

02126

(N) VC-393/14

I 02334/14

भारतीय गैर न्यायिक

पचास
रुपये
रु.50FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

N 240841

Certified that the document is admitted to registration. The signature sheets and the endroessment of are attached with the document are the part of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS OF THIS GENERAL POWER OF ATTORNEY THAT that We, (1) SRI TAPESHWAR PANDIT, son of Late Paltu Pandit, by faith -Hindu, by occupation -Business, and (2) SMT. CHANDRAWATI PANDIT, wife of Sri Tapeswar Pandit, by faith - Hindu, by occupation - Housewife, both are residing at 66B, Dr. Girindra Sekhar Bose

007084

19 FEB 2014

Serial.....Date.....
Name - (S.C. Mazumder (Adv))
Address - Alipore Police Court Kol-27
Rs.....
Sign.....
A. K. PURKAYASTHA (STAMP VENDOR)
Alipore Police Court Kol-27

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NETI-1098

BISWAS ENTERPRISE

[Handwritten signature]

Proprietor

[Fingerprint]

NETI-1100



- Tapes Laxar Pandit -

[Fingerprint]

NETI-1101

District Sub-Registrar-III
Alipore, South 24-Parganas

10 MAR 2014

यशवती मंडित

[Fingerprint]

NETI-1102

Vidram Ghal

M. Pandit
S/o T. Pandit
5 Kankaria Road
Kol-29,

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 3642 to 3654
being No 02334 for the year 2014.



(Rajendra Prasad Upadhyay) 26-March-2014
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal. District Sub-Registrar-III
Alipore, South 24 Parganas



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

Endorsement For Deed Number : I - 02334 of 2014
(Serial No. 02126 of 2014 and Query No. 1603L000004467 of 2014)

On 10/03/2014

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

Presented for registration at 19.20 hrs on :10/03/2014, at the Private residence by Sri Tapeswar Pandit , one of the Executants.

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

Execution is admitted on 10/03/2014 by

1. Sri Tapeswar Pandit, son of Late Paltu Pandit , Flat No:2 A/2 B, 66 B, Dr. G. S. Bose Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039, By Caste Hindu, By Profession : Business
2. Smt. Chandrawati Pandit, wife of Sri Tapeswar Pandit , Flat No:2 A/2 B, 66 B, Dr. G. S. Bose Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039, By Caste Hindu, By Profession : House wife
3. Sri Biswajit Biswas
Proprietor, M/s. Biswas Enterprise, 83, Ahallya Nagar, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700099.
, By Profession : Business
4. Sri Vikram Singh, son of Sri Manij Singh , F-4 G, Laxmi Tower, 541 A, Rabindra Sarani, Kolkata, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700003, By Caste Hindu, By Profession : Business

Identified By M Pandit, son of T Pandit, 5, Kankulia Road, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029, By Caste: Hindu, By Profession: Others.

(Malay Chakrabarty)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 11/03/2014

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.-1,07,62,317/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impressive Rs.- 50/-

(Smritikana Panda)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 19/03/2014

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



District Sub-Registrar-III
Alipore, South 24-Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



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

Endorsement For Deed Number : I - 02334 of 2014
(Serial No. 02126 of 2014 and Query No. 1603L000004467 of 2014)

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

Payment of Fees:

Amount By Cash

Rs. 39.00/-, on 19/03/2014

(Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 19/03/2014)

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



District Sub-Registrar-III
Alipore, South 24-Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

occupation - Housewife, both are residing at 66B, Dr. Girindra Sekhar Bose Road, Flat No. 2A/2B, P.S. Kasba, Kolkata -700 039, hereinafter referred to as the 'PRINCIPALS', do hereby **SEND GREETINGS** :-

WHEREAS we are land owners herein namely SRI TAPESHWAR PANDIT, and SMT. CHANDRAWATI PANDIT purchased ALL THAT piece and parcel of land measuring 3 Cottahs 5 Chittaks 31 sq.ft. more or less which is lying and situated at Mouza Madurdah, J.L. No. 12, R.S. No. 212, under Touzi No. 2998, comprising in C.S. Dag No. 448, R.S. Dag No. 455, appertaining to C.S. Khatian No. 133, R.S. Khatian No. 187, P.S. Tiljala, Sub Registry office Alipore, at present Sibadaha, Pargana-Khaspur, within the limits of Kolkata Municipal Corporation, under ward no.108 (Jadavpur Unit), being Premises No.1330, Madurdah, Kolkata -700 107, District South 24 Parganas from the then rightfull owner namely Dr. Jayanta Basu, son of Late Ajit Kanta Basu, of 13, Ballygunge Place, P.S. Garihat, Kolkata -700 019, by a sale Deed on 16.05.2006, which was registered in the office of D.S.R.-III, Alipore and recorded in Book No.1, Volume no.15, Pages 5309 to 5322, Being no. 7143, for the year 2006.

AND WHEREAS after purchase of aforesaid land measuring about 3 Cottahs 5 Chittaks 31 sq.ft. we mutated our names in the record of Kolkata Municipal Corporation and recorded as Premises No.1330, Madurdah, Ward No. 108, Kolkata -700 107.

AND WHEREAS We further purchased ALL THAT piece and parcel of land measuring 3 Cottahs 4 Chittaks 24 sq.ft. more or less which is lying and situated at Mouza Madurdah, J.L. No. 12, R.S. No. 212, under Touzi No. 2998, comprising in C.S. Dag No. 448, R.S. Dag No. 455, appertaining to C.S. Khatian No. 133, R.S. Khatian No. 187, P.S. Tiljala, Sub Registry office Alipore, at present Sibadaha, Pargana-Khaspur, within the limits of Kolkata Municipal Corporation, under ward no.108 (Jadavpur Unit), being Premises No.760 Madurdah, Kolkata



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-700 107, District South 24 Parganas from the then rightfull owners namely (1) Smt. Supriti Burman, wife of Late Bisweshwar Kumar Barman, (2) Sri Bikram Burman, and (3) Sri Basab Burman, both sons of Late Bisweshwar Kumar Burman of 45B/C, Moore Avenue, P.S. Regent Park, Kolkata -700 040 by a sale Deed on 146.09.20046, which was registered in the office of D.S.R -III, Alipore and recorded in Book No.1, Volume no.10, Pages 180 to 197, Being no. 05114, for the year 2004.

AND WHEREAS after purchase of aforesaid land measuring about 3 Cottahs 4 Chittaks 24 sq.ft. we mutated our names in the record of Kolkata Municipal Corporation and recorded as Premises No. 760, Madurdah, Ward No. 108, Kolkata -700 107.

AND WHEREAS we land owners herein become absolute joint owner of the said total land measuring 6 Cottahs 10 Chittaks 10 sq.ft. more or less by way of purchase and they paid taxes regularly to the appropriate authority of premises no. 1330 & 760, Madurdah, under ward no. 108 and we have in peaceful possession, occupation enjoyment over the said property and said property is free from all encumbrances and mutated said land measuring 6 Cottahs 10 Chittaks 10 sq.ft. into single premises being Premises No. 760, Madurdah, under ward no. 108, Kolkata -700 107.

AND WHEREAS the We are lawfully seized and possessed of or otherwise well sufficiently entitled to the said land having unfettered rights, title and interest thereto and free from all charges, encumbrances and attachments whatsoever.

AND WHEREAS due to our personal difficulties and also not in a position to



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look after, manage, control, supervise, maintain our such property as which has been mentioned and written in the Schedule below and it has been expedient and necessary to appoint and engage an ATTORNEY in connection with the Schedule mentioned property, who will properly look after, manage, control, supervise and proper administer our such property on our behalf.

NOW KNOW ALL MEN BY THESE PRESENT THAT We , being the Owners do hereby nominate, constitute and appoint **(1) M/S. BISWAS ENTERPRISE** a Proprietorship Firm, having its office at 83, Ahallya Nagar, Mukundarpur, P.S. Purba Jadavpur, Kolkata - 700099, represented by its Proprietor **SRI BISWAJIT BISWAS**, son of Sri Probhash Biswas, by faith Hindu, by Occupation- Business, residing at A/41, Ganga Nagar, Mukundapur, P.S. Purba Jadavpur, Kolkata - 700 099, **(2) SRI VIKRAM SINGH**, son of Sri Manoj Singh, by faith - Hindu, by occupation - Business, residing at 541A, Rabindra Sarani, F-4G, Laxmi Tower, P.S. Shyampukur, Kolkata -700 003, as our true and lawful Attorney for ourself and in our names and on our behalf to do execute and perform or cause to be done, deeds and things, that is to say :-

1. To execute Deed of Conveyance or Conveyances in respect of the said premises or any part thereof or any part or portion or the building thereon only Developer Allocation.
2. To sign and execute any Deeds instrument or document for the purpose of transferring of the said premises or any part thereof or any flat or any unit of the Developer Allocation to the intending purchaser or purchasers.
3. To receive rent from the tenants of the Developer's Allocation and sign the valid receipt and discharge whereof.
4. To execute any instruments or documents for the settlement with the tenants, of the Developer's Allocation adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims and dispute between us and any other person or persons to compound or compromise the same.
5. To defend possession, manage and maintain the Developer's Allocation including the building to be constructed thereon.




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6. To accept any money in cash or by cheque for the sale of flat or flats to be intending purchase or purchasers and to be entitled to nominate the intending purchaser or purchasers for selling, conveyance and/or in respect of the share in Developer Allocation flat of the said premises.
7. To execute conveyance or conveyances in its name and as its acts and deeds in favour of the intending purchaser or purchasers of the flat or flats of the Developer Allocation, the proportionate undivided share of land in the said premises.
8. To execute and/or negotiate and /or entering into any agreement for selling the flats of the Developer Allocation in the said building on our behalf.
9. To instruct the Advocates/Lawyers for preparing and/or drafting such Deeds, Agreements, Documents and other such papers as may be necessary for the purpose of booking and/or selling the flats of the Developer's Allocation in the said building over and above the said land.
10. To receive the consideration for such sale/booking of flats in the Developer's name for the said building of Developer Allocation over and above the said land and to grant receipt therefor and to give full discharge to the Purchasers of flat in the name of its ATTORNEYS and as our lawful representatives.
11. To execute and sign and Deed, Agreement, Memorandum of Understanding with a view to sale of flats of the Developer's Allocation in the said building and any document of C.E.S.C. Ltd. or W.B.S.E.B. on my behalf.
12. To appear and represent it before any Notary, District Registrar, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction and to present for registered and to acknowledge and registrar or have registered and to acknowledge and registrar or have registered and perfected all deeds instruments and writings of the Developer's Allocation executed and signed by the said Attorneys in any manner concerning the said premises.
13. To prepare, sign, execute and submit building plan, mutation, obtain comple-



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tion certificate and electric connection papers/documents of the proposed building in our names and on my behalf to the Kolkata Municipal Corporation and/or K.M.D.A. and to appear and represent us before the said authorities and to get the building plan and/or any rectification and/or modifications thereon be approved and sanctioned by the said Kolkata Municipal Corporation and/ or K.M.D.A.

14. To commerce, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said premises or any part thereof provided the owner's right is not infringed.

15. To sign declare and/or affirm any plaint written statement, petition, affidavit, verification, vakalatnama warrant of Attorneys memo of appeal or any other documents or papers in any proceedings or in any way connected therewith provided the owner's right is not hampered.

16. To make and present any Deed of Conveyance or Conveyances, Deed of Lease, or other documents for registration when to be executed by our said Attorney and to sign, admit execution and registration thereof in the Developer's name for the said building of Developer Allocation before the registering authority or authorities concerned like as such registrar of Assurance, Kolkata, District Registrar Alipore, Additional District Sub-Registrar Sealdah or like any such other registering office or offices concerned on our behalf

17. To deposit any withdraw fees documents and money in any from any court or courts and/ or other persons or authority and give valid receipts and discharge whereof.

18. For all or any of the purpose herein before stated to appear and represent it before the authorities having jurisdiction and to sign execute and submit papers and documents.

AND GENERALLY to do all such acts, deeds, things and transaction and/ or to do all such acts, deeds things and transaction all such business for us as effectually as we could do and perform if we were personally present and we do



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hereby ratify and confirm whatsoever we said Attorney shall do or cause to be lawfully done by virtue of these presents.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

SCHEDULE - "A"

ALL THAT piece and parcel of land measuring 6 Cottahs 10 Chittaks 10 sq.ft. more or less, being Plot Nos. 17 & 19, which is lying and situated at Mouza Madurdah, J.L. No. 12, R.S. No. 212, under Touzi No. 2998, comprising in C.S. Dag No. 448, R.S. Dag No. 455, appertaining to C.S. Khatian No. 133, R.S. Khatian No. 187, P.S. Tiljala, Sub Registry office Alipore, at present Sibadaha, Pargana-Khaspur, within the limits of Kolkata Municipal Corporation, under ward no.108 (Jadavpur Unit), being Premises No.760 Madurdah, Kolkata -700 107, District South 24 Parganas and the aforesaid land is butted and bounded as follows :-

On the North :- Land of Plot No.21.

On the South :- Land of Plot No.15.

On the East :- Land of R.S. Dag No. 455 and Block-C.

On the West :- 20ft wide K.M.C. Road.

-:: SCHEDULE "B" OWNER'S ALLOCATION ::-

LAND OWNERS will be allocated or provided 50% of Sanction F.A.R. of said newly proposed building including 50% Car Parking Space on the Ground floor of said building (i.e 50% of First floor(south-east side), 50% of Second floor(south-east side), 50% of Third floor(south -east side) and 50% of Fourth floor(south -east side) and 50% car parking space at South -East side on the Ground floor of said building as Memorandum agreement dated 10.03.2014 which was duly registered in the Office of D.S.R. III, Alipore and recorded in Book no. I, being No. for the year 2014.

-:: SCHEDULE "C" DEVELOPER'S ALLOCATION ::-

DEVELOPER will be allocated or provided 50% of total sanction F.A.R. to be sanctioned Kolkata Municipal Corporation including 50% Car parking Spaces) including proportionate impartible share of land with right and title of the land of the property Schedule "A"(i.e 50% of First floor(north-west side), 50% of Second floor(north -west side), 50% of Third floor(north -west side) and 50% of Fourth floor(north -west side) and 50% car parking space at North -west side on the Ground floor of said building



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IN WITNESS WHEREOF We the Owners/Principals hereto have here-
under set and subscribed our hand and seal on this the 10th day of
March 2014.

SIGNED, SEALED AND DELIVERED

At Kolkata in the presence of :

1. Alok Sanyal
AN
2. M. Pandit
5 Kanikula Road
KOL-29,

Tapostwar Pandit
(AFXPP4491E)

पद्मावती पंडित
(AGOPP5513F)

SIGNATURE OF THE PRINCIPALS

BISWAS ENTERPRISE

[Signature]
Proprietor
(AJPPB3712L)

Vidham Singh (CQAPS0163G)

SIGNATURE OF THE ATTORNEY

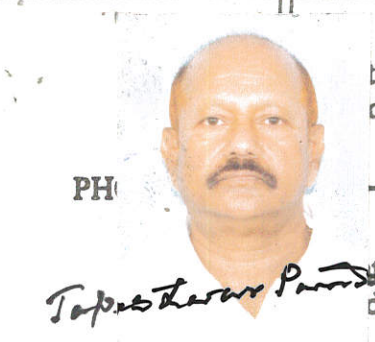










Draft by me.

Alok Sanyal
Advocate,
Alipore Police Court,
Kolkata - 700 027













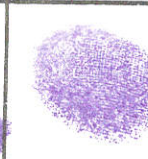
District Sub-Registrar-III
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	Thumb	1st finger	middle finger	ring finger	small finger
 <p>PH</p> <p>Tapas Kumar Pandey</p>					
					












Name

Signature Tapas Kumar Pandey

	Thumb	1st finger	middle finger	ring finger	small finger
 <p>चन्द्रावती पंडे</p>	left hand 				
	right hand 				










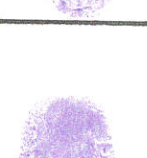
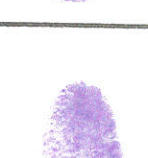
Name

Signature चन्द्रावती पंडे

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 <p>बिस्वाजीत</p>	left hand 				
	right hand 				

Name BISWASJIT BISWAL

Signature Biswasjit

	Thumb	1st finger	middle finger	ring finger	small finger
 <p>विक्रम</p>	left hand 				
	right hand 				

Name Vikram Singh

Signature Vikram Singh



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Alipore, South 24-Parganas

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