

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 92180
Whereas the document is a
a registration, the signature sheets and
the endorsement sheets attached with
the document are part of this document

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I, DEBASIS
CHAKRABORTY, Son of Kalicharan Chakraborty, residing at P. L.
Chakraborty Road, P.O. Rajpur, P.S. Sonarpur, District- 24 Parganas (South),
Kolkata- 700 149 SEND GREETING :

WHEREAS :

A. I am the absolute owner of ALL THAT piece and parcel of Bastu
land measuring an area 5 Cottahs more or less including old
structure lying and situated at Mouza Rajpur, R.S. Khatian No. 2155
and 2394, Dag No. 505, J. L. NO. 55, P.S. Sonarpur, ADSR at
Sonarpur, District Registrar at Alipore, District - South 24 Parganas
within the local limit of Rajpur - Sonarpur Municipality in Ward No. 16.

20 MAR 2013

AD.



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 02402 of 2013
(Serial No. 02447 of 2013)

On 20/03/2013

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

Presented for registration at 14.30 hrs on :20/03/2013, at the Private residence by Debasis Chakraborty ,Executant.

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

Execution is admitted on 20/03/2013 by

1. Debasis Chakraborty, son of Kalicharan Chakraborty , P L Chakraborty Rd, Thana:-Sonarpur District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : ----
2. Asis Chakraborty, son of Lt. Ramprasad Chakraborty , Aghore Sarani Rajpur Banstala Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700149, By Caste Hindu By Profession : ----

Identified By Monika Chakraborty, wife of Debasis Chakraborty, 5 Pannalal Chakraborty Rd Rajpu Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, B Profession: House wife.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 21/03/2013

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 : 48(g) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 39.00/-, on 21/03/2013

(Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 21/03/2013)

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.-20,00,000/-

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



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

(Signature)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 1

Holding No.5, P. L. Chakraborty Road more particularly described in the First Schedule hereunder written hereinafter referred to as the "said premises".

- B. I have agreed to develop the said premises with ASIS CHAKRABORTY, son of Late Ramprasad Chakraborty, residing at Aghore Sarani, Rajpur, Banstala, P.S. Sonarpur, District- 24 Parganas (South), Kolkata- 700 149, hereinafter referred to as the "said Developer".

Debasis chakraborty

- C. As desired, I have entered into a Development Agreement with ASIS CHAKRABORTY, son of Late Ramprasad Chakraborty, residing at Aghore Sarani, Rajpur, Banstala, P.S. Sonarpur, District- 24 Parganas (South), Kolkata- 700 149 for developing the said premises on the various terms and conditions as stipulated therein. The said development Agreement being Deed No. 2401 dated March 203 2013 Book Number I has been duly registered in the office of the District Registrar at Alipore.

- D. To expedite the project of development and to do various acts on my behalf as agreed under various terms and conditions of the said Development Agreement, I have decided to appoint ASIS CHAKRABORTY, son of Late Ramprasad Chakraborty, residing at Aghore Sarani, Rajpur, Banstala, P.S. Sonarpur, District- 24 Parganas (South), Kolkata- 700 149 as my constituted attorney for the purpose mentioned hereunder.

NOW THEREFORE KNOW YOU ALL AND THESE PRESENTS WITNESSETH that I, DEBASIS CHAKRABORTY, Son of Kalicharan Chakraborty, residing at P. L. Chakraborty Road, P.O. Rajpur, P.S. Sonarpur, District- 24 Parganas (South), Kolkata- 700 149, do hereby nominate, constitute and appoint ASIS CHAKRABORTY, son of Late Ramprasad Chakraborty, residing at Aghore Sarani, Rajpur, Banstala, P.S. Sonarpur, District- 24 Parganas (South), Kolkata- 700 149 to be my true and lawful attorney in my name and on my behalf in my place and stead to do the following acts, deeds and things in respect of the said premises that is to say:

1. To take steps for development and construction of the said premises.
2. To sign and execute any papers that may be required to be executed by me for development of the said premises.
3. To sell of the developer's allocation by the developer.

(Signature)
SC

4. To sign, verify, affirm, file and submit all application declaration and to appear and represent me before the officers concerned.
5. To sign and submit all applications as may be required for the purpose of obtaining permission consent and/or certificate relating to or concerning the said development project from appropriate authority.
6. To defend, supervise, manage and maintain the said premises.
7. To warn off and prohibit, if necessary, proceed against in due form of law against all or any trespassers on the said premises or any portion thereof and to take appropriate steps whether by action or otherwise and to abate all nuisance.
8. To pay all municipal rates and taxes, maintenances charges, Electricity Charges, expenses and all other taxes and outgoing whatsoever payable in respect of the said premises or any portion thereof.
9. To prepare a building plan or plans and to sign and submit plan or plans for approval to the Rajpur-Sonarpur Municipality and also to make sign file and submit all applications, petitions, affidavits as may be required for the purpose of getting the plan approved by the appropriate authorities.
10. To commence, initiate, institute, file, prosecute, defend any case, suit, appeal or legal proceedings in respect of the said premises or any portion thereof in case the said premises is anywise affected and/or hereafter be affected and to settle and compromise such proceeding and in connection therewith to make, sign, verify, affirm, present and file Vakalatnama, Warrant of Attorney, Complaint, Petition including Writ Petition, Affidavit, Memorandum of Appeal, Letter other necessary papers and documents of any description whatsoever in connection therewith to and to do all other acts, deeds or things as may be required in this behalf.
11. In relation to the Developer's Allocation to sign, execute enter into, modify, cancel, alter, draw, approve and present for registration, agreements for sale, lease, sub-lease, assignment of lease or transfer and all papers, documents, contracts, agreements, conveyances, declarations, affidavits, applications, returns, confirmations, consents and other documents as may be in any way required to be so done for and in connection with the development and sale of the Developer's Area in the portion or any part thereof and to receive consideration, rents,



services, charges, taxes and other amounts therefore and grant valid receipt and discharges for the same.

12. In relation to the Developer's allocation to execute, present for registration, admit execution and have registered before the appropriate Registrar like Inspector General of Registrar, district Registrar or Sub-Registrar of Assurances or other Officer or Officers deeds of conveyance, deeds of lease, Sub-Lease, let out, assignment of lease and/or Deeds of Transfer, declarations or any other documents as may be required in respect of the said premises.
13. To appear and represent us before any Notary Public, Inspector General of Registration, district Registrar or Sub-Registrar of Assurances or other Officer or Officers, authority having jurisdiction in that behalf and there present in respect of Developer's allocation of the said premises for registration and acknowledge and register all deeds, deeds of conveyance, Lease Deed, Mortgage, instruments and writings executed, signed or made either by us personally or by the said attorney under authority of these presents or which we could present for registration and to admit the execution thereof and to do all other acts, and deeds in that behalf as may be or to the said attorney may seem necessary, expedient and proper.
14. To substitute and appoint from time to time, one or more attorneys under the said Attorney with the same or more limited powers and such substitute or substitutes at pleasure to remove and other or others to appoint.
15. To pay and incur all fees, costs, charges and expenses of the said actions and proceedings for development, construction of the building on the said premises.
16. AND KNOW YOU ALL FURTHER that this Power of Attorney is irrevocable and shall be subsisting and in full force and virtue till full completion of the construction of the building in the said premises and also competitions of all formalities as mentioned in the development agreement.
17. AND GENERALLY to do all such acts, deeds and things as will be necessary for executing and implementing the said development agreement and for raising and completing the construction of the building on the said premises, I hereby confirm and ratify and do agree and undertake to ratify all the said acts, deeds and things that shall be done by my said attorney as my own acts,

A.

De

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Bastu land measuring an area 5 Cottahs more or less including old structure lying and situated at Mouza Rajpur, R.S. Khatian No. 2155 and 2394, Dag No. 505, J. L. NO, 55, P.S. Sonarpur, ADSR at Sonarpur, District Registrar at Alipore, District- South 24 Parganas within the local limit of Rajpur-Sonarpur Municipality in Ward No. 16, Holding No.5, P. L. Chakraborty Road.

BUTTED AND BOUNDED

On the North: By the plot of Debasis Chakraborty
On the South: 19 foot wide municipal lane
On the West: 8 foot wide common passage
On the East: By the house of Kalisadan Chakraborty

IN WITNESS WHEREOF I, the said DEBASIS CHAKRABORTY, have set and subscribed my hand on this 20th day of March, Two Thousand Thirteen.

SIGNED AND DELIVERED by the said
DEBASIS CHAKRABORTY at Kolkata in
 presence of:

Debasis Chakraborty
EXECUTANT

1. Asis Chakraborty Adv.

2. Kanchan Chakraborty
Durgaram Kay Square.
Po. Rajpur. P.S. Sonarpur.
Ref. No. 149

Asis Chakraborty
ATTORNEY

Draft and prepared in my office












Paranita Chakraborty

Advocate Ali poor

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PHOTO	left hand					
	right hand					












Name.....

Signature.....

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	left hand					
	right hand					

Name..... *Ash Chakraborty*

Signature.....

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	left hand					
	right hand					

Name..... *Debasis Chakraborty*

Signature.....

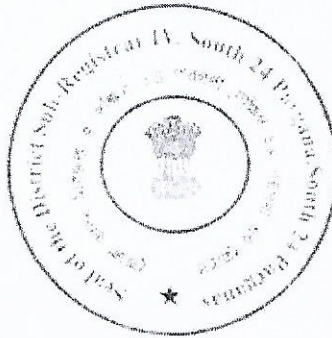
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	right hand					


Name.....

Signature.....

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 1657 to 1665
being No 02402 for the year 2013.




(Ashoke Kumar Biswas) 22-March-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal