schedule property, SEND GREETINGS.

WHEREAS we were the owners of ALL THAT piece or parcel piece and parcel of land undivided 5/7th share of 16 decimals i.e. decimal be the same little more or less lying and situated under Mouza – Thakdari, J.L. No. 19, Touzi No. 10, R.S. 216, comprising R.S. Dag No. 227 under L.R. Khatian No. 177, within the jurisdiction of New Town Police Station within the local limit Mahisbatan 2No. Gram Panchayat, Sub-Registration Office – New Town in the District North 24-Parganas and morefully and particularly described in the

Schedule hereunder written and hereinafter referred to the said property.

By an Agreement dated 21.01.2013 (hereinafter referred to as the **DEVELOPMENT AGREEMENT** made between ourselves as the owners and **M/S. GLS REALITY PRIVATE LIMITED.**, a Limited Company incorporated under the Indian Companies Act, 1956 having its registered office at Ranbanshipara, Tarulia Road, Krishnapur, Kolkata - 700102, P.S. Rajarhat, represented by its Director **SRI LAKSHMI KANTA KAR**, son of Dhirendra Nath Kar, by faith Hindu, by occupation - Business, residing at Tarulia 1st Lane, P.O. Krishnapur, Kolkata - 700102, as the Developer, certain terms and conditions has been agreed between ourselves and the said Developer with regard to development of the said premises. The said Development agreement was registered in the office of the Additional District Sub Registrar New Town and recorded in Book No. I, being No. 00728 for the year 2013.

By virtue and in terms of the said Development Agreement and to effectuate and implement the same also in view of having agreed therein to execute power of attorney in favour of said Developer, we are executing this power of attorney for the purpose hereinafter contained.

NOW KNOW BY THIS PRESENTS we, the within named (1) SHRI NIRANJAN PRAMANIK, (2) MANORANJAN PRAMANIK, (3)

SRI CHITTARANJAN PRAMANIK, (4) SMT. ANJALI KHOSHO, , (5) SMT. PUSPA RANI MANDAL, do hereby nominate, constitute and appoint **SRI LAKSHMI KANTA KAR**, son of Dharendra Nath Kar, as our true and lawful attorney, jointly and/or severally in our names and on our behalf and to do and execute all of any of the acts, deeds and things of the proposed building as mentioned in the aforesaid Development Agreement that is to say :-

1. To appear and act in all the Courts, Civil, Criminal whether Original or Appellate, Revenue Officer Settlement Office, B.L. & L.R.O. Office, Registration Office, Certificate and in Office or Officers either Central Government or State Government, District Magistrate Office, Sub-Divisional Office, District Board, Gram Panchayat, Zila Parishad or Notified area of any other local authority.
2. To appoint any Advocate, Barrister, Revenue Agent or any other legal practitioner or any person legally authorized to do any act.
3. To sign Plaint, Written statement, appeal, misc Appeal, cross appeal Writ Application, Objection, Petition, connected with any cases in any court of law including in special court or Office.
4. To compromise, compound or withdraw cases (to confess judgement) to pray any relief and to refer cases to

Arbitration, under the provision of Arbitration and Conciliation Act, 1996.

5. To file and receive back any documents, to deposit money by Challan or receipt and to withdraw money from any suit, cases or from any Office or Offices and to grant proper acknowledgement receipt.
6. To accept service of any summons, notice, writ issued by any Court and Office against us.
7. To obtain, refund of Stamp duty, Court Fee or repayment of Stamp or Court fees.
8. To execute any order or any decree and to take delivery of possession of property in execution of any decree and/or to take payment in execution of money decree.
9. To take delivery of possession of property by executing of Decree and to grant receipt.
10. To apply to Court and Officers for copies of documents and papers and to withdraw deeds, documents, papers from any Court, Office either Govt. of Self local Govt. or Govt. undertaking or from any Special Court or Office appointed.
11. To apply for the inspection or and to inspect judicial records and any records of any office or offices either Central or State or Local Govt. or any Special Court, under Consumer Protection Act.
12. To negotiate relation to with any persons, officers, relating property affairs and to take decision.

