

12394/14

N

07082/14

भारतीय नैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

A.R.A.
III

P 507156

Certified that the Document is admitted to
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar
of Assurances-II, Kolkata

Additional Registrar of Assurances-III
Kolkata

Additional Registrar of Assurance - III
Kolkata

9 0 SEP 2014

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS We, 1) Sri Bimal Roy PAN : AELPR6341A
2) Sri Kamal Roy PAN AFOPR1004G and 3) Sri Shankar Roy PAN AFQPR0693F
all sons of late Dinesh Roy, all are by Nationality Indian, by faith Hindu, by
occupation Business all residing at Preeti Nagar Road, P. O. Payradanga,
District Nadia, do hereby SEND GREETING.

Rs.....
- 7 JUN 2013
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
283, K. S. Roy Road, Kol-1

60

[Handwritten signature]



Identified by me
Mand Mahab.
to Late N. Mahab.
7B, K. S. Roy Road
Kolkata - 700001
OCC-Service

[Handwritten signature]
Additional Registrar of Assurance - II
Kolkata

30 SEP 2011

WHEREAS we Bimal Roy, Kamal Roy and Shankar Roy are the joint owners and I Bimal Roy have 1/5th share, I Kamal Roy have 2/5th share and I Shankar Roy have 1/5th share of a plot of homestead land Plot No. "D" measuring 7 cottahs, 8 chittaks more or less, under Touzi No. 173, R. S. Dag No. 1907 R.S. Khatian No. 1428 and misusage situated at and being Holding No. 371 & 372, K. K. Pally 4, within ward no.19, under North Dum Dum Municipality, Police Station North Dumdum, Kolkata- 700081, morefully and particularly mentioned in the schedule hereunder written and hereinafter referred to as the said property.

AND WHEREAS we have entered into a Development agreement registered and recorded in the office of Additional Registrar of assurances-II, Kolkata, in Book No. 1, being No. 12336 for the year 2014 with Sefali Construction a partnership firm having its office at 4, Khalishakota Pally, Police Station- Dum Dum, Kolkata- 700081, represented by its partners namely **1) SRI GOBINDA MALAKAR**, son of Late Anil Kumar Malakar, an Indian by faith Hindu, by occupation Business, **2) SRI RAM CHANDRA MALAKAR** son of late Anil Kumar Malakar, an Indian by faith Hindu, by occupation Business, **3) SRI NIKHIL MALAKAR** son of late Anil Kumar Malakar, an Indian by faith Hindu, by occupation Business, , **4) SMT. ARATI MALAKAR**, wife of Sri Gobinda Malakar an Indian by faith Hindu, by occupation Business, **5) SMT. DURGA RANI MALAKAR** wife of Sri Ram Chandra Malakar an Indian by faith Hindu, by occupation Business, and **6) SMT. SWAPNA MALAKAR** wife of Sri Nikhil Malakar, an Indian by faith Hindu, by occupation Business all residing at 4, Khalishakota Pally, Post Office Rajbari Colony, Police Station Dum Dum, Kolkata- 700081.

AND WHEREAS to fulfill the purpose of the Development Agreement we have agreed to empower three partners mentioned herinbelow out of its aforesaid six partners to carry on the said project by executing power of attorney.

NOW BY THESE PRESENTS we do hereby appoint, nominate, constitute *Sefali Construction, the Partnership Firm, Represented by its Partners,* and authorise said **1) SRI GOBINDA MALAKAR**, son of Late Anil Kumar Malakar, an Indian by faith Hindu, by occupation Business, From No. 60 **2) SRI RAM CHANDRA MALAKAR** son of late Anil Kumar Malakar, an Indian by faith Hindu, by occupation Business, PAN AELPM1097E and **3) SRI NIKHIL MALAKAR** son of late Anil Kumar Malakar, an Indian by faith Hindu, by occupation Business, PAN AEUPM8384B all residing at 4, Khalishakota Pally,

Nikhil Malakar

Gobinda Malakar, Chandra Malakar

Post Office Rajbari Colony, Police Station Dum Dum, Kolkata- 700081, being the partners of said Sefali Construction as our true and lawful Attorney to do all or any of the following acts, deeds and things jointly and/or severally for the purpose of the said development work.

