

2-4014

I-3242/14

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Registration, the signature sheet and the endorsement sheets, attached with this document are the part of this document. N 242761

Addl. District Sub-Registrar
Sonarpore, South 24 Pgs.

N.E.M. - 255/14
Q.T.O. - 4175/14

Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
31 MAR 2014

GENERAL POWER OF ATTORNEY

THIS POWER OF ATTORNEY is made on the the 26th day of March Two Thousand Fourteen by (1) **SRI BIDYUT BIKASH NASKAR**, Son of Late Bipin Behari Naskar, by faith - Hindu, by occupation - Retired, Residing at - 152, Upendra Biswas Sarani, Jadavpur, Kolkata - 700032 and (2) **SRI SWAPAN NASKAR**, Son of Late Bipin Behari Naskar, by faith - Hindu, by occupation - Service, Residing at - Flat No. 1-G, Green Palace, Pratapgarh, Kolkata - 700103, in favour of **SRI SAJAL BHATTA**, one of the Director of **SPS INFREAREALTY PRIVATE LIMITED**, a Private Limited Company incorporated of under the companies Act, 1956, having its registered office at 152, Kanungo Park, Garia, P.S. - Patuli, Kolkata - 700084,

by occupation Business, by nationality Indian, residing at 26, Shakespeare

এস. এল. নং 1988 তাং 24/3/14
নাম
ঠিকানা
মূল্য 50
গভঃ স্ট্যাম্প ভেঙার সব্বাঙ্গী দেব
সোনারপুর, এ, ডি, এস, সার, ও
কোলকাতা - ১৫০

Sudhakar Bhalla.
118 Ranajogpara Gosa.
Patuli. Wey. 84

Sajal Bhalla



555

Sajal Bhalla



557

Kidyant Kikesh Nasken.



558

Shyam Chatter

Aaddl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
31 MAR 2014



Sanjay Das 510 late Manmohar Lal Das
Marku Pukur
Vill Road
KOL-700104
recup Pundney

referred to as the "**ATTORNEY HOLDER**" (which terms or expression shall unless excluded by or repugnant to the context or subject to be deemed to mean and include any substitute or agent appoint by the said Attorneys.)

A) **WHEREAS** the **PRINCIPALS/OWNERS** herein are the joint owners of **ALL THAT** the demarcated 16 decimal bastu land along with the structure standing thereon out of the entire 24 decimal bastu land under R.S. Dag No. 530, under R.S. Khatian No. 230, Mouza - Sonarpur, J.L. No. 39, Touzi No. 109, Revenue Survey No. 13, Pargana - Medanmalla, Police Station - Sonarpur, Block Land & Land Revenue office Sonarpur, presently within the jurisdiction of Ward No. 13, Rajpur Sonarpur Municipality, District South 24 Parganas, which is butted and bounded as follows:-

ON THE NORTH : Public Road

ON THE SOUTH : ex. Building of adjacent plot

ON THE EAST : Annapurna Cinema Hall

ON THE WEST : Portion of Dag No. 530 (G+IV) storied building i.e.

Dag No. 531

Along with the right of the 80 ft. wide road/common passage situated on the eastern side, hereinafter called and referred to as the "**SAID PROPERTY**".

The said Sri Bidyut Bikash Naskar and Sri Swapan Naskar jointly entered into one Development Agreement on dated 26/3/2014, with **SPS INFREAREALTY PRIVATE LIMITED**, a Private Limited company incorporate of under the companies Act, 1956, having its registered office at 152, Kanungo Park, Garia, P.S. Patuli, Kolkata - 700084 represented by its joint Managing Director (1) **SRI SWAPAN BHATTA**, residing at 126, Kanungo Park, Garia, P.S. Patuli, Kolkata - 700084, (2) **SRI SAJAL BHATTA**, residing at 152, Kanungo Park, Garia, P.S. Patuli, Kolkata - 700084 both are sons of Late Ramesh Chandra Bhatta, both by faith Hindu, by Nationality Indian, by occupation Business and (3) **SRI PREM CHAND SETHI**, son of Late Padam Chand Sethi, by faith Hindu, by occupation Business, by nationality Indian, residing at 26, Shakespeare Sarani, Flat No. 7D, P.S. Shakespeare Sarani, Kolkata - 700017 and authorizing the said "**SRI SAJAL BHATTA**" being represented by the Directors

to erect and or construct a (G+4) or (G+5) building with lift facility comprising of several flats including commercial space and parking space at its own costs and expenses on the aforesaid landed property under R.S. Dag No. 530, entire 16 decimal bastu land under R.S. Dag No. 530, under R.S. Khatian No. 230, Mouza – Sonarpur, J.L. No. 39, Touzi No. 109, Revenue Survey No. 13, Pargana – Medanmalla, Police Station – Sonarpur mentioned above to dispose the same by way of sale to the intending purchaser or purchasers of the said flats and parking space to be constructed thereon by the principal herein same and the flats and parking space except owners allocation i.e. 50% F.A.R. of [total constructed area] as per agreement dated 26/3/14... as per sanction plan to be obtained in their name and on behalf of the said Sri Bidyut Bikash Naskar and Sri Swapan Naskar from the Rajpur Sonarpur Municipality.

