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I-10446



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 989483

Verify that the document is admitted
to registration. The stamp sheet
and the sub-stamp sheets attached
with this document are the part of
this document

[Signature]
Advt. District Sub-Registrar
Bishnannagar, 10 AUG 2012

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL
COME, that I, SRI RATAN^{CHANDRA} MONDAL, son of Late Rajendra
Nath Mondal, by faith Hindu, by occupation - Business,
residing at Village & P.O.- Thakdari² Krishnapur, P.S. New
Town, District North 24-Parganas is the Owner of the Schedule
property, SEND GREETINGS.

65101

NAME: Gautam Roy, Adv
 ADD: H C Cat
 RS: 100/- - 8 AUG 2012
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1



- 8 AUG 2012
 8 AUG 2012



Adal. District Sub Registrar
 North 24 Parganas (East Lake Club)
 10 AUG 2012

Rupali Mondal
 w/o
 Puspendu Mondal
 Thakdani, P.O. Krishnapur
 P.S. Newtown
 Service
~~_____~~

WHEREAS I am the Owner of **ALL THAT** piece or parcel Two plots of land measuring an area 38 decimals and 10 Decimals, i.e. the total area of **48 Decimals** lying and situated under Mouza – Thakdari, J.L. No. 19, R.S. No. 216, Touzi No. 10, comprised in R.S. Dag No. 226, 248, under L.R. Khatian No. 740, within the jurisdiction of New Town Police Station within the local limits of Mahisbathan 2 No. Gram Panchayet, sub-registration office Bidhannagar in the District of North 24-Parganas with all easement rights.

By an Agreement dated 16th August 2012 (hereinafter referred to as 'The **DEVELOPMENT AGREEMENT**') made between myself as the Owner **AND M/S. GLS REALTY PRIVATE LIMITED.**, a Private Limited Company, incorporated under the Indian Companies Act, 1956 having its registered office at Rajbanshipara, Tarulia Road, P.O. Krishnapur, P.S. New Town, Kolkata – 700102, represented by its Director **SRI LAKSHMI KANTA KAR**, son of Late Dhirendra Nath Kar, by faith Hindu, by occupation – Business, residing at Rajbanshipar, Tarulia 1st Lane, P.O. Krishnapur, P.S. New Town, Kolkata – 700102 as the Developer, certain terms and conditions has been agreed between myself 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 at Bidhannagar and recorded in Book No.I, being No.10444 for the year 2012.

Ratan Chandra Mondal

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, I am executing this Power of Attorney for the purposes hereinafter contained.

NOW KNOW BY THIS PRESENTS I, the within named SRI ^{CHANDRA} RATAN MONDAL, son of Late Rajendra Nath Mondal do hereby nominate, constitute and appoint SRI LAKSHMI KANTA KAR, son of Late Dharendra Nath Kar as my true and lawful attorney, jointly and/or severally in my name and on my behalf and to do and execute all or 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. or 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 relating to with any persons, officers, relating property affairs and to take decision.
13. To prepare the building Plan, Revised 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 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.
16. To appoint Architect, Engineer, men, Masson, Plumber Electrician or any workmen required to appoint for the purpose of completion of 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's 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 Developer's 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's 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,

Ratan Chandra Mandar

Ratan Chandra Mandar

Electric Connection, Water Connection and all connections by observing all formalities on my 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 do 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 matter of completion of construction or in the matter of completion of sale of the proposed flats 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 my 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 I hereby agree that all lawful acts, deeds and things done by my said Attorney shall be construed as acts, deeds and things done by us. I agree to ratify and confirm all whatsoever that my 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 ~~in force~~ till the Original Development Agreement dated 10th August 2012 is existing.

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel Two plots of land measuring an area 38 decimals and 10 Decimals, i.e. the total area of 48 Decimals lying and situated under Mouza - Thakdari, J.L. No. 19, R.S. No. 216, Touzi No. 16, comprised in R.S. Dag No. 226, 248, under L.R. Khatian No. 740 within the jurisdiction of New Town Police Station within the local limits of Mahisbathan 2 No. Gram Panchayet, sub-registration office Bidhannagar in the District of North 24-Parganas butted and bounded in the following manner:-

ON THE NORTH	:	West Bengal HIDCO
ON THE SOUTH	:	Property of Niranjan Pramanik, Sumit Mondal & Ors.
ON THE EAST	:	Property of Owners & Ors.
ON THE WEST	:	Property of Dut Kumar & Ors.

