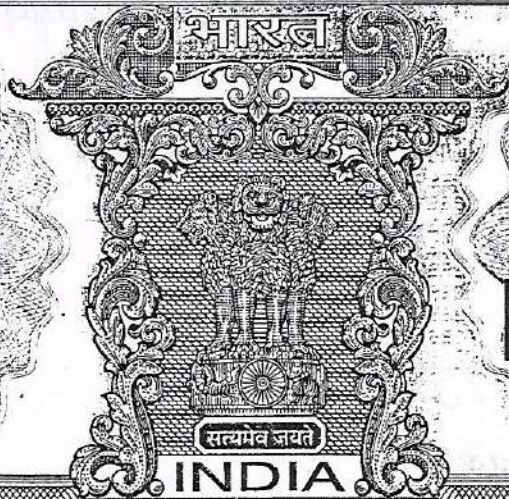


भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

प्रतिबन्धक पश्चिम बंगाल WEST BENGAL

P 577370

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Visit Case No. 1170 For 20 11/14

J(1) (a)/K(2)(a) = 250-

J(2)/K(2) = 200-

Total Rs. = 450-

Addl. District Sub-Registrar
Behala, South 24 Parganas

A.D.S.R. (Behala)
14/8/14

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN

we, (1) SRI SOUMENDRA NATH MUKHERJEE and (2) SRI RAMEN MUKHERJEE, both sons of Late Birendra Nath Mukhopadhyay alias Biren Mukherjee, all by religion : Hindu, Indian by National, all residing at 47, Netaji Subhas, Police Station : Parnasree, Kolkata : 700034, hereinafter called and referred to as "the PRINCIPALS", SEND GREETINGS :-

12 AUG 2014

Sl. No. 791 Rs. 50/- Date.....
Name..... S. Adhikari (Aho)
Address..... Alipore Judges Court
Vendor Sign..... Shekhar Ch. Halder

S. C. Halder
Licenced Stamp Vendor
Alipore Judges Court
Kolkata-700027

Samdr.
Tushar, S. Samdr.



N.C.T.-9

2886

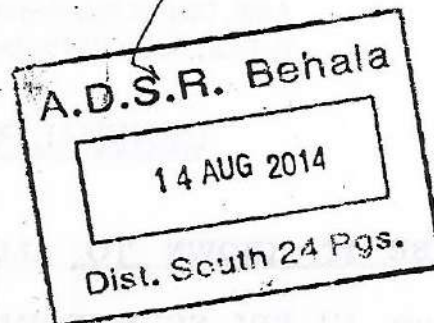
BENGAL CONSTRUCTION
Samdr.
Partner Partner



N.C.T.-9

2887

ALL BENGAL CONSTRUCTION
J. Kander
Partner Partner



N.C.T.-9

2888

ALL BENGAL CONSTRUCTION
Manpreet Singh
Partner Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 6153 to 6173
being No 07237 for the year 2014.



(Asish Goswami) 26-August-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A.D.S.R. BEHALA
West Bengal



Government Of West Bengal

Office Of the A.D.S.R. BEHALA

District:-South 24-Parganas

Endorsement For Deed Number : I - 07237 of 2014

(Serial No. 07501 of 2014 and Query No. 1607L000012620 of 2014)

On 14/08/2014

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

Presented for registration at 15.40 hrs on :14/08/2014, at the Private residence by Tushar S. Kamdar , one of the Claimants.

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

Execution is admitted on 14/08/2014 by

1. Soumendra Nath Mukherjee, son of Lt. Birendra Nath Mukhopadhyay Alias Biren Mukherjee , P. S. - Parnasree, 47, Netaji Subhas, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034, By Caste Hindu, By Profession : Others
2. Ramen Mukherjee, son of Lt. Birendra Nath Mukhopadhyay Alias Biren Mukherjee , P. S. - Parnasree, 47, Netaji Subhas, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034, By Caste Hindu, By Profession : Others
3. Tushar S. Kamdar
Partner, All Bengal Construction, 21/4, Aswini Dutta Road, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029.
, By Profession : Others
4. Manpeet Singh
Partner, All Bengal Construction, 21/4, Aswini Dutta Road, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029.
, By Profession : Business

Identified By Subhasis Basu, son of Lt. Anil Kr. Basu, 1/26, Netaji Nagar, P. S. - Netaji Nagar, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700092, By Caste: Hindu, By Profession: Business.

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

On 18/08/2014

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. 7.00/-, on 18/08/2014

(Under Article : ,E = 7/- on 18/08/2014)

Certificate of Market Value(WB PUVI rules of 2001)

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA



Addl. District Sub-Registrar
Behala, South 24 Parganas



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

Endorsement For Deed Number : I - 07237 of 2014
(Serial No. 07501 of 2014 and Query No. 1607L000012620 of 2014)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-3,08,44,031/-

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

(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA



✓
**Addl. District Sub-Registrar
Behala, South 24 Parganas**

11

WHEREAS we, the Principals herein are the joint Owners of **ALL** **THAT** piece and parcel of land measuring more or less 16 (Sixteen) Cottahs 5 (Five) Chittacks 9 (Nine) Square Feet together with several structures standing thereon, situate and lying at Mouza : Behala, J.L. No.2, R.S. No.83, under C.S. Khatian No.1985, R.S. Khatian No.8666, appertaining to C.S. Dag No.7011, R.S. Dag No.9685, being known and numbered as Municipal Premises No.43, Dwarik Mukherjee Road (mailing address 32, Dwarik Mukherjee Road), Police Station : Parnasree, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation, under Ward No.130, District : 24 Parganas (South), entered into a registered Development Agreement this day with **ALL BENGAL CONSTRUCTION**, a Partnership Firm, having its registered Office at 21/4, Aswini Dutta Road, Police Station : Lake, Kolkata : 700029, represented by its Partners (1) **SRI JAY S. KAMDAR** and (2) **SRI TUSHAR S. KAMDAR**, both sons of Late Sharad H. Kamdar, both are of 61, B.L. Saha Road, Block : H3, Tower : II, Flat No.2G, South City Garden, Police Station : Behala, Kolkata : 700053 and (3) **SRI MANPEET SINGH**, son of Manjit Singh of 3/1B, Chakraberia Lane, Police Station : Ballygunge, Kolkata : 700020, for development of our aforesaid property, morefully and particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTY**", which was duly registered this day in the Office of the Additional District Sub-

N.C.T.9

2889

Sourmendra Nath Mukherjee

V.C.T.9

2890

Ramesh Mukherjee



A.D.S.R. Behala

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Subhasis Bera
Kule Anil K. Bera
1/2 A Netaji Nagar
Kule 12
Business, P.S. Netaji Nagar.

Registrar at Behala as per terms and conditions clearly set forth therein.

AND WHEREAS in the Development Agreement it was inter-alia stated that the Owners will be allocated 50% of the total F.A.R. out of 100% of the total F.A.R. of the proposed Building/s in finished and complete condition.

AND WHEREAS in pursuance of the Development Agreement entered between ourselves and the Developer herein and in pursuance of understanding between the Parties it is necessary and also expedient for us to appoint to look after all our aforesaid property affairs during our absence.

NOW KNOW ALL BY THESE PRESENTS we, the above named Principals do hereby ~~and~~^{and} hereunder nominate, constitute and appoint (1) **SRI JAY S. KAMDAR** and (2) **SRI TUSHAR S. KAMDAR**, both sons of Late Sharad H. Kamdar, both by religion : Hindu, Indian by National, both residing at 61, B.L. Saha Road, Block : H3, Tower : II, Flat No.2G, South City Garden, Police Station : Behala, Kolkata : 700053 and (3) **SRI MANPEET SINGH**, son of Manjit Singh, by religion: Hindu, Indian by National, by occupation : Business, residing at 3/1B, Chakraberia Lane, Police Station : Ballygunge, Kolkata : 700020, being the Partners of **ALL BENGAL CONSTRUCTION**, as our true and lawful Attorneys in



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our names and on our behalf to do and execute and perform or caused to be done and executed and performed all or any of the following acts, deeds and things :-

1. To hold and defend possession of the said premises/property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the said property and every part thereof.
2. To pay all rents and taxes, charges, expenses and other outgoing whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any Building thereon against loss or damages by fire and/or other risk as may be deemed necessary and/or desirable by our said Attorneys and to pay all premium for such insurance.
3. To enforce any covenant/s, any Agreement/s, Lease Deed/s, Declaration Deed/s, Affidavit/s, or any other document/s relating to the said property or any part thereof and to enforce every right/s to that effect.
4. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get prepare Plan/s for demolition,



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to sign and submit Building Plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing Building or Buildings or structures on the said premises or any portion of portions thereof before the Kolkata Municipal Corporation and to put signature/s upon the Plan/s as will be required on our behalf as our constituted Attorneys.

