

09999/13

IN 5477/13

भारतीय गैर न्यायिक

रुपये

Rs. 100

रु 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



Cancelled

10/12/13

POWER

P. 507155
of Assn. Registrar of Assurance - Kolkata
3 APR 2000

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, SRI DILIP MA. UMDER, son of Late Dakshina Ranjan Majumder, by faith Hindu by occupation business, PAN Code No.AFAPM7183H residing at 2, Airport Gate, Matilal Colony, P.O. - Rajbari, F.S. - Dum Dum, Kolkata - 700081, do hereby **SEND GREETINGS**.

E-7 JUN 2013

71702

S. K. Samanta Don

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

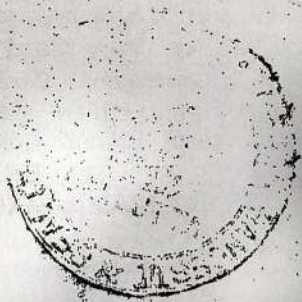


Identified by me -
Sankar Kumar Samanta
Advocate
7, Red Cross Place
Kolkata 700001

Additional Registrar
3 AUG 2013

WHEREAS I am the joint Owner of a plot of homestead land and messuage situated at and being Holding No.357, K.K. Pally, Police Station - Dum Dum, Kolkata - 700081, morefully mentioned in the schedule hereunder written and hereinafter referred to as the said property.

AND WHEREAS I have entered into a Development Agreement registered and recorded in the office of ARA-II, Kolkata in Book No.I, CD volume No.31, pages 8210 to 8250, being No.10614 for the year 2013 with Sefali Construction a partnership firm having its office at Holding No.354, Khalishakota Pally No.4, 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, Pan Card No.AEUPM 8382H residing at 4, Khalishakota Pally, Post Office- Rajbari Colony, Police Station- Dum Dum, Kolkata-700081, (2) **SRI RAM CHANDRA MALAKAR** son of late Anil Kumar Malakar an Indian, by faith-Hindu, by occupation- Business, PAN Card No.AELPM1097E residing at 4, Khalishakota Pally, Post Office- Rajbari Colony, Police Station- Dum Dum, Kolkata - 700081, (3) **SRI NIKHIL MALAKAR** son of late Anil Kumar Malakar, an Indian by faith-Hindu, by occupation- Business, PAN Card No.AEUPM8384B, residing at 4, Khalishakota Pally, Post Office- Rajbari Colony, Police Station- Dum Dum, Kolkata-700081, (4) **SMT. ARATI MALAKAR**, wife of Sri Gobinda Malakar an Indian by faith-Hindu, by occupation- Business, PAN Card No.APIPM8146C, residing at 4, Khalishakota Pally, Post Office- Rajbari Colony, Police Station- Dum Dum, Kolkata-700081, (5) **SMT. DURGA**




Additional Registrar of Assurance - III
Kolkata
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RANI MALAKAR wife of Sri Ram Chandra Malakar an Indian by faith-Hindu, by occupation- Business, PAN Card No.AKKPM4571H, residing at 4, Khalishakota Pally, Post Office- Rajbari Colony, Police Station- Dum Dum, Kolkata-700081, (6) **SMT. SWAPNA MALAKAR** wife of Sri Nikhil Malakar an Indian by faith-Hindu, by occupation- Business, PAN Card No.AKKPM4572E, residing at 4, Khalishakota Pally, Post Office- Rajbari Colony, Police Station- Dum Dum, Kolkata-700081.

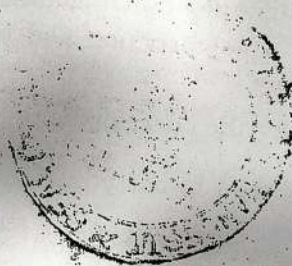
AND WHEREAS to fulfill the purpose of the Development Agreement we have agreed to empower its partners to carry on the said project by executing power of attorney.

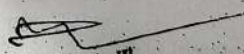
NOW BY THESE PRESENTS I do hereby appoint, nominate, constitute and authorize said (1) **SRI GOBINDA MALAKAR**, son of Late Anil Kumar Malakar, an Indian by faith-Hindu, by occupation- Business, residing at 4, Khalishakota Pally, Post Office- Rajbari Colony, Police Station- Dum Dum, Kolkata-700081, (2) **SRI RAM CHANDRA MALAKAR** son of late Anil Kumar Malakar an Indian, by faith-Hindu, by occupation- Business, residing at 4, Khalishakota Pally, Post Office- Rajbari Colony, Police Station- Dum Dum, Kolkata - 700081, (3) **SRI NIKHIL MALAKAR** son of late Anil Kumar Malakar, an Indian by faith-Hindu, by occupation- Business, residing at 4, Khalishakota Pally, Post Office- Rajbari Colony, Police Station- Dum Dum, Kolkata-700081, being the Partners of 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.




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3 AUG 2013

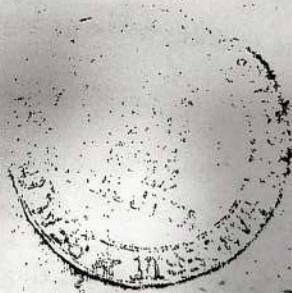
1. To look after manage and maintain our said Property during the course of the said development.
2. To enter into the said Premises either alone or along with others for the purpose of the proposed development work and for such purpose to make feasible building plans, revised/modified building plans 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 and Surveyors as may be required by the said Attorneys, construction of the proposed building and structures on the Said Property as per the sanctioned plans.
5. To carry on correspondence with and represent us before all concerned authorities in connection with the development of the Said Property.




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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.
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 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.




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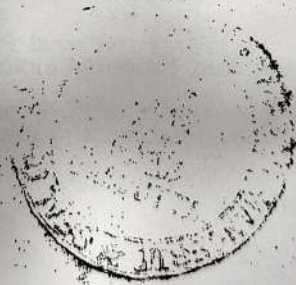
11. To do all other acts deeds matters and things in respect of the said Property for the purpose of the said development work thereupon including mutation etc.
12. To enter into agreements for sale or transfer of the different portions of the said building under Developer's Allocation with such persons and on such terms and conditions at such consideration/price as the Said 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, garage 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 Attorney and to collect and receive of and from the prospective buyers/transferees of such flats, units, spaces the price or rent or premium 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 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



Additional Registrar of Assurance - (II)
Kolkata

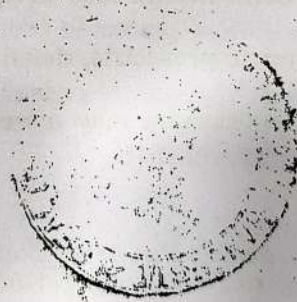
3 AUG 2013

15. To make, sign, execute, verify, present and file all applications, complaints, petitions, written statements, vakalatnamas or other documents as deemed statements, or any other documents as deemed necessary in the opinion of the Attorney or be made signed executed presented or filed in any court of law or elsewhere in connection with any proceeding in respect of the Said Property or the development.. 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




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20. The powers and authorities hereby granted in favour of Attorneys shall be continued till the said Property is fully and properly developed as per the Development Agreement and that the transfer and/or conveyance of the Developer's Allocation flats and units and spaces in the said building are conveyed and/or transferred in favour of the ultimate transferees as per said agreement dated 19th July, 2013.
21. 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, comprise 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.
22. To appoint Pleaders, Solicitors, Advocate or Attorney or Lawyer and to appear in any court or before Revenue or other officer or officers of any state or Local Authority and to revoke such appointment and to substitute any others in their place and stead.




Additional Registrar of Assurance - III
Kolkata

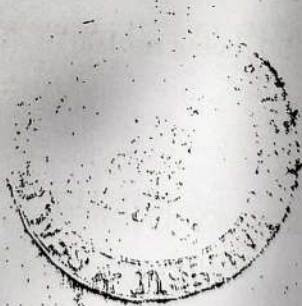
3 AUG 2013

AND GENERALLY to do and perform all acts deed matter and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as we could do ourselves in terms of the said Development Agreement.

AND I 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 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 19th July, 2013 **AND** I hereby declare that we shall not rescind this power of attorney and during the validity of the said Development Agreement dated 19th July, 2013 and Registered on 25th July, 2013 at A.R.A-II, Kolkata and recorded in Book No.1, CD Volume No.31, Pages 8210 to 8250, being no.10614 for the year 2013.

AND GENERALLY to 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 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.



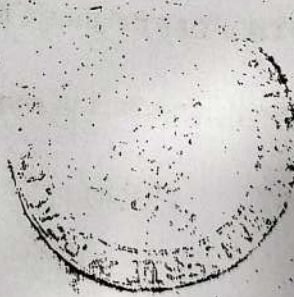

Additional Registrar of Assurance - III
Kolkata
3 AUG 2013

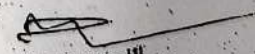
SCHEDULE ABOVE REFERRED TO:

(Description of the Property)

ALL THAT piece and parcel of Bastu land, measuring 2 Cottahs 8 Chittacks a little more or less, out of which under Touza No.173, R.S. Dag No.1906 R.S. Khatian No.1436, lying and situated at Mouza - Sultanpuri 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, being the Holding No.357, K.K. Pally, being Ward no.28 at present 19, District: North 24 Parganas, Kolkata - 700081, more particularly demarcated by RED border lines with a map or plan annexed hereto and treated as part of this Power of Attorney. The property is butted and bounded by :

- ON THE NORTH** : Partly Dag No.1904 & Partly Dag No.1905.
- ON THE SOUTH** : Belgharia Express way.
- ON THE EAST** : Part of Dag No.1906 (Plot No.A).
- ON THE WEST** : Part of Dag No.1906 (Plot No.C).




Additional Registrar of Assurances - III
Kolkata

3 AUG 2013

IN WITNESS WHEREOF we set and subscribe our respective hand and seal on this the 3rd day of August, 2013.

WITNESSES:-

1. Somjit Samanta
83, Saraniji Road,
Banga-sree Pally
Kolkata - 700060

2. Sagar Kumar Chandra
7, Red Cross Area
Kolkata - 700001

Deleip Majumdar
Signature of the Principals

Gopinath Malakar
Ram chandra Malakar
Nikhil Malakar
Signature of the Attorneys

Drafted and prepared by:

Sankar Kumar Samanta

Sankar Kumar Samanta
Advocate
High Court, Calcutta.




Additional Registrar of Assurance - III
Kolkata

3 AUG 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. 09999 / 2013, Deed No. (Book - IV , 05477/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ram Chandra Malakar Khalishakota Pally, P. O. Rajbati Colony, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin 700081	 03/08/2013	 LTI 03/08/2013	Ram chandra mal 3/8/2013

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Dilip Majumder Address - 2, Airport Gate, Matilal Colony, P. O. Rajbati, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin -700081	Self	 03/08/2013	 LTI 03/08/2013	Dilip Majumder 03/08/13
2	Gobinda Malakar Address -4, Khalishakota Pally, P. O. - Rajbati Colony, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin -700081	Self	 03/08/2013	 LTI 03/08/2013	Gobinda Malakar 3/8/13
3	Ram Chandra Malakar Address -4, Khalishakota Pally, P. O. - Rajbati Colony, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin -700081	Self	 03/08/2013	 LTI 03/08/2013	Ram chandra 3/8/13
4	Nikhil Malakar Address -4, Khalishakota Pally, P. O. - Rajbati Colony, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin -700081	Self	 03/08/2013	 LTI 03/08/2013	Nikhil Malakar 3/08/2013

Name of Identifier of above Person(s)

Signature of Identifier with Date

Sankar Kumar Samanta
7, Red Cross Place, Kolkata, District:-, WEST
BENGAL, India, Pin :-700001

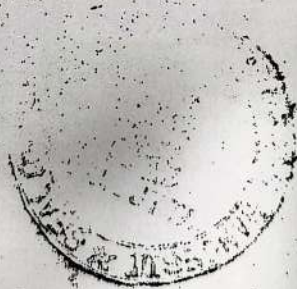
Identified by me
Sankar Kumar Samanta
Acharh
7 Red Cross Place, Kolkata
3/8/2013

Additional Registrar of Assurance - III

Kolkata (Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III

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




Additional Registrar of Insurance - III
Kolkata

8 AUG 2013



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

Endorsement For Deed Number : IV - 05477 of 2013
(Serial No. 09999 of 2013 and Query No. 1903L000016498 of 2013)

On 03/08/2013

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1/
Article number : 48(d) of India Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 7.00/- on 03/08/2013

(Under Article : E = 7/- on 03/08/2013)

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 a Impresive Rs.- 100/-

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

Presented for registration at 10.45 hrs on 03/08/2013, at the Office of the A.R.A. - III KOLKATA
Ram Chandra Malakar, one of the Claimants.

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

Execution is admitted on 03/08/2013 by

1. Dilip Majumder, son of Lt. Dakshina Ranjan Majumder, 2, Airport Gate, Matilal Colony, P. O. Rajbati, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-70008
By Caste Hindu, By Profession : Business
2. Gobinda Malakar, son of Lt. Anil Kumar Malakar, 4, Khalishakota Pally, P. O. - Rajbati Color Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India. Pin :-700081, Caste Hindu, By Profession : Business
3. Ram Chandra Malakar, son of Lt. Anil Kumar Malakar, 4, Khalishakota Pally, P. O. - Rajbati Color Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700081, Caste Hindu, By Profession : Business
4. Nikhil Malakar, son of Lt. Anil Kumar Malakar, 4, Khalishakota Pally, P. O. - Rajbati Colony, Kolkata Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700081, By Caste Hindu, By Profession : Business

Identified By Sankar Kumar Samanta, son of , 7, Red Cross Place, Kolkata, District:-, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.

(Sanatan Maity)

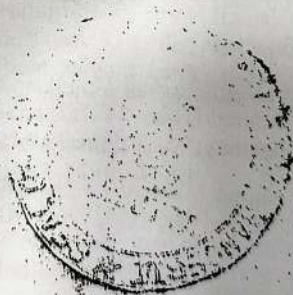
ADDITIONAL REGISTRAR OF ASSURANCE-III

[Signature]
Additional Registrar of Assurance
Kolkata

8 AUG 2013

(Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-I




Additional Registrar of Assurance - III
Kolkata
3 AUG 2013

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name
 Signature Delip Magermder

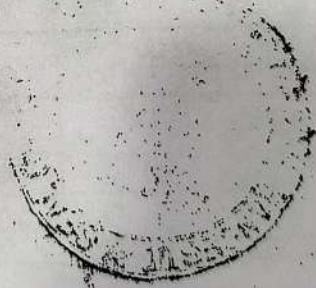
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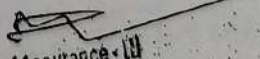
Name Farinda Malakar
 Signature

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	right hand					

Name
 Signature Ramchandra Malakar

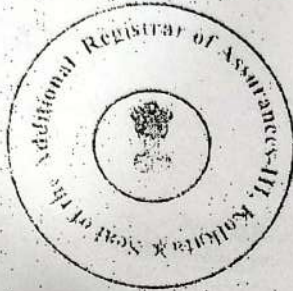
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	left hand					




Additional Registrar of Assurance - III
Kolkata
3 AUG 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 8
Page from 6703 to 6718
being No 05477 for the year 2013.



(Sanatan Maity), 05-August-2013
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III, KOLKATA
West Bengal

(2) 125