

1748/2023

2-1685/23

# भारतीय गैर न्यायिक



पचास  
रुपये  
रु. 50

FIFTY  
RUPEES  
Rs. 50

INDIA NON JUDICIAL

Handwritten signature and date: 11/5/23

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 253961

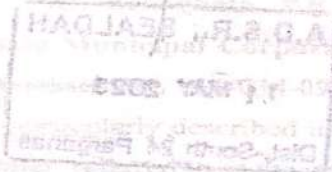
Q. 2 / 1190021 / 2023

Certified that this document is admitted to Registration. The signature sheet and Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar  
Sealdah  
11-5-23

## DEVELOPMENT POWER OF ATTORNEY

This Development Power Of Attorney is made on this 11th day of May, Two Thousand Twenty Three (2023), of the Christian Era.



Handwritten notes and signatures at the bottom right of the page.



No. 1569 Value 50/- 08 MAY 2023  
Date.....  
Sold to..... M/s Matrix Construction  
Address..... 157/2A - Acharya Rd  
Vendor Sign..... Chandra Bosa  
No. 700007

Sharmistha Chatterjee Mukherjee  
Govt. Lince Stamp Vendor  
Sealdah Civil Court, Kol-14

WEST BENGAL

Controlled that this document is  
admitted to the register. The  
original is retained in the  
office of the Additional District  
Registrar, Sealdah.

11/05/2023

Additional District Registrar,  
Sealdah  
11-5-23



Identified by me  
Sankar Sen  
son of late Meghnad Sen  
Business  
T/7H/1, Kalimuddin Lane  
P.O. Beadon Street  
P.S. Manicktala  
Kolkata - 700006

A.D.S.R., SEALDAH  
11 MAY 2023  
Dist.-South 24 Parganas

(2)

BY

State Resource Centre For Adult Education, West Bengal, (Pan: AABAS 0551J) having its registered office at 50/1, Dr. Suresh Chandra Banarjee Road (Portion of old/former Premises No. 50, Beliaghata Main Road), P.O. Beliaghata, P.S. Beliaghata, Kolkata – 700010, represented by its **Director/ Authorized Signatory** namely **Dr. Arup Kumar Das** (Pan : AHOPD 6679D, Aadhaar No. : 9365 3638 7161 and Mobile No. 90622 03763), son of Late Gopal Chandra Das, by Occupation – Service, by Nationality - Indian, by Faith – Hindu, residing at 510/1, Tirupati Apartment, Sahid Hemanta Kumar Bose Sarani, P.O. Motijheel, P.S. Dumdum, District – North 24-Parganas, Pin -700 074, hereinafter referred to as the **Executant / Principal /Land Owner** (Which terms or expression shall unless excluded by or repugnant to the subject or context shall mean and include its successors-in-office, executors, administrators, legal representatives and assigns) do hereby declare :

Whereas the **Executant / Principal /Land Owner** herein being the present sole and absolute owner of the property being the **All That** piece and parcel of revenue redeemed **Bastu Land** measuring about **07 (Seven) Cottahs - 09 (Nine) Chattaks – 37 (Thirty Seven) Sq.Ft.** be the same a little more or less, together with more than 20 years old, cemented floor, two and partly three storied fully residential building standing thereon, having its total covered area of 4399 sq.ft. be the same a little more or less (i.e. on the Ground Floor : 1647 sq.ft. + on the 1<sup>st</sup> Floor : 2567 sq.ft. and on the portion of 2<sup>nd</sup> Floor : 185 sq.ft.), along with all easements, appurtenances and common rights of the KMC main road on the southern side of the said **Bastu Land** available therein, lying, situate at and being **Premises No. 50/1, Dr. Suresh Chandra Banarjee Road** (Portion of old / former Premises No. 50, Beliaghata Main Road), **P.O. Beliaghata, P.S. Beliaghata, Kolkata – 700010**, within limits of the **Kolkata Municipal Corporation office**, under ward No. 034, **Borough No. III**, vide Assessee No. 11-034-09-1002-3 and **District : South 24-Parganas**, morefully and particularly described in the **Schedule** mentioned property hereunder written, hereinafter referred to as the said **property**.





**A.D.S.R., SEALDAH**

**11 MAY 2023**

**Dist.-South 24 Parganas**

**And Whereas** thus the said **Executant / Principal / Land Owner** herein, lawful sole and absolute owner and in peaceful possession and enjoyment of the said **property** is well seized and possessed the same, free from all encumbrances whatsoever and good marketable title thereto, morefully and particularly described in the **Schedule** mentioned property hereunder written.

**And Whereas** while thus seized and possessed the said **property**, morefully and particularly described in the **Schedule** mentioned property hereunder written, the **Executant / Principal / Land Owner** herein, have since expressed its desire to construct a multistoried building through a proper **Developer** and thereafter getting such information from a reliable source, the **M/s Matrix Construction** (Pan: ABGFM 4974Q), a **Partnership firm**, having its registered office at 157/2A, Acharya Prafulla Chandra Road, 1<sup>st</sup> Floor, Room-1B, P.O. Shyambazar, P.S. Shyampukur, Kolkata-700 004, represented by its **Partners** namely (1) **Shri Uttam Kumar Kundu** (Pan : AFYPK 1781M, Aadhaar No. : 2735 1143 6624 and Mobile No. 93310 52340), son of Late Jadab Chandra Kundu, by Occupation- Business, by Nationality - Indian, by Faith – Hindu, residing at 13 / 8D, Ariff Road, P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata-700 067 and (2) **Shri Samiran Kundu** (Pan: BEWPK 1160G, Aadhaar No. : 6026 2958 4918 and Mobile No. 92300 21001), son of Sri Uttam Kumar Kundu, by Occupation- Business, by Nationality - Indian, by Faith – Hindu, residing at AE-124, Salt Lake, Sector – I, P.O. Bidhannagar CC Block, P.S. Bidhannagar (North), Kolkata-700064, approached / proposed before the **Executant / Principal / Land Owner** herein to construct of such multi-storied building consisting of several flat(s) / room(s) / shop(s) / office(s) / unit(s) / car parking space(s). On account of such proposal, the **Executant / Principal / Land Owner** herein allowed the said **Developer** herein to supervision and inspection of the said **Bastu Land** which stated in the **Schedule** mentioned property hereunder written and after inspection of the **Schedule** mentioned property hereunder written and having been completely satisfied with its clarity of title and commercial viability, approached the **Executant / Principal / Land Owner** herein to allow the said **Developer** herein to construct of a multistoried building over the same.



(4)

**And Whereas the Executant / Principal / Land Owner** herein, being satisfied with the proposal passed by the said **Developer** herein with the same and willing to commence with the construction of a multistoried building on the **Schedule** mentioned property hereunder written in accordance with Law.

**And Whereas, the Executant / Principal / Land Owner** herein and the concerned **Developer** herein have agreed to have constructing a multistoried building on the said **Bastu Land** in accordance with certain terms and conditions and the **Executant / Principal / Land Owner** herein and the said **Developer** herein have entered into a **Development Agreement** dated 11/05/2023, upon terms and conditions recited therein, which has been duly registered in the office of the A.D.S.R. Sealdah, District : South 24-parganas and recorded there in Book No. I, Being No. 160601675, For the year 2023.

**And Whereas the Executant / Principal / Land Owner** herein have agreed to execute a registered **Development Power of Attorney**, after registered **Development Agreement** in favour of the said **Developer** herein to enable the said **Developer** to proceed with the said construction of a multistoried building over the said **Bastu Land**, morefully and particularly described in the **Schedule** mentioned property hereunder written.

**And** accordingly the above named **Executant / Principal / Land Owner** herein do hereby appoint, nominate and constitute the **M/s. Matrix Construction** (Pan: ABGFM 4974Q), a Partnership firm, having its Registered office at 157/2A, Acharya Prafulla Chandra Road, 1<sup>st</sup> Floor, Room-1B, P.O. Shyambazar, P.S. Shyampukur, Kolkata-700 004, represented by its **Partners** namely (1) **Shri Uttam Kumar Kundu** (Pan : AFYPK 1781M, Aadhaar No. : 2735 1143 6624 and Mobile No. 93310 52340), son of Late Jadab Chandra Kundu, by Occupation- Business, by Nationality - Indian, by Faith – Hindu, residing at 13 / 8D, Ariff Road, P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata-700 067 and (2) **Shri Samiran Kundu** (Pan: BEWPK 1160G, Aadhaar No. : 6026 2958 4918 and Mobile No. 92300 21001), son of Sri Uttam Kumar Kundu, by Occupation-

(4)

**And Whereas** the **Executant / Principal / Land Owner** herein, being satisfied with the proposal passed by the said **Developer** herein with the same and willing to commence with the construction of a multistoried building on the **Schedule** mentioned property hereunder written in accordance with Law.