13. To prepare the building plan, Received building plan, if necessary for the purpose of construction of building over the schedule mentioned property by appointing Engineer Architect in conformity with the Panchayat and Zila Parishad Act, 1980 and as amended up to date and by laws of Panchayat or Zila Parishad and also to take supplementary plan for better utilization of property in Schedule mentioned below.
14. To sign, execute and submit the building plan, the Revised building Plan or any supplementary Plan before the Panchayat or Zila Parishad and/or any other Central Government/State Government authority or authorities office for taking sanction of the same and to observe all formalities for getting sanctions.
15. To deposit the entire charges, costs, for the purpose of taking sanction building plan, Revised or Supplementary building plan and to take delivery of the same from the Panchayat or Zila Parishad and to take completion Certificate of Building from Panchayat or Zila Parishad and/or any other Central Govt. or State Govt. Authority.
16. To appoint architect, Engineer, men, Masson, Plumber Electrician or any workmen required to appoint for the purpose of completion of the building.
17. To enter into an agreement for sale of the proposed flats and construction in schedule mentioned property together

with proportionate undivided share of land of schedule property and to accept the consideration money either in part or in full from the prospective purchasers in respect of Developer share.

18. To give possession of respective flats and shops to the prospective purchasers after completion of building on the schedule mentioned property in respect of the Developer share.
19. To execute and register proper instrument of transfer of the proposed flat and shop rooms in favour of the prospective purchasers in respect of Developer's share accepting the entire consideration therefore and also to sale the proportionate share of land underneath of schedule mentioned property including the right of path and passages, common area, roof etc. as per land in favour of the Purchasers on duly stamped conveyance and shall present the same before any registering authority and to admit execution and registration and after accepting the consideration money shall deliver possession of the same to the intending purchasers and to do all acts which will be required for completion of sale under the provisions of Transfer of Property Act as well as Indian Registration Act or Acts for the time being in force in respect of Developer share.

20. To give consent for mutation of names to the proposed Purchasers and to give consent in any matters which may be required to the Purchasers and to apply for taking sewerage connection from the Gram Panchayat, Electric Connection, water connection and all connections by observing all formalities on our behalf.
21. To Sign, Execute any amalgamation Deed in respect of the Schedule mentioned property with any other property and to do all acts, deeds and things for completion of the registration for the said deed, if any.
22. To sign and execute any gift deed in respect of the schedule mentioned property or any part or portion of it and to all acts, deeds and things for completion of the registration of the said deed, if any.
23. To do any kind of deeds in relation to the said premises which the Attorney will think fit and proper either in the manner of completion of construction or in the matter of completion of sale of the proposed flat and shops rooms of the schedule mentioned property building and to do all works for completion of construction.
24. To do any act or acts which will be necessary for the purpose of taking Revised or Supplementary sanctioned building plan, for entering into agreement; for delivery of possession, to transfer the property and for any matters,

which the attorney will think fit and proper in respect to the schedule mentioned property.

25. Generally to do all necessary act or acts as may Attorney or agent in relation to the aforesaid matter for and on my behalf to execute and to do all deeds, acts or things as fully and effectually in all respect as aforesaid if I personally being present.

And We hereby agree that all lawful acts, deeds and thing done by our said attorney shall be constructed as acts, deeds and things done by us. We agree to ratify and confirm all whatsoever that our said Attorney shall lawfully do or cause to be done by virtue of the power hereby given.

It is mentioned that this Power of Attorney shall remain in force or till the original Development Agreement dated 21.01.2013

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel piece and parcel of land undivided 5/7th share of 16 decimals i.e. 11.47 decimal be the same little more or less lying and situated under Mouza – Thakdari, J.L. No. 19, Touzi No. 10, R.S. 216, comprising R.S. Dag No. 227 under L.R. Khatian No. 177, within the jurisdiction of New Town Police Station within the local limit Mahisbatan 2No. Gram Panchayat, Sub-Registration Office – New Town in the District North 24-Parganas

IN WITNESSES WHERE OF we, the Executants put our signature on the 21st day of January, Two Thousand Thirteen.

WITNESSES:-

1. Jaganmohan Das
Ker's Road W.
KOL-102

2. Janeshree Chowdhary
8 No Old Post Office
Street KOL-1

1. *[Handwritten signature]*

2. Manaranga Pramanik

3. *[Blank]*
4. *[Fingerprint]* L.T.I. of Pramanik
in the form of
Arun Kumar

5. *[Handwritten signature]*
श्री
श्री

SIGNATURE OF THE EXECUTANTS

I ACCEPT

GLS Realty Pvt. Ltd.

[Handwritten signature]
ATTORNEY

Drafted by

[Handwritten signature]
(MR. GOUTAM ROY)

Advocate
High Court, Calcutta
8, Old Post Office Street,
Ground Floor, Kolkata

Type by :

(Ramkrishna Sahoo)
10, Old Post Office Street,
Kolkata - 700001

[Handwritten note]
Read out & explained
in Bengali language
Goutam Roy
attorney.

SPECIMEN FORM FOR TEN FINGER PRINTS



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER


Signature _____













LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____


SPECIMEN FORM FOR TEN FINGER PRINTS













Left Hand

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



Left Hand

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					


Signature _____

PHOTO









	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 00809 / 2013, Deed No. (Book - I , 00733/2013)
Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Lakshmi Kanta Kar Tarulia 1st Lane, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	 21/01/2013	 LTI 21/01/2013	<i>Lakshmi Kanta Kar</i> 21/01/2013

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



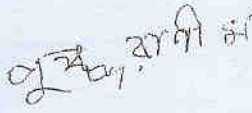


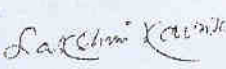
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Niranjan Pramanik Address -2 Thakdari, Thana:-New Town, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self	 21/01/2013	 LTI 21/01/2013	<i>Niranjan Pramanik</i>
2	Manoranjan Pramanik Address -2 Thakdari, Thana:-New Town, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self	 21/01/2013	 LTI 21/01/2013	<i>Manoranjan Pramanik</i>
3	Chittaranjan Pramanik Address -2 Thakdari, Thana:-New Town, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self	 21/01/2013	 LTI 21/01/2013	<i>S.I. of Chittaranjan Pramanik by his Pan of Deben Chandra</i>
4	Anjali Khosho Address -Murgacha Dharampur, Thana:-Ghola, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India,	Self	 21/01/2013	 LTI 21/01/2013	<i>Anjali Khosho</i>

(Debasish Dhar)
 Additional District Sub-Registrar
 Office of the A.D.S.R. RAJARHAT

21 JAN 2013

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 00809 / 2013, Deed No. (Book - I , 00733/2013)

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

Admission of Execution By	Status	Photo	Finger Print	Signature
5 Puspa Rani Mandal Address -Kamia Kumar Para, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India,	Self		 LTI	
6 Lakshmi Kanta Kar Address -Tarulia 1st Lane, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self		 LTI	

Name of Identifier of above Person(s)	Signature of Identifier with Date
T. Kr Naskar Krishnapur, , P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	 21/01/2013



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

Endorsement For Deed Number : I - 00733 of 2013
(Serial No. 00809 of 2013)

On

Payment of Fees:

On 21/01/2013

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 21/01/2013

(Under Article : ,E = 21/- on 21/01/2013)

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.-66,44,356/-

Certified that the required stamp duty of this document is Rs.- 70 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

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

Presented for registration at 13.59 hrs on :21/01/2013, at the Office of the A.D.S.R. RAJARHAT by
Lakshmi Kanta Kar ,Claimant.

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

Execution is admitted on 21/01/2013 by

1. Niranjana Pramanik, son of Lt Srikrishna Pramanik , 2 Thakdari, Thana:-New Town, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Business
2. Manoranjan Pramanik, son of Lt Srikrishna Pramanik , 2 Thakdari, Thana:-New Town, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Business
3. Chittaranjan Pramanik, son of Lt Srikrishna Pramanik , 2 Thakdari, Thana:-New Town, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Business
4. Anjali Khosho, wife of Shripati Khosho , Murgacha Dharampur, Thana:-Ghola, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
5. Puspa Rani Mandal, wife of Rampada Mandal , Kamia Kumar Para, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife

21 JAN 2013

Additional District Sub-Registrar
EndorsementPage 1 of 2

21/01/2013 16:17:00



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

Endorsement For Deed Number : I - 00733 of 2013
(Serial No. 00809 of 2013)

6. Lakshmi Kanta Kar, son of Dharendra Nath Kar , Tarulia 1st Lane, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Business
Identified By T Kr Naskar, son of S Ch Naskar, Krishnapur, , , P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

Additional District Sub-Registrar
Government of West Bengal, North 24 Parganas

21 JAN 2013

(Debasish Dhar)
Additional District Sub-Registrar
EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 14489 to 14506
being No 00733 for the year 2013.



(Debasish Dhar) 21-January-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal