

3638

NR 00232/18

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 506464

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


Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgd

21 MAR 2018

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, VARNAPARICHAY PUBLISHERS PVT LTD. (PAN NO. AADCB4697C), a corporate body constituted under the Companies Act, 1956, having its office at BA-2, Sector-I, Salt Lake City,

নম্বর: 5058

সন ও তারিখ: 21/11/17

ফেরতার নাম: Debansu Pattnayak

ঠিকানা: Selva Roypana

মুদ্রা: [Signature]
ভেজা: [Signature]

কোড: [Signature]

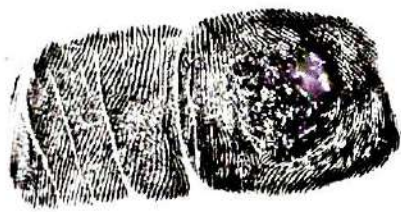
মুদ্রিত তার: 15 NOV 2017

মোট টাকাসং: RS.200000

ক্রেতার নাম: [Signature]

কোড: [Signature]

Debin Mishra



2866

Debin Mishra



2867

For: Yarnaperichay Publishers Pvt. Ltd
Supreya Mukherjee

Director
Authorized Signatory



Additional District Sub-Registrar,
Rajerhat, New Town, North 24-Pgs

20 MAR 2018

Subhojit Mahato

S/o Lt. Shyam Sunjan Mahato

Lalkuthi, Pimbaran.

P.O. R/Gopalpur, P.S. Airport

KOL-136

Serres

Kolkata- 700064, represented by its Director and the Authorized Signatory, Sri **Supriyo Mukherjee (PAN-ALMPM7303B)**, C/o Ramen Mukherjee, 59, Ananda Palit Road, P.O. & P.S.-Entally, Kolkata-700014, (hereinafter collectively referred to as the "**OWNER'/PRINCIPAL/ EXECUTANTS**") do hereby nominate constitute and appoint **DEBASIS BISWAS (PAN: AJHPB3184C)**, son of Sadhan Chandra Biswas, by faith- hindu, by Occupation- Business, by Nationality- Indian, permanently residing at Bajetaraf, P.O- Sikharpur, P.S- Rajarhat, District- North 24 Parganas, West Bengal, presently residing at Salua Roypara, P.O- Gopalpur, P.S- Airport, Dist.- North 24 Parganas, West Bengal, partner of M/s Cancun Construction, a partnership firm, having its office at Salua Roypara, P.O- Gopalpur, P.S- Airport, Dist.- North 24 Parganas, Kolkata- 700136, hereinafter called as our Attorney.

WHEREAS we are the absolute owner of a piece and parcel of measuring about 14 decimal equivalent to 8 cottah 7 chittak 23 square feet comprised in Mouza- Mohammadpur, J. L No.32, Re.Su. No.82, Touzi No. 173, comprised in R.S/ L.R. Dag No. 1591, under R.S Khatian Nos. 566, 458 corresponding to L.R. Khatian No.s 818, 1049, 1381,359 & 1275, Additional District Sub-Registrar Office at Rajarhat, P.S- Rajarhat, within the jurisdiction of Rajarhat Bishnupur 2 No. Gram Panchayet, District- North 24 Parganas, West Bengal (hereinafter called the said property which is more fully and particularly described in the First Schedule hereunder paying rents and taxes up to date unto the Government Authority is free from all encumbrances leans, charges, lispence whatsoever.

AND WHEREAS for desirous of setting a multi storied building with several flat/ flats/ apartments/ garage, space/ shop, rooms etc. was registered in the office of the A.D.S.R Bidhannagar, Saltlake City, and recorded in the Book No.I, CD Volume No.3, copied in the pages from 6856 -6867 being Deed No.01406 for the year 2013.

AND WHEREAS we have executed an Power of Attorney in favour of the said Cancun Construction for the purpose of the construction of the proposed multistoried building with several flat/ flats/ apartments/ garage, space/ shop, rooms etc. to be built upon over the said property and the said Power of Attorney was registered in the office of the A.D.S.R Bidhannagar, Saltlake City, and recorded in the Book No.I, CD Volume No.3, copied in the pages from 6856 -6867 being Deed No.01406 for the year 2013.

AND WHEREAS after the execution and duly registration of the above mentioned Power of Attorney, the above said Cancun Construction started construction of the multistoried building with several flat/ flats/ apartments/ garage, space/ shop, rooms etc. upon the said land and as per

the Development Agreement we are entitled to get 40% of the newly constructed portion as an owner's allocation.

AND WHEREAS as per the Development Agreement we are entitled to get 40% of the newly constructed portion as an owner's allocation lying and situated in the building complex namely "IRIS" more fully described in the First Schedule hereunder written (Said Property) which will be approximately 8860 sqft both residential and commercial excluding car parking space.

AND WHEREAS by a supplementary memo of understanding executed by and between the aforesaid Owner & Developer and by this Supplementary Agreement Developer disclose the 40% Owner allocation of the owner and also Owner has agreed to empower the developer to deal with the above mentioned area of Owner's allocation. The newly constructed building developed by the Developer as per the plan duly been sanctioned by the competent authority.

AND WHEREAS the said Developer nominated its partner namely Sri Debasis Biswas, holding (PAN No. **AJHPB3184C**), for appointment as Attorney of the Owner for the aforesaid purpose of dealing with the Owner's allocation in terms of the said MOU dated

NOW KNOW WE AND THESE PRESENTS WITNESSTH:

THAT we hereby nominate, appoint, constitute CUNCUN CONSTRUCTION a proprietorship firm having its office at Paschim Bajetaraf, P.O-Shikharpur, P.S-Rajarhat, North 24 Pargans, West Bengal, Pin-7000135. represented by its proprietor DEBASIS BISWAS, for the purpose of the following manner:-

1. This instant Power of attorney revocable in nature.
2. To look after & manage my 40% owner's allocation lying and situated in the building complex namely "IRIS", at Mouza- Mohammadpur. The Owner's hereby nominate, constitute and appoint the attorneys as the lawful attorney of the Owner's, do all acts, deeds and things for, in the name of and on behalf of the Owner.
3. Powers and authorities to sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and obtaining all utilities and to have the same registered and obtain all permissions and clearances from time to time, as may be required for the same.

4. Powers and authorities to appear before Notary public, Registrars, Magistrates and all other officers and to have agreements, conveyances, transfer deeds, rectification deeds, documents, declarations, undertakings, affidavits etc. as be required to enforce all powers and authorities contained herein. However in respect of the Owner's allocation, the attorney shall intimate on registration of each conveyance and provide a true copy of the Deed to the Owner mandatorily within 7days of each of such registration.
5. Powers and authorities to negotiate for sale the the Owner's allocation on terms and conditions as be deemed fit by the attorneys and to prepare, sign, execute and deliver agreements and conveyances in respect of the Owner's allocation without creating any encumbrances, liabilities, responsible in whatsoever manner in respect of any such transaction with whomsoever in whatsoever manner.
6. That due to unavoidable issues our lawful attorney shall have power to sale our allocation in favour of any intending purchaser and after the completion of sale he shall transfer the consideration amount in our bank account through bankers draft/cheque. ✓
7. That the Attorney shall not do any further Development upon the Owner's allocation for the further benefit of the Developer. ✓
8. Powers and authorities to apply for and obtain all kind of permissions and clearances required for entering into and executing agreements and conveyances for sale of the Owner's allocation. ✓
9. To receive from the intending Purchaser/ Purchasers any earnest/ booking money and/ or advance or advances and also the balance of purchase/ consideration money and to give good and valid receipts and discharge for the same which will protect the Purchaser/ Purchasers and such money will be adjusted against the Security Deposit on pro-ra-ta basis simultaneously with execution and registration of the respective Deed of Conveyances in respect to the Owner's area of allocation. Be it noted that Owner shall and will remain unharmed, non liable for any such payments or 3rd party transaction. ✓

10. To sign and execute all other deeds, instruments, and assurances which it shall consider necessary and to enter into and/or agree to such covenants and conditions as may be deemed fit and proper by attorney.
11. Powers and authorities to appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized and present for registration, admit, execution, have registered and obtain original of all agreements and conveyances as aforesaid.
12. The attorney shall entitled to procure loan or advance from any financial institution whether Government or Private body/ bodies/ NBFC, banks, L.I.C, Home finance, home trust or any other body/ bodies corporate against the Developer allocation which is not limited to the Owner's allocation as per as choice if necessary. And in respect of such loan the Owner/ Principal shall have no right to raise any objection and PROVIDED THAT in respect of such loan the Owner/ Principal shall not responsible and/ or liable or shall not be treated as partly to any of the documents for loan and liable for such loan in whatsoever manner.
13. Powers and authorities to take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Owner's allocation and to appoint solicitors, advocates, consultants as may be required and to accept any notice and service of papers from any court, tribunal, arbitral tribunal, postal and / or other authorities.
14. To commence, institute, file prosecute, defend and conduct any case, suit, appeal or legal proceedings that may be necessary to be filed against any person or persons in connection with Owner's allocation, to give necessary instructions on our behalf including writ petition, Affidavit, Memorandum of Appeal, Letter or other necessary pleadings and papers and documents of any descriptions whatsoever in connection thercto and to do other acts, deeds, matters and things as may be necessary for proper conduct thereof.

15. Powers and authorities to pay all outgoings including Panchayet/ Municipal Taxes etc. in respect of the Owner's allocation and to collect receipt thereof.
16. We do hereby agree that **NOTWITHSTANDING** anything contained hereinbefore all or any of the Power of Authorities hereby conferred shall be my said attorney.
17. **AND GENERALLY** for us in our name and on behalf to do and transact every set whatsoever or whichever we are entitled to do in respect of our said property as fully and effectually to all intents and purpose as we might or could do if personally present **NOTWITHSTANDING** that no special power or Authority in that behalf in contained in these presents.
18. **NOTWITHSTANDING** anything contained hereinabove it is hereby made clear that this Power of Attorney and Powers and authorities conferred by this Power of Attorney are limits to our interest in the said area of Owner's allocation.
19. The Owner hereby ratifies, confirms and agrees to ratify and confirm all actions of the Attorneys in pursuance of this Power of Attorney subject to full and satisfactory compliance of the MOU and POA. The attorney hereby indemnifies/ undertakes that he will not act in any manner which may cause injury to the reputation of the Owner, invite litigation or liabilities for whatsoever reason and shall not violate any of the terms aforesaid as well as break any law of the Govt. and or statutory body or bodies as the case may be.

DESCRIPTION OF SAID LAND

ALL THAT piece and parcel of land measuring about 14 decimal equivalents to 8 Cottah 7 Chittak 23 Square Feet comprised in Mouza- Mohammadpur J. L No.32, Re.Su. No.82, Touzi No. 173, comprised in R.S/ L.R. Dag No. 1591, under R.S Khatian Nos. 566, 458 corresponding to L.R. Khatian No.s 818, 1049, 1381,359 & 1275,-Additional District Sub-Registrar Office at Rajarhat, P.S- Rajarhat, within the jurisdiction of Rajarhat Bishnupur 2 No. Gram Panchayet, District- North 24 Parganas, West Bengal which is butted and bounded by

On the North : Land of Dag No.1592 (part)

On the South : Road
On the East : Land of Dag No.1592 (part)
On the West : Land of Dag No.1589 (part)

SECOND SCHEDULE

(DESCRIPTION OF SALABLE OWNER'S ALLOCATION)

ALL THAT piece and parcel of 40% of Owner's allocation constructed upon the newly constructed building on "IRIS", constructed upon the land comprised in Mouza- Mohammadpur J. L No.32, Re.Su. No.82, Touzi No. 173, comprised in R.S/ L.R. Dag No. 1591, under R.S Khatian Nos. 566, 458 corresponding to L.R. Khatian No.s 818, 1049, 1381,359 & 1275, Additional District Sub-Registrar Office at Rajarhat, P.S- Rajarhat, within the jurisdiction of Rajarhat Bishnupur 2 No. Gram Panchayet, District- North 24 Parganas, West Bengal described in the First Schedule hereinabove including proportionate share of undivided impartible land of First Schedule property including the rights of the use of common area in the building complex and the land as shown in the map or plan kept with the Developer.

IN WITNESS WHEREOF I Mr. Supriyo Mukherjee (PAN-ALMPM7303B),
Director and the Authorized Signatory of Varnaparichay Publishers Pvt. Ltd.,
a corporate body constituted under the companies Act,1956, having its
office at BA-2, Sector-I, Salt Lake City, Kolkata-700064, have hereunto set
and subscribed our respective hands and seal on this the 20th day of March
2018.

SIGNED, SEALED AND DELIVERED

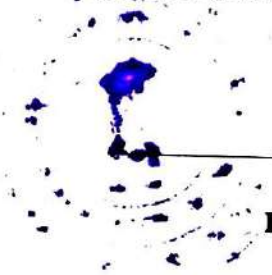
BY THE ABOVE NAMED PARTIES

IN THE PRESENCE OF:

- 1) Subhojit Malato
Kolkata, Pinbagan,
KOL-136
- 2) Sibashis Banerjee
Dum Dum KOL-30

for Varnaparichay Publishers Pvt. Ltd
Supriyo Mukherjee
**Authorized Signatory
Director**

SIGNATURE OF THE EXECUTANTS



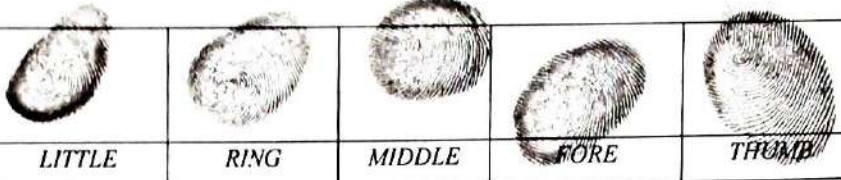
I accept this power

Deputed by me
Sibashis Banerjee
(Advocate)
High Court, Calcutta
F/1765/1789 of 2009

Abhinav Mishra
SIGNATURE OF THE ATTORNEY

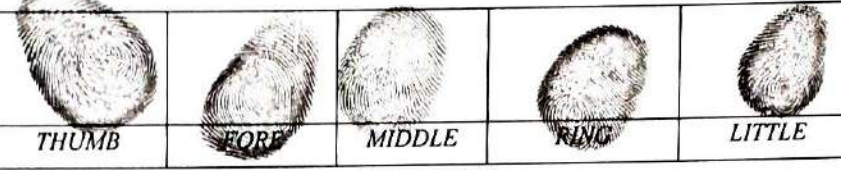
Signature of the Presentant/Executant/ Seller/Buyer/Claimant with photo

UNDER RULE 44A OF THE I.R. ACT 1908
 N.B. - LH BOX - SMALL TO THUMB PRINTS
 R.S. BOX - THUMB TO SMALL PRINTS



LITTLE RING MIDDLE FORE THUMB

LEFT HAND

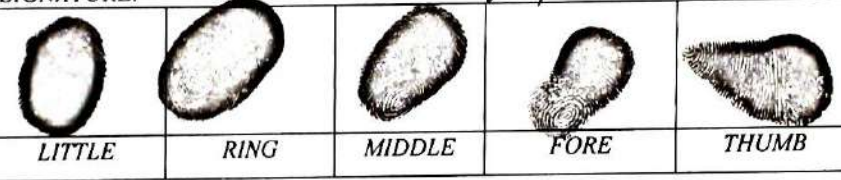


THUMB FORE MIDDLE RING LITTLE

RIGHT HAND

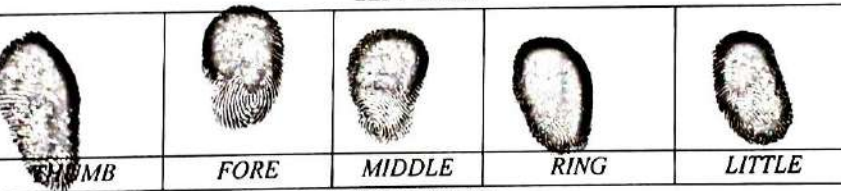
1

SIGNATURE: *Devin Singh*



LITTLE RING MIDDLE FORE THUMB

LEFT HAND



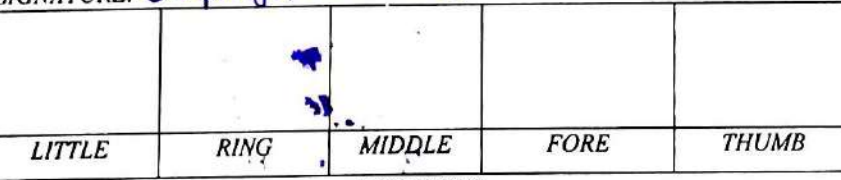
THUMB FORE MIDDLE RING LITTLE

RIGHT HAND

2

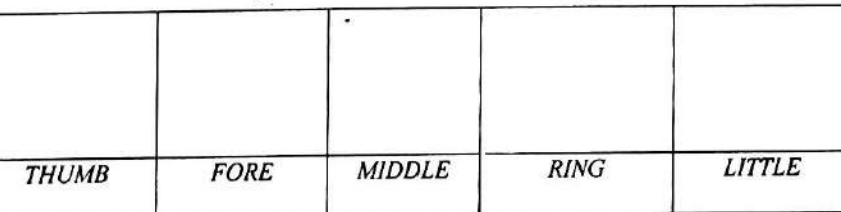
SIGNATURE: *Supriyo Mukherjee*

AFFIX PHOTO



LITTLE RING MIDDLE FORE THUMB

LEFT HAND



THUMB FORE MIDDLE RING LITTLE

RIGHT HAND

3

SIGNATURE:



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

20 MAR 2018

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SUPRIYO MUKHERJEE

RAMEN MUKHERJEE

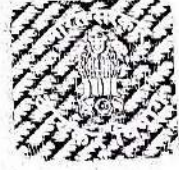
13/09/1970

Permanent Account Number

ALMPM7303B

Supriyo Mukherjee

Signature



27062014

Supriyo Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBASIS BISWAS

SHADHAN CHANDRA BISWAS

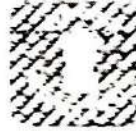
13/11/1976

Permanent Account Number

AJHPB3184C

Debas Biswas

Signature



20092012

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें :
आयकर पैन सेवा यूनिट, UTITSI,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलपुर,
नवी मुंबई-४०० ६१४.



भारत सरकार
GOVERNMENT OF INDIA



नाम/Name
Shubhajit Mahato
जन्म तिथि/DOB- 25/10/1987
लिंग/Gender- MALE



2628 9261 9229

आधार -सामान्य मानुष्य अधिकार



आधार

राज्य प्रशासन प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

RAJARHAT GOPALPUR, LALKUTHI PURBAYAN,
Rajarhat, North 24 Parganas, West Bengal -
700136



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Major Information of the Deed

Deed No :	IV-1523-00232/2018	Date of Registration	21/03/2018
Query No / Year	1523-1000084856/2018	Office where deed is registered	
Query Date	20/03/2018 1:26:36 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SOMBHU BISWAS K K RAMDAS ROAD, Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700056, Mobile No. : 9830754410, Status : Solicitor firm		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SUPRIYO MUKHERJEE Son of Mr RAMEN MUKHERJEE 59 ANANDA PALIT ROAD, P.O:- ENTALLY, P.S:- Entaly, District:-Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALMPM7303B, Status :Individual, Executed by: Self, Date of Execution: 20/03/2018 , Admitted by: Self, Date of Admission: 20/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/03/2018 , Admitted by: Self, Date of Admission: 20/03/2018 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri DEBASIS BISWAS (Presentant) Son of Shri SADHAN CHANDRA BISWAS SALUA ROY PARA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJHPB3184C, Status :Individual, Executed by: Self, Date of Execution: 20/03/2018 , Admitted by: Self, Date of Admission: 20/03/2018 ,Place : Pvt. Residence

Identifier Details :

Name & address
Mr SUBHOJIT MAHATO Son of Late SHYAM SUNDRA MAHATO LALKUTHI PURBAYAN, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr SUPRIYO MUKHERJEE, Shri DEBASIS BISWAS

Major Information of the Deed :- IV-1523-00232/2018-21/03/2018

Endorsement For Deed Number : IV - 152300232 / 2018

On 20-03-2018

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

Presented for registration at 20:45 hrs on 20-03-2018, at the Private residence by Shri DEBASIS BISWAS ,Claimant.

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

Execution is admitted on 20/03/2018 by 1. Mr SUPRIYO MUKHERJEE, Son of Mr RAMEN MUKHERJEE, 59 ANANDA PALIT ROAD, P.O: ENTALLY, Thana: Entaly, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 2. Shri DEBASIS BISWAS, Son of Shri SADHAN CHANDRA BISWAS, SALUA ROY PARA, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business

Indetified by Mr SUBHOJIT MAHATO, , , Son of Late SHYAM SUNDRA MAHATO, LALKUTHI PURBAYAN, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 21-03-2018

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 (d) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Major Information of the Deed :- IV-1523-00232/2018-21/03/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1 Stamp Type: Impressed, Serial no 5058, Amount: Rs.50/-, Date of Purchase: 21/12/2017, Vendor name: S Bose



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Major Information of the Deed :- IV-1523-00232/2018-21/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1523-2018, Page from 4848 to 4865

being No 152300232 for the year 2018.



Digitally signed by SUMIT KUMAR
SINHA

Date: 2018.03.29 15:33:33 +05:30

Reason: Digital Signing of Deed.

(Sumit Kumar Sinha) 29-03-2018 3:33:23 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

West Bengal.

(This document is digitally signed.)