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VC-2997/13

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10304/13



पश्चिम बंगाल WEST BENGAL

16AA 266523

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

District Sub-Registrar
Alipore, South 24-parganas

GENERAL POWER OF ATTORNEY

NOW KNOW BY THESE PRESENTS THAT We, (1) SMT. ILA DAS, wife of late Monmohan Das, by faith a Hindu by occupation House wife, , 2) SRI JAYANTA DAS, and 3) SRI GOUTAM DAS, both sons of late Monmohan Das, by faith a Hindu, by occupation Business, all of them presently residing at 48, Rajdanga Main Road, ~~also known as Baidanga School Road~~, P.S Kasba, Kolkata 700107, 4) SMT. NAMITA DAS, wife of Sri Subol Chandra Das, by faith a Hindu, by occupation House wife, residing at BB-109, Rajdanga Sarat Park, P.S Kasba, Kolkata-700107, and 5) SMT. ANITA DEY, wife of Sri Kamal Krishna Dey, by faith a Hindu, by occupation House wife, residing at 26, Rajdanga Main Road, Ram Krishna

Sam

Sl. No. 1935-22
 Mr. Sri Smt. *Alipore*
 Address: *Alipore*
 P. S. *Alipore*
 Vendor: *54*

Santosh Kr. Das
 ALIPUR POLICE COURT
 Kolkata - 27

2 - *Alipore*
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SR

Tayon Das

veti-6637

Tayon Das

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Namita Das.



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

29 NOV 2013

भारतीय गैर न्यायिक

बीस रुपये

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Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

16AA 266524

Pally, P.S Kasba, Kolkata-700107, as joint Owners, with a view to develop our properties at premises no. 1635, Rajdanga Main Road, Also known as 1, School Road, P.S Kasba, Kolkata-700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 107, Assessee no. 31-107-16-2369-9, by constructing multi storied building comprising flats, car parking space etc. entered into an Agreement for Development with Sri Sukhendu Maitra son of late Adhir Chandra Maitra sole proprietor of M/S S.M. CONSTRUCTION, on ----2013 and agreed to complete the project in terms of the said Development agreement and to enable the said Sri Sukhendu Maitra to complete the project smoothly and in efficient manner, the said Sri Sukhendu Maitra has requested us to execute a power of attorney in favour of him. In view of the

Support

N. NO. 1793 *8/11/2013*
 M/s. Str/Smt. *S. P. Majumdar*
 Address *Alipore G.S. Colony*
 P. S. *54*
 Vendor *54*

Santosh K. Dey
 ALIPUR POLICE COURT
 Kolkata - 27



veti-6640

- Anita Dey.



veti-6641

- G. S. Dey.



veti-6642

- Sachin Kumar



District Sub-Registrar-III
 Alipore, South 24-Parganas
 29 NOV 2013

Shriyama Majumdar
 Advocate
 Alipore Police Court
 K-1-27



पश्चिम बंगाल WEST BENGAL

69AA 683599

abovementioned fact and on the request WE HEREBY, appoint authorize SRI. SUKHENDU MAITRA son of late Adhir Chandra Maitra of Raj Danga Sarat Park, P.O Haltu, P.S Kasba, Kolkata- 700107 as our true and lawful attorney, for us and in our names and on our behalves, to do and execute all or any of the following acts, deeds and things that is to say:

1. To prepare plans for development of the said landed properties and to submit the same to the Municipal Corporation and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendment.



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

Endorsement For Deed Number : I - 10304 of 2013
(Serial No. 10826 of 2013 and Query No. 1603L000019391 of 2013)

On 29/11/2013

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

Presented for registration at 18.20 hrs on :29/11/2013, at the Private residence by Sri Jayanta Das, one of the Executants.

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

Execution is admitted on 29/11/2013 by

1. Smt. Ila Das, wife of Late Monmohan Das , 1, Rajdanga School Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107, By Caste Hindu, By Profession : House wife
 2. Sri Jayanta Das, son of Late Monmohan Das , 1, Rajdanga School Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107, By Caste Hindu, By Profession : Business
 3. Sri Goutam Das, son of Late Monmohan Das , 1, Rajdanga School Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107, By Caste Hindu, By Profession : Business
 4. Smt. Namita Das, wife of Sri Subol Ch Das , B B - 109, Rajdanga Sarat Park, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107, By Caste Hindu, By Profession : House wife
 5. Smt. Anita Dey, wife of Sri Kamal Krishna Dey , 26, Rajdanga Main Road, Kolkata, Thana:-Kasba, P.O. :-Krishna Pally, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107, By Caste Hindu, By Profession : House wife
 6. Sri Sukhendu Maltra
Proprietor, M /s S M Construction, Nabapally, Sarat Park, Kolkata, Thana:-Kasba, P.O. :-Haltu, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107,
By Profession : Others
- Identified By Shivapriya Majumder, son of . . . Alipore Judges Court, Kolkata, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.

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

On 02/12/2013

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.-2,36,11,250/-



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

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

EndorsementPage 1 of 2

03/12/2013 13:42:00



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

Endorsement For Deed Number : I - 10304 of 2013
(Serial No. 10828 of 2013 and Query No. 1003L000019391 of 2013)

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

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

On 03/12/2013

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(g) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 39.00/-, on 03/12/2013

(Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 03/12/2013)

(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

2. To approach all concerned authorities under the Urban Land (Ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption u/s 20 of the said Act in respect of the properties if necessary for the purpose of development and/or redevelopment of the said properties and for that purpose to sign such applications, papers, writings, under taking etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeal from any order of the competent Authority and /or any other authority made under the provisions of the said Act in connection with the said properties.
3. To enter upon the said properties for the purpose of commencing construction work on the said properties and for that purpose of demolishing the existing structures standing on the said properties and erecting new structure thereon.
4. To supervise the development work in respect of the building on the said properties and to carry out and/or to get carried out through contractors, sub-contractor and/or departmentally and/or such manner to determined by the said Attorney, construction of the structures on the said properties in accordance with the plans and specifications mentioned by the Calcutta Municipal Corporation and other concerned authorities and in accordance with all the applicable rules and regulations made by the Government of West-Bengal, Calcutta Corporation, Town Planning Authorities, Police Authorities, Fire fighting authorities and/or other concerned authorities, in that behalf for the time being.
5. To carry on with all concerned authorities and bodies including the Govt. of West Bengal in all its departments, Kolkata Municipal Corporation and/or Town Planning Department and other concerned authorities (in connection with the Development of the Development of the said properties).
6. To appear and represent us by before all related concerned authorities and parties as may be necessary in connection with the development of the said properties as aforesaid.
7. To appoint from time to time Architect Structural Engineers, contractor and other personal and workmen for carrying out the development of the said properties as also construction of building thereon and to pay their fees, consideration money, salaries and/or wages.

8. To pay various deposits to the Kolkata Municipal Corporation and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said properties and construction of the structures thereon.
9. To approach the Hydraulic Engineer City/Town Engineer and authorities and officers of the Kolkata Municipal Corporation for the purpose of obtaining various permission and other services and connections including water connection for carrying out completing of building thereon and also to obtain water connection and service connection to the building constructed.
10. To execute in favour of C.E.S.C. Ltd., and/or Kolkata Corporation a lease in respect of any portion of the said properties for the purpose of enabling the Kolkata Municipal Corporation and C.E.S.C. Ltd., for the supply for Electricity to the said proposed Building/s.
11. To make necessary representations to Calcutta Electricity Supply Corporation and other concerned authorities for obtaining electric power for the said properties and the Building constructed thereon.
12. To apply from time to time for modification of the Building plan in respect of the building to be constructed on the said properties.
13. To apply for and obtain water connection for the building to be constructed on the said property and occupation and completion certified in respect of the said building or any part or parts thereof from the Kolkata Municipal Corporation and other concerned authorities.
14. To give such letter and writing and/or undertaking as may be required from time to time by the Kolkata Municipal Corporation and/or other concerned for authorities for the purpose of carrying out the development work in respect of the properties as also in respect of the construction work of the building thereon and also for obtaining occupation and/or completion certificate in respect of the said building or any part or parts thereof.
15. To give necessary letters, writings and undertaking to the Kolkata Municipal Corporation, Fire Brigade Dept. for occupying the said building

and/or obtaining necessary "NO OBJECTION" Certificate from the said Departments in connection with the said building/s.

16. To approach the Kolkata Municipal Corporation and all concerned authorities for the purpose of construction in the said properties and/or structures thereon from reservation, if any.

17. To approach the West Bengal Government in all its departments as also the Kolkata Municipal Corporation and all other concerned authorities for the purpose of obtaining necessary "NO OBJECTION" Certificate and/or permission and/or sanction in regard to the carrying out the construction of the said building and completion certificate in connection with the running and establishing units thereon.

18. To do all other acts, deeds, matters and things in respect of the said properties including represent before and correspond with the Calcutta Municipal Corporation and other concerned authorities for any matter relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out the said properties and many other matters pertaining to the said properties.

19. To sign and execute all documents, forms, building plans etc, specifications, papers, Deeds, Affidavits to the Kolkata Municipal Corporation including all its departments or any other authorities for the purpose of getting the Building plans and Commencement Certificate sanctioned and/or revalidated and to give such other applications, writings, undertakings as may be required for the purpose of the developments of the said properties.

20. To apply to the controller of cement and steel and any other authorities for the of making applications for cement and steel and other material as per requirement and procure the same and for that purpose to give such undertakings or execute such documents and applications as to correspond with and do such other acts, matters and things as the Attorneys may think fit and proper for the purpose of developing the said properties.

21. To execute from time to time agreement or agreements on ownership basis of such flats, or garages and sell or dispose of all or any of the flat or flats and car parking space in respect of the Developer's area, that may be constructed on the said properties on ownership basis and/or in any other manner that may be thought fit by the said Attorney at the price of or the

amount that the said attorney may think fit and proper and sign, execute and lodge the document or documents for registration and admit the execution of any such document or documents before any registering authority. To collect and receive of and from the occupants or purchasers of such flat or flats and parking spaces that may be payable by such aforesaid person or persons in respect of developer's allocation only.

22. Generally to do and perform all acts, deeds, matters, and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectual as we could in persons do.

23. And we hereby agree to ratify and confirm all and what ever 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 development of the said properties under any virtue of this deed notwithstanding no express power in that behalf is hereunder provided only in respect of the developer's allocation.

THE FIRST SCHEDULE

(The Premises)

ALL THAT piece and parcel of total land measuring 6(six) Cottahs and 2(two) ~~Saft~~ be the same a little more or less lying, situated at Mouza Kasba, comprised in Dag no. 3232, khatian no.128, Touzi no. 145, R.S No. 233, J.L No. 13, Now being premises no. 1635, Rajdanga Main Road, ~~known as 1, Rajdanga Main Road~~, P.S Kasba, Kolkata-700078, District 24 Parganes South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 107, Assessee no. 31-107-16-2369-9 free from all encumbrances, claims, demands action etc. butted and bounded:

ON THE NORTH : By Municipal Road known as Rajdanga Main Road.

ON THE SOUTH: By land under Dag no 3235. 1. Rajdanga Main Road

ON THE EAST : By land under Dag no 3233.

ON THE WEST : By land under Dag no 3231.

IN WITNESS WHEREOF WE. (1) SMT. ILA DAS, 2) SRI JAYANTA DAS, 3) SRI GOUTAM DAS, 4) SMT. NAMITA DAS, 5) SMT. ANITA DEY the Executants/ Principals do here by subscribed our hand, seal and signature on the 29th day of ~~March~~ ^{November}, Two Thousand Thirteen

Smt. Ila Das

SIGNED SEALED AND DELIVERED
IN PRESENCE OF

1. *Shirajya Majumdar*
Adv.

2. Smt. Ila Das
36, Bose Path, Purba Medinipur
KOL-751007

Smt. Jayanta Das

Gautam Das

Namita Das

Anita Dey

EXECUTANTS

I accept the power of Attorney

Sachin Kumar Majumdar
Constituted Attorney

Drafted by

Shirajya Majumdar

Advocate

Typed by:

R. H.

Thumb 1st finger Middle Finger Ring Finger Small Finger

 <i>20/11/21</i>	left hand					
	right hand					

Name
 Signature *20/11/21*

Thumb 1st finger Middle Finger Ring Finger Small Finger

 <i>Goulam Das</i>	left hand					
	right hand					

Name
 Signature *Goulam Das*

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 <i>Tu Kant</i>	left hand					
	right hand					

Name
 Signature *Tu Kant Das*

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 <i>Namita Das</i>	left hand					
	right hand					

Name
 Signature *Namita Das*



Anita Day

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
Signature Anita Day...



Name SUKHENDU MAATRA
Signature Sukhendu Maatra

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left hand					
right hand					

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
Signature

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left hand					
right hand					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 1399 to 1414
being No 10304 for the year 2013.



(Rajendra Prasad Upadhyay) 09-December-2013
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

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(Rajendra Prasad Upadhyay) 09-December-2013
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West Bengal

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