

1553/19

1608/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL IV

AB 769173

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances-IV, Kolkata

15 FEB 2019

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS SHALL COME SHRI BADAL GHOSH (PAN BXSPG0923J), son of Late Shachinandan Ghosh, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at Doharia Methopara, Madhyamgram, Post Office- Ganganagar, Police Station- Madhyamgram, District- North 24 Parganas, Pin-700132, hereinafter jointly referred to as the **PRINCIPAL**,
SEND GREETINGS;

WHEREAS I am the owner of the immovable property more fully and particularly referred and explained under the **SCHEDULE** hereunder written and/or given being **ALL THAT** the piece and parcel of landed property measuring an area of **5 Cottah** lying and situated at Mouza- Doharia, J.L. No. 45, Touzi No.146, comprised in R.S. Dag No.1503, R.S. No.132, R.S. Khatian No.238, under Ward No. 9 (new), 16 (old), within Madhyamgram Municipality, Holding No.203/2, Methopara (North), District- 24 Parganas (North).

AND WHEREAS I am desirous of developing the aforesaid property but since I do not have the sufficient infrastructure to do so and as such I approached the Developer **M/S PANACHE PROPERTIES PRIVATE LIMITED (PAN AACCP9862G)**, having its office at 5B, Heysham Road, Post Office- elgin Road, Police Station-Bhowanipore, Kolkata-700020, represented by its Director , **Mr. Rishad Ramchandani (PAN APDPR2364A)**, son of Harish P. Ramchandani, by faith-Hindu, by occupation- Business, by Nationality- Indian, working for gain at 5B, Heysham Road, Post Office- Elgin Road, Police Station-Bhowanipore, Kolkata-700020 to develop the said property, who agreed to such proposal and accordingly I have appointed the Developer to develop the schedule property on the terms and conditions as contained in the Development Agreement **dated 9th February 2019 registered before the Additional Registrar of Assurances IV and recorded in Book No I Volume No 1904-2019 Pages 61175 to 61205 being No 190401337 for the year 2019** , a part whereof is the instant Power of Attorney.

In furtherance of the terms and conditions of the said Development Agreement and in accordance therewith I am desirous of appointing and hereby do **NOMINATE APPOINT & CONSTITUTE** the said **M/S PANACHE PROPERTIES PRIVATE LIMITED (PAN AACCP9862G)**, having its office at 5B, Heysham Road, Post Office- Elgin road, Police Station- Bhowanipore, Kolkata-700020, represented by its Director , **Mr. Rishad Ramchandani (PAN APDPR2364A)**, son of Harish P. Ramchandani, by faith-Hindu, by occupation- Business, by Nationality- Indian, working for gain at 5B, Heysham Road, Post Office- Elgin road, Police Station- Bhowanipore, Kolkata-700020, **AS MY TRUE AND LAWFUL ATTORNEY** and/or agent in my name and on my behalf to do all acts, deeds and things related to development and Construction at or upon the **SCHEDULE PROPERTY** and also

Further to **SELL, TRANSFER, CONVEY & ALIENATE** the constructed saleable area/space in the form of Flats/ Units/Apartments/Parking Spaces in the Project to be built, erected and constructed by the said **M/S PANACHE PROPERTIES PRIVATE LIMITED** at or upon the Land and premises morefully detailed and described in the **SCHEDULE** hereunder written and /or described and for us in my names and on my behalf solely to do and execute all or any of the following acts, deeds and things:

1. To manage, control, supervise, management of the said property.
2. To construct a building on the said property as described in the Schedule hereunder written as per terms and conditions of the Development Agreement.
3. To appoint architect or architects and to have survey of the property as described in the schedule hereunder written and to get the soil tested of the said Premises and for that make all correspondence with the authorities competent and to do all other acts and things ancillary to the same.
4. To appear and represent me before the required authorities including madhyamgram Municipality, PWD (if necessary), West Bengal, Fire Services, the competent authority under the Urban Land (Ceiling & Regulation) Act, 1976, authorities under the Promoters' Act Pollution Control Board, Lands & Land Reforms Office, Land Records Department of the State of West Bengal, Notary Public, Concerned Registrar of Assurances, Additional District Sub-Register or District Sub-Register, Metropolitan Magistrate and other Offices or Government Body or Department as the case may be and to make necessary compliance as if I am personally present in connection with any matter in respect of the property as described in the schedule hereunder written.
5. To submit Building Plans, modified building plans, statements, undertakings and declarations and all papers and documents as may be required for construction of building or buildings in the property as described in the Schedule hereunder written before Madhayamgram Municipality , PWD (if necessary) and other authorities competent therefore.

6. To pay all fees, obtain sanction and such other orders and permissions from the necessary authorities as may be expedient for modification and/or alteration of plans and to effect and facilitate the said development project, and also to submit and take delivery of title deeds concerning my said premises and other papers and documents as may be required by the necessary authorities.
7. To receive the refund of the excess amount of fee, if any, paid for the purpose herein stated and to deal with the authorities in all matters concerning the said premises.
8. To apply for and obtain electricity, gas water, sewerage, drainage, tube-well or other connections of other utilities concerning my said premises or to make alteration therein and to close down and/or have disconnection the same and for that to sign execute and submit all papers, applications, documents and plans and do all others acts, deeds, declaration and things as be deemed fit and proper by my said Attorney.
9. To sign, issue, deliver, serve, receive and accept all notices, letters and correspondences as may be required from time to time in connection with all or any of the matter contained herein.
10. To sign, execute, affirm, verify, file or serve any undertaking, affidavit, bond, plaint, petition, application, written statement or any papers deeds or documents whatsoever and to depose on behalf of me to prove and support the pleadings, if necessary in any law suits and/or proceeding including appeal, tribunal and writ matters in all courts of India.
11. To obtain, hold, defend possession, manage and maintain the land equivalent to my said premises.
12. To ward off, prohibit and if necessary proceed against in due form of law against all trespassers of the said Premises and to take appropriate steps whether by lawful action like declaration suit, ejectment suit and/or otherwise.

13. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale the constructed saleable area/space pertaining to the Developer's allocation as detailed in the hereunder written and /or described to be built on the said premises before or after being developed or any part thereof to any intending Purchasers at such price which my said attorney, in his absolute discretion, thinks fit and proper and/or cancel and/or repudiate the same.
14. To sign, execute, present for registration and admit execution of Deeds of Sale/Lease/Tenancy/Mortgage in respect of the constructed saleable area/space in the new building to be erected on the schedule property pertaining to the Developer's allocation hereunder written in terms of the development agreement before the concerned registrar, Sub registrar, registrar of Assurances office having jurisdiction of the said property as if I am personally present to sign and execute the same and the Developer shall make over the Owners' allocation to the Owner if the land owner allocation is sold the Developer.
15. To receive from the intending Purchasers of flats units and apartments and Car Parking Spaces as detailed in the Schedule hereunder written and described the Earnest money and/or advance and/or advances in respect of the constructed saleable area/space in the new Building pertaining to the Developer's allocation to be erected in the schedule hereunder written and /or described and also the balance of purchase money and to give good and valid receipt and discharge for the same which will protect the Purchaser(s) without seeing the application of the money.
16. To obtain permissions and clearances under any Act or Acts, as may be required for execution and/or registration of the conveyances and any documents of transfer in respect of my said premises and/or part thereof.
17. To execute Vakalatnama, powers and authorities or any of them or retain and appoint Advocates, Agents etc. and terminate their appointment from time to time authorities hereinabove conferred.

18. To give undertakings, assurances and indemnities, as be required for the purpose aforesaid.

19. This Power of Attorney shall be co-existent with the Development Agreement.

AND GENERALLY to do all acts deeds and things concerning the powers and authorities hereby granted in respect of the developer's share in the building to be built on my aforesaid premises, which I myself could have done lawfully by my own hand and seal if personally present.

AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done concerning the power and authority herein intended.

AND it is made clear that in the death or incapacity of the Principal the Attorneys shall be and is duly authorized by the other surviving Principals to act on the basis of the powers hereby granted.

FIRST SCHEDULE ABOVE REFERRED TO:

(PREMISES)

ALL THAT the piece and parcel of landed property measuring an area of **5 Cottah** lying and situated at Mouza- Doharia, J.L. No. 45, Touzi No.146, comprised in R.S. Dag No. 1503, R.S. No.132, R.S. Khatian No.238, under Ward No. 9 (new), 16 (old), within Madhyamgram Municipality, Holding No.203/2, Methopara (North), District- 24 Parganas (North), butted and bounded in the manner as follows:

ON THE NORTH	: Municipal Road
ON THE EAST	: Plot A2 of of Narayan Ghosh
ON THE SOUTH	: Plot B of Ramesh Ghosh
ON THE WEST	: Land of Dag No. 1503

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the 15th day of February.....

SIGNED SEALED AND DELIVERED

by the **OWNER** in the presence of:

Badal Ghosh

1. *Soumen Laha*
15/1 Bar Kirtan Lane
Phibhor
Kolkata - 700022

2. *Nandam Sarkar*
Madhyamgram, K01-700129

SIGNED SEALED AND ACCEPTED

by the **DEVELOPER** in the presence of:

PANACHE PROPERTIES PRIVATE LIMITED

R. Nandani
Director

1. *Soumen Laha*

2. *Nandam Sarkar*

Drafted by:

Arup Kumar Dey
Advocate
High Court, Calcutta.
Enl. No. W8/15/103

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Badel Ghosh</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	<i>R. Ramchandani</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
PHOTO						
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
PHOTO						
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

APH2254019



নির্বাচকের নাম : সৌমেন লাহা

Elector's Name : Soumen Laha

পিতার নাম : বনমালী লাহা

Father's Name : Bonomali Laha

লিঙ্গ/Sex : পুং / M

জন্ম তারিখ : 15/11/1962

Date of Birth

APH2254019

ঠিকানা:

১৫/১, বেনী মিত্র লেন, হাওড়া মিউ: কর্পোরেশন,
শিবপুর, হাওড়া-711102

Address:

15/1, Beni Mitra Lane, Howrah Municipal
Corporation, SHIBPUR, HOWRAH-711102

Date: 27/12/2016

171 - হাওড়া মধ্য নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

171 - Howrah Madhya Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

291 / 568

Soumen Laha

आयकर विभाग
INCOME TAX DEPARTMENT
BADAL GHOSH
SHACHINANDAN GHOSH
01/01/1967
Permanent Account Number
BXSPG0923J
01/01/1967
Signature

भारत सरकार
GOVT. OF INDIA





Badal Ghosh

In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई-400 614.



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No.: 1111/19473/18125

To
Badal Ghosh
S/O: Shachinandan Ghosh
DOHARIA METHOPARA
Madhyamgram (m)
Ganganagar
North 24 Paraganas North 24 Parganas
West Bengal 700132
8443085369
309503696
01/12/2015
MA09503696FT



आपका आधार क्रमांक / Your Aadhaar No. :

5321 0688 5773

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



Badal Ghosh
DOB : 01/01/1967
Male



5321 0688 5773

आधार - आम आदमी का अधिकार

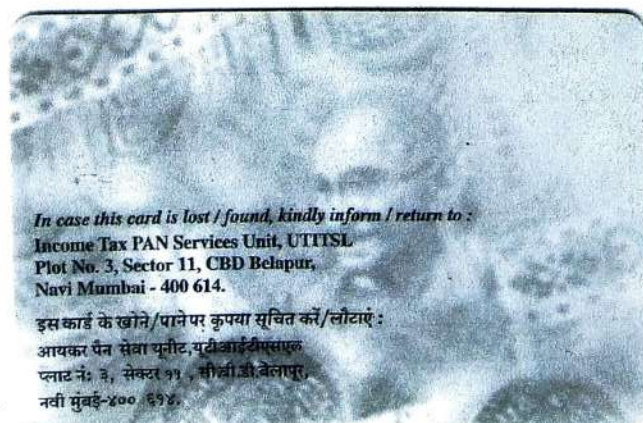
Badal Ghosh



PANACHE PROPERTIES PRIVATE LIMITED

R Ramchandani

Director



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RISHAD RAMCHANDANI
HARISH RAMCHANDANI

12/11/1986

Permanent Account Number
APDPR2364A


Signature



In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, UTIISE
Plot No. 3, Sector 11, CRD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पानेपर कृपया सूचित करें/लौटायें :-
आयकर पैन सेवा यूनिट, यूटीआईएस
प्लॉट नं. ३, सेक्टर ११, सीडी बी बेलपुर,
नवी मुंबई-४०० ६१४

R. Ramchandani



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No 1088/47403/19167

Io,

रषाद रामचंदनी

Rishad Ramchandani

S/O: Harish Prito Ramchandani

5B, Heysham Road

JJ Ajmera School

L.R.Sarani

L.r.sarani Circus Avenue Kolkata

West Bengal 700020

9831197050

Ref: 1288 / 04V / 369144 / 369184 / P



SA437243956FT



आपका आधार क्रमांक / Your Aadhaar No. :

5500 8093 6728

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



रषाद रामचंदनी

Rishad Ramchandani

जन्म तिथि / DOB : 12/11/1986

पुरुष / Male



5500 8093 6728

मेरा आधार, मेरी पहचान

R. Ramchandani

Major Information of the Deed

Deed No :	I-1904-01608/2019	Date of Registration	15/02/2019
Query No / Year	1904-1000042510/2019	Office where deed is registered	
Query Date	14/02/2019 1:06:50 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RISHAD RAMCHANDANI 5B, HEYSHYAM ROAD, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9831197050, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 50,00,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190401337/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Methopara Road, Mouza: Doharia, Ward No: 9, Holding No:203/2 Pin Code : 700132

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1503	RS-238	Bastu	Bastu	5 Katha		50,00,003/-	Property is on Road , Project Name :
Grand Total :					8.25Dec	0 /-	50,00,003 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BADAL GHOSH Son of Late SHACHINANDAN GHOSH Executed by: Self, Date of Execution: 15/02/2019 , Admitted by: Self, Date of Admission: 15/02/2019 ,Place : Office	Photo 	Fingerprint 	Signature 
	15/02/2019	15/02/2019	LTI	15/02/2019
DOHARIA METHOPARA, P.O:- GANGANAGAR, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700132 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BXSPG0923J, Status :Individual, Executed by: Self, Date of Execution: 15/02/2019 , Admitted by: Self, Date of Admission: 15/02/2019 ,Place : Office				

Major Information of the Deed :- I-1904-01608/2019-15/02/2019

Attorney Details :

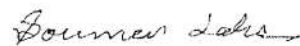
Sl No	Name,Address,Photo,Finger print and Signature
1	PANACHE PROPERTIES PRIVATE LIMITED 5B, HEYSHAM ROAD, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AACCP9862G, Status :Organization, Executed by: Representative

Representative Details :

Representative Details

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr RISHAD RAMCHANDANI (Presentant) Son of Mr HARISH P RAMCHANDANI Date of Execution - 15/02/2019, , Admitted by: Self, Date of Admission: 15/02/2019, Place of Admission of Execution: Office				
		Feb 19 2019 4:19PM	LTI 19/02/2019	19/02/2019
5B, HEYSHAM ROAD, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APDPR2364A Status : Representative, Representative of : PANACHE PROPERTIES PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somen Laha Son of Mr B Laha 15/1, Beni Mitra Lane, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102			
	15/02/2019	15/02/2019	15/02/2019

Identifier Of Mr BADAL GHOSH, Mr RISHAD RAMCHANDANI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BADAL GHOSH	PANACHE PROPERTIES PRIVATE LIMITED-8.25 Dec

Endorsement For Deed Number : I - 190401608 / 2019

Major Information of the Deed :- I-1904-01608/2019-15/02/2019

On 14-02-2019

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 50,00,003/-



Tridip Misra

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 15-02-2019

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.

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

Presented for registration at 17:01 hrs on 15-02-2019, at the Office of the A.R.A. - IV KOLKATA by Mr RISHAD RAMCHANDANI ,.

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

Execution is admitted on 15/02/2019 by Mr BADAL GHOSH, Son of Late SHACHINANDAN GHOSH, DOHARIA METHOPARA, P.O: GANGANAGAR, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by Profession Business

Indetified by Mr Somen Laha, , Son of Mr B Laha, 15/1, Beni Mitra Lane, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Service

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

Execution is admitted on 15-02-2019 by Mr RISHAD RAMCHANDANI, DIRECTOR, PANACHE PROPERTIES PRIVATE LIMITED, 5B, HEYSHAM ROAD, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr Somen Laha, , Son of Mr B Laha, 15/1, Beni Mitra Lane, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 101/-

Major Information of the Deed :- I-1904-01608/2019-15/02/2019

20/02/2019 Query No:-19041000042510 / 2019 Deed No :I - 190401608 / 2019, Document is digitally signed.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 143699, Amount: Rs.100/-, Date of Purchase: 15/02/2019, Vendor name: S Mukherjee



Tridip Misra

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

Major Information of the Deed :- I-1904-01608/2019-15/02/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 74804 to 74822
being No 190401608 for the year 2019.



Digitally signed by TRIDIP MISRA
Date: 2019.02.20 13:29:48 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 20-02-2019 13:29:44
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)