

799/2018

P-800/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Y 961562

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

*[Handwritten Signature]*

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Addl. District Sub-Registrar  
Bidhannagar, Salt Lake City

3 MAY 2018

**DEVELOPMENT POWER OF ATTORNEY**

**AFTER REGISTERED DEVELOPMENT AGREEMENT**

THIS **POWER OF ATTORNEY** EXECUTED AT KOLKATA on this the 3rd day of May, 2018 BY And Between

31/05/18

11/11/18

**KRISHNAPUR REFUGEE CO-OPERATIVE COLONY LTD.** (PAN No. AADAK5746K) a registered Co-operative Society under the West Bengal Co-operative Societies Act, 1989 and its statutory modifications and/or re-enactments thereof in force from time to time and having its registered office at and functioning from Dum Dum Park, 1<sup>st</sup> Floor, P.S. Lake Town, P.O. Bangur Avenue, Kolkata-700055 being represented by its Secretary **SRI RANENDRA MOHAN ROY**, son of Late Pabitra Mohan Roy having his PAN No. ADDPR2173F, by faith - Hindu, by Nationality - Indian, by Occupation - Retired, residing at 517, Dum Dum Park, P.O. Bangur Avenue, P.S. Lake Town, Kolkata- 700055, hereinafter called and or referred to as the "**OWNER SOCIETY/PRINCIPAL**";

**AND**

**SRI UTPAL MAITY** (PAN No. AGTPM4770C) son of Late G.B. Maity, by faith-Hindu, by Nationality - Indian, by Occupation - Business, being the sole proprietor and carrying on his business of development under the name and style of **PARK PROPERTIES**(PAN No. AGTPM4770C) having his office at 638, Dum Dum Park, Kolkata-700055, P.S.- Lake Town, P.O. Bangur Avenue, Kolkata-700055, West Bengal, hereinafter called and referred to as the "**ATTORNEY**".

**WHEREAS** by and under a Memorandum executed between the Government of West Bengal and the Owner Society, the Govt. of West Bengal had under Sub-Section (2) of the Section 10 of West Bengal Land Development and Planning Act, 1948 (West Bengal Act XXI of 1948) empowered the Owner Society to execute at its own cost a Development Scheme and to dispose of the lands comprised therein on certain terms, thereby the Govt. of West Bengal allotted the total land measuring more or less 87.67 Acre as

mentioned in Schedule - 'A' of the memorandum of Agreement dated 21.12.1951.

**AND WHEREAS** by and under an Articles of Agreement entered into between the Owner Society of the one part and the Governor of the State of West Bengal of the other part, agreement included in some modification and variation dated 27<sup>th</sup> day of November 1975, which was in furtherance of the Memorandum dated 21.12.1951, by and under which the Governor of the State of West Bengal conveyed and transferred to the Owner herein the total area of land measuring 85.33 acres more or less, comprising partly residential and partly commercial and more particularly described in Schedule A thereto. The said Agreement dated 27<sup>th</sup> November, 1975 was duly registered on 28<sup>th</sup> day of November, 1975 in the office of Sub-Registrar Office at Cossipore Dum Dum recorded in Book No. 1, Volume No. 176, Pages from 211 to 215 being No. 9812 for the year 1975.

**AND WHEREAS** in terms of the Agreement the Govt. of West Bengal had conveyed unto the Owner an area more or less 85.33 acres for Development Plan to be used for scheme/schemes prepared by one Krishnapur Refugee Co-operative Colony Ltd. (Owner Society) and also approved the allotment of the Plots of land as shown in the Development Plan of the said scheme amongst the members of the said Society.

**AND WHEREAS** the Land and Land Revenue Department, Land Development Branch, Government of West Bengal approved in this scheme with Plan the total acquisition cost has already been paid to the Govt. as well as the price of individual plots at which the said Co-operative society proposed to the Govt. and the Govt. has agreed and accepted the proposal of the society to allot the Plots to its respective members.

**AND WHEREAS** by the part recited Articles of Agreement dated 27<sup>th</sup> day of November, 1975 made by and between Government of West Bengal and

Krishnapur Refugee Co-operative Colony Ltd., duly registered in the office of Sub-Registrar Cossipore Dum Dum on 28<sup>th</sup> day of November 1975 and recorded in Book No. 1, Volume No. 176, Pages from 211 to 215, being No. 9812, for the year 1975, the said Co-operative has become lawful and absolute owner measuring an area 85.33 acres more or less more fully described in Schedule "A" hereunder.

**AND WHEREAS** the members of the Owner Society in the Special General Meeting held on 25-01-2004 approved the scheme to change the industrial plot admeasuring an area of 1 Bigha and 2 Cottahs approx. into a residential plot for constructing multistoried building and the said flats will be distributed amongst to the residents of the Society area who are mainly refugees from erstwhile East Pakistan now Bangladesh and also to others who will be interested. A copy of the Resolution was duly submitted to the Assistant Registrar, Co-operative Society vide letter dt. 03-01-2005.

**AND WHEREAS** the members of the Owner Society in the General Meeting held on 30<sup>th</sup> November, 2014 decided and approved to provide land of about 8.34 Cottahs for construction of Pumping Station to pump out the accumulated storm Water from Dum Dum Park for the benefits of the residents of Dum Dum Park, to South Dum Dum Municipality / KMDA, out of 1 Bigha 2 Cottahs of land, by way of Lease Deed and the balance available land of more or less of 13.50 Cottahs in C.S. Dag No. 2432 will be utilized for construction of residential flats and other units morefully and particularly mentioned in Schedule-B herein below.

**AND WHEREAS** Board of Directors of the Owner Society invited tenders and in the extended meeting held on 09-04-2014 and 13-04-2014 decided to award contract to The Developer, namely M/s. Park Properties, Developer and Contractor on joint venture basis whose tender was the best tender received in response to the open tender floated by the Society.

**AND WHEREAS** the members of the Owner Society in the General Meeting held on 01-06-14 also approved to award a contract to the Developer namely M/s. Park Properties on joint venture basis, finalized on the basis of open tender and approved by the Board of Directors.

**AND WHEREAS** the members of the Owner Society in the General Meeting held on 26-06-2016 and also on 19-02-2017 discussed and approved the Draft Development Agreement and Development Power of Attorney after Development Agreement to be executed by The Secretary of the Owner Society.

**AND WHEREAS** the Owner society has now decided to develop the vacant land/plot measuring an area 13.5 Cottahs of land more or less by making construction of residential Flats by the approved developer. The said plots of land is morefully mentioned and described in **Schedule "B"** hereunder written.

**AND WHEREAS** by virtue of the Registered Development Agreement dated 16<sup>th</sup> day of April, 2018, entered into by and between the Principal and the Attorney where the said Attorney was selected as the developer of the plot of land belonging to the Society mentioned herein.

**AND WHEREAS** that All That Piece and parcel of land measuring more or less 13.50 Cottahs therein situated and lying in Scheme of the Development Plan of the Said Society in Mouza - Shyamnagar, J.L. No. 17, C.S. Dag No. 02432, Ward No. 28, within the limit of South Dum Dum Municipality, P.s. - Lake Town, Kolkata - 700055, in the district of North 24-Parganas as morefully described in the Schedule 'B' hereunder written as also in the Schedule alluded to in the Registered Development Agreement, hereinafter referred to as the "said property" for the purpose of developing the said Property by raising construction building/buildings and usufructs in



accordance with the sanctioned building Plan approved by the South Dum Dum Municipality and/or Competent Authority with right to the Attorney to sell, transfer, convey, assure and assign the constructed area falling within the Developers Allocation in the proposed building to the intending Purchaser/s excluding in compliance of the terms and conditions of the Development Agreement duly registered at Additional District Sub-Registration Office Bidhannagar (Salt Lake City) dated 16<sup>th</sup> day of April, 2018 vide Deed No. 150400710 for the year 2018 which copied in Book No. I, Volume No. 1504-2018, Pages from 27636 to 27680.

**AND WHEREAS** to enable the Attorney to comply, with observe and perform the covenants of the Registered Development Agreement dated 16<sup>th</sup> April, 2018 and to enable him to easier discharge his duties and terms of the Registered Development Agreement dated 16<sup>th</sup> day of April, 2018, the **KRISHNAPUR REFUGEE CO-OPERATIVE COLONY LTD.** through its Secretary **SRI RANENDRA MOHAN ROY**, (the Principal herein) hereby appoints and nominates **Sri Utpal Maity** carrying on business under the name and style of **Park Properties** as its lawful constituted under the terms as hereunder written.

**NOW KNOW THE ALL MEN BY THESE PRESENTS**

**That the Attorney shall do the following acts and deeds:**

1. The **KRISHNAPUR REFUGEE CO-OPERATIVE COLONY LTD.** through its Secretary Ranendra Mohan Roy does hereby appoint and nominate Utpal Maity, sole proprietor of Park Properties as its lawfully constituted attorney for the purpose of developing the piece and parcel of land as mentioned herein.

2. To have the right to enter into and hold possession of the said property and defend possession of the said land as given in Schedule hereunder written and every part thereof and also to manage, maintain and administer the said land and every part thereof for the purpose of construction.
3. To initiate, file, defend any suit or action in connection with the development of the said property, initiated by any third party, who is not a member of the Owner Society and to appoint Advocate therefore or proceedings in connection with the development of the said property at the own cost of the Attorney. However, if any suit or action is initiated or dispute is raised by any member or members of the Owner Society, even in matters relating to the Development or proposed construction on the said property, the Attorney shall diligently bring it to the notice of the Secretary of the Owner Society and the Owner Society alone shall deal with such suit or action or litigation.
4. To compromise or settle or withdraw any suit or action or dispute, initiated by any third party, who is not a member of the Owner Society.
5. The Attorney shall represent himself before all government bodies, municipalities and/or other statutory bodies or agencies for and on behalf of the Principal in his name and stead.
6. To appear and represent before all courts, judicial and quasi judicial authorities / tribunals as may be necessary in the name and stead of the Principal mentioned herein.

7. To prosecute, enforce, defend, answer and oppose all action and other legal proceedings in respect of the said Property or any part thereof.
8. To file and defend, suits, costs, appeals and applications of whatsoever nature for and behalf of the Principal or any other proceedings needed to be initiated or preferred by or against any person or persons in respect of the said land as give in the schedule herein.
9. To sign, verify and/or affirm any plaint written statements, petition, affidavit, verifications, Vakalatnama and memo of appeal or any way connected therewith.
10. To deposit and withdraw fees, documents and money in and from any Court and/or othe
11. To look after and to control all the affairs for the development of the said land and raising construction upon the said land as given in Schedule hereunder written as per Sanctioned plan.
12. To prepare Plan by appointing an architect and to submit a building Plan, drainage and sewerage Plan and submit the same before the appropriate authority for sanction upon approval of owner the same and take all steps for sanction of the Building Plan and to sign and execute the said building Plan and admit said Plan including the Development Plan, documents, statements, papers, undertakings, declarations as may be required for necessary sanction, modification and/or alternation of development plans, by the local municipality and other appropriate Authorities and to receive the sanctioned building Plan from the said authority after sanction the same.



13. To appear and represent the Principal being their attorney before any necessary authorities including the competent authority under the Urban Land(Ceiling and Regulation) Act, 1976 and Government of West Bengal, Municipal Authorities, in connection with the sanction, modification and/or alteration or Development Plan etc. of the aforesaid land.
14. To pay fees for obtaining mutation, amalgamation, sanction, modification and such other orders and permissions from the necessary authorities as per expedient for sanction, modification and/or alteration of development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint engineers, architects and other agents and sub-contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
15. To obtain reimbursement of the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the development plans to any authority or authorities.
16. To develop the said land by making construction strictly in accordance with the sanction specifications and for that purpose to demolish and/or remove any existing structure on the said Property, if any, as the said Attorney shall deem fit and proper.
17. To apply for at his own cost obtaining electricity, gas, water, sewerages, drains, telephone or other connections or any other utilities to the said property and/or to make alteration therein and to close down and/or have disconnection of the same and for that purpose to

sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

18. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said property or any part thereof .
19. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
20. To negotiate with prospective purchasers for sale of the part of the constructed area, falling within the Developer's Allocation only on the proposed building to be constructed on the said land as given in schedule hereunder written, comprising, Flat/floor, garages, shops of along with proportionate share of land, as mentioned in registered Development Agreement on terms and conditions the Attorney may deem fit and proper.
21. To receive from the prospective purchasers amounts either earnest money or full consideration money of the part of the constructed area, falling within the Developer's Allocation only for sale, transfer, conveyance of the respective flat along with proportionate share of land or any other part or portion of the said Building on such terms and conditions as the said Attorney shall think fit and proper.

22. To enter into Agreement for Sale and Indenture of Conveyance to be executed in favour of each such prospective purchaser/s in the capacity as Developer and also as constituted attorney of the principal.
23. To Execute the Deed of Conveyance, present the same for registration before the office of the Competent Registrar and register the same on the principal's behalf in respect of the Developer's allocation.

**AND** generally to do all acts, deeds and things as required for the purpose to deal with and disposes of the said property and all acts lawfully done by the said Attorney shall be constituted as act, deeds, and things done by the Principal as it was personally present and done the said by the Principal.

**AND** we hereby agree to ratify and confirm and agree or undertake to ratify and confirm all such acts and deeds and things which the said Attorney shall lawfully do or cause to be done in exercise of or by virtue of these powers conferred on the Attorney under this Power of Attorney.

**SCHEDULE "A" ABOVE REFERRED TO:**

**(TOTAL LAND)**

**ALLT THAT** piece and parcel of land is situated within village-Krishnapur, Mouza-Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), P.S.- Lake Town, District North 24-Parganas, comprising Plot No. 2320 to 2324, 2326, 2327, 2330 to 2333, 2343 to 2373, 2376 to 2393, 2395 to 2404, 2413 to 2417, 2425 to 2432, 2440, 2442 to 2491 and 2555 to 2558 lying and situated at Dum Dum Park, Kolkata - 700055, under Additional District

Sub-Registration Office Bidhannagar (Salt Lake City), measuring an area more or less 87.97 acres.

**SCHEDULE "B" ABOVE REFERRED TO:**  
**(LANDED AREA UNDER THIS POWER OF ATTORNEY)**

**ALL THAT** the piece and parcel of Bastu land measuring more or less 13.50 Cottahs of the Development Plan of the said Society in Mouza-Shyamnagar(formerly Krishnapur), J.L. No. 32/20 (formerly No.17), C.S./R.S. Dag No.2432, Ward No. 28, within the Municipal area of South Dum Dum Municipality under Additional District Sub-Registration Office Bidhannagar(Salt Lake City), situated at Dum Dum Park, P.S.- Lake Town, Kolkata-700055, in the district of North 24-Parganas and butted and bounded in the following manner:

ON THE NORTH	:	Malik Para
ON THE SOUTH	:	Bagjola Canal site Road(20'feet)
ON THE EAST	:	Owner of the vacant land
ON THE WEST	:	Pump House of South Dum Dum Municipality

IN WITNESS WHEREOF the said **OWNER SOCIETY/PRINCIPAL** has hereunto set and subscribed his hand and/or signature on this 3<sup>rd</sup> day of May, 2018.

**SIGNED, SEALED & DELIVERED**

BY THE **OWNER SOCIETY/PRINCIPAL** AT  
KOLKATA IN THE PRESENCE OF

1. Benoy Bhushan Roy  
459, Sun Sun park  
Kolkata - 700055

2. Madhumongal Sirdar  
3811 Sun Sun Park  
Kol. - 700055.

For and on behalf of  
Kritannagar Refugee Co-Operative Colony Ltd.

Ramesh Mishra Roy  
Secretary

**SIGNATURE OF OWNER SOCIETY/  
PRINCIPAL**

**SIGNED, SEALED & DELIVERED**

BY THE **CONSTITUTE ATTORNEY** AT  
KOLKATA IN THE PRESENCE OF

1. Benoy Bhushan Roy
2. Madhumongal Sirdar

Utpal Maity

**SIGNATURE OF THE DEVELOPER  
CONSTITUTED ATTORNEY  
ACCEPTED**

**Drafted by me :**

Manabendra Thakur

**Manabendra Thakur,  
Advocate,  
High Court, Calcutta  
Regn. No. WB/99/1989**



OF THE  
AGENT/  
AGENT/SELLER/  
BUYER/AGENT  
WITH PHOTO

**UNDER RULE 44A OF THE I.R. ACT 1908**  
**LH BOX-SMALL TO THUMB PRINTS**

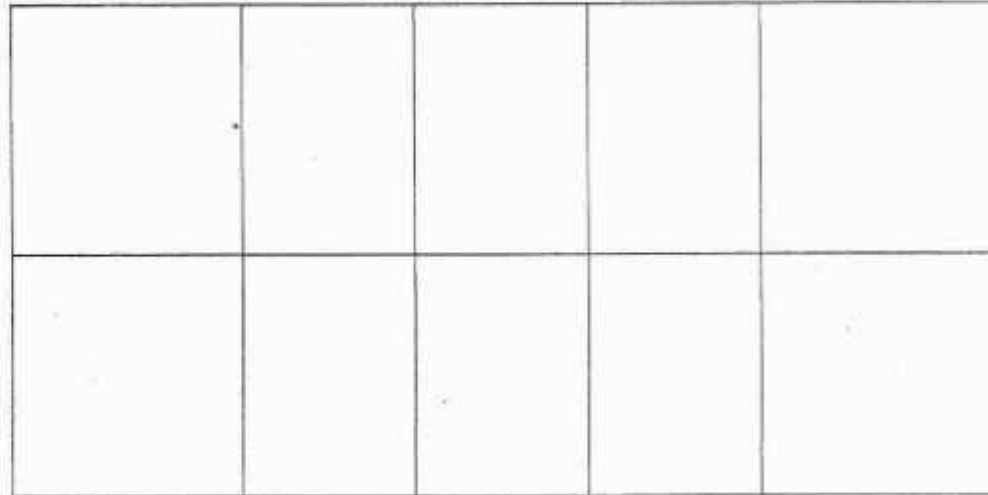
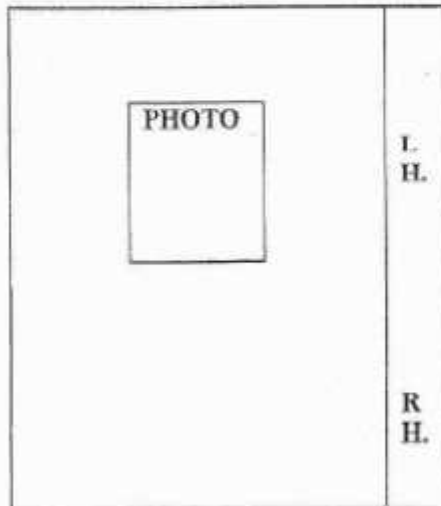
N.B.-  
**R.H. BOX. -THUMB TO SMALL PRINTS**



ATTESTED :- *Ranendra Mohan Ray*



ATTESTED :- *Utpal Maity*



ATTESTED :-

आयकर विभाग

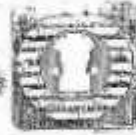
INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

KROSHNAPUR REFUGEE CO OPERATIVE COLONY LTD



25/07/1949

Permanent Account Number

AAADAK5746K

Signature

For and on behalf of  
Kroshnapur Refugee Co-Operative Colony Ltd

*Ravindra Mohan Singh*  
Secretary



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें :  
आयकर पैन सेवा यूनिट, UTHIISL  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614



ভারত সরকার

Unique Identification Authority of India  
Government of India



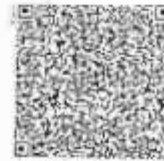
আপনার আই ডি / Enrollment No.: 1111/19983/01391

To  
রবেন্দ্র মোহন রায়  
Ranendra Mohan Roy  
517 DUMDUM PARK  
South Dum Dum (M)  
Bangur Avenue  
North 24 Parganas  
West Bengal 700055

166085709



ML660857097FT

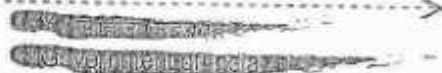


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আপনার আধার সংখ্যা / Your Aadhaar No. :

**7586 5677 5502**

আধার - সাধারণ মানুষের অধিকার



রবেন্দ্র মোহন রায়  
Ranendra Mohan Roy  
পিতা : পাবিত্র মোহন রায়  
Father: PABITRA MOHAN ROY  
জন্ম তারিখ / DOB : 02/10/1947  
সুন্দর / Male



7586 5677 5502

আধার - সাধারণ মানুষের অধিকার

Any (DumDum, City 24 Pgs

১৯৯৯ সালের ১৯ জুলাই

১৯৯৯ সালের ১৯ জুলাই

Facsimile Signature  
Electoral Registration Officer  
নির্বাচন কমিশন অফিসার

For 139 -BELGACHIA EAST  
Assembly Constituency  
১৩৯ বেলগাচিয়া পূর্ব  
বিধানসভা নির্বাচন কেন্দ্র

Place Calcutta  
স্থান কলিকতা  
Date 19.07.85  
তারিখ ১৯.০৭.৮৫

*Handwritten signature*



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD  
পরিচয় কার্ড

WB / 20 / 139 / 338862



Elector's Name Roy Basendramohan  
নির্বাচক নাম রায়-রাজেন্দ্রমোহন  
Father/Mother/Husband's Name Pabitra Mohan  
পিতা/মাতা/পরিচয় নাম পরিত্রামোহন  
Sex M  
লিঙ্গ পুরুষ  
Age as on 1.1.1986 48  
১৯৯৬-৮৬ সাল ৪৮

*Handwritten signature*

এই কার্ড হারিয়ে গেলে / হারিয়ে গেলে এর কপিয়ার প্রমাণিত করে  
প্রাপ্ত কর্তৃপক্ষের নিকট প্রমাণিত করে  
নিম্নলিখিত সংস্থায় জমা দিতে হবে (স্বাক্ষরিত এবং প্রমাণিত)।  
পী.সি.  
চৌধুরী কক্ষ,  
কলকাতা - ৭০০ ০০৯.

In case this card is lost/used, kindly inform/return to  
the issuing authority  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta-700 069.

স্থায়ী হিসাব নিকাশ / PERMANENT ACCOUNT NUMBER

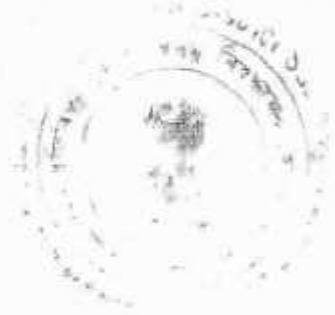
ADDPR2173F



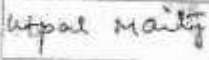
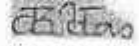


নাম / NAME  
P.M. ROY  
পিতা/মাতা/পরিচয় নাম / FATHER'S NAME  
P.M. ROY  
জন্ম তারিখ / DATE OF BIRTH  
02-10-1947

স্থায়ী স্বাক্ষর  
*Handwritten signature*

কমিশনার  
COMMISSIONER OF INCOME-TAX, W.B. - XI



स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER <b>AGTPM4770C</b>		
	नाम / NAME <b>UTPAL MAITY</b>	
पिता का नाम / FATHER'S NAME <b>GOSTHA BEHARI MAITY</b>		
जन्म तिथि / DATE OF BIRTH <b>16-10-1955</b>		
हस्ताक्षर / SIGNATURE 		 आयकर अधिकारी, प.सं. 111 COMMISSIONER OF INCOME-TAX, W.D. -11

*Utpal Maity*

इस कार्ड के खो / भिल जाने पर सूचना जारी करने  
 वाले अधिकारी को सूचित / वापस कर दें  
 संयुक्त आयकर अधिकारी (प्रणाली एवं तकनीकी),  
 पी-7,  
 चौइंगहेट स्क्वायर,  
 कलकत्ता - 700 069.