NOW KNOW ALL MEN BY THIS PRESENTS WITNESSTH that we, Sri Bidyut Bikash Naskar and Sri Swapan Naskar the joint owners of the said property mentioned above do hereby nominate and constitute the said Private Limited Firm **SPS INFREALETY PRIVATE LIMITED** a Private Limited company incorporate of under the companies Act, 1956, having its registered office at 152, Kanungo Park, Garia, P.S. Patuli, Kolkata – 700084 to be our true and lawful attorney on our behalf and to do all the following acts and deeds and things in respect of the **SAID PREMISES** that is to say :-

1. To hold defend, possess, manage and maintain the said premises including the building as may be required from time to time and to manage control and administrate our above noted property.
2. To sign and execute and submit all papers statements, affidavits, declarations, appears, objections and/or building plans, drawings, design of the building to the Rajpur Sonarpur Municipality or to any other relevant authority or authorities and all others act/acts as the attorney shall deem fit and proper.
3. To exercise all powers and authorities in connection with the said premises more fully described in the above and to represent us and appear on our behalf before the building department, assessment departments, collection department, revenue department, water and drainage departments of The Rajpur Sonarpur Municipality and all other authorities having jurisdiction over the said premises under R.S. Dag No.

530, R.S. Khatian no. 230, Mouza-Sonarpur, J.L. No. 39, Touzi No. 109, R.S. No. 13 & P.S. Sonarpur, Pargana - Medanmalla and to sign, verify, affirm, deposit, submit as the case may be any affidavit, letters, declarations, deposit or money, applications, building plans, architectural plan, and or all plans for securing consents, certificates, clearance and sanction and or permission in respect of the said premises including sanction and or permission for sewerage, drainage and filtered water connection and all the amenities in respect of the said property.

4. To appear and represent before The Kolkata Electric Supply Corporation Limited or W.B.S.E.B. Fire Brigade Authority, K.M.D.A., Police Authority, K.I.T. Authority, Competent Authority under the Urban Land and all other concerned Authorities having jurisdiction over the said property and to verify, affirm, submit as case may be, any affidavit, declaration, letter, money application, plans, as may be required from time to time for securing consents, license, permits, certificate clearance and sanction in respect of the property and building proposed to be constructed on the said premises.
5. To appear on our behalf and represent us before all the tribunals, special officers, assessors, Dy. Assessors, commissioner and all other office and or officers of The Rajpur Sonarpur Municipality for mutation cases, assessment cases and all other cases under the provision of Rajpur Sonarpur Municipal act, and effect mutation and or separation of the said property.
6. To develop the said property which is morefully described above by constructing building thereon.
7. For construction the said property/building on the above landed property.
8. To represent us and appear on our behalf in or before all original appellate court, criminal and revenue, income tax officers, land acquisition officers, collect-orate in respect of the said property.
9. To sign on the Building Plan/Revised Building Plan & other plans & papers in our names and on our behalf and to submit the same to the

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					
LEFT HAND					

NAME

SIGNATURE *Ridwan Rizki Nasser*

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					
LEFT HAND					

NAME

SIGNATURE *Shapri Sultan*

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					
LEFT HAND					

NAME

SIGNATURE

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT



PHOTO

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					
LEFT HAND					

NAME

SIGNATURE

Rajpur Sonarpur Municipality for obtaining said sanction of the Building Plan, drainage, water-supply connection etc.

10. To defend or prosecute all suits, cases or other proceedings in any place, to sign and verify plaints and written statements, returns, accounts, and petitions on our behalf and also to appoint advocate, solicitors, for them to withdraw cases, to withdrawn and deposit money in court or revenue office or income tax office relating to the said property.
11. To commence carry on or defend all action and actions and other proceedings concerning the said property or any part thereof.
12. The Attorney shall be entitled to enter into agreement for sale in respect of the Building or Buildings, Flat or Flats, Parking Space, Business Space, to be constructed on the aforesaid landed property or any part or portion thereof together with undivided proportionate share of the land and premises by receiving the booking/part payments/full payment on the ownership basis as per development Agreement dated for Developer allocation and the land owners would have no liability in respect of any disputes arises out of the agreement made by the developer with the intending purchasers.
13. To sign and execute the Agreement for sale of Developers' allocation or other documents for transfer of contractor's/Developers'/Builder's allocation on behalf of the Vendors as per agreement.
14. To enter into Registered Agreement with intending Purchaser(s) for developer allocation as well as raising construction of flats thereon as described in the schedule herein below.
15. To make booking/agreement with the intending purchaser(s) of flats as may required for development of the aforesaid plot as per agreement for the developers allocation.

16. To enter into agreement for Registered sale in respect of undivided proportionate share for the said flat or flats to be constructed thereon on our behalf as per agreement for Developer allocation.
17. To enter into an agreement for construction of the said flat or flats or unit in favour of the intending purchasers on our behalf as per agreement.
18. To make payment of all municipal taxes and other out goings in respect of the said property or any building or buildings to be constructed thereon.
19. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and/or consideration money and to give good valid receipts and discharges for the same and upon receipt as aforesaid in our names and as by act and deed, to sign execute and deliver any Agreement for sale, any conveyance and/or conveyances of the said property in favour of the concerned person or persons as per agreement for Developer allocation.
20. To receive part and/ or full money or monies either in advance from time to time or at all times from the intending purchaser or purchasers in respect of the said flat and parking space with proportionate undivided share of land and premises except owner's allocation.
21. To sign and execute registered sale deed/deeds or deed of Conveyance/Conveyances, in favour of such intending purchaser/purchasers for each flat/flats, parking space, business space together with proportionate undivided share of aforesaid land and premises on our behalf and to admit the said execution and to registered the same before the registering authority (except owner's allocation, by presenting the same for registrations before the appropriate authority for registration of each deed/deeds.
22. To appoint Lawyers, architects, building contractors, surveyors and or any other persons to make all necessary plan in respect of the said premises.

AND GENERALLY to do execute and perform any other acts, deeds, matters and things whatsoever which in opinion of our said Attorney ought to be done, executed and performed in relation to our said property in all respect as we ourself could do the same if we were personally presents.

AND that this Power of Attorney will be in effect till final disposal of the space or spaces of the Developer's allocation i.e. upto the final registration of the Developer's Allotment. Further, this Power of Attorney will be treated as canceled if the original development agreement is canceled under any circumstances.

AND We, Sri Bidyut Bikash Naskar and Sri Swapan Naskar the joint owners do hereby agree to ratify and confirm and give effect to every act deed, matters and things, power and authorities herein given which our said Attorneys or their substitute or person or persons under the power in that behalf herein contained shall lawfully do or purport to do or cause to be done by virtue of these presents.



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 03242 of 2014
(Serial No. 04014 of 2014 and Query No. 1608L000004175 of 2014)

On 26/03/2014

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

Presented for registration at 18.00 hrs on :26/03/2014, at the Private residence by Bidyut Bikash Naskar , one of the Executants.

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

Execution is admitted on 26/03/2014 by

1. Bidyut Bikash Naskar, son of Lt. Bipin Behari Naskar , 152, Upendra Biswas Sarani , Jadavpur, Kolkata, Thana:-Jadavpur, District:-Kolkata, WEST BENGAL, India, Pin :-700032, By Caste Hindu, By Profession : Retired Person
2. Swapan Naskar, son of Lt. Bipin Behari Naskar , Green Palace , Pratap Garh, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700103, By Caste Hindu, By Profession : Service
3. Sajal Bhatta
Managing Director, S P S Infreality Pvt. Ltd., 152, Kanungo Park, Garia, Kolkata, Thana:-Patuli, District:-Kolkata, WEST BENGAL, India, Pin :-700084.
, By Profession : Business
Identified By Sanjay Das, son of Lt. Manindra Lal Das, Thakurpukur Road, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700104, By Caste: Hindu, By Profession: Business.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 28/03/2014

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.-1,16,36,360/-

Certified that the required stamp duty of this document is Rs.- 70 /- and the Stamp duty paid as: Impresive Rs.- 50/-

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 31/03/2014

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

Payment of Fees:

Amount By Cash

Rs. 21.00/-, on 31/03/2014

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 03242 of 2014
(Serial No. 04014 of 2014 and Query No. 1608L000004175 of 2014)

(Under Article : ,E = 21/- on 31/03/2014)

Deficit stamp duty

Deficit stamp duty Rs. 20/- is paid , by the draft number 020873, Draft Date 26/03/2014, Bank : State Bank Of India, SONARPUR, received on 31/03/2014

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

IN WITNESS WHEREOF, I, the executants hereto have set and subscribed my hands and seals on this the 26th Day of March, 2014.

WITNESSES:-

1. Sanjay Patil

Waxkarpurkar
M4 Road
Kot-700104

1. Kideyat Ramesh Naxam.

2. Mahesh Chavan

SIGNATURE OF THE EXECUTANTS

2. Arindam Chowdhury
Champahati, P.S. Barunipara,
24 PG 15,

Sajal Bharti (Bharti)

SIGNATURE OF THE ATTORNEY

ATTESTED BY US

Drafted by me

Sy. Jankar R. Sanyal
Atipore, T. J. Sanyal, Court-
Kot-27,
WPA 16910986



Adtl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
01 MAR 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 364 to 376
being No 03242 for the year 2014.



BP
(Biswajit Dey) 31-March-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal