

010154

8-09729/2014

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE
HUNDRED RUPEES



साम्यवृत्त जयते

भारत INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

U 011832



certified that the document is admitted
to registration. the signature sheets and
the endorsement sheets attached with
this document are part of this document

ASL - 41

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

30 DEC 2014

GENERAL POWER OF ATTORNEY AFTER REGISTERED

DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that We,

(1) SMT. CHHAYA RANI SAHA wife of Late Daguram Saha,

30 DEC 2014

47719

No.....Rs. 100/- Date....

Name:.....M/S. G.P. R.S. Construction.

Address:.....32, New Bilkromgash, P.S. Jadavpur
Kali - 32

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

স্টেম্প বেন্দোর এবং পোস্ট ব্যৱসা
বৰিষ্ঠ ব্যৱসাৰ এবং পোস্ট ব্যৱসা
এবং বেন্দোৰ এবং পোস্ট ব্যৱসা
বৰিষ্ঠ ব্যৱসাৰ এবং পোস্ট ব্যৱসা



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

30 DEC 2014

Sonu Basu
519, Peeyarabagan
P.O - Lekharpur
Kolkata - 700153
Service

3 (3)

by Nationality - Indian, by faith - Hindu, by occupation - Household work, residing at L.O.P.-502, Garia Laskarpur Govt. Scheme, Block - "B", Post Office - Laskarpur, Police Station - Sonarpur, Kolkata - 700153, District - South 24 Parganas, (2)

SRI ARUN PRAKASH GHOSH, son of Late Surendra Nath Ghosh, by Nationality - Indian, by faith - Hindu, by occupation - Service, (3) **SMT. MINA GHOSH**, wife of Sri Arun Prakash Ghosh, by Nationality - Indian, by faith - Hindu, by occupation - Household work, both are residing at C/o. Sri Susanta Ranjan Bose, 519, Laskarpur Peyara Bagan, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata - 700153, District - South 24 Parganas are the joint owners of **ALL THAT** piece and parcel **bastu** land measuring more or less **4 (four) Cottahs** together with **R.T. Shed Structure** having a total area of **400 Sft.** more or less standing thereon, lying and situated at lying and sitauted at Mouza - Laskarpur, J.L. No. 57, L.O.P. No. 502, C.S. Plot/Dag No. 596 (P), presently within the limits of the **Rajpur-Sonarpur Municipality** under Ward No. 31, Municipal Holding No. 37, (37) **Peyara Bagan**, Kolkata - 700153 under Police Station - **Sonarpur**, Addl. District Sub-Registry Office at Sonarpur in the District of South 24 Parganas.

AND WHEREAS we have entered into a registered DEVELOPMENT AGREEMENT on 30-12-2014 for construction of a **Multi Storied Building** upon our said premises with **M/S. G.P.R.S. CONSTRUCTION** a Proprietorship firm, having its registered office at 32, New Bikramgarh, Police Station - Jadavpur, Kolkata - 700032, represented by its sole proprietor namely **SRI SHYAMAL SAHA** son of Late Nitai Saha, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 32, New Bikramgarh, Police Station - Jadavpur, Kolkata - 700032 AND the said Developement Agreement was duly registered on 30-12-14 at the Office of D. S. R - IV, Alipore, South 24 Parganas and recorded at Book No. I, Being No. 09728 for the year 2014.

AND WHEREAS we, do hereby nominate, constitute and appoint said **M/S. G.P.R.S. CONSTRUCTION** a Proprietorship firm, having its registered office at 32, New Bikramgarh, Police Station - Jadavpur, Kolkata - 700032, represented by its sole proprietor namely **SRI SHYAMAL SAHA** son of Late Nitai Saha, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 32, New

Bikramgarh, Police Station - Jadavpur, Kolkata - 700032 to be our true and lawful ATTORNEY to do and execute all or any of the following acts and deeds for me and on our behalf.

- 1) *To look after, manage the aforesaid property as particularly mentioned and written in the Schedule below and hereinafter referred to as the "said Property" on our behalf.*
- 2) *To sign and execute all agreements and/or documents and all other necessary papers and document concerning the allotted portion of the Developer as mentioned in the **Development Agreement** dt. 30-12-2014 for and on our behalf.*
- 3) *To apply for and obtain on our behalf temporary connections of water, electricity as also to apply for and obtain in our names and on our behalf of permanent drainage, sewerage connections to the said property, and to sign and execute all plans, forms, papers, including "Completion Certificate" to be issued by **Rajpur-Sonarpur Municipality** and other documents in connection therewith for and on our behalf as our authorised agent on our behalf.*

- 4) To represent us before all the office/offices concerned and also like such **Rajpur-Sonarpur Municipality** and to sign all papers, documents on our behalf for mutation of our name in respect of relevant papers of the **Rajpur-Sonarpur Municipality** and to appear in all hearing before the authorities of the said **Rajpur-Sonarpur Municipality** for such mutation, filing objections and/or appearing on our behalf against the excess valuation assessed by the **Rajpur-Sonarpur Municipality** and also to prefer appeal before the appropriate authorities and represent us at the time of hearing of such objection or appeals on our behalf and also to sign building plans thereof.

- 5) To prepare and/or submit the plan or any revision plan or altered building plans by the said Attorney on our behalf.

- 6) To apply for and obtain all necessary sanction clearances of the said building for and on our behalf.

- 7) To engage, appoint any draftsman, engineer, architect, surveyor, assessor, valuer, building contractor, subcontractor etc. for the purpose of completion of the same.

- 8) *To appear for and represent me before any competent authorities Tribunal Arbitrator or Revenue, Administrative, Civil or Criminal Jurisdiction relating to any matters, concerning the said property as mentioned and written in the schedule below on our behalf.*
- 9) *To institute any case or defend any suit, proceedings, appeal, revision, injunction proceedings, enquiry, claim etc. relating to the said property on our behalf.*
- 10) *To appoint and/or engage any legal practitioner, solicitor, auditor, valuer, assessor, arbitrators and/or any legal practitioner or any Advocate or other person or persons and to sign, execute and deliver all Vakalatnamas, Ekrarnamas, Show-causes petitions etc. for the aforesaid purposes on our behalf.*
- 11) *To sign, execute, submit or deliver all plaints, written statement, objections, memorandum of appeals, applications, revisions, injunctions, petitions and all other appeals and papers, documents and exhibits for the aforesaid purposes.*
- 12) *To visit on our behalf and represent me before all the West Bengal Government Office or Offices and/or Central*

Government, Office or Offices concerned and all other office or offices concerned for smooth management of our said property as stated and written in the schedule hereunder on our behalf.

- 13) *To apply and also to pay all rates, taxes and revenues, charges, expenses outgoings payable for and on the account of the said property or any part thereof and similarly to receive any of such money and discharge receipt thereof as income, rents, awards, compensation etc. receivable for and on account of the said property as mentioned and written in the Schedule below.*
- 14) *To apply for and obtain electricity, gas, water, sewerage/ drainages or any other civil commotion, amenities, telephone and other utilities in the said property and/ or make alteration thereof and to close down or to disconnect the same on our behalf.*
- 15) *To sign and execute all other deeds, instruments and assurances which will be necessary and to enter into and/ or agree to such covenants and conditions as may be required for fully and effectually conveying several properties out of the Developer's Allocation only upon the*

said premises on our behalf.

- 16) To sign, make and present any Deed of Conveyance or Conveyances or other documents for registration in respect of the Developer's Allocation as mentioned in the **Development Agreement dt. 30-12- 2014** when to be executed by our said Attorney and to admit, execution and registration thereof before as the registering authority or authorities concerned like as such Registrar of District Registrar and/or Assurance at Kolkata or any other such like registering office or offices concerned on our behalf.
- 17) To make any kind of agreement or agreements with any purchaser or purchasers in respect of Developer's Allocation only as mentioned in the said **Development Agreement dt. 30-12- 2014** on our behalf, in favour of the intending purchaser's or purchasers' name/ names and to receive all the consideration money, part consideration money therefor those portions only.
- 18) To sign all the receipt or receipts which to be registered by our said Attorneys in respect of the Developer's portion stated above in favour of the intending purchaser or purchasers in respect of our said property on our behalf

*and also to hand over the same to the said purchaser or
purchasers on our behalf.*

19) *The Principals herein as mentioned above number 1 to
18 shall keep or remain inforce this Power of Attorney
untill the completion of the project in full form as well as
delivery of Owners' allocation as well as the transfer of
the Builder's Allocation in terms of the said registered
Development Agreement dated 30 - 12 - 2014.*

AND *GENERALLY to do all other acts, deeds, things and
matters as may be necessary from time to time by our said
Attorney in their absolute discretion which they may deem fit
and proper and think necessary to do so or perform for the
aforesaid purposes without violating any clause/condition/
specification as mentioned in the said registered Development
Agreement Dt 30 - 12 - 2014.*

AND *we do hereby agree and undertake to ratify and
confirm all such acts, deeds and things which our said Attorney
shall lawfully do, execute and cause to be performed by virtue
of this General Power of Attorney.*

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel ***bastu*** land measuring more or less **4 (four) Cottahs** together with R.T. Shed Structure having a total area of **400 Sft.** more or less standing thereon, lying and situated at lying and sitauted at Mouza - Laskarpur, J.L. No. 57, L.O.P. No. 502, C.S. Plot/Dag No. 596 (P), presently within the limits of the **Rajpur-Sonarpur Municipality** under Ward No. 31, Municipal Holding No. 37, (37) **Peyara Bagan**, Kolkata - 700153 under Police Station - **Sonarpur**, Addl. District Sub-Registry Office at Sonarpur in the District of South 24 Parganas. It is butted and bounded as follows :-

On the North :- 16'-0" wide Municipal Road & Club's Play Ground.

