

19/12/22

1 = 12467/2

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIAN NON JUDICIAL

12.8. अमिचमबुङ्गा पश्चिम बंगाल WEST BENGAL
8/244986/22

AG 794210

Certified that the document is registered in
registration. The signature sheet and
endorsement sheet attached with
document are the part of this document.

[Signature]
District Sub-Register
Alipore, South 24-parganas

DEVELOPMENT POWER OF ATTORNEY

12 AUG 2022

KNOW ALL MEN BY THESE PRESENTS we

006307

06 JUN 2022

No.....Rs. **100/-** Date.....

Name:.....**PRANAB RAY**
Address:..... Advocate
Vendor:..... Alipur judges Court
Kolkata, 700027

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27



DISTRICT SUB REGISTRAR III
SOUTH 24 PGS, ALIPORE
12 AUG 2022

*Manish Singh
K. Das Singh
Prof. Chatterjee Rd
Kol-27
PS + PO - Alipore
Hindu*

1) SMT. SARASWATI @ MAZUMDER MAJUMDER @ MAJUMDAR, (PAN. BGPEM7862H /AADHAR NO. 387873239445/MOB NO. 8282824161) W/O Late Kamal Majumder, by faith - Hindu, by occupation - Housewife, residing at - 193/B, Picnic Garden Road, P. O. - Tiljala, P.S. - Kasba, Kolkata - 700039, District South 24 Parganas and 2) SRI. KALYAN MAJUMDER (PAN NO. CMXPM2735H/ AADHAR NO. 900456335917/MOB NO. 8444004976) Son of Late Kamal Majumder, by faith-Hindu, by occupation- Service/Business, residing at- 193/B, Picnic Garden Road, P. O. - Tiljala, P.S. - Kasba, Kolkata - 700039, District South 24 Parganas, both Indian Nationals, do here by affirm and declare as follows;

WHEREAS we are the absolute owners of ALL THAT piece and parcel of landed property measuring an area about 03 Cottahs 00 Chittaks 00 sq. ft. be the same a little more or less comprised in Mouza - Kusthia, J.L. No. 14, Touzi No. 1298/2833, R.S. No. R (GD5,6), Dag No. 1325/1404, 1337, Khatian No.93, 101, 558, being Municipal Premises No. 193B, Picnic Garden Road, P.S. - Kasba, Kolkata - 700039, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation under Ward No.67, Being Assessee No. 21-067-18-0177-5 and we have entered in to a Registered Development Agreement, with UTPAL DAS (PAN NO. ALDPD4414F/AADHAR NO. 506307369722 / MOB.NO.9831960732) S/O Sri Bablu Das, by faith - Hindu, by occupation - Business, residing at - 12/1A/20, Chowbaga Road, Bidhan Nagar South, Police Station- Tiljala, Kolkata - 700 039, District South 24 Parganas, to develop my aforesaid property and for such it would not be possible for us to look after individually my said property.



OFFICE OF THE DIST. SUB-REGISTRAR-III
SOUTH 24 PARGANAS, ALIPORE
12 AUG 2022

THAT we do hereby and hereunder appoint UTPAL DAS (PAN NO. ALDPD4414F/AADHAR NO. 506307369722 / MOB.NO.9831960732) S/O Sri Bablu Das, by faith – Hindu, by occupation – Business, residing at - 12/1A/20, Chowbaga Road, Bidhan Nagar South, Police Station- Tiljala, Kolkata - 700 039, District South 24 Parganas, as our constituted attorney to do all acts, things and deeds in our name and on our behalf.

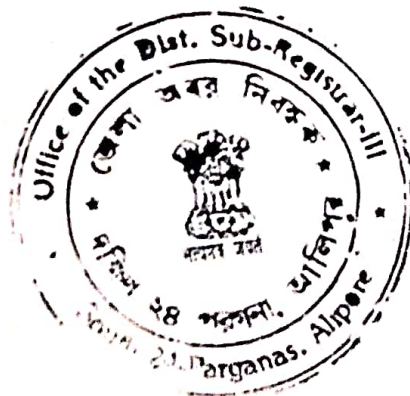
NOW BY THIS POWER OF ATTORNEY, we do hereby and hereunder appoint, engage, constitute and empower the above named attorney to do any and all of the activities for and on our behalf.

1. To look after and supervise and administer our property as mentioned in the schedule written hereunder in our name and on our behalf.
2. To appear before the CESC, KMDA, B.L. L. & R.O. & other offices in respect of our Schedule mentioned property and to sign in necessary documents in our name on our behalf.
3. To do all such acts, deeds and things in our name and on our behalf in respect of the said property as mentioned herein under for proper administration thereof.
4. To submit application/s to the KMC and other authorities for approval of building plan in our name and on our behalf and to sign in our name on our behalf.
5. To obtain delivery of the sanctioned copies of plans and related documents on our behalf and to sign in all documents in our name and on our behalf.



DIST. SUB-REGISTRAR
SOUTH 24 P.S., ALIPORE
12 AUG 2022

6. To deposit taxes, charges, fees etc. as and when asked by any authority or authorities in our name and on our behalf and to sign in all documents in our name and on our behalf.
7. To appear before the Kolkata Municipal Corporation in respect of my schedule mentioned property for building plan, building rectification plan, Rule 25, Completion Certificate and other documents on our behalf and to sign in all documents in our name on our behalf.
8. To appear before the Kolkata Municipal Corporation in respect of our schedule mentioned property for sewerage connection, drainage connection, water connection and other necessary permissions on our behalf and to sign in our name and on our behalf in necessary documents.
9. To appear before the Kolkata Municipal Corporation in respect of our schedule mentioned property for mutation, for deposit of tax and other necessary application on our behalf and to sign in our name and on our behalf,
10. To appear before the CESC authority in respect of our schedule mentioned property for electric cable connection, apply for new meters, shifting of meters and other permission and/or application and to sign in all documents in our name and on our behalf,
11. To file suit, Appeal, Revision and make application to file petition in any Court of Law to protect my right and interest in our said property and to contest any



DIST. SUB-REGISTRAR-III
SOUTH 2 PARGANAS, ALIPORE
12 AUG 2022

suit, appeal, revision etc. by filing written objection and for such purpose to appoint any Lawyer, Barrister at his own choice on our behalf.

12. To appear and represent us before any Notary, Registrar of assurance, District Registrar, Sub- Registrar, Metropolitan Magistrate and other officers or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfect all agreement for sale, declaration, Affidavit and / or deed of Conveyance etc. executed and signed by our said Attorney in any manner concerning the Developer's Allocation as mentioned in the Development Agreement and to receive the consideration money, in respect of the Developer's Allocation as mentioned in the Development Agreement save and except the Owner's Allocation as stated in the Development Agreement,

AND GENERALLY to do all acts, deeds and things in our name as we could have lawfully done and we hereby ratify and confirm and agree to ratify all and whatsoever our said Attorney shall lawfully do arise to be done in or about the said premises as aforesaid.

We do hereby agree to confirm and ratify all and whatsoever our said Attorney shall under this power in that behalf hereinbefore contained lawfully do or cause to be done in connection with the property mentioned in the schedule hereunder.



Dist. Sub-Registrar-III
South 24 Parganas, ALIPORE
12 AUG 2022

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of landed property measuring an area about 03 Cottahs 00 Chittaks 00 sq. ft. be the same a little more or less comprised in Mouza – Kusthia, J.L. No. 14, Touzi No. 1298/2833, R.S. No. R (GD5,6), Dag No. 1325/1404, 1337, Khatian No.93, 101, 558, being Municipal Premises No. 193B, Picnic Garden Road, P.S. – Kasba, Kolkata – 700039, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation under Ward No.67, Being Assessee No. 21-067-18-0177-5, butted and bounded by:-

(ZONE - KUSTHIA MORE – P. G. 3RD LANE)

ON THE NORTH : DRAIN OF MUNICIPALITY;

ON THE SOUTH : 12 FEET COMMON PASSAGE;

ON THE EAST : LAND OF INDUBALA BANERJEE;

ON THE WEST : LAND OF RABINDRA KUMAR GHOSH;

IN WITNESSETH WHEREOF we the Executants herein fully undertake the contents hereof and set and subscribed our hand on this the 13th Day of August 2022.

SIGNED SEALED & DELIVERED

By the Executants in presence of

WITNESSES:-

1) Nisha Mahabo
171/P-32. P.G. Rd
Kat-39.

Saraswati Mazumdar
Kalyan majumdar

SIGNATURE OF THE EXECUTANTS

2) Rajesh Singh
20/1 Chella Hat Rd
Kat-27

SIGNATURE OF THE ATTORNEY

DRAFTED BY ME & RAED OVER AND EXPLAINED BY ME &
PREPARED IN MY CHAMBER

Signature of Advocate

ADVOCATE

ALIPORE JUDGES' COURT,

KOLKATA -700027.

En. No. F-658/612/2000.



HAND	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

SIGNATURE Saraswati Mazumdar



HAND	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

SIGNATURE Kalyan Majumdar




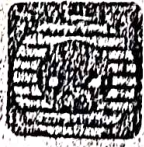

HAND	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

SIGNATURE Hmdar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SARASWATI MAZUMDAR
RATNESWAR DAS
 15/01/1969
 Permanent Account Number
BGEPM7862H
Saraswati Mazumdar
 Signature

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

इस कार्ड के खोने/पाने पर कृपया सूचना करें/सौंपें।
 आयकर पैन सेवा यूनिट - **UTITSL**
 प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर
 नवी मुंबई - 400 614

Saraswati Mazumdar

आयकर विभाग

INCOME TAX DEPARTMENT

KALYAN MAJUMDER

KAMAL MAJUMDER

15/09/1993

Permanent Account Number

CMXPM2735H

Kalyan majumder

Signature



भारत सरकार

GOVT. OF INDIA



20052014

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने:

आयकर धन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,

please inform / return to:
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8081 Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.com

Kalyan majumder

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UTPAL DAS

BABLU DAS

07/01/1988

Permanent Account Number

AEOPD443E

Utpal Das

Signature



06062007

यदि कार्ड खोया है / किसी का कार्ड मिल गया है
कृपया सूचना देकर इसे वापस कर दें।
आयकर विभाग, नया दिल्ली - 110 055।
फोन नं. 2337 4433, फैक्स नं. 2337 0664।

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL,
1st Floor, Jubilee Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2337 4433, Fax: 91-22-2337 0664,
e-mail: paninfo@nsdl.com

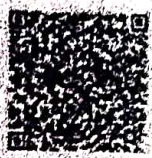
Utpal Das



ভারত সরকার
সংসদ



রাজেশ সিং
Rajesh Singh
জন্মতারিখ/ DOB: 22/02/1979
পুরুষ / MALE



8007 9671 8019

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
সংসদ

ঠিকানা:
S/O হরি সিং, 20/1, চেল্লা
হাট রোড, আলিপুর এম.ও.,
কলকাতা,
পশ্চিমবঙ্গ - 700027

Address
S/O Hari Singh, 20/1,
Chella Hat Road,
Allpore H.O, Kolkata,
West Bengal - 700027



1999 000 0001
Kolkata-700027
A.C. No. No. 1997,
Kolkata-700 001

Major Information of the Deed



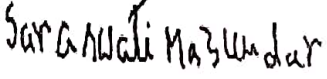


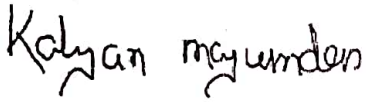
Deed No.:	I-1603-12467/2022	Date of Registration	12/08/2022
Query No./Year	1603-8002449867/2022	Office where deed is registered	
Query Date	12/08/2022 11:10:01 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	PRANAB RAY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836382885. Status :Advocate		
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		
Stamp duty Paid(SD)	Rs. 1,02,59,999/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 53/- (Article:E, E, M(b))		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160312461/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



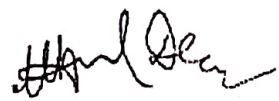
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Picnic Garden Road, Road Zone : (Kusthia More(W-66) – PG 3rd Lane and Rest), , Premises No: 193B, , Ward No: 067 Pin Code : 700039

Sch No.	Plot Number	Khatlan Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha		1,02,59,999/-	Width of Approach Road: 12 Ft. , Project Name :
Grand Total :				4.95Dec	0 /-	102,59,999 /-	

Principal Details :



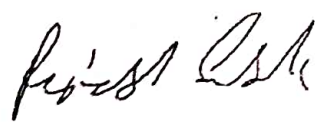
Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mrs SARASWATI MAJUMDER, (Alias: Mrs SARASWATI MAJUMDAR) Wife of Late KAMAL MAJUMDER Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office</p>	<p>Photo</p>  <p>12/08/2022</p>	<p>Finger Print</p>  <p>LTI 12/08/2022</p>	<p>Signature</p>  <p>12/08/2022</p>
<p>193/B, PICNIC GARDEN ROAD, City:- , P.O:- TILJALA, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BGxxxxxx2H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office</p>				
2	<p>Name</p> <p>Mr KALYAN MAJUMDER Son of Late KAMAL MAJUMDER Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office</p>	<p>Photo</p>  <p>12/08/2022</p>	<p>Finger Print</p>  <p>LTI 12/08/2022</p>	<p>Signature</p>  <p>12/08/2022</p>
<p>193/B, PICNIC GARDEN ROAD, City:- , P.O:- TILJALA, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CMxxxxxx5H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office</p>				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr UTPAL DAS (Presentant) Son of Mr BABLU DAS Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office</p>	<p>Photo</p>  <p>12/08/2022</p>	<p>Finger Print</p>  <p>LTI 12/08/2022</p>	<p>Signature</p>  <p>12/08/2022</p>

Son of Mr BABLU DAS 12/1A/20, CHOWBAGA ROAD, BIDHAN NAGAR SOUTH, City:- , P.O:- TILJALA, P.S:-
Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu,
Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx4F,Aadhaar No Not Provided, Status
:Individual, Executed by: Self, Date of Execution: 12/08/2022
, Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJESH SINGH Son of Mr HARI SINGH 20/1, CHETLAHAT ROAD, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	12/08/2022	12/08/2022	12/08/2022

Identifier Of Mrs SARASWATI MAZUMDER, Mr KALYAN MAJUMDER, Mr UTPAL DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SARASWATI MAZUMDER	Mr UTPAL DAS-2.475 Dec
2	Mr KALYAN MAJUMDER	Mr UTPAL DAS-2.475 Dec

Endorsement For Deed Number : I - 160312467 / 2022

On 12-08-2022

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 11:12 hrs on 12-08-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr UTPAL DAS, Claimant.

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 1,02,59,999/-

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

Execution is admitted on 12/08/2022 by 1. Mrs SARASWATI MAZUMDER, Alias Mrs SARASWATI MAJUMDAR, Wife of Late KAMAL MAJUMDER, 193/B, PICNIC GARDEN ROAD, P.O: TILJALA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 2. Mr KALYAN MAJUMDER, Son of Late KAMAL MAJUMDER, 193/B, PICNIC GARDEN ROAD, P.O: TILJALA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Service, 3. Mr UTPAL DAS, Son of Mr BABLU DAS, 12/1A/20, CHOWBAGA ROAD, BIDHAN NAGAR SOUTH, P.O: TILJALA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business

Indetified by Mr RAJESH SINGH, , , Son of Mr HARI SINGH, 20/1, CHETLAHAT ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

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 794250, Amount: Rs.100/-, Date of Purchase: 06/06/2022, Vendor name: S Das

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 437821 to 437841

being No 160312467 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.08.16 18:48:06 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/08/16 06:48:06 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)