**And Whereas**, the **Executant / Principal / Land Owner** herein and the concerned **Developer** herein have agreed to have constructing a multistoried building on the said **Bastu Land** in accordance with certain terms and conditions and the **Executant / Principal / Land Owner** herein and the said **Developer** herein have entered into a **Development Agreement** dated 11/05/2023, upon terms and conditions recited therein, which has been duly registered in the office of the A.D.S.R. Sealdah, District : South 24-parganas and recorded there in Book No. I, Being No. 160601675, For the year 2023.

**And Whereas** the **Executant / Principal / Land Owner** herein have agreed to execute a registered **Development Power of Attorney**, after registered **Development Agreement** in favour of the said **Developer** herein to enable the said **Developer** to proceed with the said construction of a multistoried building over the said **Bastu Land**, morefully and particularly described in the **Schedule** mentioned property hereunder written.

**And** accordingly the above named **Executant / Principal / Land Owner** herein do hereby appoint, nominate and constitute the **M/s. Matrix Construction** (Pan: ABGFM 4974Q), a Partnership firm, having its Registered office at 157/2A, Acharya Prafulla Chandra Road, 1<sup>st</sup> Floor, Room-1B, P.O. Shyambazar, P.S. Shyampukur, Kolkata-700 004, represented by its **Partners** namely (1) **Shri Uttam Kumar Kundu** (Pan : AFYPK 1781M, Aadhaar No. : 2735 1143 6624 and Mobile No. 93310 52340), son of Late Jadab Chandra Kundu, by Occupation- Business, by Nationality - Indian, by Faith – Hindu, residing at 13 / 8D, Ariff Road, P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata-700 067 and (2) **Shri Samiran Kundu** (Pan: BEWPK 1160G, Aadhaar No. : 6026 2958 4918 and Mobile No. 92300 21001), son of Sri Uttam Kumar Kundu, by Occupation-



(5)

Business, by Nationality - Indian, by Faith – Hindu, residing at AE-124, Salt Lake, Sector – I, P.O. Bidhannagar CC Block, P.S. Bidhannagar(North), Kolkata- 700064, as its **True and Lawful Constitute Attorney** to do all acts, deeds, things, perform execute and cause to be done, executed and performed relating to the said **property** for the **Executant / Principal /Land Owner** herein and in the name of the **Executant / Principal /Land Owner** herein.

1. To look after the interest of the **Executant / Principal /Land Owner** herein and to do all acts, deeds and things in respect of the said **property**, morefully and particularly described in the **Schedule** mentioned property hereunder written.
2. To protect and safeguard the **Executant / Principal /Land Owner** herein right, title and interest in respect of the **Schedule** mentioned property hereunder written.
3. To make construct of a proposed multistoried building over the said **Bastu Land**, morefully and particularly described in the **Schedule** mentioned property hereunder written as per **Development Agreement**, dated 11/05/2023 executed between the **Executant / Principal /Land Owner** herein and the **Developer** herein.
4. To supervise and look-after the construction of the said proposed a multistoried building.
5. To receive the earnest money from the intending purchaser / purchasers of the flat(s) / room(s) / shop(s) / office(s) / unit(s) / car parking space(s) from the allocated portion of the said **Developer** herein after signing the **Agreement for Sale** and transfer of the proposed flat(s) / room(s) / shop(s) / office(s) / unit(s) / car parking space(s) to the intending purchaser / purchasers and to realise consideration or sale price from the intending purchaser / purchasers in respect of the allocated portion of the said **Developer** herein.
6. To apply before the C.E.S.C. Office for obtaining the electric meters for the said proposed a multistoried building for use of the flats / rooms / shops / offices / units / car parking space(s).



(6)

7. To swear any affidavit, declaration and indemnity bond etc. for the purpose of the **Schedule** mentioned property hereunder written if required in future in the name of the **Executant/ Land Owner / Principal** herein and on its behalf of the said **True and Lawful Constitute Attorney** before any Judicial / Executive Magistrate and Notary Public.

8. To represent its before the K.I.T. office, the K.M.D.A. office, the Chief Valuer and Surveyor Deptt., Assessment- Collection (N) Deptt., Building Deptt., Water Supply Deptt., Sewerage / Drainage Deptt. and or any other Deptt. of the K.M.C. office, LA Collector office, Govt. of W.B., Land Acquisition Govt. of W.B., any registration office, any Court and Land and Land Reform Tribunal office, any Registration office, Govt. of W.B. any court in respect of the **Schedule** mentioned property hereunder written in the name of the **Executant/ Land Owner / Principal** herein and on its behalf of the said **True and Lawful Constitute Attorney**.

9. To do all needful acts, deeds and things and make signature for the procedural work for obtaining the building plan from the Building Department of the Kolkata Municipal Corporation Office, in respect of the said **sole and absolute ownership property**, morefully and particularly described in the **Schedule** mentioned property hereunder written.

10. To appoint any Advocate, Advocates, Solicitors and Deed Writers on its behalf and to sign plaints, pleading, written statements, deed drafts etc. in the name of the **Executant/ Land Owner / Principal** herein and on its behalf of the said **True and Lawful Constitute Attorney**.

11. To appoint any LBS, LBA, Engineer, Chattered Engineer and Geo-Tech Engineer on its behalf and to apply and obtain electricity, water, sewerage, drainage or other connections or any other utility to the **Schedule** mentioned property hereunder written and / or to be made alteration therein and to close down and / or connect or disconnect the same and for that purpose to sign, execute and submit all papers, applications, plans and documents before the competent authorities and to execute all other acts, deeds and things as may be deemed fit and proper in the name

(7)

of the **Executant/ Land Owner / Principal** herein and on its behalf of the said **True and Lawful Constitute Attorney**.

12. To draw, design and make the structural and building plan and file the same before the Building Department of the Kolkata Municipal Corporation Office and to apply and obtain the complete sanction plan and Completion Certificate from the Building Department of the Kolkata Municipal Corporation Office.

13. To apply and proceed with the procedural work of regularization of building or any part of the said proposed multistoried building and obtain the same.

14. To sign, execute and admit any documents, statements, papers, undertakings, declaration as would be required for necessary permission by the appropriate authority or authorities.

15. To apply and obtain the internal and external drainage sanction of the said multistoried building from the Drainage Department of the KMC Office.

16. To apply file and process the regularization of the said multistoried building or any part of the said multistoried building before the KMC Office under Section 401 of the KMC Act' 1980 as well as 1990.

17. To do all needful acts, things and make signature for the procedural work for obtaining the sanctioned building plan from the Building Department of the KMC Office or for any modification and / or alteration of plan or for revise plan, if any, in respect of the said **property**, morefully and particularly described in the **Schedule** mentioned property hereunder written.

18. To take charge and possession of the said **property** morefully and particularly described in the **Schedule** mentioned property hereunder written and every part thereof and to supervise, manage and look after in the name of the **Executant/ Land Owner / Principal** herein and on its behalf of the said **True and Lawful Constitute Attorney**.



(8)

19. To apply for and obtain all permission, sanctions and / or consent form the Government of West Bengal and from the other Government authorities and / or statutory bodies and to pay the requisite or permission fees etc.

20. To prepare, signature, execute, enter into, modify, cancel, alter, draw, approve, rectify, acknowledge and deliver and / or register and / or give consent to and confirmation to all Deed of Conveyance, Agreement For Sale, papers, documents, supplementary agreements, nominations, assignments, rectifications, declarations, affidavits, undertakings, acknowledgement, confirmations, notices and all other documents and writing for and on behalf of its as may be required to be so done for transfer to title of the said proposed multistoried building, including its proportionate share in the **Bastu Land** as described in the **Schedule** mentioned property hereunder written in respect of said **Developer's** allocation either in favour of the intending purchaser / purchasers or in favour of their nominee(s) and for that purpose to put all necessary signature and / or thumb impression on the said Deed/s and all other documents and writing connected thereto in the name of the **Executant/ Land Owner / Principal** herein and on its behalf of the said **True and Lawful Constitute Attorney**.

21. To get fresh / additional / reinstallation of water / sewer / electricity power connection and other services in the part of the building and for the purpose to do all the acts, deeds and things in the name of the **Executant/ Land Owner / Principal** herein and on its behalf of the said **True and Lawful Constitute Attorney**.

(9)

22. To receive registered letters, insured letters, money order, telegrams, postal orders, the other papers and relevant documents from the Post Office, Railway Deptt., K.M.C. Office, Calcutta Collector, Police and other Government Departments, and non- government organization or any other authorities from time to time for its and on its behalf in respect of the **Schedule** mentioned property hereunder written.

23. To take delivery of and submit and or any documents of title, clearance, plant, etc. as would be required and found necessary or expedient in the name of the **Executant/ Land Owner / Principal** herein and on its behalf of the said **True and Lawful Constitute Attorney**.

24. To execute any Agreement / Deed for the above mentioned purpose and for the purpose to put all necessary signatures and / or thumb impressions on the said Deed(s) and all other document(s) and writings connected thereto in its name and on its behalf.

25. To make and signature application to the appropriate department of the Government, local authorities or other competent authority for all and any licenses, permissions, and consent required by any Law.

26. To prepare, signature, execute, enter into, modify, cancel, draw, approve, rectify, deliver and / or register and or give consent and confirmation to all paper(s), document(s), agreement(s), supplementary agreement(s), nomination(s), assignment(s), deed(s), rectification(s), declaration(s), affidavit(s), undertaking(s), acknowledgement(s), confirmation(s), notice(s) and all other document(s) and



writing(s) as in any way be required to be done in exercise of power conferred under this presents.

27. To appear and represent us before any Notary Public, Registrar of Assurances-I, II, III and IV Kolkata, Additional District Sub-Registrar, Sealdah, District : South 24- Parganas, District Sub-Registrar, Alipore, District : South 24- Parganas, Metropolitan Magistrate and / or other office or offices or Authority or Authorities having jurisdiction and to present deed / deeds for registration before them and to acknowledge and present and register and / or to have admitted registered and perfected all deeds, instruments and writing execute signed or made in the name of the **Executant/ Land Owner / Principal** herein and on its behalf of the said **True and Lawful Constitute Attorney** by virtue of the power hereby conferred.

28. To appoint any Arbitrator with approval of the **Executant/ Land Owner / Principal** herein in respect of any dispute touching the said **Schedule** mentioned property hereunder written, to accept the award of the said Arbitrator and / or file application for the rule of the Court of the decision of the said Arbitrator.

29. To represent us and appear before any registration authority such as Registrar of Assurances-I, II, III and IV Kolkata, Additional District Sub-Registrar, Sealdah, District : South 24- Parganas and District Sub-Registrar, Alipore, District : South 24-Parganas, to registration of any type of **Deed of Conveyance** on any other kind of deed(s) in favour of the intending purchaser/ purchasers on its behalf upto

(11)

the **Developer's** allocated portion as reserved by the aforesaid **Development Agreement**.

30. To enter into Agreement / Agreements for transfer of flat(s) / room(s) / shop(s) / office(s) / unit(s) / car parking space(s) with the intending Purchaser / Purchasers together with proportionate share of **Bastu Land** with common uses or rights in respect of said **Developer's** allocation only.

31. To signature, execute and admit any documents, statements, papers undertakings, declarations, as may be required for necessary permission by the appropriate authority or authorities on its behalf.

32. To sell the allocation portion of the said **Developer** in the said proposed multistoried building to the intending purchaser / purchasers after receiving the consideration money by the **Developer** and will be deposited the **Developer's** bank account.

**And** do hereby agree to ratify and confirm all and whatever other act or acts in the name of the **Executant/ Land Owner / Principal** herein and on its behalf of the said **True and Lawful Constitute Attorney** shall Lawfully do, execute, or cause to be done, executed or performed in connection with the sale or sales and other matters by virtue of this **Development Power of Attorney** notwithstanding no express power in that behalf hereunder provided. The **Development Agreement** and **Development Power of Attorney** will not be revocable until having the consent of the both parties.

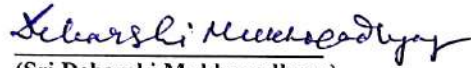


In Witnesses Whereof the said Executant / Principal /Land Owner and the said Lawful  
Constitute Attorney hereof doth hereunto set and subscribed their respective signatures on this the day,  
month and year first above written.

Signed, Sealed And Delivered By  
the Executant / Principal /Land Owner  
In The Presence of :



(Sri Tara Sankar Das Sarkar)  
Son of Late Sirir Kumar Das Sarkar  
Occupation : Service  
Address: 513, Dumdum Park  
P.O. Bangur, P.S. Laketown  
Kolkata- 700 055

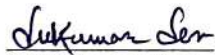


(Sri Debarshi Mukhopadhyay)  
Son of Late Asoke Mukhopadhyay  
Occupation : Service  
Address: 56, Mahakalitala Lane  
P.O. Bansberia, P.S. Mogra  
District : Hooghly  
Pin : 712502, West Bengal

Signed, Sealed And Delivered By  
the Lawful Constitute Attorney  
In The Presence of :

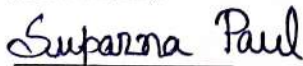


(Sri Tapan Chakraborty)  
Son of Late B.C. Chakraborty  
Occupation : Private Service  
Address : 78/E Korunamoyee Road  
P.O.- Talpukur, P.S. Titagarh  
District : 24-Parganas (N)  
Pin : 700123



(Sri Sukumar Sen)  
Son of Late Meghnad Sen  
Occupation :Business  
Address: T/7H/1, Kalimuddin Lane  
P.O. Beadon Street, P.S. Manicktala  
Kolkata- 700006

Typed By Me,



(Miss Suparna Paul)  
Daughter of Sri Sukamal Paul  
Occupation : Private Service  
157/2A, A.P.C. Road  
P.O. Shyamabazar, P.S. Shyambazar  
Kolkata-700004



Director,

State Resource Centre for A.B. EP

(Dr. Arup Kumar Das)

Director

- Authorised Signatory -  
On Behalf, State Resource Centre  
For Adult Education,  
West Bengal

- Signature of the Executant / Principal /Land Owner -

**MATRIX CONSTRUCTION**



Partner(s)

**MATRIX CONSTRUCTION**



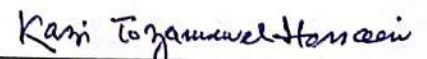
Partner(s)

(Sri Uttam Kumar Kundu)

(Sri Samiran Kundu)

- Signature of the Lawful Constitute Attorney -



































Drafted By Me,



(Kazi Tozammel Hossain)  
-Advocate-  
Sealdah Civil Court  
Enrolment No. 165/176/1995  
Kolkata-700004



PHOTO PEST & FINGER IMPRESSION SHEET

 <p style="text-align: right;">LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
 Director, Resource Centre for A.S. P. (Dr. Arup Kumar Das) -Signature of the Executant / Principal / Land Owner-	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
					
 <p style="text-align: right;">LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
MATRIX CONSTRUCTION Uttam K. Kundu Partner(s) (Sri Uttam Kumar Kundu) -Signature of the Lawful Constitute Attorney-	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
					
 <p style="text-align: right;">LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
MATRIX CONSTRUCTION Samiran Kundu Partner(s) (Sri Samiran Kundu) -Signature of the Lawful Constitute Attorney-	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
					



## Major Information of the Deed

Deed No :	I-1606-01685/2023	Date of Registration	11/05/2023
Query No / Year	1606-8001190081/2023	Office where deed is registered	
Query Date	11/05/2023 11:45:38 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sukumar Sen T/7H/1, Kalimuddin Lane, Thana : Maniktala, District : South 24-Parganas, WEST BENGAL, PIN - 700006, Mobile No. : 9051967785, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 4,87,25,628/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160601675/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr.Suresh Chandra Banerjee Road, Road Zone : (Rail Bridge (W-34) -- CIT Rd/GS Rd On Road) , , Premises No: 50/1, , Ward No: 034 Pin Code : 700010

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Katha 9 Chatak 37 Sq Ft		4,59,79,003/-	Width of Approach Road: 60 Ft., , Project Name :
<b>Grand Total :</b>				<b>12.5629Dec</b>	<b>0 /-</b>	<b>459,79,003 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4399 Sq Ft.	0/-	27,46,625/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1647 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2567 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 185 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>4399 sq ft</b>	<b>0 /-</b>	<b>27,46,625 /-</b>	





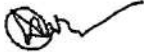


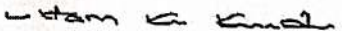
**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>State Resource Centre For Adult Education West Bengal</b> 50/1, Dr.Suresh Chandra Banerjee Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 , PAN No.:: aaxxxxxx1j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Matrix Construction</b> 157/2A, Acharya Prafulla Chandra Road, 1st Floor, Room -1B, City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 , PAN No.:: abxxxxxx4q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Dr Arup Kumar Das (Presentant)</b> Son of Late Gopal Chandra Das Date of Execution - 11/05/2023, , Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office	 May 11 2023 12:13PM	 LTI 11/05/2023	 11/05/2023
510/1, Tirupati Apartment Sahid Hemanta Kumar Bose Sarani,, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ahxxxxxx9d, Aadhaar No: 93xxxxxxxx7161 Status : Representative, Representative of : State Resource Centre For Adult Education West Bengal (as director)				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Uttam Kumar Kundu</b> Son of Late Jadab Chandra Kundu Date of Execution - 11/05/2023, , Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office	 May 11 2023 12:14PM	 LTI 11/05/2023	 11/05/2023
13/8D, Ariff Road, City:- Not Specified, P.O:- Ultadanga Main Road, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx1m, Aadhaar No: 27xxxxxxxx6624 Status : Representative, Representative of : Matrix Construction (as partners)				



Name	Photo	Finger Print	Signature
<b>Shri Samiran Kundu</b> Son of Shri Uttam Kumar Kundu Date of Execution - 11/05/2023, , Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office	 May 11 2023 12:15PM	 LTI 11/05/2023	 11/05/2023
AE-124, Salt Lake, Block/Sector: I, City:- Not Specified, P.O:- Bidhannagar CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bexxxxxx0g, Aadhaar No: 60xxxxxxxx4918 Status : Representative, Representative of : Matrix Construction (as partners)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sukumar Sen</b> Son of Late Meghnad Sen T/7H/1, Kalimuddin Lane, City:- Not Specified, P.O:- Beadon Street, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700006	 11/05/2023	 11/05/2023	 11/05/2023
Identifier Of Dr Arup Kumar Das, Shri Uttam Kumar Kundu, Shri Samiran Kundu			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	State Resource Centre For Adult Education West Bengal	Matrix Construction-12.5629 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	State Resource Centre For Adult Education West Bengal	Matrix Construction-4399.00000000 Sq Ft



Endorsement For Deed Number : I - 160601685 / 2023

On 11-05-2023

**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 11:57 hrs on 11-05-2023, at the Office of the A.D.S.R. SEALDAH by Dr Arup Kumar Das

**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 4,87,25,628/-

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

Execution is admitted on 11-05-2023 by Dr Arup Kumar Das, director, State Resource Centre For Adult Education West Bengal, 50/1, Dr.Suresh Chandra Banerjee Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010

Identified by Mr Sukumar Sen, , , Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Execution is admitted on 11-05-2023 by Shri Uttam Kumar Kundu, partners, Matrix Construction, 157/2A, Acharya Prafulla Chandra Road, 1st Floor, Room -1B, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Identified by Mr Sukumar Sen, , , Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Execution is admitted on 11-05-2023 by Shri Samiran Kundu, partners, Matrix Construction, 157/2A, Acharya Prafulla Chandra Road, 1st Floor, Room -1B, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Identified by Mr Sukumar Sen, , , Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1569, Amount: Rs.50.00/-, Date of Purchase: 08/05/2023, Vendor name: SHARMISTHA CHATTERJEE MUKHERJEE

*Amitava Ghosal.*

**Amitava Ghosal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2023, Page from 49483 to 49503

being No 160601685 for the year 2023.



Digitally signed by AMITAVA GHOSAL  
Date: 2023.05.17 13:50:23 +05:30  
Reason: Digital Signing of Deed.

*Amitava Ghosal.*

(Amitava Ghosal) 2023/05/17 01:50:23 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)

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