On the South :- Others Property.

On the East :- Property of Jaykrishna Saha & others.

On the West :- Property of Mr. Dutta.

IN WITNESSES WHEREOF we hereto set and subscribed our hands on this the 30th day of December, 2014.

1. Sonnen Bosa
519, Pergersbagan
P.O. - Las Karfas
Kol - 153

୧. ଛୁଟ୍ୟ ବାବୀ ୮୮ ୨୫

2. Gopal Dutta
Alipur Police 2021-
19/1/27

2. Arun Pronash Ghose

3. Mina Ghose

**SIGNATURE OF THE EXECUTANTS/
PRINCIPALS**

GPRS Construction
Shyomal Saha.
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by me.

Dipankar Chakraborty

Advocate

*Alipore Police Court,
Kolkata - 700027*

Enrolment No. WB 1331/02

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Kolkata - 700034.
By : S. S. Sarkar
(S. S. Sarkar)

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 10154 / 2014, Deed No. (Book - I , 09729/2014)

Signature of the Presentant

| Name of the Presentant | Photo | Finger Print | Signature with date |
|---|---|---|---|
| Arun Prakash Ghosh C/o Susanta Ranjan Bose 519 Laskarpur Peyara Bagan, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700153 |  30/12/2014 |  LTI 30/12/2014 | <i>Arun Prakash Ghosh</i> 30/12/2014 |

II . Signature of the person(s) admitting the Execution at Office.

| SI No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|--|--------|---|--|---------------------------|
| 1 | Chhaya Rani Saha Address -L O P -502 Garia Laskarpur Govt Scheme Block B, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700153 | Self |  30/12/2014 |  LTI 30/12/2014 | <i>চ্ছয়া রানী সাহা</i> |
| 2 | Arun Prakash Ghosh Address -C/o Susanta Ranjan Bose 519 Laskarpur Peyara Bagan, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700153 | Self |  30/12/2014 |  LTI 30/12/2014 | <i>Arun Prakash Ghosh</i> |
| 3 | Mina Ghosh Address -C/o Susanta Ranjan Bose 519 Laskarpur Peyara Bagan, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700153 | Self |  30/12/2014 |  LTI 30/12/2014 | <i>Mina Ghosh</i> |
| 4 | Shyamal Saha Address -32 New Bikramgarh, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032 | Self |  30/12/2014 |  LTI 30/12/2014 | <i>Shyamal Saha</i> |

Name of Identifier of above Person(s)

Soumen Bose
519 Peyarabagan, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700153

Signature of Identifier with Date

Soumen Bose
30/12/2014



Md. Shadman
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS



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

Endorsement For Deed Number : I - 09729 of 2014
(Serial No. 10154 of 2014 and Query No. 1604L000022670 of 2014)

On 30/12/2014

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(g) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 39.00/-, on 30/12/2014

(Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 30/12/2014)

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.-27,19,997/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impressive Rs.- 100/-

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

Presented for registration at 11.36 hrs on :30/12/2014, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Arun Prakash Ghosh , one of the Executants.

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

Execution is admitted on 30/12/2014 by

1. Chhaya Rani Saha, wife of Late Daguram Saha , L O P -502 Garia Laskarpur Govt Scheme Block B, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700153, By Caste Hindu, By Profession : House wife
2. Arun Prakash Ghosh, son of Late Surendra Nath Ghosh , C/o Susanta Ranjan Bose 519 Laskarpur Peyara Bagan, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700153, By Caste Hindu, By Profession : Service
3. Mina Ghosh, wife of Arun Prakash Ghosh , C/o Susanta Ranjan Bose 519 Laskarpur Peyara Bagan, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700153, By Caste Hindu, By Profession : House wife
4. Shyamal Saha
Developer/prprietor, M/s G P R S Construction, 32 New Bikramgarh, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032.
, By Profession : Business



Md.Shadman)

DISTRICT SUB-REGISTRAR-IV

Endorsement Page 1 of 2

Thumb 1st finger Middle Finger Ring Finger Small Finger



| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name
Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name
Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name
Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name
Signature

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 58
Page from 489 to 505
being No 09729 for the year 2014.



Al Ans

(Md.Shadman) 30-December-2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal