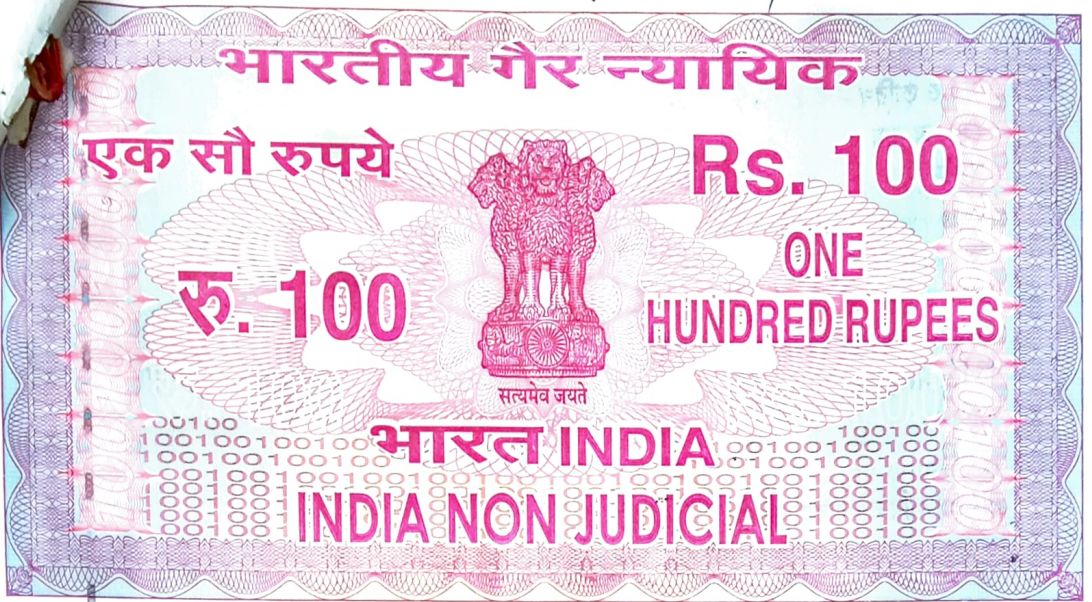


2663

IV. 242/2014



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 796193

Certain documents submitted to
registration office of Shree's and
the endorsement thereof attached with
this document is the part of this document

Registered U/S 7(2)
District Sub Registrar II
24 Pgs (N) Barrasat

13 MAY 2014

GENERAL POWER OF ATTORNEY

BY THIS POWER OF ATTORNEY, we, 1. SMT. MOUSUMI
MAJUMDER, wife of Sri Jayanta Majumder; residing at Jyangra
Bidyasagar Pally, F/E, 14, Jibandeep Apartment, P.S. Rajarhat,
now Baguiati, Dist. North 24 Parganas, Kolkata-700059, 2. SRI
ASHOKE KUMAR BHATTACHARYA, son of Late Ajit Kumar

Khatian No. 449 and absolutely seized and

Mousumi Majumder
Ashoke Kumar Bhattacharya.

নং - 2561

সন ও তারিখ - 22.4.15.

ক্রেতার নাম -

moosumi majumdar

সাকিল -

স্ট্যাম্প মূল্য -

ভেডার -

25000/-

বারাসাত কোর্ট, উত্তর ২৪ পরগণা

ভেডার - শ্রী হারান চন্দ্র সাধু

টি.ভি. নং -

তারিখ -

মোট স্ট্যাম্প মূল্য -

ট্রেজারী অফিস - বারাসাত

15,000/-

moosumi majumdar

1432

moosumi majumdar

1433

Ashoke Kumar Bhattacharya

Nimay Chandra Ray

1434



Registrar U/S 7(2)
District Sub-Registrar II
24 Pgs (N) Barasat

23 APR 2014

Bhattacharya, residing at Chandigarh-3, Ward No. 5, P.O. Madhyamgram Bazar, P.S. Madhyamgram, Dist. North 24 Parganas, 3. **SRI NEMAI CHANDRA ROY**, son of Late Atul Chandra Roy, 4. **SMT. ARATI ROY**, wife of Sri Nema Chandra Roy, both residing at Kadampukur, P.S. Rajarhat, Dist. North 24 Parganas, all by nationality Indian, by faith Hindu, by occupation No. 1 Housewife, 2 No. teacher, No. 3 Service, No. 4 Housewife, hereinafter called and referred to as the EXECUTANTS.

WHEREAS all that piece and parcel of land admesuring 54 decimals of R.S. Dag No. 730, situated at **Mouza Chak Panchuria**, J.L. No. 33, Re.Su. No. 205 $\frac{1}{2}$, under P.S. Rajarhat, within the jurisdiction of ADSR Bidhannagar (Saltlake City), in the Dist. of North 24 Parganas was owned and possessed by one Smt. Keshpati Dasi, wife of Late Ram Sardar of Chakpanchuria, P.S. Rajarhat, Dist. North 24 Parganas by virtue of several deeds of conveyance and she recorded her name in L.R. Khatian No. 449 and absolutely seized and

1435

संजय कुमार

Sanjay Kumar Gini

1436



Subhra Bhattacharya

* SUBHRA BHATTACHARYA
S/o ASHOK KUMAR BHATTACHARYA
CHANDIGARH: 3, MADHYAMGRAM
ROL: 700130

ANIMATOR, SUN TV NET

✓

Registrar I/S 7(2)
District Sub-Registrar II
24 Pgs (N) Barasat

23 APR 2014

possessed thereon.

AND WHEREAS by virtue of a deed of conveyance executed on 27-08-2007, registered on 18-03-2009, registered in the office of ADSR Bidhannagar (Saltlake City), recorded in book No. 1, CD volume No. 3, pages 4934 to 4943, being No. 02456 for the year 2009 for the consideration therein mentioned said Keshpati Dasi sold, granted, transferred and conveyed 03 cottahs equivalent to 05 decimals out of 54 decimals in R.S. & L.R. Dag No. 730 in favour of the present executant No. 1 herein.

AND WHEREAS by virtue of another deed of conveyance executed on 27-08-2007, registered on 23-09-2008 registered in the office of ADSR (Bidhannagar Saltlake City), recorded in book No. 1, CD volume No. 11, pages 13934 to 13943, being No. 12014 for the year 2008 for the consideration therein mentioned said Keshpati Dasi sold, granted, transferred and conveyed 05 cottahs out of 54 decimals in R.S. & L.R. Dag No. 730 in favour

of the present executant No. 2 herein.

AND WHEREAS by virtue of another deed of conveyance executed on 27-08-2007, registered on 09-10-2009 registered in the office of ADSR (Bidhannagar Saltlake City), recorded in book No. I, CD volume No. 9, pages 10519 to 10528, being No. 09196 for the year 2009 for the consideration therein mentioned said Keshpati Dasi sold, granted, transferred and conveyed 08 cottahs 05 chittacks out of 54 decimals in R.S. & L.R. Dag No. 730 in favour of the present executants No. 3 & 4 herein.

AND WHEREAS said Mousumi Majumder recorded her name in L.R. Khatian No. 2730,, Ashok Kumar Bhattacharya recorded his name in L.R. Khatian No. 2518, Nemai Chandra Roy recorded his name in L.R. Khatian No. 2516 & Arati Roy recorded her name in L.R. Khatian No. 2517 and absolutely seized and possessed thereon.

AND WHEREAS thus the said present executant herein became the absolute owners of the land admeasuring 16 cottahs 05 chittacks of land of **R.S. & L.R. Dag No. 730**, as mentioned above and **they** have been owning and possessing thereon free from all encumbrances and **they** have every right to sell or transfer the same by any means.

AND WHEREAS we the executant busy for an urgent piece of business and it is quite impossible on our part to look after the schedule property. In view of the circumstances it is necessary and also expedient of us to appoint our nearest faithful person to look after, manage, control and supervise all of our affairs relating to the ~~schedule~~ property during our absence.

AND as such we do hereby nominate, constitute and appoint our trustworthy and faithful person **SRI SAROJ KUMAR GIRI**, son of Sri Shiv Shankar Giri, residing at present Sankarawasan, Helabattalla, near Telephone Exchange, Hatiara Road, Baguiati, Kolkata-700059, by nationality Indian, by faith Hindu, by occupation Business, **Director of MAA LAND DEVELOPERS PVT. LTD.**

having its office at Damyanti Apartment, Ground floor, Jyangra Ghosh Para, Baguiati, Kolkata-700059, who is our true and lawful Attorney for us in our name and on our behalf to do and execute and perform or cause to be done executed and performed all or any of the following acts, deeds and things mentioned herein :

1. To work, manage, control and supervise and Management of the schedule property.
2. To negotiate and sell our property MOREFULLY DESCRIBED IN THE SCHEDULE HEREUNDER WRITTEN hereinafter called and referred as **SAID PROPERTY** to any purchaser/s at such price and at such time as our said Attorney may in his absolute discretion think proper to agree upon an for such purpose to execute any document, deed or other papers and to present the same for registration and to admit the execution thereof.
3. To receive from the purchaser the consideration money for the said property and to give receipt and discharge therefore as may be required.

4. To deliver physical possession in the manner that is possible in the circumstances of the SAID PROPERTY to the purchaser or to the nominee of the purchaser.
5. To apply to the **Panchayet** for mutation of the SAID PROPERTY in favour of and in the name of the purchaser or his nominee and to do and execute all deeds, assurances and to do all such acts as may be necessary to fully effectuate the said sale of the SAID PROPERTY.
6. To sign and execute all other deeds, instruments and assurances which he shall consider necessary and to enter ~~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.
7. That our said Attorney named above shall have power to defend or prosecute all suits, case or cases or other proceedings in any other places named above to sign and verify plaints and written statements, written objections and petitions

on our behalf to appoint Advocate, Solicitors for us, compromise cases and in fact to do all that may be necessary for proper conduct of cases and other proceeding on our behalf and he will accept service of any summons, notice or writ issued and generally to do all lawful acts necessary for the scheduled property.

8. *That our said Attorney shall hand over all the money and/or deposit in our Bank Account that becomes surplus and payable to us as soon as the said Attorney's receives the same from any sources as mentioned above and receive necessary receipt from us.*
9. *There is nothing monetary transaction between the executant and the attorney for the said power hereby given.*
10. *It is mentioned that, the attorney is not a developer/promoter and by no means our Attorney can enter into any development agreement with any other developer to develop the schedule*

property or change the nature and character of the schedule property other than laid out by us.

Be it noted that this Power of Attorney is being granted in favour of the said attorney without any consideration and no interest or right of the attorney is created on the Property which is the subject matter of this power of attorney and that further the said attorney shall not hereby obtain or have power to make any construction Development work on the said Property.

We hereby agree and undertake to ratify all acts, deeds, assurances. done given. executed or made by our said Attorney under the powers conferred by this Power of Attorney as if the same were done or made by us personally.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of SALI land measuring and area of 16 (sixteen) cottahs 05 (five) chittacks of R.S. & L.R. Dag No. 730, under L.R. Khatian No. Kri 449 (in the name of Keshpati Dasi) at

present L.R. Khatian No. 2730 (in the name Mousumi Majumder), 2518 (in the name of Ashok Kumar Bhattacharya) 2516 (in the name of Nemai Chandra Roy) & 2517 (in the name of Arati Roy) situated at **Mouza Chak Panchuria**, J.L. No. 33, Re.Su. No. 205¹/₂, under P.S. Rajarhat at present new town, within the jurisdiction of ADSR Bidhannagar (Saltlake City) at present Rajarhat, under the limits of **Patharghata Gram Panchayet**, in the Dist. of North 24 Parganas, in the State of West Bengal. The proportionate annual rent of the land as mentioned above is payable to the Landlord the Govt. of West Bengal in accordance with the Land Holding Revenue Act. The land is is Butted and bounded by :

On the North : Present Gram Panchayet Road

On the South : R.S. Dag No. 731 and R.S. Dag
No. 732

On the East : R.S. Dag No. 730, plot No. B

On the West : R.S. Dag No. 728 and R.S. Dag
No. 729

The finger prints, photograph of the parties will do form as the part of this power of attorney.

IN WITNESS WHEREOF we have signed this General Power of Attorney on this the 23rd day of April, Two thousand fourteen.

SIGNED, SEALED & DELIVERED

in presence of Witnesses : Mousumi Majumdar
Asloke Kumar Bhattacharya.
1. Subhra Bhattacharya
Chandigarh: 3
Madhyamgon Bazar
KOL: 700130
Nimai Chandra Ray
৩১/০৪/১৪

SIGNATURE OF THE EXECUTANTS

2. ৩১/০৪/১৪
৩১/০৪/১৪
৩১/০৪/১৪
৩১/০৪/১৪
৩১/০৪/১৪

Sanj Kumar Ghosh

SIGNATURE OF THE ATTORNEY

Drafted by :

Mohanlal Ghosh.

Advocate

Judges Court, Barasat

North 24 Parganas

Enrolement No. F/1076/895/12

Composed by :

Sardar Monoj Narayan

Barasat, 24 Parganas North

UNDER RULE 44A OF THE I.R. ACT 1908

Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

 <i>Mouzumi Majumdar</i>	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Mouzumi Majumdar (Father ID Card No. 1440315994)
 Signature of the Presentant / Executant /
 Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

 <i>Ashoke Kumar Bhattacharya</i>	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Ashoke Kumar Bhattacharya
 Signature of the Presentant / Executant /
 Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(3) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

 <i>Nimay Chandra Roy</i>	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Nimay Chandra Roy (Pan Card No. BDZPR02524)
 Signature of the Presentant / Executant /
 Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

ORDER RULE 44A OF THE I.R. ACT 1908

Name.....

LITTLE	RING	MIDDLE	FORE	THUMB	
					বাম হাত 
THUMB	FORE	MIDDLE	RING	LITTLE	
					ডান হাত

আব্দুল রশিদ (Signature of the Presentant) ১৫/০৭/১৯৬৬

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB	
					বাম হাত 
THUMB	FORE	MIDDLE	RING	LITTLE	
					ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Sang Kumar Choudhary

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : IV - 00242 of 2014
(Serial No. 02663 of 2014 and Query No. 1502L000006082 of 2014)

On 23/04/2014

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

Presented for registration at 19.38 hrs on :23/04/2014, at the Private residence by Firoja Bibi , one of the Executants.

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

Execution is admitted on 23/04/2014 by

1. Mousumi Majumder, wife of Jayanta Majumder , Jyangra Bidyasagar Pally, F/ E 14, Jiban Deep Apt, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
2. Ashoke Kumar Bhattacharya, son of Lt Ajit Kumar Bhattacharya , Chandigarh 3, Ps- Madhyamgram, P.O. :-Madhyamgram Bazar, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
3. Nemai Chandra Roy, son of Lt Atul Chandra Roy , Kadampukur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Service
4. Arati Roy, wife of Nemai Chandra Roy , Kadampukur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
5. Saroj Kumar Giri, son of Shiv Shankar Giri , Sankarawasan, Helabattalla Near Telephone Exchange, Hatiara Road, Baguiati, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business

Identified By Subhra Bhattacharya, son of Ashoke Kumar Bhattacharya, Chandigarh 3, Madhyamgram, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

On 24/04/2014

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 Impressive Rs.- 100/-

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II



13/05/2014 14:48:00

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : IV - 00242 of 2014
(Serial No. 02663 of 2014 and Query No. 1502L000006082 of 2014)

On 13/05/2014

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 13/05/2014

(Under Article : ,E = 7/- on 13/05/2014)

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 1
Page from 2869 to 2886
being No 00242 for the year 2014.




(Sushil Kumar Roy) 14-May-2014
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS
West Bengal