5. To build upon and exploit commercially the said premises by making construction of Building/s thereon and for that to demolish structures of whatsoever nature existing thereon or as may be constructed in future.
6. To appoint any Contractor/Sub-Contractor for construction work or Building thereon and to cancel the same and engage new Contractor to be done by them or their own discretion as if we do the same personally.
7. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Deed/s in respect of the said property in terms of the Agreement/s or other document/s concerning the said premises and also to appear before and sign and



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submit all paper/s and document/s of transfer concerning the said premises and make representations to the concern authorities for getting such certificate and/or permissions.

8. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection and to sign in all paper/s and documents relating to get electric connection and meter from the C.E.S.C. Authority or any other requirements for the said Building to be constructed and to the enter into any Agreement or Agreements with any Party or Parties for the same.
9. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s for the **DEVELOPER'S ALLOCATION** specifically mentioned in the Development Agreement.
10. To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said premises. To sign and execute all other deed/s and document/s required to get the



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said connection from the concerned authorities, which they shall consider necessary and as may be required to complete the proposed Building at the SCHEDULE mentioned property.

11. To represent ourselves before the Kolkata Municipal Corporation, P.W.D., C.P.W.D., K.I.T., Land Ceiling Department and other Government or Semi Government Offices and Department in all respects. To pay sanction fees and other fees to the said the Kolkata Municipal Corporation for sanction of such Building Plan and other and/or to appear and represent before the said the Kolkata Municipal Corporation or any Authority.
12. To sign and execute all other deed/s and document/s required to get the water connection from the Kolkata Municipal Corporation, which they shall consider necessary and as may be required to complete the proposed Building at the SCHEDULE mentioned property and to pay all charges and expenses including the Kolkata Municipal Corporation rates and taxes, Building tax and other levies, which may be required of construction during the period.
13. To prepare, sign, execute, submit enter into modify cancel, alter draw approve the same and also to present for registration and admit registration of all paper, documents,



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Deed/s, contract/s, Agreement/s, application/s, consent/s and other document/s as may in any way be required before the competent Authority to be or any of the powers herein contained including sale of the Developer's allocation of the said premises and every or any part thereof and the termination of all contract/s, right/s of occupancy/user and/or enjoyment by any person or persons whatsoever, the **SCHEDULE** mentioned property and also in connection with observing fulfilling and performing all the terms conditions and covenants on our part to be observed fulfilled and performed under the Development Agreement.

14. To file any complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said premises in which we now or may hereinafter be interested or connected and also if our Attorneys think fit may compromise and may take any such action or institute proceedings as aforesaid before any court, civil or criminal or Revenue including the District Court or any other courts as the case may be.
15. To sign, declare, verify and affirm, plaint, written statements, petitions, Affidavit, Vokatlatnama, memorandum of appeal or



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any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the said premises is connected with any of the matters aforesaid and to file suit/proceedings before any court of law or any other Office concern, Government, Semi Government or other Offices and also shall able to insert advertisement in respect of the said property in the any paper/s for successful implementation of the proposed development work.

16. To appear and represent us before all Authorities, make commitments and give undertaking as be required for all or any of the purpose herein Contained.
17. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the Tax assessment, drainage/ sewerage connection and obtaining completion certificate or in any other way relating to the said premises or any portion thereof or any undivided share or shares therein.
18. That the Attorneys shall at all ²period of time be able to receive any amount of consideration from the intending Purchaser/s and/or Party or Parties thereof for and on behalf of us in respect of the Developer's allocation. Be it mentioned that the Attorneys shall in all occasions be able to



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receive any amount of consideration in part or in full and/or as being paid by the Party or Parties and/or Purchaser/s thereof and/or from the loan sanctioning institute or institutes such as H.D.F.C., L.I.C., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Limited etc. and/or from any Bank/s or whatsoever status and/or any Central Government, State Government or Semi Government Firms, institutions, organisations, undertaking etc. of whatsoever manner of nature and/or autonomous or private organisations, firms etc. and shall also be able to issue proper and effectual, receipt or receipts for and on behalf of the Principals herein.

19. To negotiate terms and to sell the Space/s and Flat/s from **DEVELOPER'S ALLOCATION** with proportionate undivided share of land in the premises/said property to any Purchaser/s at such price which the said Attorneys in their absolute discretion thinks proper.
20. To enter into any Agreement or Agreements with any Party or Parties or with the intending Purchaser/s for sale or sales of Space or Spaces with super structure or Flat/s from the **DEVELOPER'S ALLOCATION** along with proportionate share of land and/or cancel and the same with the intending Purchaser/s.



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21. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s in respect of the Developer's allocation.
22. That the Attorneys shall or may sign and to execute any Agreement/s, Deed of Conveyance/s and to deliver any Conveyance/s for selling Flat/s and Space/s from the **DEVELOPER'S ALLOCATION** in the proposed Building/s with easements rights of the common areas of the proposed selling of Space/s and Flat/s along with proportionate share of land in favour of the intending Purchaser/s or his/her/ their nominee/s and in the Agreement/s, Deed of Conveyance/s of the proposed sale, the said Attorneys shall receive and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser/s in our names and the same shall be treated as receipt by us personally from the intending Purchaser/s.
23. To sign and execute all other deed/s, instrument/s and assurance/s which they shall consider necessary and to enter into and/or agree to such covenant and condition as



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may be required to complete the proposed Building at the **SCHEDULE** mentioned property and for fully and effectually conveying the said proportionate share of land, Flat/s and Space/s together with the easements right of the common passage and spaces in the property on and for our behalf and it is to be treated as done by us being present ourselves personally.

24. To observe fulfill and perform all the terms conditions and obligations on our part or to be observed fulfilled and performed according to the said Agreement and to execute all our rights therein by our said Attorneys.

THIS POWER is involved with interest and is credited for valuable consideration and to be effected under the Contract Act and also under the Registration Act. This Power will subsist so long the Development Agreement shall not be cancelled or rescinded as per law upon violation of breach of contract on the part of the Attorneys. This Power of Attorney being collateral documents of the Development Agreement and whatsoever acts, deeds and things concerning the said property to be done by the Attorneys shall be deemed to be done on behalf of us and our said Attorneys be bound by such acts, deeds and things so done and that will also remain operative until and unless the contract is rescinded upon violation or the lawful breach of contract on the part of the Developer/Attorneys.



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AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the Authorities herein contained which we could have lawfully done under our own hands and seals, if personally present.

THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring an area of 16 (Sixteen) Cottahs 5 (Five) Chittacks 9 (Nine) Square Feet be the same a little more or less together with several structures standing thereon, situate and lying at Mouza : Behala, J.L. No.2, R.S. No.83, under C.S. Khatian No.1935, R.S. Khatian No.8666, appertaining to C.S. Dag No.7011, R.S. Dag No.9685, being known and numbered as Municipal Premises No.43, Dwarik Mukherjee Road (mailing address 32, Dwarik Mukherjee Road), Police Station : Parnasrec, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation, under Ward No.130, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto and the same is butted and bounded by :-

ON THE NORTH	:	17' wide K.M.C. Road and other premises ;
ON THE SOUTH	:	Municipal Drain and thereafter another property ;
ON THE EAST	:	Several other premises ;
ON THE WEST	:	Another premises.



A.D.S.R. Behala

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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and signature on the 14th day of August, 2014 (Two Thousand Fourteen).

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata

in the presence of :-

WITNESSES :-

1. Subhensio Basu
1/26 -refug. Nagar
Kul- 972
Basu.
2. Samar K. Das
Bachala A.D.S.A.O.

Soumendra Nath Mukherjee
Ramen Mukherjee

Signature of the **PRINCIPALS**

Accepted by us

ALL BENGAL CONSTRUCTION

J. Kundu
Partner

Ramendu
Partner

ALL BENGAL CONSTRUCTION

Manpreet Singh
Partner

Signature of the **ATTORNEYS**

Drafted by us :-

Santanu Adhikary
SANTANU ADHIKARY
Advocate

Alipore Judges' Court, Kol : 27.

Computer Typed by :-

Debasish Naskar
DEBASISH NASKAR
Alipore Judges' Court, Kol : 27.



A.D.S.R. Behala

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	Little	Ring	Middle	Fore	Thumb
	(LEFT HAND)				
					
	Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)					

Name:
Soumenendra Nath Mukherjee
 Signature:

					
	Little	Ring	Middle	Fore	Thumb
	(LEFT HAND)				
					
	Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)					

Name:
 Signature: *Ramesh Mukherjee*



A.D.S.R. Behala

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Name :

JAY S. KAMDAR

Signature : J. Kamdar

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				



Name :

Tushar S. Kamdar

Signature : Tushar

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				



Name :

Manpreet Singh

Signature : Manpreet

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				

Photo

Name :

Signature :

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				



A.D.S.R. Behala

14 AUG 2014

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