

463/2020

I-427/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 591665

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

Adtl. District Sub-Registrar
Behala, South 24 Parganas

17 JAN 2020

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT We, (1) SRI ASHOKE KUMAR MONDAL (PAN-AJFPM8575Q, Aadhaar No. 5094 8551 2474) son of Late Bhabani Prasad Mondal, by faith Hindu, by occupation Retired person, by Nationality Indian, residing at 71N, J.K.M. Road, Paschim Barisha, P.O. & P.S. Thakurpukur, Kolkata- 700 063 (2) SRI ACHINTA KUMAR MONDAL (PAN-DYDPM0968P, Aadhaar No. 8886 1945 0617) son of Late Bhabani Prasad Mondal, by faith Hindu, by occupation Retired person, by Nationality Indian, residing at 19/1, Rajani Banerjee Road, Paschim Barisha, P.O. & P.S. Thakurpukur, Kolkata- 700 008, (3) SRI ASIT KUMAR MONDAL (PAN

786525

- 7 DEC 2019

.....Rs.....Date.....
 Name:- ARJUN GOPE, Advocate
 Address:- Ailpur Police Court, Kol-27
 Vendor:.....
I. CHAKRABORTY
 6B, Dr. Rajendra Prasad Sarani
 Kolkata-700 001



Devis Chakravarti,
 Advocate
 S/O Lt S.K. Chakravarti
 Ailpore Police Court
 Kol-27.

A.D.S.R. Behala
 11 JUN 2020
 Dist.- South 24 Pgs.

Major Information of the Deed

Deed No. :	I-1607-00427/2020	Date of Registration	17/01/2020
Query No / Year	1607-1000093945/2020	Office where deed is registered	
Query Date	17/01/2020 11:10:42 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	ASHOKE KUMAR MONDAL 71, J. K. M. ROAD, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 9831211274, Status : Seller/Executant		
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. 2/-	Rs. 24,10,415/-		
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]:- 160700408/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :







District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajani Banerjee Road, , Premises No: 15, , Ward No: 125 Pin Code : 700008



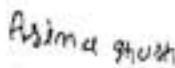
Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 1 Chatak 6 Sq Ft	1/-	20,35,415/-	Property is on Road , Project Name :
Grand Total :				6.7169Dec	1 /-	20,35,415 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,75,000 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>ASHOKE KUMAR MONDAL (Presentant) Son of Late BHABANI PRASAD MONDAL Executed by: Self, Date of Execution: 17/01/2020 , Admitted by: Self, Date of Admission: 17/01/2020 ,Place : Office</p>   <p>17/01/2020 LTI 17/01/2020 17/01/2020</p> <p>71N, J.K.M. ROAD, PASCHIM BARISHA, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AJFPM8575Q, Aadhaar No: 90xxxxxxxx2474, Status :Individual, Executed by: Self, Date of Execution: 17/01/2020 , Admitted by: Self, Date of Admission: 17/01/2020 ,Place : Office</p>
2	<p>ACHINTA KUMAR MONDAL Son of Late BHABANI PRASAD MONDAL Executed by: Self, Date of Execution: 17/01/2020 , Admitted by: Self, Date of Admission: 17/01/2020 ,Place : Office</p>   <p>17/01/2020 LTI 17/01/2020 17/01/2020</p> <p>19/1, RAJANI BANERJEE ROAD, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: DYDPM0968P, Aadhaar No: 88xxxxxxxx0617, Status :Individual, Executed by: Self, Date of Execution: 17/01/2020 , Admitted by: Self, Date of Admission: 17/01/2020 ,Place : Office</p>
3	<p>ASIT KUMAR MONDAL Son of Late BHABANI PRASAD MONDAL Executed by: Self, Date of Execution: 17/01/2020 , Admitted by: Self, Date of Admission: 17/01/2020 ,Place : Office</p>   <p>17/01/2020 LTI 17/01/2020 17/01/2020</p> <p>19/1, RAJANI BANERJEE ROAD, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFRPM9971Q, Aadhaar No: 40xxxxxxxx6329, Status :Individual, Executed by: Self, Date of Execution: 17/01/2020 , Admitted by: Self, Date of Admission: 17/01/2020 ,Place : Office</p>

Name	Photo	Finger Print	Signature
ASIMA GHOSH Daugther of Late BHABANI PRASAD MONDAL Executed by: Self, Date of Execution: 17/01/2020 , Admitted by: Self, Date of Admission: 17/01/2020 ,Place : Office	 17/01/2020	 LTI 17/01/2020	 17/01/2020
11/3A, RAJANI BANERJEE ROAD, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CVFPG2802L, Aadhaar No: 86xxxxxxx7796, Status :Individual, Executed by: Self, Date of Execution: 17/01/2020 , Admitted by: Self, Date of Admission: 17/01/2020 ,Place : Office			



Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS MULTICON P-50, BROJOMONI DEBYA ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 , PAN No.:: AAUFM2253K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> DEBASISH DUTTA Son of Late PRAFULLA KUMAR DUTTA Date of Execution - 17/01/2020, , Admitted by: Self, Date of Admission: 17/01/2020, Place of Admission of Execution: Office </td> <td>  Jan 17 2020 11:58AM </td> <td>  LTI 17/01/2020 </td> <td>  17/01/2020 </td> </tr> </tbody> </table> <p>41, BOSE PARA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWQPD7758L, Aadhaar No: 70xxxxxxx4686 Status : Representative, Representative of : MS MULTICON (as PARTNER)</p>	Name	Photo	Finger Print	Signature	DEBASISH DUTTA Son of Late PRAFULLA KUMAR DUTTA Date of Execution - 17/01/2020, , Admitted by: Self, Date of Admission: 17/01/2020, Place of Admission of Execution: Office	 Jan 17 2020 11:58AM	 LTI 17/01/2020	 17/01/2020
Name	Photo	Finger Print	Signature						
DEBASISH DUTTA Son of Late PRAFULLA KUMAR DUTTA Date of Execution - 17/01/2020, , Admitted by: Self, Date of Admission: 17/01/2020, Place of Admission of Execution: Office	 Jan 17 2020 11:58AM	 LTI 17/01/2020	 17/01/2020						

Identifier Details :

Name	Photo	Finger Print	Signature
DEBASIS CHAKRABARTY Son of Late S K CHAKRABORTY ALIPORE POLICE COURT, P.O.- ALIPORE, P.S.- Alipore, District:-South 24 Parganas, West Bengal, India, PIN - 700027			<i>Debasis Chakrabarty</i>
	17/01/2020	17/01/2020	17/01/2020
Identifier Of ASHOKE KUMAR MONDAL, ACHINTA KUMAR MONDAL, ASIT KUMAR MONDAL, ASIMA GHOSH, DEBASISH DUTTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ASHOKE KUMAR MONDAL	MS MULTICON-1.67922 Dec
2	ACHINTA KUMAR MONDAL	MS MULTICON-1.67922 Dec
3	ASIT KUMAR MONDAL	MS MULTICON-1.67922 Dec
4	ASIMA GHOSH	MS MULTICON-1.67922 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	ASHOKE KUMAR MONDAL	MS MULTICON-125.00000000 Sq Ft
2	ACHINTA KUMAR MONDAL	MS MULTICON-125.00000000 Sq Ft
3	ASIT KUMAR MONDAL	MS MULTICON-125.00000000 Sq Ft
4	ASIMA GHOSH	MS MULTICON-125.00000000 Sq Ft

On 17-01-2020

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 11:40 hrs on 17-01-2020, at the Office of the A.D.S.R. BEHALA by ASHOKE KUMAR MONDAL, one of the Executants.

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 24,10,415/-

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

Execution is admitted on 17/01/2020 by 1. ASHOKE KUMAR MONDAL, Son of Late BHABANI PRASAD MONDAL, 71N, J.K.M. ROAD, PASCHIM BARISHA, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Retired Person, 2. ACHINTA KUMAR MONDAL, Son of Late BHABANI PRASAD MONDAL, 19/1, RAJANI BANERJEE ROAD, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 3. ASIT KUMAR MONDAL, Son of Late BHABANI PRASAD MONDAL, 19/1, RAJANI BANERJEE ROAD, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 4. ASIMA GHOSH, Daughter of Late BHABANI PRASAD MONDAL, 11/3A, RAJANI BANERJEE ROAD, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Identified by DEBASIS CHAKRABARTY, , Son of Late S K CHAKRABORTY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-01-2020 by DEBASISH DUTTA, PARTNER, MS MULTICON, P-50, BROJOMONI DEBYA ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061

Identified by DEBASIS CHAKRABARTY, , Son of Late S K CHAKRABORTY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate


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/-

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 591665, Amount: Rs.100/-, Date of Purchase: 07/12/2019, Vendor name: I Chakraborty



Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1607-2020, Page from 19979 to 20014
being No 160700427 for the year 2020.



Sandip

Digitally signed by SANDIP BISWAS
Date: 2020.01.21 15:37:01 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 2020/01/21 03:37:01 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

AFRPM9971Q, Aadhaar No. 4063 5236 6329) son of Late Bhabani Prasad Mondal, by faith Hindu, by occupation Retired person, by Nationality Indian, residing at 19/1, Rajani Banerjee Road, Paschim Barisha, P.O. & P.S. Thakurpukur, Kolkata- 700 008 and (4) SMT. ASIMA GHOSH (PAN-CVFPG2802L, Aadhaar No. 8652 2338 7796) daughter of Late Bhabani Prasad Mondal, by faith Hindu, by occupation House-wife, by Nationality Indian, residing at 11/3A, Rajani Banerjee Road, Paschim Barisha, P.O. & P.S. Thakurpukur, Kolkata- 700 008 (hereinafter called the **PRINCIPALS**), SEND GREETINGS :-

WHEREAS we seized and possessed and/ or sufficiently entitled to in fee simple possession of **ALL THAT** piece and parcel of bastu land measuring an area 04 Cottahs 01 Chittaks 06 sq.ft. along with building standing thereon be the same a little more or less lying and situated at **Municipal Premises No. 15, Rajani Banerjee Road**, having its postal premises No. 20, Rajani Banerjee Road, Kolkata – 700 008 also known as 19/1, Rajani Banerjee Road, Kolkata- 700 008, within the present limit of the Kolkata Municipal Corporation, under K.M.C. Ward No. 125, Assessee No. 41-125-18-0015-0, under Police Station Thakurpukur, A.D.S.R.O. Behala, in the District of South 24- Parganas together with all right of easements, common facilities and amenities annexed thereto (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the “**Said Premises**).

AND WHEREAS for the purpose of Development of the said premises by and under a **REGISTERED DEVELOPMENT AGREEMENT** was made between ourselves and M/S. MULTICON (PAN No. AAUFM 2253K) a Partnership firm, having its principal place of business at P-50, Brojomani Debya Road, P.O. Sarsuna, under Police station Thakurpukur, Kolkata- 700 061, represented by its partners (1)SRI DEBASISH DUTTA (PAN No. AWQPD

7758L, Aadhaar No. 7074 9968 4686) son of Late Prafulla Kumar Dutta, by faith Hindu, by occupation Business, residing at 41, Bose Para Road, P.O. Barisha, under Police station Thakurpukur, Kolkata- 700 008, and (2) SMT. MOUSUMI PAL (PAN No.AQXPP3411D, Aadhaar No. 8249 7253 3771) wife of Sunil Kumar Pal, by faith Hindu, by occupation Business, residing at 258, Jadav Ghosh Road, Sarsuna, P.O. Sarsuna, under Police station Thakurpukur, Kolkata- 700 061, (3)SMT. DEBJANI CHAKRABARTI (PAN No. AOJPC 6741F, Aadhaar No.6532 0546 6850) wife of Sri Debasish Chakrabarti, by faith Hindu, by occupation Business, residing at P-50, Brojomani Debya Road, P.O. Sarsuna, P.S. Thakurpukur, Kolkata- 700 061 therein mentioned as the Developer, we have agreed and decided to permit the said Developer to erect, construct and complete building at the said premises in accordance with plan, Specifications and Drawings that may be sanctioned and approved by the concerned authorities in accordance with law and dispose of the same to the intending purchaser or purchasers on the basis of OWN YOUR OWN FLAT scheme and the said **Development Agreement** was registered on 17.01.2020 in the office of the A.D.S.R. at **Behala** and recorded in Book No.1, C.D. Volume No....., Being No.1:1609/00408 for the year 2020 and the Developer herein also paid the Assessed Stamp duty for the said Development Agreement.

AND WHEREAS in terms of the said Registered Agreement and for the purpose of construction, erection and completion of the said building at the said premises and for taking all appropriate steps measures as are necessary it has become expedient on my part to appoint, nominate and constitute our lawful constituted Attorney to do execute and perform or cause to be done executed and performed all such lawful acts, deeds and things that are necessary to be done executed and performed and in particular the under mentioned acts deeds and things.

Pradip

Ashoke Kumar Mondal

NOW KNOW YE BY THESE PRESENTS SHALL COME We, the PRINCIPLAS do hereby appoint, nominate and constitute the said M/S. MULTICON (PAN No. AAUFM 2253K) a Partnership firm, having its principal place of business at P-50, Brojomani Debya Road, P.O. Sarsuna, under Police station Thakurpukur, Kolkata- 700 061, represented by its one of the partner SRI DEBASISH DUTTA (PAN No. AWQPD 7758L, Aadhaar No. 7074 9968 4686) son of Late Prafulla Kumar Dutta, by faith Hindu, by occupation Business, residing at 41, Bose Para Road, P.O. Barisha, under Police station Thakurpukur, Kolkata- 700 008, our true and lawful attorney to do executed and performed or cause to be done execute and perform the under mentioned acts deeds and things related to and/ or arising out of construction, erection and completion of the building at the said premises morefully described in the schedule hereunder written strictly in accordance with the plans, specifications and drawings that may be sanctioned approved and permitted by the concerned authorities in accordance with law, that is to say:-

1. To apply for and submit required plans, specifications, drawings and other related documents and papers for construction of an appropriate building at the said premises to the Appropriate Authorities AND TO sign the said required documents, papers, writings, forms and declarations as may be required in accordance with law.
2. To Submit and sign the building plan for obtaining sanction from K.M.C. and sing any revised plans specifications, drawings, elevations or other related documents or papers that may be required from time to time by the K.M.C. in accordance with law so as to obtain sanction and approval for erection, construction and completion of the building at the said premises.
3. To pay deposit all necessary fees, charges and/ or make required deposits to the Appropriate Authorities in connection with the

erection, construction of the said building and/ or for commencement and completion of an effective user of the said building and every part thereof in terms of the said Agreement AND TO receive required permissions and approvals and grant valid discharges therefore.

4. To receive all approved and sanctioned plans, specifications, drawings and other related documents and papers for erection, construction and completion of a building at the said premises and to sign, execute all required documents, papers, writings, forms and declarations or otherwise as maybe required for and on my behalf and to demolish the existing building and structures at the said premises and to erect, construct and complete a new brick built building at the said premises strictly in accordance with the approved and sanctioned plan, specifications, elevations, drawings and in accordance with law.
5. To appear before all or any Authority or Authorities relating to and/ or arising out of erection, construction and completion of the building at the said premises in accordance with law AND to apply for and obtain all required permissions, approvals, consents, licences or otherwise by whatever name called from all and every authorities and/ or bodies.
6. To appear and represent the Principals before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal and Kolkata Police, C.E.S.C., Airport Authority in connection with the said premises.
7. To appear before all authorities including K.M.C., CESC Ltd. and any other authorities or Tribunal or otherwise and to make, sign execute all documents, papers, forms or other and to accept services of all notice or communications or otherwise.

8. To make sign, verify all applications and papers to appropriate Authorities for licence, permissions or approvals that may be legally required in connection with construction and completion of the said building at the said premises.
9. For the purpose of construction of the said building at the said premises, to apply for and obtain quota entitlement permit and other allocations for cement, steel, bricks and other building materials and to apply for and obtain necessary, temporary and/ or permanent water and electricity connections to the said building and other impute and facilities for construction and enjoyment of the building.
10. To apply for and obtain such certificates and/ or permission under any law relating to ceiling or Urban land or other law relating to land and/ or building or as maybe required for the construction of the said premises on our behalf.
11. To prepare, sign, declare, affirm and file declaration, statement, application and writing in any way connected with the construction of the building at the said premises, before any appropriate authority having jurisdiction and as may be required under any law.
12. To make sign, execute and verify all applications, petitions, objections or any other documents or paper and to submit, file or tender or serve the same to any Authority, K.M.C., Trust or any other body constituted under the law for grant of licences, permissions, approvals or consents as may be required in connection with the construction, completion and actual user of the building at the said premises.
13. To deposit and/ or withdraw fees and/ or documents and/ or money in and from authority and give valid receipt and discharges thereof, on our behalf.

14. Subject to payment of the appropriate charges fees, costs and expenses by the said Attorney to appoint Architect or Architects, surveyor or surveyors for the purpose of erection, construction and completion of the proposed building.
15. To represent me before any court of law, whether Civil, Criminal, Revenue, Writ or any other jurisdiction of whatsoever nature, Tribunal, Quasi- Judicial Authority or any other authority, statutory or otherwise to all intents purpose or nature and to institute, prosecute, file, initiate, carry on defend, resist, settle, compromise or to do any other acts, deeds or things relating to or arising out during erection, construction and completion of the said building at the said premises or otherwise and to sign all plants, petitions, affidavits, vakalatnama, warrant, written statements or any other pleadings of whatsoever nature, instruments, documents, terms of settlements, compromise, receipts, forms, or any other writings or papers as maybe required and to receive, accept and acknowledge receipt of all services, summons, notices, process, legal papers, payments, documents, instruments, writings or otherwise by whatever name called, described or distinguished and to engage, appoint, discharge, charge lawyers, council advocates, pleaders, agents or any other required person or body firm or otherwise on such terms and conditions as he may deem fit and expedient but shall always keep our property indemnified against all losses etc.
16. To appear before the appropriate Authorities including CESC Ltd. And K.M.C. And to apply for and obtain necessary permissions and approvals for electricity, water and sanitation connections and supply of all other infrastructure facilities at the said building and to pay and deposit all required payment therein.

17. It is understood that from time to time for the purpose of erection, construction and completion of the said building by the appointee herein, various acts, deeds, matters and things not herein specifically provided may be required to be done executed and performed for which he may require by respective authorities for which no specific provision has been made herein. We do hereby specifically empower and authorize the appointer herein to do all such acts., deeds, matters and things in accordance with law.
18. To engage or appoint Architect, Engineer, labour, plumber, electrician, contractor or such other person or persons as would be required for the purpose of construction and development of the proposed building in strict compliance of the K.M.C. Rules including the right to terminate their appointment and also to pay their remuneration.
19. To purchase building materials, cement, steel iron, woods, bricks, sands, stone cheeps, marvel and such other fittings and fixtures for the purpose of completion of the proposed building and the respective flats and units, car parking spaces etc. we shall not be liable to reimburse the cost of such materials.
20. To negotiate with the intending purchaser or purchasers of such flat or flats, unit or units, car parking space, (Only for the **Developer's allocated portion**) in the proposed building and to settle the price thereof including the responsibility to sign and execute any booking, receipt, agreement for sale and also to receive appropriate or utilize any earnest money, booking money, consideration money from such prospective purchaser or purchasers and to admit and acknowledge the receipt of such amount as above, but in such case our attorney shall be solely responsible for all liabilities and shall keep us indemnified

against any claim or any body, in case our attorney fails to perform and or discharge their liabilities properly.

21. To enter into an agreement for sales of the flats, car parking spaces, other uses with proportionate undivided share of land and premises to be constructed on each of the floors with the intending purchaser or purchasers for Developer's allocated portions only on such terms as our said Attorney will think fit and proper except the owner's allocated portion in terms of the said Development agreement.
22. To sign and execute any other deeds, documents, Agreements for Sale, Deed of Conveyance or Deed of sale, Deed of Amalgamation in respect of the said premises or part of it or undivided proportionate share of the land of the said premises and to present the same for registration before the Registering authority and to admit the execution thereof **except the owner's allocation.**
23. To sign, execute and register necessary deed of conveyance(s) and to present the same for registration before the Registering authority and to admit the execution thereof, in respect of the developer's allocation in this building.

GENERALLY to do all lawful acts, deeds and things as may be required to be done, executed and performed for erection, construction and completion of the said building at the said premises in accordance with law AND we do hereby ratify and confirm and agree to ratify and confirm at all times hereafter of all acts, deeds and things of whatsoever nature the said appointee shall lawfully do execute and perform by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring an area 04 Cottahs 01 Chittaks 06 sq.ft. along with building measuring an area 500 sq.ft. standing

thereon be the same a little more or less lying and situated at Municipal Premises No. 15, Rajani Banerjee Road, having its postal premises No. 20, Rajani Banerjee Road, Kolkata - 700 008, within the present limit of the Kolkata Municipal Corporation, under K.M.C. Ward No. 125, Assessee No. 41-125-18-0015-0, under Police Station Thakurpukur, A.D.S.R.O. Behala, in the District of South 24- Parganas and the said land is butted and bounded by:-

ON THE NORTH: Land of Anukul Chandra Ghosh;

ON THE SOUTH: Land of Bistu Pada Ghosh;

ON THE EAST : Land of Anukul Chandra Ghosh;

ON THE WEST : Rajani Banerjee Road;

IN WITNESS WHEREOF the Principals and the Attorney herein have hereunto set, subscribed their respective signed and delivered this power of attorney this the 19th day of January, 2020.

SIGNED SEALED AND DELIVERED by the
Within named parties at Kolkata
in the presence of:-

Ashoke Kumar Mondal
Asit Kumar Mondal
Achintha Kumar Mondal
Arina Ghosh.

1. Bartish Bhaskar

11/3 A R. B. Road Cal - 8

2/ Kanik Adhikary

29/13 C N.R. Road 1

KOL - 8

(PRINCIPALS)

M/S. MULTICON
S. Dutta

(ATTORNEY)

Drafted by me,
Dalasis Chakrabarti
Advocate.

Alipore Police Court, Kolkata- 700 027.



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Ashoke Kumar Mondal*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Amit Kumar Mondal*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Achintha Kumar Mondal*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Anamika Ghosh*

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name Deborah Dutt

Signature D. Dutt

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name.....

Signature.....

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name.....

Signature.....



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1607-1000093945/2020	Office where deed will be registered
Query Date	17/01/2020 11:10:42 AM	A.D.S.R. BEHALA, District: South 24-Parganas
Applicant Name, Address & Other Details	ASHOKE KUMAR MONDAL 71, J. K. M. ROAD, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 9831211274, Status : Seller/Executant	
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. 2/-	Rs. 24,10,415/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160700408/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajani Banerjee Road, , Premises No: 15, , Ward No: 125 Pin Code : 700008

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	4 Katha 1 Chatak 6 Sq Ft	1/-	20,35,415/-	Property is on Road , Project Name :
Grand Total :				6.7169Dec	1 /-	20,35,415 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	500 sq ft	1 /-	3,75,000 /-
---------	-----------	------	-------------

AS- 1 of 4

Query No: 1607-1-000093945 of 2020, Printed
On : Jan 17 2020 11:18AM, Generated from
Registration office

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ASHOKE KUMAR MONDAL (Presentant) Son of Late BHABANI PRASAD MONDAL71N, J.K.M. ROAD, PASCHIM BARISHA, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AJFPM8575Q, Aadhaar No: 90xxxxxxxx2474, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 17/01/2020	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 17/01/2020
2	ACHINTA KUMAR MONDAL Son of Late BHABANI PRASAD MONDAL19/1, RAJANI BANERJEE ROAD, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: DYDPM0968P, Aadhaar No: 88xxxxxxxx0617, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 17/01/2020	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 17/01/2020
3	ASIT KUMAR MONDAL Son of Late BHABANI PRASAD MONDAL19/1, RAJANI BANERJEE ROAD, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFRPM9971Q, Aadhaar No: 40xxxxxxxx6329, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 17/01/2020	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 17/01/2020
4	ASIMA GHOSH Daughter of Late BHABANI PRASAD MONDAL11/3A, RAJANI BANERJEE ROAD, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CVFPG2802L, Aadhaar No: 86xxxxxxxx7796, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 17/01/2020	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 17/01/2020

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	MS MULTICON P-50, BROJOMONI DEBYA ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 , PAN No.:: AAUFM2253K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative



Query No: 1207-1-000093945 of 2020, Printed
On : Jan 17 2020 12:13PM, Generated from
Registration office

AS- 2 of 4

Representative Details :

SI No	Name & Address	Representative of
1	DEBASISH DUTTA Son of Late PRAFULLA KUMAR DUTTA41, BOSE PARA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWQPD7758L, Aadhaar No: 70xxxxxxxx4666	MS MULTICON (as PARTNER)

Identifier Details :

Name & address
DEBASIS CHAKRABARTY Son of Late S K CHAKRABORTY ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of ASHOKE KUMAR MONDAL, ACHINTA KUMAR MONDAL, ASIT KUMAR MONDAL, ASIMA GHOSH, DEBASISH DUTTA

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	ASHOKE KUMAR MONDAL	MS MULTICON-1.67922 Dec
2	ACHINTA KUMAR MONDAL	MS MULTICON-1.67922 Dec
3	ASIT KUMAR MONDAL	MS MULTICON-1.67922 Dec
4	ASIMA GHOSH	MS MULTICON-1.67922 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	ASHOKE KUMAR MONDAL	MS MULTICON-125.00000000 Sq Ft
2	ACHINTA KUMAR MONDAL	MS MULTICON-125.00000000 Sq Ft
3	ASIT KUMAR MONDAL	MS MULTICON-125.00000000 Sq Ft
4	ASIMA GHOSH	MS MULTICON-125.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 16-02-2020) for e-Payment, Assessed market value & Query is valid for 30 days.(i.e. upto 16-02-2020)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.



Query No: 1607-1-000093945 of 2020, Printed
On: Jan 17 2020 12:13PM, Generated from
Registration office

AS- 3 of 4

6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Query No. 1607-1-000093945 of 2020, Printed
On : Jan 17 2020 12:13PM, Generated from
Registration office

AS- 4 of 4

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ASHOKE KUMAR MONDAL

BHABANI PRASAD MONDAL

14/04/1951

Pensioner Account Number

AJFPM8575Q



Signature

Signature



ভারত সরকার

Unique Identification Authority of India
Government of India

সনিক্রমিক আই ডি / Enrollment No.: 1040/90017/00183

১৬

আশোক কুমার মন্ডল

Ashoke Kumar Mondal

71 N J.K.M. ROAD

Paschim Bansha

Thekurpukur

Thekurpukur Maheshtala South 24 Parganas

West Bengal 700063

8013229889



MA169322475FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5094 8551 2474

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

আশোক কুমার মন্ডল

Ashoke Kumar Mondal

পিতা : শিবানী প্রসাদ মন্ডল

Father : Bhabani Prasad Mondal

জন্মতারিখ / DOB : 14/04/1951

পুংস / Male



5094 8551 2474

আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার জবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

71 এন, জে.কে.এম. রোড,

পশ্চিম বর্ডিশা, পশ্চিম ২৪ পরগনা,

ঠাকুরপুকুর, পশ্চিম বঙ্গ, 700063

Address:

71 N, J.K.M. ROAD, Paschim

Bansha, South 24 Parganas,

Thekurpukur, West Bengal, 700063

5094 8551 2474

১৯৭
1800 300 1947

neg@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DYDPM0968P

नाम / Name
ACHINTA KUMAR MONDAL

पिता का नाम / Father's Name
DHABAN PRASAD MONDAL

जन्म की तिथि / Date of Birth
01/07/1953

Achinta Kumar Mondal
हस्ताक्षर / Signature



24072017



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
 Unique Identification Authority of India
 Government of India

অনুকরণ আইডি / Enrollment No. : 1040/20037/29303

1001/2013

To
 Achinta Kumar Mondal
 অচিন্ত কুমার মন্ডল
 19/1
 RAJANI BANERJEE ROAD
 Paschim Barisha
 Barisha, South Twenty Four Parganas
 West Bengal - 700008



KL210363623DF

21036362



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8886 1945 0617

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



অচিন্ত কুমার মন্ডল
 Achinta Kumar Mondal
 পিতা: ভবানী প্রসাদ মন্ডল
 Father : BHABANI PRASAD MONDAL

জন্ম সাল/Year of Birth: 1953
 লিঙ্গ/ Male

8886 1945 0617



আধার - সাধারণ মানুষের অধিকার

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AFRPM9971Q



नाम / NAME
ASIT KUMAR MONDAL

पिता का नाम / FATHER'S NAME
BHABANI PRASAD MONDAL

जन्म तिथि / DATE OF BIRTH
02-06-1955

हस्ताक्षर / SIGNATURE

Asit Kumar Mondal

Asit Kumar Mondal

अधिकारी संख्या, पं. १११

COMMISSIONER OF INCOME-TAX, W.B. - III



भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No. : 1213/30020/08573

To
Aalt Kumar Mondal
 18/1
 RAJANI BANERJEE ROAD
 Paschim Barisha
 Barisha, South Twenty Four Parganas,
 West Bengal - 700008

1001/2013



KA469952231FH

46995223



आपका आधार क्रमांक / Your Aadhaar No. :

4063 5236 6329

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Aalt Kumar Mondal
 Father : BHABANI PRASAD MONDAL

DOB: 02/06/1955

Male

4063 5236 6329



मेरा आधार, मेरी पहचान

आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**


 आयकर विभाग
 Department of Income Tax
CVFPG2802L

आयकरदाता का नाम
ASMA GHOSH

आयकरदाता का पता
BAHANA, WILSON ROAD, MUMBAI

आयकरदाता का पता
MUMBAI, MAHARASHTRA



आयकर विभाग
Income Tax Department

आयकर विभाग का पता
Income Tax Department
Plot No. 2, Sector 11, CBD, Indraprastha,
New Mumbai - 400 014.

आयकर विभाग का पता
Income Tax Department
Plot No. 2, Sector 11, CBD, Indraprastha,
New Mumbai - 400 014.

आयकर विभाग का पता
Income Tax Department
Plot No. 2, Sector 11, CBD, Indraprastha,
New Mumbai - 400 014.

आयकर विभाग का पता
Income Tax Department
Plot No. 2, Sector 11, CBD, Indraprastha,
New Mumbai - 400 014.

आयकर विभाग का पता
Income Tax Department
Plot No. 2, Sector 11, CBD, Indraprastha,
New Mumbai - 400 014.

आयकर विभाग का पता
Income Tax Department
Plot No. 2, Sector 11, CBD, Indraprastha,
New Mumbai - 400 014.

आयकर विभाग का पता
Income Tax Department
Plot No. 2, Sector 11, CBD, Indraprastha,
New Mumbai - 400 014.



ভারত সরকার
GOVERNMENT OF INDIA



নাম: **Asima Ghosh**
পিতা: **BHABANIPRASAD MONDAL**

জন্ম: **Year of Birth: 1950**
লিঙ্গ: **Female**



8652 2338 7796

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

উদ্যোগ, ১১/৩৯, রাজনি বানার্জী রোড
বিশিষ্ট পরিচয়, বর্ধমান, পশ্চিম বঙ্গ
কলিকতা, ৭০০০০৮

Address: 11/3A, RAJANI
BANERJEE ROAD, Paschim
Bardhaman, Bardhaman, South
Twenty Four Parganas, West
Bengal, 700008

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bardhaman-700 007



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

DEBASISH DUTTA

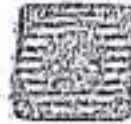
PROFULLA KUMAR DUTTA

10705/1965

Permanent Account Number

AWCPD7758L

Signature





Enrollment No. : 0638/11071/72964

To
Debasish Dutta
41
SOSEPARA ROAD
Purba Barisha
Barisha, South Twenty Four Parganas,
West Bengal - 700008
9745711873

165036018

93303516



KA33303516CFH



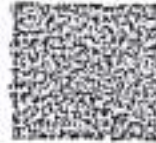
आपका आधार क्रमांक / Your Aadhaar No. :

7074 9968 4686

मेरा आधार, मेरी पहचान



Debasish Dutta
00870000000000000000
Male



7074 9968 4686

मेरा आधार, मेरी पहचान



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 18 / 113 / 585258

IDENTITY CARD

পরিচয় পত্র



Elector's Name
নির্বাচক নাম

Chakrabarti Debashish
চক্রবর্তী দেবশিষ

Father/Mother/
Husband's Name
পিতামাতার/স্বামীর নাম

Saroj
সরোজ

Sex
লিঙ্গ

M
♂

Age as on 1.1.1995
১.১.১৯৯৫-এ বয়স

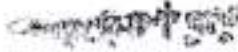
28
২৮

Address

P/50 Brajmani Debye Road, Ward-126,
Thakurpukur, S. 24 Pgs.

ঠিকানা

পি/৫০ ব্রজমনি দেবী রোড, ওয়ার্ড-১২৬,
তাকুরপুকুর, পি. ২৪ পৃ.



Facsimile Signature
Electoral Registration Officer
নির্বাচন নিয়ন্ত্রক

P.O. 113-BDHALA WEST
Assembly Constituency

১১৩-বদালা পশ্চিম
বিধানসভা নির্বাচন এলাকা

Place	Allpore
থানা	আলিপুর
Date	10.07.99
তারিখ	১০.০৭.৯৯