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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M 575706

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

District Sub-Registrar
Bankura

14 NOV 2012

GENERAL POWER OF ATTORNEY

This Power of Attorney is made and executed on this 14th day of November, 2012 at Bankura by :

1. Mrs. Sumita Kundu W/o. Mr. Tarun Kumar Kundu aged about 43 years, residing at Rabindra Sarani, P.O. + P.S. + Dist. Bankura AND

2. Mr. Arijit Kundu S/o. Mr. Tarun Kumar Kundu aged about 24 years, residing at Rabindra Sarani, P.O. + P.S. + Dist. Bankura hereinafter referred to as EXECUTANT DO HEREBY NOMINATE, CONSTITUTE AND APPOINT

MR. TARUN KUMAR KUNDU son of Late Gobardhan Kundu,

Contd..P/2..

B. Chandra
Advocate

aged about 58 years, residing at Rabindra Sarani,
P.O. + P.S. + Dist. Bankura, Pin - 722 101 as our
ATTORNEY to do the acts, deeds and things in respect
of our Scheduled below property as follows :-

NOW the present constituted ATTORNEY is
empowered by us :-

i) to enter into any agreement to sell,
agreements for Construction, Lease, mortgage, Pledge,
lien and convey and execute Sale Deeds for selling
of our right and interest in the schedule property;

ii) to enter into agreement with any DEVELOPERS
for getting construction of Residential apartment against
investing only of the Scheduled below land and for
errecting such Construction at the instance of the said
DEVELOPERS by having absolute financial investment of
the DEVELOPERS.

iii) to enter into agreement with the DEVELOPERS
for determination and fixation of ratio @ percentage
amongst ourselves with the DEVELOPERS in Post
Construction/development/promotion stage of completion
of any project and thereby to execute sale deeds for
sale of percentage belonging to us being the owner of
the land and the percentage belonging to the DEVELOPERS
in the undivided right, title and interest in the Schedul
below land and the building to be constructed on the
said land.

*B. Chandhuri
Advocate*

iv) To receive and issue necessary receipts for the receipt of money from the Purchasers of our undivided right and interest in the Schedule Property;

v) To present the documents relating to agreement to sell and sale deeds for sale of our undivided rights and interest in the Schedule property also of DEVELOPER'S share of constructed area with proportionate share in car parking space and to sign all papers, affidavits and forms connected with registration;

vi) To sign and execute all kinds of documents, verified statements, petitions and such other correspondence and records that may become necessary in due acts of management of the property mentioned in the schedule property for the purpose of fulfilling the objects and obligations of any Joint Development Programme.

vii) To maintain, look after and attend to the affairs of the immovable property mentioned in the Schedule hereunder for the purpose of fulfilling the objects and obligations of any joint Development Project

viii) To sign, return, declarations, affidavits, receipts, acknowledgements and other documents of writing and to make and perform all the necessary endorsement and acts to effect due to proper authentication thereto;

ix) To sign and execute any agreement, contracts, transfers, lease and other instruments with which the

attorney deems fit and proper in respect of our undivided right and interest in the Schedule property;

x) To execute Power of Attorney for and on our behalf to any other person, Firm or Company, in respect of any affair of the Schedule below property;

xi) To file suits, eviction proceedings and such other proceeding before all kinds of courts, civil, criminal, co-operative, revenue and other special tribunals and authorities under local bodies and Government Offices

xii) To apply, for demand, due enforce payments, recover, receive and give proper receipts in respect of our undivided right and interest in schedule property;

xiii) To settle, adjust, compound, submit to arbitration and compromise all Suits and other Proceeding in such manner as our said Attorney shall think fit and proper;

xiv) To institute conduct and use all lawful steps and proceedings/means of recovering realizing and to receive all monies, debts and claims and to commence and carry on and to prosecute or defend at law all actions, suits, claims and demands and issue and refer to arbitration and of compromise them and for all or the said purpose to do and/or execute such instruments or things as shall be necessary;

*B. Chandra Prasad,
Advocate*

xv) To appear and act in all courts, criminal, revenue or appellate and in the Registration Offices and or before any other State Government or Central Government Office;

xvi) To sign, verify and file plaints, written statements, petitions, claims, objections, Memorandum or applications of all kinds and to present or file them in such court or offices;

xvii) To appoint and retain any advocates, vakils or attorneys whenever necessary and to change them as our attorney shall think fit and necessary;

xviii) To appear before any Village Panchayat Offices, Municipal Authorities or Development Authority, or any Govt. Offices and its officials in the revenue or Engineering Departments to pay the taxes, get the plan Sanctioned, to do all acts, deeds and things that may be necessary in respect of the Schedule property mentioned and to attend and to appear before all its concerned officers and to sign all forms, papers, applications etc. for the on our behalf;

xix) To appear before Village Panchayat Offices, Municipal or Development Authority or offices of any other statutory Authorities, before their concerned officers, Chairman, Commissioner, Deputy Secretary,

*B. Chaudhary
Advocate*

Engineering Departments, to pay the Taxes and to obtain and to transfer Khatha Certificate and to do all other acts, deeds and things in connection with the schedule mentioned and in this connection to pay the taxes, to get the sanction plan for construction of the building, and to do all acts, deeds and things that may be necessary and to sign all forms, papers and applications for and on our behalf;

xx) To engage Contractor or Developers for the construction of the building, to enter into agreements to receive the advances and to obtain receipts and to complete the construction of the property residential apartment building and to supervise the same and to take possession of our share and the proportionate share falling to DEVELOPER'S in the proposed residential apartment building

xxi) To negotiate for the sale of share falling upon us and falling to DEVELOPER'S in proposed residential apartment building constructed on the schedule property, to enter into sale and construction agreements, to receive advance amounts, to pass valid receipts thereof, to execute the sale deed and to present the same for registration and admit the execution thereof before the concerned Sub. Registrar's Office and to sign all the necessary papers, forms and applications and to acknowledge the receipts of the sale consideration in respect of determined our divided rights and interest in the Schedule property;

*B. Chandra
Advocate*

xxii) To delegate the powers given to our attorney under this deed to any of its nominees/s as deemed fit by our the attorney;

xxiii) And generally to do, execute and perform any other act or acts, deeds, matter or thing whatsoever which in the opinion of our said attorney ought to be done, executed and performed in relation to the above or ancillary or incidental thereto as fully as our self could do the same if we were personally present.

xxiv) And we hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney, under the Power in that behalf hereinbefore contained, shall do execute or perform in exercise of the power, authorities and liberties hereby conferred in exercise of the Power, authorities and liberties hereby conferred upon under and by virtue of this deed;

xxv) That all the Powers vested upon the attorney would be subject a CONDITION in regard from to the extent that in all occasions of receiving of any FUND on our behalf the same must be submitted/deposited in the Bank Account of us being the executant of this Power of Attorney A N D the Attorney also do undertake

*Beloved
Advocate*

to that extent that any Fund that would be received by him on behalf of or against the 2/3rd. Share of the executant the same must be deposited and made over in credit to the Bank accounts of the above named executants.

This General Power of Attorney is executed in favour of the DEVELOPER in pursuance of the Joint Development Agreement.

SCHEDULE OF PROPERTY

District-Bankura, P.S. Bankura, Mouza Kenduadihi, J.L. No.213, L.R.Khatian No. 6712,6713, Plot No.1571 Bastu Land measuring 0.306 Acre being 11718.85 Sq.feet Open Land bounded by :-

- East - Govt. Open Land.
- West - Common Passage.
- North - Govt. Open Land.
- South- S.K.Sahana Pitch Road.

IN WITNESSES WHEREOF the PARTY's above named have set their respective signatures to this JOINT DEVELOPMENT AGREEMENT on this the 14th. day of November,2012 in the

*Belal Singh
Advocate*

দাখিলকারক ও দাতা :



	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

দাতা / গ্রহীতা নাম শ্রীমতী সুবিতা কুন্ডু স্বাক্ষর Suaitakundu



	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

দাতা / গ্রহীতা নাম শ্রী অক্ষয় কুন্ডু স্বাক্ষর Akshay Kundu



	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

দাতা / গ্রহীতা নাম শ্রী জামু কুন্ডু স্বাক্ষর Jam Kundu

ফটো

	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

দাতা / গ্রহীতা নাম স্বাক্ষর

presence of the Witnesses .

Page 1(A) containing name, Passport size Photo and fingers impressions of both hands of the both parties will be treated as a part of this deed.

Signature of the Executant :-

1. Sumita Kunder.
2. Arjun Choudh.

Drafted by :-

Banamali Chaudhary
Advocate
Enrolment No. W.B. 289/1978

Typed by :-

Uttam Kumar Sen
(Uttam Kumar Sen)
Typist
Court Compound, Bankura.

WITNESSES :-

1. Ranjit Ghosh.
S/o L. Shankhwarath Ghosh
VILL. - Gharia
P.S. + Dist. - Bankura
2. Bollen Bhatt
Kendradighi, Bankura.

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. BANKURA, District- Bankura
Signature / LTI Sheet of Serial No. 04600 / 2012, Deed No. (Book - I , 04335/2012)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sumita Kundu Rabindra Sarani, Thana:-Bankura, P.O. :-Bankura ,District:-Bankura, WEST BENGAL, India,	 14/11/2012	 LTI 14/11/2012	Sumita Kundu 14-11-12

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sumita Kundu Address -Rabindra Sarani, Thana:-Bankura, P.O. :-Bankura ,District:-Bankura, WEST BENGAL, India,	Self	 14/11/2012	 LTI 14/11/2012	Sumita Kundu.
2	Arijit Kundu Address -Rabindra Sarani, Thana:-Bankura, P.O. :-Bankura ,District:-Bankura, WEST BENGAL, India,	Self	 14/11/2012	 LTI 14/11/2012	Arijit Kundu

Name of Identifier of above Person(s)

Ranjit Ghosh
Village:Jharia, Thana:-Bankura, P.O. :-
,District:-Bankura, WEST BENGAL, India,

Signature of Identifier with Date

Ranjit Ghosh.
14-11-12


District Sub-Registrar
Bankura
14 NOV 2012

(Anindya Sundar Pradhan)
DISTRICT SUB REGISTRAR
Office of the D.S.R. BANKURA



Government Of West Bengal
Office Of the D.S.R. BANKURA
District:-Bankura

Endorsement For Deed Number : I - 04335 of 2012
(Serial No. 04600 of 2012)

On

Payment of Fees:

On 14/11/2012

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 : 5, 5(f) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 60.00/-, on 14/11/2012

(Under Article : ,E = 28/- ,H = 28/- ,M(b) = 4/- on 14/11/2012)

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.-49,70,828/-

Certified that the required stamp duty of this document is Rs.- 7030 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 6930/- is paid, by the Bankers cheque number 806580, Bankers Cheque Date 14/11/2012, Bank Name State Bank of India, BANKURA, received on 14/11/2012

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

Presented for registration at 13.09 hrs on :14/11/2012, at the Office of the D.S.R. BANKURA by Mrs. Sumita Kundu , one of the Executants.

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

Execution is admitted on 14/11/2012 by

1. Mrs. Sumita Kundu, wife of Mr. Tarun Kumar Kundu , Rabindra Sarani, Thana:-Bankura, P.O. :-Bankura, District:-Bankura, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
 2. Mr. Arijit Kundu, son of Mr. Tarun Kumar Kundu , Rabindra Sarani, Thana:-Bankura, P.O. :-Bankura, District:-Bankura, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
- Identified By Ranjit Ghosh, son of Late Shambhunath Ghosh, Village:Jharia, Thana:-Bankura, P.O. :-Bankura, District:-Bankura, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others

District Sub-Registrar

Bankura
14 NOV 2012

(Anindya Sundar Pradhan)
DISTRICT SUB REGISTRAR



Government Of West Bengal
Office Of the D.S.R. BANKURA
District:-Bankura

Endorsement For Deed Number : I - 04335 of 2012
(Serial No. 04600 of 2012)

(Anindya Sundar Pradhan)
DISTRICT SUB REGISTRAR



[Faint signature and stamp]
14 NOV 2012

[Handwritten signature]
District Sub Registrar
Bankura
14 NOV 2012

(Anindya Sundar Pradhan)
DISTRICT SUB REGISTRAR