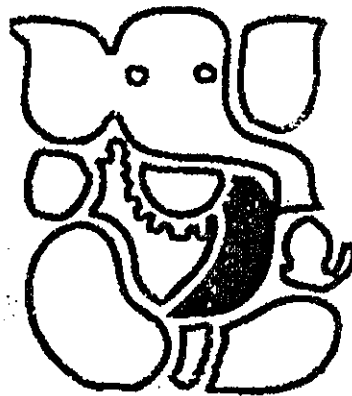
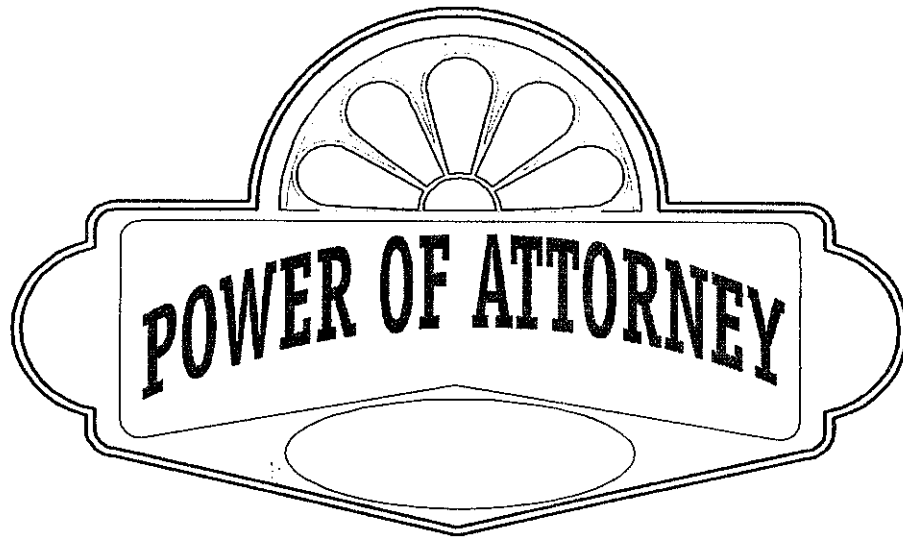




: Drafted by :
AJIM ALI
Advocate,
Barasat Judges' Court
Mobile : 9831784613.

2897

12-124/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 022116

7.5.18

8-1-244132/18

unh

07 SEP 2018

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT :-

I, SRI TAPAN GHOSH, having PAN AHXPG6547Q, Son of Late Pannalal Ghosh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 6, Panchkari Ghosh Lane, P.O. Behala, P.S. Thakurpukur, Kolkata - 700008, being the Director of ABS LAND DEVELOPMENT & CONSTRUCTION PRIVATE LIMITED, having PAN AAECA8699L, having its registered office at 13/B, Jatin Das Road, P.O. Sarat Bose Road, P.S. Tollygunge, Kolkata - 700029, hereinafter called and referred to as the "LAND OWNER/ EXECUTANT."

406

নং -

সন ও তারিখ -

1889

৪.৪.১৪

জেরতার নাম -

সাক্ষর -

Meitai Sarda.

স্বাক্ষর -

Chato chandru

জেতার -

বারাসাত কোর্ট, উত্তর ২৪ পরগণা

জেতার - শ্রী হরানন্দ চন্দ্র সাধু

টি.ডি. নং -

25 JUL 2018

তারিখ -

500090

মোট স্ট্যাম্প মূল্য -

ট্রান্সারি অফিস - বারাসাত

Recd - Mr. U/S 1(2)
District Sub. Registrar II
24 Aug (M) Barasat

07 SEP 2018

Sulhasrish Mukherjee
Sp. Murari Mohan Mukherjee
39/11 Dakshin Para Road
Kol-28
Bwainer

(Page : 2)

WHEREAS the OWNER herein, became the sole and absolute owner of ALL THAT piece and parcel of Danga land measuring an area of 33.33 Decimals be the same a little more or less, out of 1.08 Acres, comprising in Sabek Dag No. 65, corresponding to R.S. & L.R. Dag No. 54, under L.R. Khatian No. 848, lying and situated at MOUZA - JAMALPARA, J.L. No. 42, Touzi No. 173 now 10, Pargana - Kalikata, under P.S. & A.D.S.R.O. - Rajarhat, within the local limits of Rajarhat-Bishnupur II Gram Panchayet, District - North 24 Parganas, by virtue of purchase from Smt. Sandhya Rani Devi, through a Sale Deed, duly executed on 09/04/2008 and registered on 22/01/2009, before the D.S.R.-II, North 24 Parganas at Barasat and recorded in Book No. I, CD Volume No. 1, Pages from 8605 to 8621, being No. 00530 for the year 2009 and has been enjoying the said property, without any interruption of others by paying rent and taxes before the Govt. Serestha and local Panchayet.

AND WHEREAS due to some unavoidable reasons it is quite impossible on my part to look after my said landed property personally.

I, the executant herein, do hereby nominate, constitute and appoint SRI NITAI SARDAR, having PAN BPIPS1888A,

(Page : 3)

Son of Late Lalu Sardar, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Choto Chandpur, P.O. R-Bisnupur, P.S. Rajarhat, Kolkata - 700135, District - North 24 Parganas, as the Lawful Attorney for the Owner herein, on behalf of the Owner herein, to do, exercise, execute and perform the following acts, deeds, things and matters mentioned hereinafter appearing :

TO negotiate with the intending Purchaser/s and to sign, execute and enter into suitable agreement for sale with them.

TO receive money from, such intending buyer/s at the premises and to give good and valid receipt/discharge for the same.

UPON receipt of the entire consideration Money and/or earnest money as aforesaid to deliver possession to such intending buyer/s.

TO sign and execute on my behalf proper Deed of Conveyance/Conveyances in favour of the Intending buyers, and also to sign notice, declaration and forms etc. as required for the same.

TO present for registration any Agreement for Sale and/or Deed of Conveyance/Conveyances before any District Sub-

(Page : 4)

Registrar, Additional District Sub-Registrar, Registrar of Assurances or any other officers having jurisdiction and to admit execution of conveyance/conveyances and to sign receipt on behalf of the Owner herein.

TO represent us before West Bengal Police, Fire Brigade, Office of B.L. & L.R.O., Municipality, K.M.D.A, W.R.R.F.R. or any other authority or authorities and to sign on behalf of the Owner herein, any forms, declaration, affidavit etc, and to sign on my behalf and to do all other acts that may be required from time to time.

TO file, defend any suit touching the said property and for the purpose of signing Plaint, Written Statement, Memorandum of Appeal, Affidavit, Verification, Declaration, Vokatnama or any other document needed for the purpose on behalf of the Owner herein.

AND GENERALLY to do all other acts, deeds, matters and things that would be necessary from time to time and for which no explicit power is hereby given.

Be it expressly stated that this Power of Attorney does not create constitute assume any kind of transfer or enjoyment or making profit in favour of the attorney and the attorney



(Page : 5)

will not until take any promotion or development works on the said land and not to change the nature & character of the same. In case of sale attorney is duty bound to pay back the sale proceeds towards and deposit the same in my Bank Account.

I agree to ratify and confirm all and whatsoever acts, deeds lawfully done by my Attorney by virtue of these present.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Danga land measuring an area of 16.67 (SIXTEEN POINT SIX SEVEN) DECIMALS, be the same a little more or less, out of 33.33 Decimals out of 1.08 Acres, comprising in Sabek Dag No. 65, corresponding to R.S. & L.R. Dag No. 54, under L.R. Khatian No. 848, lying and situated at MOUZA - JAMALPARA, J.L. No. 42, Touzi No. 173 now 10, Pargana - Kalikata, under P.S. & A.D.S.R.O. - Rajarhat, within the local limits of Rajarhat-Bishnupur II Gram Panchayet, District - North 24 Parganas, is the subject matter of this General Power of Attorney.

(Page : 6)

IN WITNESSES WHEREOF the executant herein have set and subscribed his respective hands and seals on this the 10th day of August, 2018.

SIGNED, SEALED & DELIVERED

IN PRESENCE OF WITNESSES :

ADS Land Development &
Construction Pvt. Ltd.

Jagan Phook
Managing Director.

1. *Sushil Sarkar*
of S.No. Sukanta Pally
P.O. + P.S. Ashoknagar
N-24 Rgt.

SIGNATURE OF THE EXECUTANT

2. *Subhashish Mukherjee*
39/1 Dakshin Parakood
KOL - 28

Nitai Sarkar
SIGNATURE OF THE ATTORNEY

Drafted by:

Ajimali
AJIMALI

Advocate.

Barasat Judges' Court.

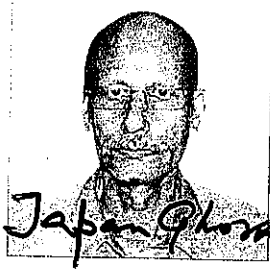
WB-496/2004

Letter Settings:

Kuntal Singha Roy
(Kuntal Singha Roy)
Barasat Court.

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

Name : TAPAN GHOSH

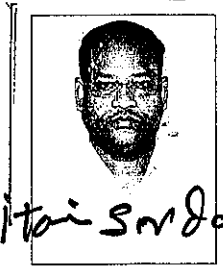
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THUMB	FORE	MIDDLE	RING	LITTLE	

- Tapan Ghosh

Signature of the Presentant

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

(2) Name : NITAI SARDAR

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

Nital Sardar

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

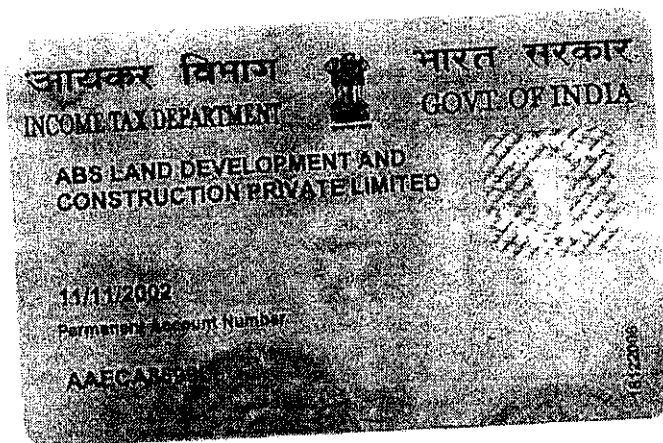
Signature of the Presentant

(3) Name :

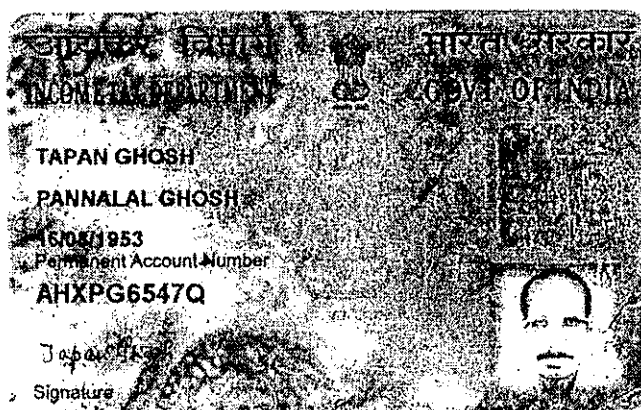
LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত PHOTO TEST ডান হাত
THUMB	FORE	MIDDLE	RING	LITTLE	

Signature of the Presentant

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



Japan Ghosh



ABS Land Development &
Construction Pvt. Ltd.
Tapan Ghosh
Managing Director.