Ratan Chandra Mandal

Ratan Chandra Mandal

IN WITNESSES WHEREOF I, the Executant put my signature on the
 10th day of ^{January}, Two Thousand and Twelve.

WITNESSES

1. Rupali Mandal
 Thakdara, P.O. - Krishnapur
 P.S - New Town, North 24 Pgs.
 Ko- 700102

Ratan Chandra Mandal
SIGNATURE OF THE EXECUTANT

2. Siddhartha Paul,
 C-2, 20, Currie Road,
 Howrah - 71104.

I accept

GLS Realty Pvt. Ltd.
 Lakshmi Kantakar
 Director

Drafted by me

Gautam Ray
 (GAUTAM RAY)

Advocate,

High Court, Calcutta
 8, Old Post office Street,
 Ground Floor
 Kolkata- 700 001

Typed by me:-

Subrata Chakrabarty
 (SUBRATA CHAKABARTY)
 10, Old Post Office Street,
 Kolkata - 700 001.



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

Endorsement For Deed Number : I - 10446 of 2012
(Serial No. 11428 of 2012)

On

Payment of Fees:

On 10/08/2012

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 10/08/2012

(Under Article : ,E = 21/- on 10/08/2012)

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.-2,77,24,044/-

Certified that the required stamp duty of this document is Rs.- 70 /- 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 13.50 hrs on :10/08/2012, at the Office of the A.D.S.R. BIDHAN NAGAR by Lakshmi Kanta Kar ,Claimant.

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

Execution is admitted on 10/08/2012 by

1. Ratan Ch. Mondal, son of Lt. Rajendra Nath Mondal , Thakdari, Thana:-New Town, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
2. Lakshmi Kanta Kar
Director, M /s G L S Realty Pvt Ltd, Rajbanshipara, Kolkata, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102.
, By Profession : Others

Identified By Rupali Mondal, wife of P Mondal, Thakdari, Thana:-New Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Service.



(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Add. District Sub-Registrar

Bidhanagar (Salt) (Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 1 of 1

10/08/2012 13:22:00




4 AUG 2012

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 11428 / 2012, Deed No. (Book - I , 10446/2012)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Lakshmi Kanta Kar Rajbanshipar, Kolkata, Thana:-New Town, P.O. :- District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	 10/08/2012	 LTI 10/08/2012	<i>Lakshmi Kanta Kar</i> 10/08/2012

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ratan Ch. Mondal Address -Thakdari, Thana:-New Town, P.O. :-Krishnapur ,District:-North 24-Parganas, WEST BENGAL, India,	Self	 10/08/2012	 LTI 10/08/2012	<i>Ratan Chandra Mar Mandal</i>
2	Lakshmi Kanta Kar Address -Rajbanshipar, Kolkata, Thana:-New Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self	 10/08/2012	 LTI 10/08/2012	<i>Lakshmi Kanta Kar</i>

Name of Identifier of above Person(s)
 Rupali Mondal
 Thakdari, Thana:-New Town, P.O. :- ,District:-North
 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

Rupali Mandal
10/8/12



11-0 AUG 2012
 Sub-Registrar
 Bidhan Nagar (Salt Lake City)
 (Debasish Dhar)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A.D.S.R. BIDHAN NAGAR

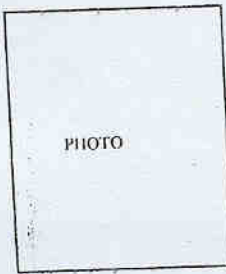
SPECIMEN FORM FOR TEN FINGER PRINTS



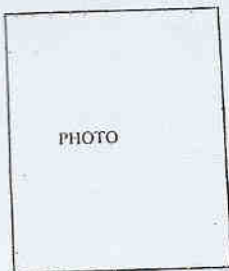
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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



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

DATED THIS DAY OF AUGUST, 2012

FROM

SRI RATAN MONDAL

.....EXECUTANT

TO

M/S. GLS REALTY PRIVATE LIMITED

.....CONSTITUTED ATTORNEY

GENERAL POWER OF ATTORNEY

GAUTAM RAY

Advocate

8, Old Post office Street,
Ground floor, Kolkata- 700 001