

01599

01447/2015

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

24/2

32/2015

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

P 940549

scrutined that the document is authentic
e registration, the signature sheets and
be endorsement sheets attached with
the document are part of this document

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

24 FEB 2015

Tapan Kumar Majumder

Prityajyotami Ghosh

Anirban Majumder

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT on this the ^{24th} ~~23rd~~
day of February, Two Thousand Fifteen (2015 A.D.), we, (1)
SRI TAPAN KUMAR MAJUMDER, son of Late Sudhir Kumar
Majumder, (husband of Late Ruby Majumder nee Banerjee)
aged about 58 years, by faith Hindu, by occupation- retired,
residing at Shibtala, Majumderpara, Barhans, Fartabad, P.O-
Garia,Kolkata-700 084, P.S.-Sonarpur,District South 24
Parganas, and (2) **SRI ANIRBAN MAJUMDER**, son of Sri
Tapan Kumar Majumder & Late Ruby Majumder nee Banerjee,
aged about-32 years, by faith Hindu, by occupation-service,

2375 17.2.15 SCF
T. Roy
Adv. Alipore, Juddes' court, unit-77.
K. S. Chandra



District Sub-Registrar-IV
Registrar (1/6/72) of
Registration Act 1908
Alipore, South 24 Parganas

24 FEB 2015

Identified by me

Tarasi Roy

Advocate

File No. W.0260/262/85

भारतीय गैर न्यायिक

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INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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residing at Shibtala, Majumderpara, Barhans Fartabad, P.O-
Garia, Kolkata-700 084, P.S.- Sonarpur, District South 24
Parganas, hereinafter called and referred to as the "OWNERS"
do hereby empower, nominate, constitute and appoint **SMT.
BIJOY LAXMI GHOSH** wife of Sri. Chandra Sekhar Ghosh, by
faith Hindu, by occupation Business, residing at Shibtala,
Majumdar Para, P.S.- Sonarpur, Kolkata- 700 084, District:
South 24- Parganas ; as **LAWFUL ATTORNEY** to act personally
in our name and on our behalf to do all or any of the several
acts, deeds, matters and things mentioned hereunder.

2274 19.2.15 5:1

To, Ray
ADV, ALIPORE Jyoti Choudhary, Col-27,
Alipore

Jyoti Choudhary

Alipore 19.2.15



[Signature]
District Sub-Registrar-IV
Registrar U/S 7(2) of
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24 FEB 2015

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 01592 / 2015, Deed No. (Book - I , 01447/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Bijoy Laxmi Ghosh Sibtala Majumderpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	 24/02/2015	 LTI 24/02/2015	Bijoylaxmi Ghosh 24.2.2015

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Tapan Kumar Majumder Address -Shibtala Majumderpara Barhans Fartabad, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 24/02/2015	 LTI 24/02/2015	Tapan Kumar Majumder 24/02/2015
2	Anirban Majumder Address -Shibtala Majumderpara Barhans Fartabad, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 24/02/2015	 LTI 24/02/2015	Anirban Majumder 24/02/2015
3	Bijoy Laxmi Ghosh Address -Sibtala Majumderpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 24/02/2015	 LTI 24/02/2015	Bijoylaxmi Ghosh 24.2.2015

Name of Identifier of above Person(s)

Tapani Roy
Alipore Judges Court Wb 260/262/85, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700027

Signature of Identifier with Date

Tapani Roy Adv.
24.2.15



(Tridip Misra)

DISTRICT SUB-REGISTRAR-IV

Office of the D.S.R. - IV SOUTH 24-PARGANAS



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 01447 of 2015
(Serial No. 01592 of 2015 and Query No. 1604L000003759 of 2015)

On 24/02/2015

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 : 4, 48(g) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 46.00/-, on 24/02/2015

(Under Article : ,E = 14/- ,H = 28/- ,M(b) = 4/- on 24/02/2015)

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.-86,47,501/-

Certified that the required stamp duty of this document is Rs.- 60 /- and the Stamp duty paid as Impresive Rs.- 100/-

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

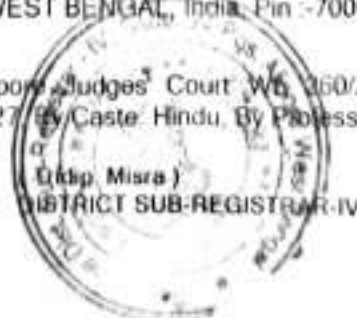
Presented for registration at 13.40 hrs on :24/02/2015, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Bijoy Laxmi Ghosh ,Claimant.

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

Execution is admitted on 24/02/2015 by

1. Tapan Kumar Majumder, son of Late Sudhir Kr Majumder , Shibtala Majumderpara Barhans Fartabad, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Retired Person
2. Anirban Majumder, son of Tapan Kr Majumder , Shibtala Majumderpara Barhans Fartabad, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Service
3. Bijoy Laxmi Ghosh
Developer/proprietor, M/s Bijoy Laxmi Construction, Shibtala Majumderpara Fartabad, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084,
By Profession : Business

Identified By Tapasi Roy, wife of , Alipora Judges Court Wb 360/262/85, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession Advocate.



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 1

AND WHEREAS we are occupied with our some other engagements & attending to our family members and unable to look after our property schedule below and since we intend to construct a new building with units as flats and others and sale the scheduled property to intending purchasers in whole and/or in plot and/or the proportionate share of right in the scheduled property and as such for the reasons aforesaid we are desirous of appointing **SMT. BIJOY LAXMI GHOSH; as our true and lawful attorney** in our name and on our behalf to act personally in respect of the property, i.e.all that being the Developer's Allocation area in the newly constructed building upon land measuring 6(six) Cottahs 5(five) Chittaks 43(forty three) sq.ft. a little bit more or less as morefully mentioned in the Schedule below, and to do perform and execute all or any of the following acts, deeds and things i.e. to say:

1. **To** negotiate on terms for and to agree to enter into and conclude any agreement for Sale in respect of the said flats and Car Parking Spaces constructed in the new building upon the land described in the Schedule below to any Purchaser or Purchasers at such price which our said attorney in their absolute discretion think fit and proper and/or to cancel or to repudiate the same .
2. **To** receive from the intending Purchaser or Purchasers any




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earnest money and/or advance or advances and also the balance of purchase money and to give good valid receipt and discharge for the same which will protect the Purchaser/Purchasers. All money to be received shall have to be deposited in our name to our Bank Account.

3. **Upon** such receipt as aforesaid in our name and as our act and deed, to sign, execute and deliver any conveyance or conveyances of the said property in favour of the said Purchaser or his/her nominees, assignee or assignees representing the Purchaser/ Purchasers.
4. **To** sign, execute and to present the Deed of Conveyance before the Registrar/Addl.District Sub- Registrar/District Sub-Registrar, Alipore and/or before the Registrar of Assurance, Calcutta or Additional Registrar of Assurance, Calcutta and to present all documents required for the registration of the Deed of Conveyances, sign the I.G.R. and to withdraw and receive the registered Deed of Conveyances from-the registering authority.
5. **To** appoint and or engage any legal practitioner, solicitor, auditor, valuer, assessor, arbitrator and/or any legal practitioner or any advocate (s) or other persons and to sign execute and deliver all Vokatnama, Ekrarnama, petitions etc. for the aforesaid purposes on our behalf.



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6. To sign execute, submit or deliver all written objection, memorandum or appeals applications, revisions, revised plans, injunctions, petitions and other appeals and papers and documents and exhibit for the aforesaid purposes on our behalf.
7. To visit and represent us before all West Bengal Govt. offices and Central Govt. offices or smooth management of our said property on our behalf.
8. To sign and execute all deeds for sale and conveyances instruments and assurances which will be necessary to enter into and or agree to such covenant and conditions as may be required for fully and effectually conveying the said property on our behalf.
9. To make and present any deed/s of transfer and necessary documents for registration when to be executed and registered by our said attorneys in respect of the area of newly constructed building and to admit execute registered thereof before as to the concerned registering authorities like such as Registrar of Assurances, Kolkata or any other Registering Office/s concerned on our behalf and in our name.
10. To make any addition or alteration of the proposed building plan if required in future and for that purpose our




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attorneys have full power / right to apply before appropriate authority/ authorities for supplementary plan on behalf of us.

11. This power of attorney shall deemed to be irrevocable power of attorney till the maturity of the joint venture ^{registered No. 01446/2015} agreement and the total completion period of project and execution and registration of deed of conveyance from the date of signing of the agreement at all material times within which the project is expected to be completed with the disposal of the flats and car parkings spaces to the prospective purchasers. In case of unforeseen events beyond human control, all the parties interested, will meet for extension of this power when separate deed will be executed for the incomplete portion of work.
12. To borrow money or take financial assistance from any bank, nationalized or non-nationalized financial corporation for the smooth construction works of the proposed building against the mortgage of their allocated area. In such case, if necessary, we will sign the loan agreement and appear for that purpose in any place where our said attorney thinks fit and proper.
13. To sign and execute all other deeds, instruments and assurances which they shall consider necessary and to enter

Tapan Kumar Majumdar
Amban Majumdar



[Signature]
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At South 24 Parganas
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into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as we could do ourselves, if personally present and to admit execution and receipt of consideration before the registering Authority having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the said scheduled property to the said Purchaser or Purchasers as fully and effectually in all respects as we could do the same ourselves.

14. **Nothing** in this Power of Attorney shall be deemed to be a transfer of title in favour of the attorney and this Power of Attorney shall be deemed to have been executed in favour of our attorney only to sign, execute and register the agreement for sale and/or Deed of Conveyances in favour of intending Purchaser/Purchasers, and nothing in this power of attorney shall be construed to give a right for construction & development.
15. **All** costs and expenses incurred in respect of execution and registration of this Power of Attorney will be borne by us. All the receivable will be paid back to the principal.
16. **AND GENERALLY** to do all other acts, deeds, things and matters as may be necessary from time to time by our



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said attorneys in their absolute discretion which they may deem fit and proper and thing necessary to do so and perform for the aforesaid purposes.

17. And we hereby agree to ratify and confirm all and whatever other act or acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said property under and by virtue of this deed notwithstanding no express power on that behalf is hereunder provided.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL of the developer's allocation area consisting of several flats, shops and car parking spaces(i.e. all that excepting Owners Allocation area of total 3150 square feet of super built-up area residential flats comprising of two nos. of 3BHK residential flat measuring each about 1150 (eleven hundred fifty) Sq.ft super built-up area will be available one facing north-west side of first floor and another one facing south-east side on the second floor and one no. of 2BHK residential flat measuring about 850 (eight hundred and fifty) sq.ft. super built-up area will be available on facing south-west side on the second floor only plus two nos. of car parking space each of 130 sq.ft in the ground



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floor of the Constructed building) constructed upon the land measuring 6 (Six)cottahs 05 (Five) chittacks and 43(Forty three) square feet be the same and/or a little bit more or less lying and situates at Mouza - Barhans -Fartabad, Pargana- Medanmalla under Additional District, Sub-Register and Police Station - Sonarpur,District, South 24Pargana, having J.L No.47, R.S No. 7 Touzi No. 109, C.S. Khatian No.-872, R.S Khatian No. 1615, 1587, 1710, comprising of R.S. Dag No. 991 having Holding No. 1069, under Ward No. 29 of Rajpur-Sonarpur Municipality **butted and bounded by :**

ON THE NORTH BY : Plot of S.P. Sikdar

ON THE SOUTH BY : 8'-0" ft. Wide common passage.

ON THE EAST BY : 12'-0" ft. Wide existing common passage.

ON THE WEST BY : Plot of Swaraj Barua and part of A.K.Dutta.




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IN WITNESS WHEREOF we, the said **SRI TAPAN KUMAR MAJUMDER** and **SRI ANIRBAN MAJUMDER** have hereto signed and set our hand on this the day, month and year above written.

SIGNED, SEALED & DELIVERED

By the said Owners named hereinabove at Kolkata in the presence of:

WITNESSES:

1. Jayanta Roy
20/c, Lake Road
Kolkata - 700029

2. Chandee Sekhar Ghosh
Majumderbore, Shribhater
Garia, Kolkata - 84

1) Tapan Kumar Majumder
2) Anirban Majumder

SIGNATURE OF THE OWNERS

accepted

Bijaykrishni Ghosh
SIGNATURE OF THE ATTORNEY

Drafted by :

Tapasi Roy.

Tapasi Roy, Advocate,
Alipore Judges Court,
Kolkata.












Computer Print by :

Subhamoy Sarkar.
Subhamoy Sarkar
99, S.P. Mukherjee Road,
Kolkata - 700026.














District Sub-Registrar-IV
Registrar (1/5) of
Registration, 1908
Alipore, South 24 Parganas

24 FEB 2015

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












Name TAPAN KUMAR MAJUMDER

Signature Tapankumar Majumder

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

Name ANIRBAN MAJUMDER

Signature Anirban Majumder

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

Name BIJOY LAXMI GHOSH

Signature Bijoylaxmi Ghosh

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

Name

Signature

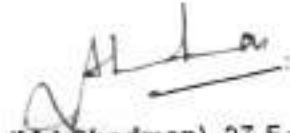


[Signature]
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Alipore, South 24 Parganas
24 FEB 2015

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 1 to 16
being No 01447 for the year 2015.





(Md. Shadman) 27-February-2015
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal