

4846 | 18

I 4230/17



পশ্চিমবঙ্গ পশ্চিম বংগাল WEST BENGAL

Y 527152

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

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

12 JUL 2017

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, DR. ANURADHA MUKHOPADHYAY (PAN : AEIPM5324D) wife of Dr. Atri Mukhopadhyay, by faith Hindu, by occupation service and residing at FD-3/4 SALT LAKE, SECTOR III Kolkata 700106, Police Station Bidhannagar South, Post Office IB Market Post Office, Bidhan Nagar, Kol 700106 hereinafter referred to as the "EXECUTANT" SEND GREETINGS:-

65177

Sl. No.
Name : **P. DAS**, Advocate
Address : High Court, Kolkata

Rs.
Kolkata Collectorate,
11, Netaji Subhas Rd., Amal Kr. Saha
Kolkata - 1
Licensed Stamp
Vendor.

Date : **30 JUN 2017**



Signature.....

12 JUL 2017

ADDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Nanlin Das
S/o Late S. Das
6, Barker Road
Kolkata - 700027
P.S & P.O - Alipore

W H E R E A S I, the Executant herein is the Co-lessee along with my sister, Smt Amita De Bhowmick of All That undivided half share in the land containing an area by measurement 2 (two) Cottahs 10 (ten) Chittacks 32 (thirty two) square feet out of the total land measuring 5 (five) Cottahs 5 (five) Chittacks 19 (nineteen) square feet be the same a little more or less together with respective share in two storied brick built building measuring 1572 square feet on the ground floor and 131 square feet on the mezzanine floor including half share in the garage space situated and lying at and being Plot No.88, J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, within the Municipal limits of Corporation of Calcutta, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, under Kolkata Municipal Corporation being premises No. 176/14/88, Raipur Road, Kolkata- 700 092, under Ward No. 96, being Assessee No. 21-096-07-0090-9 in the District of 24-Parganas as morefully and particularly mentioned and described in the Schedule hereunder written. I Executant had entered into a **Registered Agreement for Joint Venture** (hereinafter referred as Development Agreement) dated...!2/7/17.. with **MESSRS GRIHO NIRMAN ASSOCIATES** a Partnership Firm having its principal office at 82/7H, Ballygunge Place, at present 82/9A, Ballygunge Place, Police Station Gariahat, Post Office Ballygunge Kolkata-700 019 herein represented by its partners **SRI ASHOKE KUMAR ROY** son of Late Hirendra Lal Roy by faith Hindu, by occupation Business residing at the premises No. 1/1A, Jamini Roy Sarani (Ballygunge Place East), Police Station Gariahat, Post Office Ballygunge Kolkata-700 019 and **SRI ARJUN SINGH** son of Late Shyamji Singh by faith Hindu, by occupation Business residing at the premises No. 82/8A, Ballygunge Place, Police Station Gariahat, Post Office Ballygunge Kolkata-700 019 in the District of South 24-Parganas (therein referred to as the Developers/Promoters) for construction of a new building ground plus four storied at the said premises with certain terms and condition as set forth therein and the said Development Agreement was duly registered in the Office of

Additional District Sub-Registrar at Alipore 24 Parganas South and recorded in Book No. I, Deed No. 4221 for the year 2017 and to give effect of the said Agreement for smooth progress of construction and other related matters and things. I feel it necessary and urgent to appoint the aforesaid Partner of MESSRS GRIHO NIRMAN ASSOCIATES as my Attorney in my name and on my behalf and as such I, the Executant hereto, do hereby nominate and constitute and appoint SRI ARJUN SINGH son of Late Shyamji Singh by faith Hindu, by occupation Business residing at the premises No. 82/8A, Ballygunge Place, Police Station Gariahat, Post Office Ballygunge, Kolkata-700 019 in the District of South 24-Parganas to be my True and Lawful ATTORNEY for me, in my name and on my behalf to do, execute and perform or cause to be done, executed and performed inter-alia or any of the following acts, deeds and things, that is to say:-

1. To look after, manage, control, supervise and develop my property of which I, the Executant hereto, is the Co-lessee in respect of All That undivided half share in the land containing an area by measurement 2 (two) Cottahs 10 (ten) Chittacks 32 (thirty two) square feet out of the total land measuring 5 (five) Cottahs 5 (five) Chittacks 19 (nineteen) square feet be the same a little more or less together with respective share in two storied brick built building measuring 1572 square feet on the ground floor and 131 square feet on the mezzanine floor including half share in the garage space situated and lying at and being Plot No.88, J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, within the Municipal limits of Corporation of Calcutta, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, under Kolkata Municipal Corporation being premises No. 176/14/88, Raipur Road, Kolkata- 700 092, under Ward No. 96, being Assessee No. 21-096-07-0090-9 in the District of 24-Parganas as morefully and particularly mentioned and described in the Schedule hereunder written.

2. To enter into the said premises and to develop the same for construction of new ground plus four storied building at the said premises after demolishing the old existing structures and to that effect to engage and/or appoint Engineer and /or Architect and thereby to prepare Building Plan through Engineer and to sign the same for necessary sanctioned before the Kolkata Municipal Corporation and also to sign in modified plan and other necessary papers as would be required and to submit the same to the Kolkata Municipal Corporation in my name and on my behalf for obtaining necessary sanction and for that purpose to deposit any fees and also to sign all other necessary papers, documents in respect thereof.
3. To represent me before all concerned authorities including the Kolkata Municipal Corporation for obtaining water connection, drainage and sewerage connection etc., to take new electric meter and service connection from the CESC, or from any other electric office/authority concerned as the Lessee of the said premises, and in connection with all matters relating thereto for that purposes to sign and execute all necessary papers, applications, forms and documents, as is reasonably required in my name and on my behalf.
4. To make, sign and verify all application, petitions, form, or objection and swear Affidavit and/or Declaration before any Magistrate, Notary Public, Oath Commissioner in connection with the management and development of my aforesaid property in my name and on my behalf.
5. To appoint and dismiss staff and workers and to settle their remuneration and others of the office and to dismiss or suspend them.
6. That my Attorney shall have the right to enter into any Agreement for Sub Lease/ Assignment with any intending person or persons for transfer/assign/sub-lease of Developer's share of Allocation as per terms of the Development Agreement dated 12/7/17 comprising several flat

or flats, space or spaces together with undivided imparible proportionate share or interest in the land at the said premises as morefully and particularly mentioned in the schedule below and to that effect to receive earnest money, any part payment including the entire transfer proceeds from the intending person or persons and to give valid receipts(s) thereof and to discharge for the same and the entire transfer proceeds shall be credited in the account of the Developer/Firm and would be solely and exclusively accountable and responsible for the money so received without any liability on the Lessee. The possession will be handed over only when the Lessee's allocation is handed over.

7. That my Attorney shall sign and execute all Agreement (s) for Assignment, Deed (s) of Assignment or Conveyance, any Declaration or any other documents as are reasonably required and to admit execution and present all such Agreements, Deeds and Documents, Declaration etc. before the concerned Registration Offices and also to sign and execute all necessary papers and documents related thereto for completion of Registration unto and in favour of such intending person or persons as mentioned in para 6 above and to handover and/or deliver possession of the same in my name and on my behalf.
8. That by virtue of this Power of Attorney my said appointed Attorney shall have the absolute right and liberty to transfer/ assign/sub-lease only the Developer's share of Allocation as per terms of the said Development Agreement or any part thereof at any price or consideration as my said ATTORNEY think fit and better.
9. That my said Attorneys shall make, sign, execute and verify all applications or objections, necessary papers, deeds, documents, Boundary Declaration of the Kolkata Municipal Corporation and to perform all necessary acts and deeds with the Kolkata Municipal Corporation or

before any other appropriate authorities concerned for obtaining necessary Licenses, permissions or sanction etc., required by law in connection with the management and/or development of my aforesaid property.

10. That my said Attorney can also issue Letters/Notices and/or admit application and issue no objection in any matter relating to my property to the concerning authority or authorities, i.e. Kolkata Municipal Corporation, Fire Brigade, Land Acquisition Collector, Competent Authority under Urban Land (Ceiling & Regulation) Act, Central and State Government and Local Authorities, CESC Ltd, B.L & L.R.O concerned, Bank any other Govt. or Semi Govt. Office /Authority concerned etc for all purposes relating to development of my said property by constructing a new Building thereon.
11. To institute any case or cases , suit or suits before any Court of Law and/or to defend any such cases or suits in connection with the aforesaid property, as more fully mentioned in the Schedule below and to that effect appoint, engage on my behalf Pleaders, Lawyers, Advocates or solicitors whenever my said Attorney shall think fit and proper and to discharge and/or terminate his or their appointment and thereby to sign all necessary papers, Vakalatnama, Petitions, Application, Written Statements, Appeal, Motion etc as my said Attorney shall think fit and necessary at his absolute discretion and cost in my name and on my behalf.
12. That by virtue of this Power of Attorney my said appointed Attorney shall have the absolute right, authority and liberty to issue No-Objection Certificate on our behalf to mortgage the Developer's share of allocation before any Nationalized Bank, Private Bank or any Financial Institution without encumbering Lessees allocations in any manner.

AND GENERALLY to do all other acts, deeds, things and matters which is in the opinion of my said Attorney sought to be done and all acts, deeds and things lawfully done by my said Attorney for proper discharge of his contractual obligations shall be construed as acts, deeds and things done by me as if I was present and done the same by myself.

AND I , do hereby ratify and confirm and agreed all act or acts, deed or deeds of my said Attorney which he shall lawfully do, execute or perform or cause to be done, executed and/or performed in terms of this Power of Attorney.

SCHEDULE AS REFERRED TO ABOVE

All That undivided half share in the land containing an area by measurement 2 (two) Cottahs 10 (ten) Chittacks 32 (thirty two) square feet out of the total land measuring 5 (five) Cottahs 5 (five) Chittacks 19 (nineteen) square feet be the same a little more or less together with respective share in two storied brick built building measuring 1572 square feet on the ground floor and 131 square feet on the mezzanine floor including half share in the garage space situated and lying at and being Plot No.88, J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, within the Municipal limits of Corporation of Calcutta, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, under Kolkata Municipal Corporation being premises No. 176/14/88, Raipur Road, Kolkata- 700 092, under Ward No. 96, being Assessee No. 21-096-07-0090-9 in the District of 24-Parganas together with all user and easements rights and all rights on path and passages and all other common rights and facilities , appendages and appurtenances attached therein and thereto, which is butted and bounded as follows:-

<u>ON THE NORTH:</u>	By 40' -0" wide Kolkata Municipal Road
<u>ON THE SOUTH :</u>	By Plot No.99, Regent Estate
<u>ON THE EAST :</u>	By Plot No.89, Regent Estate
<u>ON THE WEST :</u>	By Plot No 87, Regent Estate

IN WITNESS WHEREOF WE, DR. ANURADHA MUKHOPADHYAY as Principal and SRI ARJUN SINGH as a Constituted Attorney have hereunto set and subscribed our respective hands on this the 12th day of July...., Two Thousand Seventeen.

SIGNED AND DELIVERED

IN PRESENCE OF :

1.

S. Bhattacharya
(SAYMA BHARATI GHOSH)
84 S/E BLOCK E
NEW ALIPORE
KOLKATA - 700053

Anuradha Mukhopadhyay
(DR. ANURADHA MUKHOPADHYAY)
PRINCIPAL

2. *A. M. Senler*

(AROLE NARAYAN SARKAR)
25, REGENT ESTATE,
KOLKATA - 92 *Regt. No. - 700053*

Arjun Singh
(SRI ARJUN SINGH)

CONSTITUTED ATTORNEY

THIS GENERAL POWER
OF ATTORNEY is drafted
and prepared by me :

Gulam Bano
Advocate, *WB/745/80.*
Alipore Police Court, Kolkata

Certificate of Registration under section 60 and Rule 69.
registered in Book - I
volume number 1605-2017, Page from 113434 to 113447
being No 160504230 for the year 2017.



Digitally signed by AMITAVA CHANDA
Date: 2017.07.18 14:56:06 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 18/07/2017 14:56:05
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)

107811

Major Information of the Deed

Deed No :	I-1605-04230/2017	Date of Registration	12/07/2017
Query No / Year	1605-1000245124/2017	Office where deed is registered	
Query Date	12/07/2017 11:55:03 AM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	NANTU DAS 6 BAKER ROAD, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830244850, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 47,37,055/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160504221/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

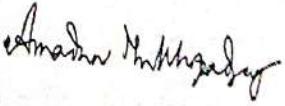
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road, , Premises No. 176/14/88, Ward No: 96

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Katha 10 Chatak 32 Sq Ft	1/-	35,23,667/-	Width of Approach Road: 40 Ft.,
Grand Total :					4.4046Dec	1 /-	35,23,667 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1703 Sq Ft.	1/-	12,13,388/-	Structure Type: Structure
		Gr. Floor, Area of floor : 1703 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete			
	Total :	1703 sq ft	1 /-	12,13,388 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Dr ANURADHA MUKHOPADHYAY Wife of Dr ATRI MUKHOPADHYAY Executed by: Self, Date of Execution: 12/07/2017 , Admitted by: Self, Date of Admission: 12/07/2017 , Place : Office			

10-3/4, SALT LAKE, SECTOR-III, P.O:- IB MARKET, P.S:- South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AEIPM5324D, Status :Individual, Executed by: Self, Date of Execution: 12/07/2017
 Admitted by: Self, Date of Admission: 12/07/2017 ,Place : Office

Attorney Details :

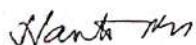
SI No	Name,Address,Photo,Finger print and Signature
1	MESSRS GRIHO NIRMAN ASSOCIATES 82/9A, BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.: AAFFG9883N, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature	Name	Photo	Finger Print	Signature
1	ARJUN SINGH (Presentant) Son of Late SHYAMJI SINGH Date of Execution - 12/07/2017, , Admitted by: Self, Date of Admission: 12/07/2017, Place of Admission of Execution: Office				
82/8A, BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ASQPS8610L Status : Representative, Representative of : MESSRS GRIHO NIRMAN ASSOCIATES (as PARTNER)					

Identifier Details :

Name & address	
Mr NANTU DAS Son of Late S DAS 6 BAKER ROAD, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Dr ANURADHA MUKHOPADHYAY, ARJUN SINGH	12/07/2017



Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Dr ANURADHA MUKHOPADHYAY	MESSRS GRIHO NIRMAN ASSOCIATES-4.40458 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Dr ANURADHA MUKHOPADHYAY	MESSRS GRIHO NIRMAN ASSOCIATES-1703.0000000 Sq Ft

Endorsement For Deed Number : I - 160504230 / 2017

On 12-07-2017

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.

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

Presented for registration at 12:16 hrs on 12-07-2017, at the Office of the A.D.S.R. ALIPORE by ARJUN SINGH ,

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 47,37,055/-

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

Execution is admitted on 12/07/2017 by Dr ANURADHA MUKHOPADHYAY, Wife of Dr ATRI MUKHOPADHYAY, FD- 3/4, SALT LAKE, SECTOR-III, P.O: IB MARKET, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession Service

Indetified by Mr NANTU DAS, , , Son of Late S DAS, 6 BAKER ROAD, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 12-07-2017 by ARJUN SINGH, PARTNER, MESSRS GRIHO NIRMAN ASSOCIATES, 82/9A, BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr NANTU DAS, , , Son of Late S DAS, 6 BAKER ROAD, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 65177, Amount: Rs.100/-, Date of Purchase: 30/06/2017, Vendor name: A Kr Saha



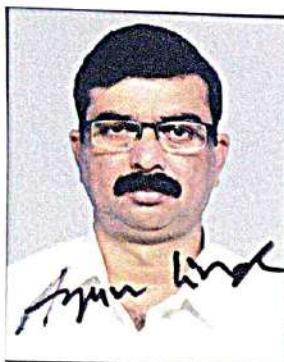
Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

SPECIMEN FORM FOR TEN FINGERPRINTS



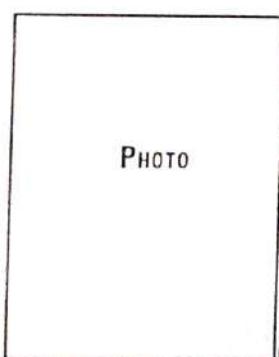
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<i>Amrada</i>					

Signature Amrada Thakur Jay



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<i>Ajrun Singh</i>					

Signature Ajrun Singh



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<i>PHOTO</i>					

Signature _____



Signature.....

12 JUL 2017

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.