Duplicate

ভাৰতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/18/113/612416



নির্বাচকের নাম : তপন ঘোষ

Elector's Name : Tapan Ghosh

পিতার নাম : পান্নালাল ঘোষ

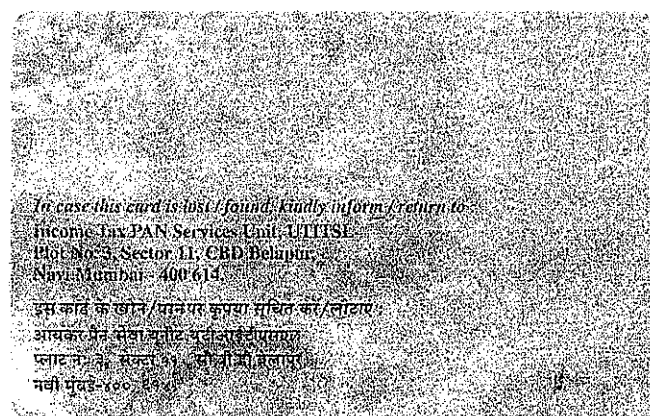
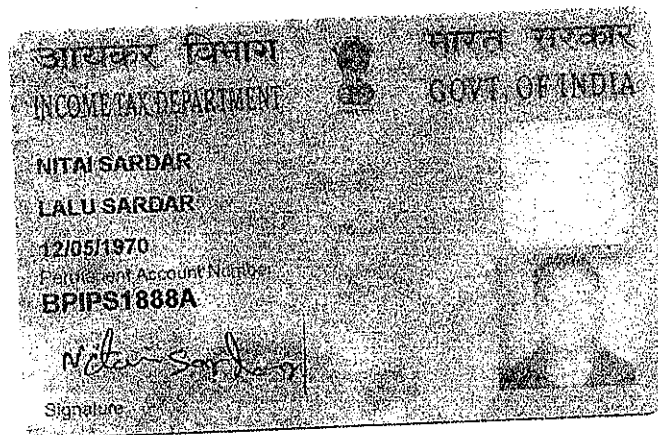
Father's Name : Pannalal Ghosh

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : XX / XX / 1953

Date of Birth

Tapan Ghosh



Nitai Sardar


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/603696
 পরিচয় পত্র




Elector's Name : SARDAR NITAI
 নির্বাচকের নাম : সরদার নিতাই
 Father/Mother/
 Husband's Name : LALU
 পিতা/মাতা/স্বামীর নাম : লালু
 Sex : M
 লিঙ্গ : পুরুষ
 Age as on 1.1.1995 : 25
 ১.১.১৯৯৫-এ বয়স : ২৫

Address PART NO.: 202
 RAJARHAT-BISHNUPUR-2
 NORTH 24 - PARGANAS

ঠিকানা
 পার্ট-নং: ২০২
 রাজারহাট বিষ্ণুপুর-২নং
 উত্তর ২৪ - পরগনা


 Facsimile Signature
 Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক
 For 091-RAJARHAT(S.C) Assembly Constituency
 ০৯১-রাজারহাট (স.প.) বিধানসভা নির্বাচন ক্ষেত্র

Place : BARASAT
 স্থান : বারাসাত
 Date : 07/04/95
 তারিখ : ০৭/০৪/৯৫

NITAI Sar Das



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/405219

পরিচয় পত্র



Elector's Name : MUKHARJEE SUBHASISH

নির্বাচকের নাম : মুখার্জী সুভাশীষ

Father/Mother/
Husband's Name : MURARI

পিতা/মাতা/স্বামীর নাম : মুরারী

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 25

১.১.১৯৯৫-এ বয়স : ২৫

Mukharish Mukherjee

Address PART NO: 136

RAJARHAT GOPALPUR

NORTH 24 - PARGANAS

ঠিকানা

পার্ট নং: ১৩৬

রাজারহাট গোপালপুর

উত্তর ২৪ - পরগনা

[Signature]
Facsimile Signature

Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 091-RAJARHAT(S.C.) Assembly Constituency

০৯১-রাজারহাট (স.স.) বিধানসভা নির্বাচন ক্ষেত্র

Place : BARASAT

স্থান : বারাসাত

Date : 02.04.95

তারিখ : ০২.০৪.৯৫

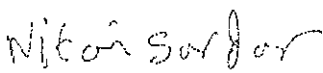
Major Information of the Deed

No :	IV-1502-00124/2018	Date of Registration	07/09/2018
Query No / Year	1502-1000244132/2018	Office where deed is registered	
Query Date	31/08/2018 4:13:58 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ajim Ali Barasat Judges Court,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9831784613, Status :Advocate		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

Principal Details :

SI No	Name, Address, Photo, Finger print and Signature
1	ABS LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED 13/B Jatin Das Road, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.: AAECA8699L, Status : Organization, Executed by: Representative, Executed by: Representative

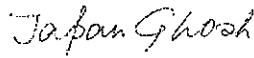
Attorney Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Nitai Sardar Son of Late Lalu Sardar Executed by: Self, Date of Execution: 10/08/2018 , Admitted by: Self, Date of Admission: 07/09/2018 ,Place : Office			
		07/09/2018	LTI 07/09/2018	07/09/2018
	Son of Late Lalu Sardar Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BPIPS1888A, Status : Individual, Executed by: Self, Date of Execution: 10/08/2018 , Admitted by: Self, Date of Admission: 07/09/2018 ,Place : Office			

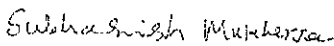
Major Information of the Deed :- IV-1502-00124/2018-07/09/2018

Give Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri Tapan Ghosh (Presentant) Son of Late Pannalal Ghosh Date of Execution - 10/08/2018, , Admitted by: Self, Date of Admission: 07/09/2018, Place of Admission of Execution: Office			
	Sep 7 2018 3:03PM	LTI 07/09/2018	07/09/2018
6, Panchkari Ghosh Lane, P.O:- Behala, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHXPG6547Q Status : Representative, Representative of : ABS LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED (as Director)			

Identifier Details :

Name & address	
Subhasish Mukherjee Son of Late Murari Mohan Mukherjee 39/1, Dakshinpara Road, P.O:- Dumdum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri Tapan Ghosh, Shri Nita: Sardar	
	07/09/2018

Endorsement For Deed Number : IV - 150200124 / 2018

On 07-09-2018

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 : 43 (d) of Indian Stamp Act 1899.

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

Presented for registration at 13:28 hrs on 07-09-2018, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Shri Tapan Ghosh .

Major Information of the Deed :- IV-1502-00124/2018-07/09/2018

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

Execution is admitted on 07/09/2018 by Shri Nitai Sardar, Son of Late Lalu Sardar, Choto Chandpur, P.O: R Gopalpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business
Identified by Subhasish Mukherjee, , Son of Late Murari Mohan Mukherjee, 39/1, Dakshinpara Road, P.O: Dumdum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business

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

Execution is admitted on 07-09-2018 by Shri Tapan Ghosh, Director, ABS LAND DEVELOPMENT AND CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 13/B Jatin Das Road, P.O:- Sarat Bose Road. P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Identified by Subhasish Mukherjee, , Son of Late Murari Mohan Mukherjee, 39/1, Dakshinpara Road, P.O: Dumdum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1889, Amount: Rs.100/-, Date of Purchase: 08/08/2018, Vendor name: Haran Chandra Sadhu

UK Basu

Utpal Kumar Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Major Information of the Deed :- IV-1502-00124/2018-07/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1502-2018, Page from 3109 to 3127

being No 150200124 for the year 2018.



UK Basu

Digitally signed by UTPAL KUMAR
BASU

Date: 2018.09.10 16:15:03 +05:30

Reason: Digital Signing of Deed.

(Utpal Kumar Basu) 10-09-2018 16:14:45

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)