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 the issuing authority :  
 Joint Commissioner of Income-tax (Systems & Technical),  
 P-7,  
 Chowringhee Square,  
 Calcutta- 700-069.







# भारत सरकार

Unique Identification Authority of India  
Government of India

आधार क्रमांक / Enrolment No. : 1325/1352/104100

To  
श्रीमती  
Utpal Maity  
S/O. Gostha Behari Maity  
3rd Floor 40/1 Dam Dam Park  
Kolkata  
Bangur Avenue  
Bangur Avenue  
Jesore Road North 24 Parganas  
West Bengal 700055  
9800521858  
25023121  
MD280231213FH



आपका आधार क्रमांक / Your Aadhaar No. :

**9122 3802 2348**

मेरा आधार, मेरी पहचान



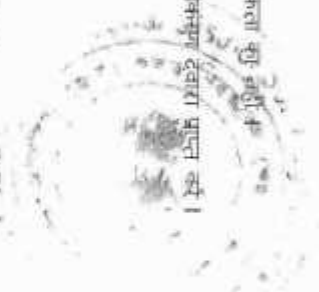
भारत सरकार  
Government of India

जन्म तिथि  
Utpal Maity  
जन्म तिथि / DOB : 16/11/1965  
पुरुष / Male



## सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
  - पहचान का प्रमाण ऑनलाइन प्रमाणिकरण द्वारा प्राप्त करें।
- INFORMATION**
- Aadhaar is proof of identity, not of citizenship.
  - To establish identity, authenticate online.



आधार देश भर में मान्य है।

आधार मंचिष्य में सरकारों और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।

Aadhaar is valid throughout the country.

Aadhaar will be helpful in availing Government and Non-Government services in future.

*Utpal Maity*



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता  
आपका पता बिहारो नगर, धरम S/O. Gostha Behari Maity, 3rd  
नंबर, 40/1 दम दम पार्क कोलकाता, Floor, 40/1 Dam Dam Park,  
कोलकाता, बिहारो नगर, North 24  
पार्गाना, बिहारो नगर, 790055  
बिहारो नगर, धरम कोलकाता, West  
Bengal, 700055

9122 3802 2348

**ELECTION COMMISSION OF INDIA**  
 भारतीय निर्वाचन आयोग

IDENTITY CARD  
 पहचान कार्ड

WIL/2019/570079



पिता का नाम Father's Name	मजुन्दर मानव Majumdar Manab
पिता का पता Father's Address	अज्ञात Unknown
पिता का पेशा Father's Occupation	अज्ञात Unknown
पिता का जन्म तिथि Father's Date of Birth	अज्ञात Unknown
पिता का जन्म स्थान Father's Place of Birth	अज्ञात Unknown

15/03/1996

*(Signature)*

22/11/19, Pankaj Kaji Manohar Road  
 Jodhpur

22/11/19, Pankaj Kaji Manohar Road  
 Jodhpur

*(Signature)*

Electoral Registration Officer  
 निर्वाचन पंजीकरण अधिकारी

For State/UT Assembly Constituency  
 राज्य/उ.प्र. विधानसभा निर्वाचन क्षेत्र

District जिला	Calcutta कोलकाता
Date दिनांक	15/03/1996
Year वर्ष	20/00/2000



*Manab Majumdar*

=====  
DATED THIS 3rd DAY OF May, 2018  
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FROM

KRISHNAPUR REFUGEE  
CO-OPERATIVE COLONY LTD.  
OWNER SOCIETY/PRINCIPAL

TO

SRI UTPAL MAITY  
CONSTITUTED ATTORNEY

DEVELOPMENT POWER OF ATTORNEY

### Major Information of the Deed

Deed No :	I-1504-00800/2018	Date of Registration	03/05/2018
Query No / Year	1504-1000114790/2018	Office where deed is registered	
Query Date	20/04/2018 12:59:23 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Utpal Maity 638 Dum Dum Park, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9831963709, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 4,45,50,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150400710/2018 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Dum Dum Park, Mouza: ShyamNagar, Ward No: 28

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2432		Bastu	Bastu	13.5 Katha	1/-	4,45,50,000/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>					<b>22.275Dec</b>	<b>1 /-</b>	<b>445,50,000 /-</b>	

#### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Krishnapur Refugee Co Operative Colony Ltd</b> Dum Dum Park, 1st Floor, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AADAK5746K, Status :Organization, Executed by: Representative, Executed by: Representative






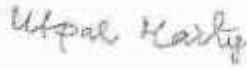
#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Park Properties</b> 638, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AGTPM4770C, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1504-00800/2018-03/05/2018


**Representative Details :**

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Shri Ranendra Mohan Roy</b> Son of Late P M Roy Date of Execution - 03/05/2018, , Admitted by: Self, Date of Admission: 03/05/2018, Place of Admission of Execution: Office	 May 3 2018 12:58PM	 LTI 03/05/2018	 03/05/2018
517, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADDPR2173F Status : Representative, Representative of : Krishnapur Refugee Co Operative Colony Ltd (as Secretary)			
Name	Photo	Finger Print	Signature
<b>Shri Utpal Maity (Presentant)</b> Son of Late G B Maity Date of Execution - 03/05/2018, , Admitted by: Self, Date of Admission: 03/05/2018, Place of Admission of Execution: Office	 May 3 2018 12:58PM	 LTI 03/05/2018	 03/05/2018
638, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGTPM4770C Status : Representative, Representative of : Park Properties (as Proprietor)			

**Identifier Details :**

Name & address

Mr MANAB MAJUMDER son of Late AJIT KUMAR MAJUMDER 2/H/4 RAJA MANINDRA ROAD, P.O:- BELGACHIA, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, IN - 700037, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Shri Ranendra Mohan Roy, Shri Utpal Maity	03/05/2018  
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**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Krishnapur Refugee Co Operative Colony Ltd	Park Properties-22.275 Dec

Major Information of the Deed :- I-1504-00800/2018-03/05/2018



**Endorsement For Deed Number : I - 150400800 / 2018**

On 20-04-2018

**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 4,45,50,000/-



**Debajyoti Bandyopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**  
**North 24-Parganas, West Bengal**

On 03-05-2018

**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 12:33 hrs on 03-05-2018, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri Utpal Maity .

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

Execution is admitted on 03-05-2018 by Shri Ranendra Mohan Roy, Secretary, Krishnapur Refugee Co Operative Colony Ltd (Public Limited Company), Dum Dum Park, 1st Floor, P.O:- Bangur Avenue, P.S:- Lake Town, District- North 24-Parganas, West Bengal, India, PIN - 700055

Identified by Mr MANAB MAJUMDER, , Son of Late AJIT KUMAR MAJUMDER, 22/H/4 RAJA MANINDRA ROAD, P.O: BELGACHIA, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by profession Service

Execution is admitted on 03-05-2018 by Shri Utpal Maity, Proprietor, Park Properties (Sole Proprietorship), 638, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700055

Identified by Mr MANAB MAJUMDER, , Son of Late AJIT KUMAR MAJUMDER, 22/H/4 RAJA MANINDRA ROAD, P.O: BELGACHIA, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

Major Information of the Deed :- I-1504-00800/2018-03/05/2018

Stamp 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

Stamp: Type: Impressed, Serial no 2568, Amount: Rs.100/-, Date of Purchase: 15/03/2018, Vendor name: Mita Dutta



**Debajyoti Bandyopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**  
**North 24-Parganas, West Bengal**

Major Information of the Deed :- I-1504-00800/2018-03/05/2018

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1504-2018, Page from 30813 to 30840  
being No 150400800 for the year 2018.



Digitally signed by Debajyoti  
Bandyopadhyay  
Date: 2018.05.04 16:33:06 +05:30  
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 05/04/18 4:32:40 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)