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पश्चिम बंगाल WEST BENGAL

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28.04.2013

GENERAL POWER OF ATTORNEY.

AFTER REGISTERED DEVELOPMENT AGREEMENT.

KNOW ALL MEN BY THESE PRESENTS THAT WE (1) SRI SHYAMAL KUMAR GHOSH (2) BITU GHOSH both are sons of Late Bhoot Nath Ghosh (3) SMT. NUPUR GHOSH (4) SHUVANKAR GHOSH minor (5) MS. TUMPA GHOSH age 16 years, 3 to 5 are wife, son and daughter of Late Tutu Kumar Ghosh son of Late Bhoot Nath Ghosh No. 4 & 5 represented by their natural guardian and mother Smt. Nupur Ghosh



27 JUN 2013

27 JUN 2013



PP 10-10

Adv

27 JUN 2013

sent by me
Biswanath Ghosh
Adv Cal
H. C. Court, Calcutta

(6) **SMT. CHAMPA GHOSH**, wife of Sri Ratan Ghosh daughter of Late Bhoot Nath Ghosh, all are by faith Hindu, by occupation - Land Holder, residing at No.13/2, Seals Garden Lane, P.S. Cossiporee, Kolkata -700002, hereinafter referred to as the **PRINCIPALS** "SEND GREETINGS".

WHEREAS by an Indenture of partition dated 17th day of March, 1982 made between Sri Bibhuti Bhusan Ghose son of Dina Nath Ghose deceased of 35/B, Simla Road, Calcutta therein referred to as the **FIRST PART** and (1) **SM. ILA GHOSE** (2) **SHYAMAL GHOSH** (3) **TAPAN GHOSH** (4) **RATAN GHOSH** (5) **TUTU GHOSH** (6) **BITU GHOSH** and (7) **KUMARI CHAMPA GHOSH** all are widow sons and daughter of Bhoot Nath Ghose son of Dinanath Ghose deceased of 35/B, Simla Road, P.S. Maniktala, Kolkata -700006 of the Second part therein by which the parties thereto have partitioned their joint properties that the First Part Bibhuti Bhusan Ghose became the absolute owner of the premises No. 35/B, Simla Road, P.S. Kountala, Kolkata -700006 and the Second Part Smt. Ila Ghose and others became the absolute owner of Premises 36-C, Simla Road and the said Deed of partition was duly registered in the office of Sub-Registrar Sealdah in Book No.I, Volume no.3 pages 270 to 279 being No.132 for the year 1983.





8 JUN 2001

AND WHEREAS said Ila Ghose died intestate in the year 1993 and one Son Tapan Ghosh died intestate as bachelor without any issue on 26th November, 2008 and another son Ratan Ghose died intestate on 3.9.2001 as bachelor without issue and other Son Tutu Ghosh died intestate on 26th December, 2008 leaving behind his wife Smt. Nupur Ghosh, one son Shuvankar Ghosh and one daughter Ms. Tumpa Ghosh as his heirs and legal successor of respective share in respect of the said property;

AND WHEREAS we the present owners of the scheduled property have entered upon into a Development Agreement on 31st day of May, 2013 with Sri Satyabrata Chowdhury son of Late Sailendra Krishna Chowdhury a Hindu businessman residing at 106/C, Raja Dinendra Street, Kolkata -700004 for the terms and conditions as mentioned therein to Develop our said property as described in the schedule written to thereunder and hereunder and registered the same in the office of Additional Registrar of Assurances-I, Kolkata and recorded in Book No.I CD Volume No.11 pages from 225 to 262 being No.05387 for the year 2013 and in the aforesaid development agreement no.4 and 5 executants as minor was



ACQUA MONTA
P. M. III
P. M. III

28 JUN 2015

duly represented by the natural guardian and mother Smt. Nupur Ghosh.

NOW KNOW YE ALL THAT we Sri Shyamal Ghosh, Sri Bitu Ghosh Smt. Nupur Ghosh and Smt. Champa Ghosh do hereby nominate, Constitute and appoint Sri Satyabrata Chowdhury son of Late Sailendra Krishna Chowdhury by faith Hindu by occupation Business residing at No.106/C, Raja Dinendra Street, Kolkata -700004, Police Station Maniktala K.M.C. Ward No. 15 as our true and lawful attorney to act in our names and on our behalf to do interalia the following acts, deeds and thinks:-

- a) To sign appear, execute, present and admit execution Deed of Conveyance or Conveyances, Deeds of Transfer, Agreement for Sale before any competent Registration Authority for admission and completion of the same and sign all the necessary papers as may be required and to do all acts deeds and things which our attorney shall consider necessary for conveying the Developers allocation in the new Building and to receive all consideration amounts in respect thereof by granting valid receipts.



18 JUL 2015

- b) To maintain the said property and also to negotiate with the existing tenants /occupiers relating to development of the said property.
- c) To sign, execute and submit all papers statements, undertakings, declarations Affidavits and Building plans as may be required for having the sanctioned building plans modified and/or altered by the Kolkata Municipal Corporation.
- d) On our behalf to appear and to apply for clearances and services connections before appropriate authorities (both sanitary and water) Kolkata improvement Trust, K.M.C., K.M.D.A. CESC, Fire Brigade, Housing Board West Bengal and any local and all Government Offices and to sign all necessary forms, applications, petitions and documents and apply for obtaining permit, license, permanent and temporary supply service as may be required relating to the said property.
- e) To receive, refund of the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned building plans from the Kolkata Municipal Authority.



~~Handwritten signature~~

28 JUN 2015

- f) To apply for and appear before the Kolkata Municipal Corporation any other Govt. Authority for mutation of the said property and for assessment and/or re-assessment of municipal rates and taxes in respect of the said property and also to sign on any documents for sanctioned plan or sanctioned building plan approved by the K.M.C. on our behalf by our said attorney.
- g) To commence, initiate, institute, file execute, defend any case, suit, appeal or legal proceedings in respect of the said property in case the said property is anywise affected and/or hereafter and in connection therewith to sign, verify, affirm, present and file vakalatnama, warrant of attorney, plaint, Written Statements petition including writ petition, affidavit, memorandum of appeal, letters to adduce evidence on our behalf or other necessary papers and documents or any description whatsoever in connection with and/or in relating to the said property.
- h) To appear before any Judge, Court, Hon'ble High Court, Calcutta tribunal, authority, officer including municipal office, collector's office, fire brigade office, police or other authorities and to do all things necessary in connection, therewith in relating to the said property.



28 JUL 2018

- i) To serve and accept service of summons, notices, warrants, suphynas or other process of Court and authorities concerned including municipality and to do all things necessary in relating to the said property and engage or discharge any counsel, vakil, advocate, attorney, solicitor, agent, pleader and to conduct all proceedings and to pay costs, charges and expenses incurred in connection with the said property and to compromise and settle all or any of the actions, suits and other proceedings as the said attorney may deem fit and proper in connection with the said property.
- j) To construct a multi-storied building in the scheduled property as per the Building plan/plans duly sanctioned by the Kolkata Municipal Corporation after tenants/occupiers negotiation and demolishing the existing structures.
- k) To construct residential flats, car parking space, shops in the scheduled property as per the sanctioned building plan, if so necessary can take loan from the Bank and/or any Govt. Financial institution.
- l) On our behalf to negotiate on terms for and to agree with any purchaser and/or purchasers, in respect flats of Developers allocation and lessee or lessees at such price and consideration which our attorney thinks fit and proper, and to agree upon and enter into any agreement or agreements -



28 JUN 2018

28 JUN 2018

for such sale or sales lease or leases and/or cancel and/or repudiated the same.

- m) On our behalf to receive from the intending purchaser or purchasers for selling and for grant of lease of the schedule property and to receive earnest money and/or advance or advances from the prospective purchasers and also the balance of consideration money and to give good valid receipt and discharge for the same and to execute and register Sale Deeds Agreements in favour of those prospective purchaser.
- n) Upon such receipt as aforesaid to sign, execute and delivery any agreement or agreements, deed or Deeds of Sale, conveyance or Conveyances of a portion in favour of such purchaser or purchasers or his/her nominee or nominees or assignee or assignees.
- o) To present theforesaid deeds of conveyance and/or of Lease before the competent registering authority for registration thereof as well as admission of signature in our names and on our behalf.

AND to do all other acts deeds and things concerning the authorities hereby granted in respect of the said property which we could have done personally under our own hands and seals if we personally present.



28 JUN 2015

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatever our said Attorney will lawfully do by virtue of these presents.

AND GENERALLY to do all such act or acts things execute and perform any other acts, deeds, matters, things, suit, cases whatsoever be necessary of our said Attorney to be done executed and performed relating to the said property described in the schedule hereunder in all respect as ourselves could do the same if we were personally present and we at all times agree to ratify all lawful acts, done by our Attorney in the interest of the said property in the aforesaid context and/or incidentals by virtue of these presents.

SCHEDULE

REFERRED TO DESCRIPTION OF PROPERTY.

ALL THAT one stories brick, walled asbestos tin shed messuage measuring about 4187 sq.ft. tenement and hereditaments together with land there unto belonging where on or on part where of the same is erected and built containing by measurement an area of 5 (five) Cottahs, 13(Thirteen) Chittaks and 2(two) sq.ft. more or less situate lying at and being Premises no.36-C, Simla Road, P.S. Manicktala, Kolkata



28 JUN 2013

28 JUN 2013

-700006, within the Municipal Limits of the town of Kolkata Ward No.15 comprised in Holding Nos. 100, 101, 310, 98 and 6, Division No.2, Sub-Division No.14, in respect of the said holding and Annual Revenue of Rs. 19.01 is made payable to Alipore Collectorate, P.S. Manicktala, Sub-Registration Office Sealdah in District 24-Parganas and the same is butted and bounded in the manner as follows :-

ON THE NORTH : By premises No.36/1/A, Simla Road,
Kolkata.

ON THE EAST : By Premises No.36/B, Simla Road,
Kolkata.

ON THE SOUTH : By Common passage.

ON THE WEST : By Simla Road, Kolkata.

REFERRED TO LIST OF TENANTS.

1. Sri Shyama Prasad Chatterjee 2. Smt. Anuradha Chatterjee. (Widow of Late Mohon Chatterjee). 3. Sri Jamini Das. 4. Sri Tapan Das. 5. Sri Jahar Ghosh 6. Sri Gopal Saha. 7. Sri Kesto Ghosh. 8. Sri Paltu Saha. 9. Sri Buchi Ghosh (Son of Sri Gostho Ghosh). Sri Khokon Saha.



16 APR 2015

IN WITNESS WHEREOF we Executants, herein set and subscribed our signatures and the said Attorney also set and subscribed his signature with acceptance by him on this General Power of Attorney on this the 28th day of June, 2013.

SIGNED, SEALED AND DELIVERED

By the **OWNERS** and **ACCEPTED**

by the **ATTORNEY** at Kolkata

in the presence of :

1. Mithu Ghosh.
89/1 Gourpore Road
Kolkata - 700009.

S Lyam Ghosh -
Pruli Ghosh -
Ranu Ghosh -
Champa Ghosh -

(SIGNATURES OF THE EXECUTANTS)

2. Ratan Ghosh.
13/2 Seal's Ghat
Lane Kol-2

I ACCEPT THE POWER

Saligabazar Choudhury,

ATTORNEY

Drafted by me :

B Eswarath Ghosh,
Advocate

High Court, Calcutta.



28 JUN 2013

28 JUN 2013

APPENDIX: FINGER PRINTS FOR FINGER PRINTING SYSTEMS

Specimen 1

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

Specimen 2

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

Specimen 3

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

Specimen 4

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

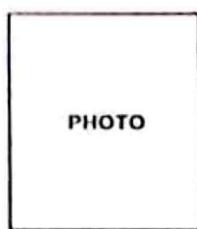


22 JUN 2013

SPECIMEN FROM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
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					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
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					



ASSURANCE • 11

28 JUN 2013

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

Office of the A.R.A. - III KOLKATA, DISTRICT- KOLKATA

Signature / LTI Sheet of Serial No. 08142 / 2013, Deed No. (Book - IV , 04504/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Shyamal Ghosh 13/2, Seals Garden Lane, P. S. - Cossipore, Kolkata, District:-, WEST BENGAL, India, Pin :-700002			Shyamal Ghosh 28/6/13

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shyamal Ghosh Address -13/2, Seals Garden Lane, P. S. - Cossipore, Kolkata, District:-, WEST BENGAL, India, Pin :-700002	Self			Shyamal Ghosh 1
2	Bitu Ghosh Address -13/2, Seals Garden Lane, P. S. - Cossipore, Kolkata, District:-, WEST BENGAL, India, Pin :-700002	Self			Bitu Ghosh
3	Nupur Ghosh Address -13/2, Seals Garden Lane, P. S. - Cossipore, Kolkata, District:-, WEST BENGAL, India, Pin :-700002	Guardian			05/06/2013
4	Champa Ghosh Address -13/2, Seals Garden Lane, P. S. - Cossipore, Kolkata, District:-, WEST BENGAL, India, Pin :-700002	Self			Champa Ghosh

(Signature)
28/6/2013
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.R.A. - III KOLKATA, District- Kolkata
 Signature / LTI Sheet of Serial No. 08142 / 2013, Deed No. (Book - IV , 04504/2013)

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Satyabrata Chowdhury Address -106/ C, Raja Dinendra Street, Kolkata, District:-, WEST BENGAL, India, Pin :-700004	Self			Satyabrata Chowdhury 28/06/2013

Name of Identifier of above Person(s)

Biswanath Ghosh
High Court Cal, District:-, WEST BENGAL, India,

Signature of Identifier with Date,

Biswanath Ghosh
Advocate
High Court
Calcutta
28/6/2013

Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : IV - 04504 of 2013
(Serial No. 08142 of 2013 and Query No. 1903L000013512 of 2013)

On 28/06/2013

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(d) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 28/06/2013

(Under Article : ,E = 7/- on 28/06/2013)

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.-/-

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

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

Presented for registration at 11.46 hrs on :28/06/2013, at the Office of the A.R.A. - III KOLKATA by Shyamal Ghosh , one of the Executants.

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

Execution is admitted on 28/06/2013 by

1. Shyamal Ghosh, son of Lt. Bhoot Nath Ghosh , 13/2, Seals Garden Lane, P. S. - Cossipore, Kolkata, District:-, WEST BENGAL, India, Pin :-700002, By Caste Hindu, By Profession : Others
2. Bitu Ghosh, son of Lt. Bhoot Nath Ghosh , 13/2, Seals Garden Lane, P. S. - Cossipore, Kolkata, District:-, WEST BENGAL, India, Pin :-700002, By Caste Hindu, By Profession : Others
3. Champa Ghosh, wife of Ratan Ghosh , 13/2, Seals Garden Lane, P. S. - Cossipore, Kolkata, District:-, WEST BENGAL, India, Pin :-700002, By Caste Hindu, By Profession : Others
4. Satyabrata Chowdhury, son of Lt. Sailendra Krishna Chowdhury , 106/ C, Raja Dinendra Street, Kolkata, District:-, WEST BENGAL, India, Pin :-700004, By Caste Hindu, By Profession : Business

Identified By Biswanath Ghosh, son of ., High Court Cal, District:-, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

Executed by guardian

Execution is admitted by

1. Nupur Ghosh, wife of Lt. Tutu Kumar Ghosh , 13/2, Seals Garden Lane, P. S. - Cossipore, Kolkata, District:-, WEST BENGAL, India, Pin :-700002 By Caste Hindu By Profession: Others,as the guardian of minor 1.Shuvankar Ghosh 2.Tumpa Ghosh

8/6/2013 Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : IV - 04504 of 2013
(Serial No. 08142 of 2013 and Query No. 1903L000013512 of 2013)

Identified By Biswanath Ghosh, son of ., High Court Cal, District:-, WEST BENGAL, India. , By
Caste: Hindu, By Profession: Advocate.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

28 JUL 2013
(Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III

Endorsement Page 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 7
Page from 4269 to 4287
being No 04504 for the year 2013.



(Sanatan Maity) 03-July-2013
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

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