1. To look after manage and maintain our said property during the course of the said development.

2. To enter into the said premises either alone or along with others for the proposed development work and for such purpose to make feasible building plans, revised/modified building plans of the proposed building sign and submit the same on our behalf and get it sanctioned by the North Dum Dum Municipality at their costs and responsibilities and construct the proposed multistoried building upon the said land according to the said proposed sanctioned plans of the North Dum Dum Municipality.

3. To appoint engineer, Contractor and labour for construction of the said multistoried building and to make payments to them.

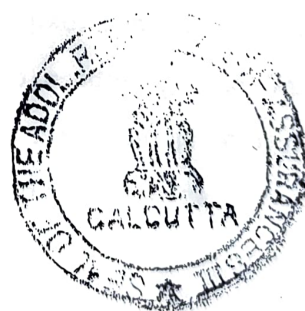
4. To supervise the development work in respect of the new construction and to carry out and/or to get carried out through contractors, sub-contractors, architects, surveyors etc. as may be required by the said attorneys, construction of the proposed building and structures on the said property as per the sanctioned plan or plans.

5. To carry on correspondence with and represent us before all concerned authorities in connection with the development of the said property.

6. To pay various deposits to the North Dum Dum Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and to claim refund of such deposits so paid by our said Attorneys and to give valid and effectual receipt in our names and on our behalf in connection with the refund of such deposits.

7. To approach different authorities and offices for the purpose of obtaining various permissions and sanctions and other service connections including water and electricity for carrying out and completing the development / construction of the proposed building.

8. To apply from time to time for modification of the building plans in respect of the building to be constructed on the said property.




Addl. Revenue Officer Assam - I
M/Rota

22 SEP 2014

9. To collect different building materials at their costs, expenses, risks and responsibilities for such constructions.

10. To do all acts any kind of deeds matters and thing in respect of the amalgamation of the properties with the adjacent plots of Sefali Construction a partnership firm and/or other plots the developer and other plots of adjacent owner for the purpose of the joint development but in any way the share of area interest of our should not be prejudiced.

11. To do all other acts, deeds, matters and things in respect of the said property for the purpose of the said development work thereupon including mutation the concerned authorities etc.

12. To enter into agreements for sale or transfer of the different portions of the said building under developer's allocation with such persons and on such terms and conditions at such consideration/ price as the said attorney or attorneys may in their absolute discretion, think fit and proper as per the agreement concluded in writing between the principals and the attorney.

13. To sell transfer, demise all or any of the flats, shops, garages, spaces, units etc. under Developer's Allocation along with proportionate share or interest in the land comprising the premises on which the said building is built excepting the owner's allocation to different persons on ownership basis and/or in any their manner as might be thought fit by the said attorneys and to collect and receive of and from the prospective buyers/transferees of such flats, units, spaces the price or rent or premium etc. of such flats or spaces that will be paid by such persons and for that act or purpose to make sign and execute and/or give proper and lawful discharge for the same.

14. To appear for us and on our behalf before all courts, B. L. & L. R. O., L. A. , Collector, Board of Revenue, KMDA, PWD, North Dum Dum Municipality, Tribunals, Public Bodies, Competent Authorities under ULC and State Government, Land Department, Civil administration, Police authorities, Airport Authority etc.

15. To make, sign, execute, verify, present and file all applications.




Additional Registrar of Assurance - III
Kolkata

30 SEP 2014

court of law or elsewhere in connection with any proceeding in respect of the said property or the developmental works therein.

16. To apply for and obtain occupancy and completion certificate in respect of the said building from the North Dum Dum Municipality after completion of construction.

17. To give such letters and writings and/or undertakings as may be required from time to time by the North Dum Dum Municipality and/or concerned authorities for the purpose of carrying out the development works in respect of the said property as also in respect of the construction work of the building thereupon.

18. To insure the said property against damages, fire, tempest, riot, civil commotion, flood, earthquake etc. as our said attorneys may think fit and proper.

19. To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement, charges or other security and on receipt thereof to make, sign, execute and give sufficient releases or other discharges for the same.

20. For us and in our names to accept service of any writ of summons or other legal process and to appear in any court and before all courts, Magistrates or Judicial or other officers whatsoever as our said attorneys shall think advisable and to commence any action or other proceedings in any court or authority and to prosecute or discontinue or become non-suited, therein and to settle, compromise or refer to arbitration any suit, action or proceedings as the said attorneys shall think fit and also to appoint any solicitor and/or Advocate or lawyer to prosecute, defend in the premises aforesaid or any of them as occasion may arise either in our names or in the name of them.

21. To appoint Pleaders, Solicitors, Advocate or Attorney or Lawyer and to appear in any court or before Revenue or other office or offices of any state or local authority and to revoke such appointment and to substitute any




Additional Registrar of Assurance - III
Kolkata

30 SEP 2014

full effect to the authorities hereinbefore contained as fully and effectually we could do ourselves in terms of the said Development agreement.

AND we hereby declare that this Power of Attorney is given in favour of the said attorneys and accordingly the said attorneys shall be entitled to exercise jointly or independently the powers conferred upon them.

AND we agree to ratify and confirm whatsoever the said attorneys shall lawfully do in the premises by virtue of these presents and subject to the terms and conditions of the said Development Agreement dated 29.09.2014 registered at Additional Registrar of Assurances-II, Kolkata and recorded in Book No. 1, Being No.12336 for the year 2014.

AND GENERALLY to do and perform all other acts, deeds and things which would be necessary from time to time for the said construction and for the transfer of the flats and spaces comprising in the developers allocation and all acts deeds or things lawfully done by our attorneys shall be construed as acts done by us and we shall ratify and agree to ratify and confirm the same.

SCHEDULE ABOVE REFERRED TO:

(Description of the property)

ALL THAT 4/5th share of the piece and parcel of Bastu Land, measuring 07 cottahs 08 chittaks a little more or less, under Touzi No.173, R.S. Dag No.1907, R.S. Khatian No.1428, plot no. D lying and situated at Mouza Sultanpur J.L. No.10, R.S. No.148, under P.S. North Dum Dum, Sub-Registry Office Cossipore Dum Dum, within the ambit of North Dum Dum Municipality, the





Additional Registrar of Assurance - (U)
Kolkata

30 SEP 2014

holding No. 371 & 372, K.K. Pally 4 , Ward No. 28, at present 19, District ;
North 24 Parganas , Kolkata -700081, which is butted and bounded by:-

ON THE NORTH : Others land.

ON THE SOUTH : Belgharia Express Way.

ON THE EAST : R.S. Dag No. 1907 plot No. "C".

ON THE WEST : R.S. Dag No. 1907 .

IN WITNESS WHEREOF we set and subscribe our respective hand and seal on
this the day 30th of September 2014.

WITNESSES:-

Bimal Roy
Kamal Roy
Shankar Roy

1. Manish Malhotra .
7B, K.S. Roy Road
Kolkata - 700001

SIGNATURE OF THE PRINCIPAL

2. Ranjeet Malhotra
10, Old Post Office Street,
Jail - 700004

~~Satish Chandra Malakar~~
Golinda Malakar
~~Partners~~
Ram chandra Malakar,
Nikhil Malakar -

SIGNATURE OF THE ATTORNEYS

Drafted by :

Sankar Kumar Samanta

Sankar Kumar Samanta
Advocate H.C. Calcutta
7, Red Cross Place, Kol. 700001.

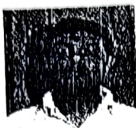
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Additional Registrar of Companies
Calcutta

30 SEP 2014

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. 12394 / 2014, Deed No. (Book - IV , 07082/2014)
Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Bimal Roy Address - Preeti Nagar Road, District - Nadia, WEST BENGAL, India	 30/09/2014	 LTI 30/09/2014	Kamal Roy 30.9.2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bimal Roy Address - Preeti Nagar Road, District - Nadia, WEST BENGAL, India	Self	 30/09/2014	 LTI 30/09/2014	Bimal Roy
2	Kamal Roy Address - Preeti Nagar Road, District - Nadia, WEST BENGAL, India	Self	 30/09/2014	 LTI 30/09/2014	Kamal Roy
3	Shankar Roy Address - Preeti Nagar Road, District - Nadia, WEST BENGAL, India	Self	 30/09/2014	 LTI 30/09/2014	Shankar Roy
	Gobinda Malakar Address - 4, Khalishakota Pally, P. S. - Dum Dum, Kolkata, District - , WEST BENGAL, India, Pin :-700081	Self	 30/09/2014	 LTI 30/09/2014	Gobinda Malakar

(Signature)
Additional Registrar of Assurance - III
Kolkata

30 SEP 2014
(Sanatan Maity)
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. 12394 / 2014, Deed No. (Book - IV , 07082/2014)

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

Admission of Execution By	Status	Photo	Finger Print	Signature
Ram Chandra Malakar Address -4, Khalishakota Pally, P. S. - Dum Dum, Kolkata, District:-, WEST BENGAL, India, Pin :-700081	Self	 30/09/2014	 LTI 30/09/2014	Ram chandra Malakar
6 Nikhil Malakar Address -4, Khalishakota Pally, P. S. - Dum Dum, Kolkata, District:-, WEST BENGAL, India, Pin :-700081	Self	 30/09/2014	 LTI 30/09/2014	Nikhil Malakar

Name of Identifier of above Person(s)

Ianoj Mahato
B, K S Roy Road, Kolkata, District:-, WEST BENGAL,
India, Pin :-700001

Signature of Identifier with Date

Ianoj Mahato,
30/09/2014


Additional Registrar of Assurance
Kolkata

30 SEP 2014

(Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA



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

Endorsement For Deed Number : IV - 07082 of 2014
(Serial No. 12394 of 2014 and Query No. 1903L000019413 of 2014)

On 30/09/2014

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 30/09/2014

(Under Article : ,E = 7/- on 30/09/2014)

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.- 100/-

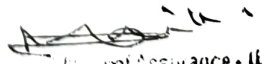
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.45 hrs on :30/09/2014, at the Office of the A.R.A. - III KOLKATA by Kamal Roy , one of the Executants.

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

Execution is admitted on 30/09/2014 by

1. Bimal Roy, son of Lt. Dinesh Roy , Preeti Nagar Road, District:-Nadia, WEST BENGAL, India, By Caste Hindu, By Profession : Business
2. Kamal Roy, son of Lt. Dinesh Roy , Preeti Nagar Road, District:-Nadia, WEST BENGAL, India, By Caste Hindu, By Profession : Business
3. Shankar Roy, son of Lt. Dinesh Roy , Preeti Nagar Road, District:-Nadia, WEST BENGAL, India, By Caste Hindu, By Profession : Business
4. Gobinda Malakar
Partner, Sefali Construction, 4, Khalishakota Pally, Kolkata, District:-, WEST BENGAL, India, Pin -700081.
By Profession : Business


Sanatan Maity
Kolkata

30 SEP 2014

(Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III

EndorsementPage 1 of 2

30/09/2014 14:18:00



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PHOTO	left hand					
	right hand					

Name

Signature



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Name Arinail Roy

Signature



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Name Kamal Roy

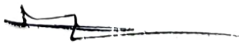
Signature



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Name Sankar Roy



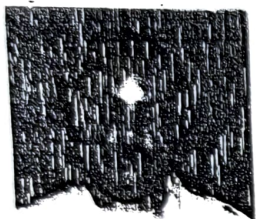

Additional Registrar of Assurance - III
Kolkata

30 SEP 2014



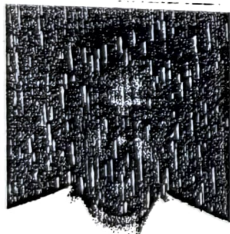
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Gajwale Malakar



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Ram chandra Malakar



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Dhikhi Malakar

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Additional Registrar of Assurance - III
Kolkata

30 SEP 2014

DATED THIS THE DAY OF
SEPTEMBER, 2014

BETWEEN

Sri Bimal Roy & Others

And

Sri Gobinda Malakar & Others

GENERAL POWER OF ATTORNEY

SANKAR KUMAR SAMANTA

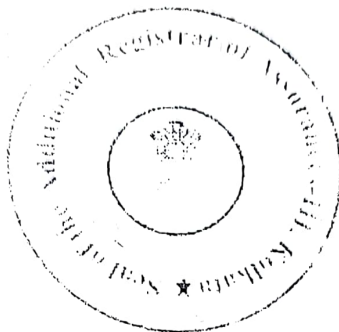
Advocate

7, Red Cross Place, 2nd Floor,

Kolkata 700001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD volume number 13
Page from 1495 to 1509
being No 07082 for the year 2014.




(Sanatan Maity) 09-October-2014
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal