

9/44/2017

05010 8568/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V 006359

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

District Sub-Register  
Howrah

08 SEP 2017

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY is made on 08<sup>th</sup> this day of September, 2017

BETWEEN

Contd...

87  
Date: 01-09-2017  
M/S. Boli Bhai Bol Construction  
49/11 Madhu Sudan Biowas Lane.  
HONZERI.  
501 X

অর্থসহ সরকার  
স্বাক্ষর করেছেন  
সহকারী রেজিস্ট্রার



District Sub-Registrar  
Honzeri

08 SEP 2017



(1) GOPAL CHANDRA DAS (PAN-BPNPD8017D) (2) DEBU DAS (PAN-DJNPD4338H) (3) RUPA DAS (PAN-DMZPD4837E), (4) MANORAMA DAS (PAN-DMZPD4950G) , all are sons and daughters of Late Balai Chandra Das, (5) JOYDEB DAS (PAN-DJNPD4337J), (6) KABITA DAS (PAN-BXTPD8933J), all are sons & daughter of Late Kanai Lal Das, all by faith Hindu, all by Nationality Indian, all by occupation Business and Household duties, all of 6, Abhoy Pada Banerjee Lane, P.O. and P.S. Howrah, Distict-Howrah, Pin Code No. 711101, hereinafter called the FIRST PARTIES/ LANDLORDS/ PRINCIPALS.

AND

M/S BOL BHAI BOL CONSTRUCTION, a Proprietorship firm having its registered Office at 49/1, Madhu Sudan Biswas Lane, P.O. and P.S. Howrah, District-Howrah-711101 being represented by its sole Proprietor SRI SUNIL KUMAR SHAW (PAN-BDBPS9769K), son of Late Gangaprasad Shaw, by faith Hindu, by Nationality Indian, by occupation Business, residing at 33/2, M.C. Ghosh Lane, P.O., P.S. and District-Howrah-711101, hereinafter called the "SECOND PARTY/ DEVELOPER/ ATTORNEY;

KNOW ALL MEN BY THESE PRESENTS that We, (1) GOPAL CHANDRA DAS (PAN-BPNPD8017D) (2) DEBU DAS (PAN-DJNPD4338H) (3) RUPA DAS (PAN-DMZPD4837E), (4) MANORAMA DAS (PAN-DMZPD4950G) , all are sons and daughters of Late Balai Chandra Das, (5) JOYDEB DAS (PAN-DJNPD4337J), (6) KABITA DAS (PAN-BXTPD8933J), all are sons & daughter of Late Kanai Lal Das, all by faith Hindu, all by Nationality Indian, all by occupation Business and Household duties, all of 6, Abhoy Pada Banerjee Lane, P.O. and P.S. Howrah, Distict-Howrah, Pin Code No. 711101, hereinafter referred to as the "PRINCIPALS/ EXECUTANTS/ FIRST PARTIES"

Contd....

WHEREAS We, the Principals/ Executants/First Parties are the sole owner and occupier of ALL THAT piece and parcel of Mokorari Mourashi Bastu Land measuring about 03 Cottah 03 Chittaks 00 Square Feet together with R.T. shed structure standing thereon measuring more or less 100 Square Feet comprised in Howrah Municipal Corporation holding No. 6, Abhay Pada Banerjee, P.O., P.S. and District-Howrah-711101, within the ambit of Howrah Municipal Corporation Ward No. 19, (within Mouza-Howrah, J.L. No. 1, Sheet No. 15, R.S. Plot No. 20, under R.S. Khatian No. 21, L.R. Khatian Nos. 16, 194, 226, 298, 493, 615 together with right of user over common passage attached thereto and all sorts of other easement rights attached to the said property within the jurisdiction of District Registrar at Howrah and Additional District Sub-Registrar at Howrah, which is morefully and particularly described in the Schedule herein below and hereinafter called the SAID: PROPERTY;

AND WHEREAS the above mentioned property along with other property originally belonged to one Amulya Charan Das who while seized and possessed in the said property died intestate leaving behind his three sons namely Gour Mohan Das, Balai Chandra Das and Kanailal Das and one widow wife Santi Das who became joint owners. But Gour Mohan Das died on 25/02/1970 undivided and occupier of the aforesaid property each and his 1/3<sup>rd</sup> share thereof. Thereafter said Santi Das died and her undivided 1 / 3<sup>rd</sup> share in the 'aforesaid- property was devolved upon her aforesaid two sons and in this manner the said Balai Chandra Das and Kanailal Das became joint owners and occupiers of the aforesaid property each having their undivided half share thereof;

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**WHEREAS** We, the Principals/ Executants/First Parties are the sole owner and occupier of **ALL THAT** piece and parcel of Mokorari Mourashi Bastu Land measuring about 03 Cottah 03 Chittaks 00 Square Feet together with R.T. shed structure standing thereon measuring more or less 100 Square Feet comprised in Howrah Municipal Corporation holding No. 6, Abhay Pada Banerjee, P.C., P.S. and District-Howrah-711101, within the ambit of Howrah Municipal Corporation Ward No. 19, (within Mouza-Howrah, J.L. No. 1, Sheet No. 15, R.S. Plot No. 20, under R.S. Khatian No. 21, L.R. Khatian Nos. 16, 194, 226, 298, 493, 615 together with right of user over common passage attached thereto and all sorts of other easement rights attached to the said property within the jurisdiction of District Registrar at Howrah and Additional District Sub-Registrar at Howrah, which is morefully and particularly described in the Schedule herein below and hereinafter called the SAID PROPERTY;

**AND WHEREAS** the above mentioned property along with other property originally belonged to one Amulya Charan Das who while seized and possessed in the said property died intestate leaving behind his two sons namely Balai Chandra Das and Kanailal Das and one widow wife Santi Das who became joint owners and occupiers of the aforesaid property, each having their undivided 1/3<sup>rd</sup> share thereof. Thereafter said Santi Das died and her undivided 1/3<sup>rd</sup> share in the aforesaid property was devolved upon her aforesaid two sons and in this manner the said Balai Chandra Das and Kanailal Das became joint owners and occupiers of the aforesaid property each having their undivided half share thereof;

Contd....

AND WHEREAS subsequently said Balai Chandra Das died intestate leaving behind his three sons namely Sri Gopal Chandra Das, Sri Debu Das and Rupa Das and one daughter Manorama Das (the present Owners No. 1 to 4 herein) as his only legal heirs and successors and his undivided  $\frac{1}{2}$  share in the aforesaid property has been devolved upon his aforesaid sons and daughters. Be it mentioned here that the wife of said Balai Chandra Das also died.

AND WHEREAS subsequently said Kanailal Das died intestate leaving behind his one son Joydeb Das and one daughter Kabita Das (the present Owner No. 5 and 6 herein) as his only legal heirs and successors and his undivided  $\frac{1}{2}$  share in the aforesaid property has been devolved upon his aforesaid sons and daughters. Be it mentioned here that the wife of said Kanailal Das also died.

AND WHEREAS in the manner as aforesaid, We the Owners herein have jointly got the Schedule mentioned property and We have jointly mutated our names in the records of Howrah Municipal Corporation as well as L.R. Settlement Department and since then we are in peaceful and uninterrupted possession of the said premises by paying necessary taxes before the Howrah Municipal Corporation till date and the said property remains free from all encumbrances;

AND WHEREAS We, the present Owners/Principals/ First Part herein while seized and possessed in the said property desired to invest our aforementioned property in a profitable manner by constructing a multistoried building over the said property.

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**AND WHEREAS** since the We are not technically expert to undertake the construction ourselves We resorted to take proper assistance of the Promoter/ Developer having sound financial stability and technical knowledge.

**AND WHEREAS** in the meantime the parties of the Second Part/ Developer namely **M/S BOL BHAI BOL CONSTRUCTION**, a Proprietorship firm having its registered Office at 49/1, Madhu Sudan Biswas Lane, P.O. and P.S. Howrah, District-Howrah-711101 being represented by its sole Proprietor **SRI SUNIL KUMAR SHAW (PAN-BDBPS9769K)**, son of Late Gangaprasad Shaw, by faith Hindu, by Nationality Indian, by occupation Business, residing at 33/2, M.C. Ghosh Lane, P.O., P.S. and District-Howrah-711101, approached us and made a proposal to develop the said property by way of construction of the said new building in accordance with the sanctioned plan by arranging financial resources from his own side;

**AND WHEREAS** on the basis of such approach, the Developer being experienced in developing the said property have agreed to develop the said property at his own cost and accordingly We, the Principals herein have entered into a Development Agreement dated ...../08/2017 with **M/S BOL BHAI BOL CONSTRUCTION**, a Proprietorship firm having its registered Office at 49/1, Madhu Sudan Biswas Lane, P.O. and P.S. Howrah, District-Howrah-711101 being represented by its sole Proprietor **SRI SUNIL KUMAR SHAW (PAN-BDBPS9769K)**, son of Late Gangaprasad Shaw, by faith Hindu, by Nationality Indian, by occupation Business, residing at 33/2, M.C. Ghosh Lane, P.O., P.S. and District-Howrah-711101, the Developer/Attorney herein which was registered in the office of District Sub-Registrar at Howrah and

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recorded in Book No. I, Being No. 8561....., for the year 2017 and by that Agreement the ratio has been settled in between ourselves as mentioned in the said Agreement for Development. Now it has become necessary to make and execute a Development Power of Attorney wherein and whereby We want to appoint the said Developer as our lawful Constituted Attorney to do all acts, deeds, things and cause to be done and perform in respect of our aforesaid property in terms of the said Development Agreement on our behalf.

**NOW KNOWN YE ALL MEN** by these presents that We, the above named Appointers/ Owners/ First Part do hereby nominate, constitute and appoint **M/S BOL BHAI BOL CONSTRUCTION**, a Proprietorship firm having its registered Office at 49/1, Madhu Sudan Biswas Lane, P.O. and P.S. Howrah, District-Howrah-711101 being represented by its sole Proprietor **SRI SUNIL KUMAR SHAW (PAN-BDBPS9769K)**, son of Late Gangaprasad Shaw, by faith Hindu, by Nationality Indian, by occupation Business, residing at 33/2, M.C. Ghosh Lane, P.O., P.S. and District-Howrah-711101, hereinafter referred to as the **APPOINTEES/SECOND PART** as our true and lawful Attorney to do all acts, things, perform, execute and cause to be done, executed and performed in respect of our property more fully and particularly described in the Schedule hereunder written as mentioned below in our names and on our behalf that is to say.

1. To sign, enter into take possession for managerial work and charge for and look after manage and administrate the said premises including all the meassuages tenement hereditaments premises or any part thereof and also take possession.

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2. To appoint any architect, for the construction of building on the land comprised in the said property or any portion thereof the good view and greater interest of our family in our names and on our behalf.
3. To receive consideration money or earnest money or deposit in respect of newly constructed building/ buildings and also to realize and obtain all money which may hereafter become payable in connection therewith and to sign give and grant sufficient and effectual receipts in respect of Developer's allocation only.
4. To ask, demand, sue for recovery and receipt from all and every person, firms, land acquisition, collectors, State of West Bengal, Central Government, Bodies or Public Bodies or Corporate whom it doth shall or may concern all sums of money debits dues goods effects and things of whatsoever nature.
5. To present and execute all sale deeds and/or documents and/or Agreement relating to and/or in respect of any transfer assignment or Sale of any portion or portions of newly constructed building so far as Developer's allocation is concerned or any other portion or portions of the new proposed building to the appropriate authority of Registration and to appear and represent for the said property before such Authority and to admit execution for the Registration of such deeds and/or documents of instruments for Registration and/or to receive such deeds, and/or documents and to deliver the same to the concerned transferee and/or appoint to any such person/ Persons by way of registration such documents or deeds or instruments and/or to do all such

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acts, deeds and things as may be fit and proper for the greater interest of ourselves on our name and on our behalf.

6. To make prepare or cause to be made or prepared all any sketches, Plans, applications and all other papers or documents as may be necessary and/or required for the purpose construction and./or in re-construction with and/or relating to the construction and/or erection of building in or upon the land comprised in the said premises or any part of any portion whereof which is to be made, signed, sealed, executed, affirmed., endorsed, verified and delivered for the said purpose on our behalf.
7. To sign, seal, execute, affirm and endorse, verify and deliver all or any such schemes, applications and all other papers or documents as may be necessary and/or required for the purpose of and/or for and/or in, connection with and/or relating to the construction and/or re-construction and/or erection of building/ buildings in or upon the said land or said premises or any part or portion thereof, which is to be made, signed, sealed, executed, affirmed, endorsed, verified and delivered for the said construction purpose in our name and on our behalf.
8. To make over, submit file and deliver on such schemes, applications and/or all other papers and on documents which may be necessary and/or required for any of the said purpose relating to the construction in the said premises before the Howrah Municipal Corporation, Improvement Trust, Fire Brigade, Authority, Competent Authority under the Urban Land (Ceiling & Regulation Act), 1976, CESC LIMITED, Police Authorities, Insurance Company or any other Judicial

*Contd....*



Administrative or Revenue Authority, State or Central Govt. Authority/ Authorities or any other local or public authority or authorities whatsoever in order to get all or any of aforesaid schemes sanctioned as aforesaid and to make, sign, seal, execute, endorse, affirm, verify and deliver all applications, petitions, papers and/or documents as may be necessary and/or required for the said purpose and the same to make over present and deliver and to submit the file before the aforesaid authorities relating to the said building plan sanctioned in our name and on our behalf.

9. To get back or receive the scheme for construction or building/ buildings in or upon the said land/ premises or any portion or portions thereof and/or for obtaining of filtered and/or unfiltered water connection, drains and/or sewerage connection (to be submitted for being sanctioned by the Howrah Municipal Corporation or Improvement Trust or Fire Brigade Authorities) on our behalf.
10. To amalgamate any other adjacent property with the Schedule mentioned property and to execute and register necessary Deed of Amalgamation and also execute and register any other Deed or Deeds which are necessary for the purpose of development of the Schedule mentioned property on our behalf before final handover of the building to the Land Owner.
11. To pay and/or to receive refund of the excess amount of fees, if any paid for such development purpose aforesaid in our names and on our behalf.
12. To enter into any agreement for sale in the said building for betterment and benefits of the family with any person or

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- persons or any company as will be required and proper and fit on our behalf in respect of Developer's allocation.
13. To enter into, execute, resign contract with any person/ persons, firms or Company or corporation for and/or to modify and cancel and/or registration of all or any documents, instruments, power, development agreement with embodying any terms and conditions as will be required and fit and proper and to receive consideration or deposit therefore and grant valid receipt and discharge therefore on our behalf in respect of area for the Developer's allocation only.
  14. To sign, execute and/or register all or any documents, instruments, agreement for sale and/or transfer of flat or flats, or portion or portions or entire portion of Developer's allocation along with undivided proportionate share of land thereof and also any other portion or portions of the proposed building according to the West Bengal Ownership Apartment Act, 1972 upon the newly constructed building or buildings on the said premises to any person, persons, firms or company and will present such documents, instruments or deeds or conveyance for sale for registration to the District, Sub-Registration Office or Registrar of Assurance, Calcutta and adequate and competent authority such documents, instruments, Sale Deed, Deeds, conveyances on our behalf for Developer's allocation.
  15. To appear and represent us before all or any judicial administrative revenue or legal authority, authorities, Calcutta Electric Supply Corporation, Colectorate, Insurance Company, Notary Public, Registrar of 1<sup>st</sup> Classes, Police

*Contd....*



- Station, Police Commissioner, Income Tax Department or any Central or State Govt. Department or State Govt. Department or other public bodies corporation, Howrah Municipal Corporation, Rent Controller and/or any Arbitrator appointed on behalf of us and to make sign, affirm, verify and execute all necessary papers, documents, applications, writ notices petition pleadings and affidavits and submit the same to all or any of the aforesaid Authorities and/or Government offices and/or public bodies and/or Rent Controller and/or Arbitrators and to make all such steps as will be required, necessary proper and fit for the said premises.
16. To make build or erect or construct any multistoried or other building or structure/ structures in or upon any portion of the land or upon the total land comprised in the said premises and/or to make any alteration and/or addition/ additions in any manner whatsoever will be necessary of the newly constructed building/ buildings thereon or as will be required and proper on our behalf strictly as per the said Development Agreement.
  17. For all or any of the purposes aforesaid to appoint Solicitor, Advocates, Pleaders and such appointments and relation from time to time revoke and other again to appoint, reappoint as shall arise and to sign and execute Vokatnamas, Warrant or Attorney and such other papers and documents as will be required and necessary and be expedient on our behalf.
  18. To sign, execute, affirm, verify, present and file all application, petitions, complaints, written statements, Memo of Appeals, Affidavits and tabular statements and such other papers and documents or pleadings, necessary and expedient

*Contd....*

and to be made signed, executed, affirmed, presented or filed or such documents, again to receive back on our behalf.

19. To sign, allow to pay fees, costs, charges and expenses, necessary to be allowed or paid for the said premises aforesaid on our behalf.
20. To sign and execute and/or register all or any document/ documents, Agreement or Instruments for Sale, Sale Deed, Deed of Conveyance and Transfer in our name and on our behalf in respect of Developer's allocation only.
21. To receive consideration amount from any person/ persons for the said property partly or fully including undivided proportionate impartible share of land in respect of Developer's allocation only.
22. This Power of Attorney is revocable in nature.

**AND GENERALLY** to do all that is or may be necessary and proper for the aforesaid.

**AND**, We, the said appointer, do hereby agree to ratify and confirm all and whatsoever as aforesaid shall lawfully do or cause to be done the premises by virtue of these presents.

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SCHEDULE ABOVE REFERRED TO

**ALL THAT** piece and parcel of Mokorari Mourashi Bastu Land measuring about 03 Cottah 03 Chittaks 00 Square Feet together with R.T. shed structure standing thereon measuring more or less 100 Square Feet comprised in Howrah Municipal Corporation holding No. 6, Abhay Pada Banerjee, P.O., P.S. and District-Howrah-711101, within the ambit of Howrah Municipal Corporation Ward No. 19, (within Mouza-Howrah, J.L. No. 1, Sheet No. 15, R.S. Plot No. 20, under R.S. Khatian No. 21, L.R. Khatian Nos. 16, 194, 226, 298, 493, 615 together with right of user over common passage attached thereto and all sorts of other easement rights attached to the said property within the jurisdiction of District Registrar at Howrah and Additional District Sub-Registrar at Howrah, which is butted and bounded as follows :-

**ON THE NORTH :** 4, Abhay Pada Banerjee Lane, Howrah  
**ON THE SOUTH :** 2, Abhay Pada Banerjee Lane, Howrah  
**ON THE EAST :** 3/1, Abhay Pada Banerjee Lane, Howrah.  
**ON THE WEST :** Common passage

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the OWNERS at Howrah in the Presence of:



LTI MANORAMA DAS

WITNESS:

- 1. S. Sarda  
Howrah
- 2. Tapan Ghosh  
5, Modhur Sudan Bistal  
Lane - Howrah-1

- 1. Gopal Chandra Das
- 2. Kabita Purokait (Das)
- 3. [Signature]
- 4. [Signature]
- 5. [Signature]



LTI RUPA DAS

Signature of the Owners

Received over & explained by

Drafted by me as per

Instruction of Parties:

Advocate

[Signature of Advocate]

L BHAJ BOL CONSTRUCTION

[Signature of Developer]


































Signature of the Developer

WB/1051/1974




































# SPECIMEN FORM FOR TEN FINGERPRINTS

L.T.F. RUPA DAS



























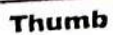




|   |  |  |  |   |  |  |
|---|--|--|--|---|--|--|
|    | <p style="font-size: 2em;">6232151</p>   | <br><b>Little</b>   | <br><b>Ring</b>   | <br><b>Middle</b>    | <br><b>Fore</b>   | <br><b>Thumb</b>    |
|   |  | <b>(Left Hand)</b>   |  |   |  |  |
|   |  | <br><b>Thumb</b>    | <br><b>Fore</b>   | <br><b>Middle</b>   | <br><b>Ring</b>   | <br><b>Little</b>   |
|   |  | <b>(Right Hand)</b>  |  |   |  |  |
|  | <p style="font-size: 2em;">RUPA DAS</p>  | <br><b>Little</b>  | <br><b>Ring</b>  | <br><b>Middle</b>  | <br><b>Fore</b>  | <br><b>Thumb</b>   |
|   |  | <b>(Left Hand)</b>   |  |   |  |  |
|   |  | <br><b>Thumb</b>  | <br><b>Fore</b> | <br><b>Middle</b>  | <br><b>Ring</b> | <br><b>Little</b> |
|   |  | <b>(Right Hand)</b>  |  |   |  |  |
|  | <p style="font-size: 2em;">572142444</p> | <br><b>Little</b> | <br><b>Ring</b> | <br><b>Middle</b>  | <br><b>Fore</b> | <br><b>Thumb</b>  |
|   |  | <b>(Left Hand)</b>   |  |   |  |  |
|   |  | <br><b>Thumb</b>  | <br><b>Fore</b> | <br><b>Middle</b> | <br><b>Ring</b> | <br><b>Little</b> |
|   |  | <b>(Right Hand)</b>  |  |   |  |  |

# SPECIMEN FORM FOR TEN FINGERPRINTS

|   |                        |   |   |  |   |   |  |  |
|---|------------------------|---|---|--|---|---|--|--|
|    | L.T.E. MANORAMA DAS.   |    |    |     |    |    |  |  |
|   |                        | Little  | Ring  | Middle   | Fore  | Thumb   |  |  |
|   |                        | (Left Hand)   |   |  |   |   |  |  |
|   |                        |    |    |    |    |    |  |  |
|   |                        | Thumb   | Fore  | Middle   | Ring  | Little  |  |  |
|   |                        | (Right Hand)  |   |  |   |   |  |  |
|  | Gopof Chandra Das      |   |   |   |   |   |  |  |
|   |                        | Little  | Ring  | Middle   | Fore  | Thumb   |  |  |
|   |                        | (Left Hand)   |   |  |   |   |  |  |
|   |                        |  |  |  |  |  |  |  |
|   |                        | Thumb   | Fore  | Middle   | Ring  | Little  |  |  |
|   |                        | (Right Hand)  |   |  |   |   |  |  |
|  | Kabita Purlokait (Das) |  |  |  |  |  |  |  |
|   |                        | Little  | Ring  | Middle   | Fore  | Thumb   |  |  |
|   |                        | (Left Hand)   |   |  |   |   |  |  |
|   |                        |  |  |  |  |  |  |  |
|   |                        | Thumb   | Fore  | Middle   | Ring  | Little  |  |  |
|   |                        | (Right Hand)  |   |  |   |   |  |  |



# SPECIMEN FORM FOR TEN FINGERPRINTS

|  |  |   |  |  |  |  |  |  |
|--|--|---|--|--|--|--|--|--|
|                     | <i>Sunil Kumar Shaw</i>  | <br><b>Little</b>    | <br><b>Ring</b>     | <br><b>Middle</b>     | <br><b>Fore</b>   | <br><b>Thumb</b>    |  |  |
|  |  | <b>(Left Hand)</b>  |  |  |  |  |  |  |
|  |  | <br><b>Thumb</b>     | <br><b>Fore</b>     | <br><b>Middle</b>     | <br><b>Ring</b>   | <br><b>Little</b>   |  |  |
|  |  | <b>(Right Hand)</b>   |  |  |  |  |  |  |
|  |  |   |  |  |  |  |  |  |
|  |  |   |  |  |  |  |  |  |
|  |  | <br><b>Little</b>  | <br><b>Ring</b>   | <br><b>Middle</b>  | <br><b>Fore</b> | <br><b>Thumb</b>  |  |  |
|  |  | <b>(Left Hand)</b>  |  |  |  |  |  |  |
|  |  |   |  |  |  |  |  |  |
|  |  | <br><b>Thumb</b>   | <br><b>Fore</b>   | <br><b>Middle</b>  | <br><b>Ring</b> | <br><b>Little</b> |  |  |
| <b>(Right Hand)</b>  |  |   |  |  |  |  |  |  |
|  |  |   |  |  |  |  |  |  |
|  |  |   |  |  |  |  |  |  |
| <br><b>Little</b> | <br><b>Ring</b> | <br><b>Middle</b> | <br><b>Fore</b> | <br><b>Thumb</b>  |  |  |  |  |
| <b>(Left Hand)</b>   |  |   |  |  |  |  |  |  |
|  |  |   |  |  |  |  |  |  |
| <br><b>Thumb</b>  | <br><b>Fore</b> | <br><b>Middle</b> | <br><b>Ring</b> | <br><b>Little</b> |  |  |  |  |
| <b>(Right Hand)</b>  |  |   |  |  |  |  |  |  |

## Major Information of the Deed

|   |  |                                 |            |
|---|--|---------------------------------|------------|
| Deed No :   | I-0501-08568/2017  | Date of Registration            | 08/09/2017 |
| Query No / Year   | 0501-1000312079/2017   | Office where deed is registered |            |
| Query Date  | 08/09/2017 1:14:27 PM  | D.S.R. HOWRAH, District: Howrah |            |
| Applicant Name, Address & Other Details   | Sandip Nandi<br>Howrah Court, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9830621873, Status : Others   |                                 |            |
| Transaction   | Additional Transaction   |                                 |            |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | Market Value   |                                 |            |
| Set Forth value   | Rs. 44,92,501/-  |                                 |            |
| Rs. 5,30,000/-  | Registration Fee Paid  |                                 |            |
| Stamp duty Paid(SD)   | Rs. 39/- (Article: E, M(b), H)   |                                 |            |
| Rs. 50/- (Article: 48(g))   | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]: - 050108561/2017 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area) |                                 |            |
| Remarks   |  |                                 |            |

### Land Details :



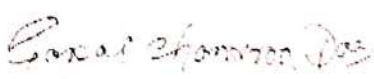
District: Howrah, P.S:- Howrah, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Abhay Pada Banerjee Road, Premises No. 6

| Sch No        | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land     | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details       |
|---------------|-------------|----------------|-------------------|---------|------------------|-------------------------|-----------------------|---------------------|
| L1            |             |                | Bastu             |         | 3 Katha 3 Chatak | 5,00,000/-              | 44,62,501/-           | Property is on Road |
| Grand Total : |             |                |                   |         | 5.2594Dec        | 5,00,000 /-             | 44,62,501 /-          |                     |

### Structure Details :


| Sch No   | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1   | On Land L1        | 100 Sq Ft.        | 30,000/-                | 30,000/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :  |                   | 100 sq ft         | 30,000 /-               | 30,000 /-             |                           |

### Principal Details :


| Sl No | Name, Address, Photo, Finger print and Signature   |  |  | Signature  |
|-------|--|--|--|--|
|       | Name   | Photo  | Fingerprint  |  |
| 1     | <b>Mr Gopal Chandra Das</b><br>Son of Late Balai Chandra Das<br>Executed by: Self, Date of Execution: 08/09/2017<br>, Admitted by: Self, Date of Admission: 08/09/2017 ,Place : Office | <br><small>08/09/2017</small> | <br><small>LTI<br/>08/09/2017</small> | <br><small>08/09/2017</small> |



6, Abhoy Pada Banerjee Lane, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India,  
 PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.::  
 BPNPD8017D, Status :Individual, Executed by: Self, Date of Execution: 08/09/2017  
 , Admitted by: Self, Date of Admission: 08/09/2017 ,Place : Office

| Name  | Photo   | Fingerprint   | Signature   |
|---|---|---|---|
| <b>Mr Debu Das</b><br>Son of Late Balai Chandra Das<br>Executed by: Self, Date of Execution: 08/09/2017<br>, Admitted by: Self, Date of Admission: 08/09/2017 ,Place : Office |  |  |  |
| 08/09/2017  | 08/09/2017  | LTI   | 08/09/2017  |


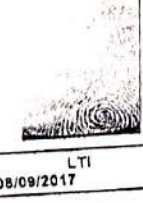
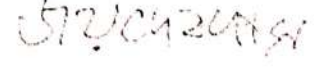
6, Abhoy Pada Banerjee Lane, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India,  
 PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.::  
 DJNPD4338H, Status :Individual, Executed by: Self, Date of Execution: 08/09/2017  
 , Admitted by: Self, Date of Admission: 08/09/2017 ,Place : Office

| Name  | Photo  | Fingerprint  | Signature   |
|---|--|--|---|
| <b>Mr Rupa Das</b><br>Son of Late Balai Chandra Das<br>Executed by: Self, Date of Execution: 08/09/2017<br>, Admitted by: Self, Date of Admission: 08/09/2017 ,Place : Office |  |  |  |
| 08/09/2017  | 08/09/2017   | LTI  | 08/09/2017  |

6, Abhoy Pada Banerjee Lane, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India,  
 PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.::  
 DMZPD4837E, Status :Individual, Executed by: Self, Date of Execution: 08/09/2017  
 , Admitted by: Self, Date of Admission: 08/09/2017 ,Place : Office

| Name  | Photo   | Fingerprint   | Signature   |
|---|---|---|---|
| <b>Mr Manorama Das</b><br>Son of Late Balai Chandra Das<br>Executed by: Self, Date of Execution: 08/09/2017<br>, Admitted by: Self, Date of Admission: 08/09/2017 ,Place : Office |  |  |  |
| 08/09/2017  | 08/09/2017  | LTI   | 08/09/2017  |

6, Abhoy Pada Banerjee Lane, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India,  
 PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.::  
 DMZPD4950G, Status :Individual, Executed by: Self, Date of Execution: 08/09/2017  
 , Admitted by: Self, Date of Admission: 08/09/2017 ,Place : Office

| Name  | Photo   | Fingerprint   | Signature   |
|---|---|---|---|
| <b>Mr Joydeb Das</b><br>Son of Late Kanai Lal Das<br>Executed by: Self, Date of Execution: 08/09/2017<br>, Admitted by: Self, Date of Admission: 08/09/2017 ,Place : Office |  |  |  |
| 08/09/2017  | 08/09/2017  | LTI   | 08/09/2017  |



6, Abhoy Pada Banerjee Lane, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DJNPD4337J, Status :Individual, Executed by: Self, Date of Execution: 08/09/2017, Admitted by: Self, Date of Admission: 08/09/2017, Place : Office







| Name  | Photo   | Fingerprint   | Signature               |
|---|---|---|-------------------------|
| <b>Kabita Das</b><br>Daughter of Late Kanai Lal Das<br>Executed by: Self, Date of Execution: 08/09/2017<br>, Admitted by: Self, Date of Admission: 08/09/2017 ,Place : Office |  |  | <i>Kabita Das (Das)</i> |
| 08/09/2017  | LTI<br>08/09/2017   | 08/09/2017  |                         |

6, Abhoy Pada Banerjee Lane, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BXTPD8933J, Status :Individual, Executed by: Self, Date of Execution: 08/09/2017, Admitted by: Self, Date of Admission: 08/09/2017, Place : Office

**Attorney Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>M/s Bol Bhai Bol Construction</b><br>49/1, Madhu Sudan Biswas Lane, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101, PAN No.:: BDBPS9769K, 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> <b>Mr Sunil Kumar Shaw (Presentant)</b><br/>           Son of Late Gangaprasad Shaw<br/>           Date of Execution - 08/09/2017, , Admitted by: Self, Date of Admission: 08/09/2017, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td><i>Sunil Kumar Shaw</i></td> </tr> <tr> <td>Sep 8 2017 1:28PM</td> <td>LTI<br/>08/09/2017</td> <td>08/09/2017</td> <td></td> </tr> </tbody> </table> | Name  | Photo                   | Finger Print | Signature | <b>Mr Sunil Kumar Shaw (Presentant)</b><br>Son of Late Gangaprasad Shaw<br>Date of Execution - 08/09/2017, , Admitted by: Self, Date of Admission: 08/09/2017, Place of Admission of Execution: Office |  |  | <i>Sunil Kumar Shaw</i> | Sep 8 2017 1:28PM | LTI<br>08/09/2017 | 08/09/2017 |  |
| Name  | Photo  | Finger Print  | Signature               |              |           |  |   |   |                         |                   |                   |            |  |
| <b>Mr Sunil Kumar Shaw (Presentant)</b><br>Son of Late Gangaprasad Shaw<br>Date of Execution - 08/09/2017, , Admitted by: Self, Date of Admission: 08/09/2017, Place of Admission of Execution: Office  |   |  | <i>Sunil Kumar Shaw</i> |              |           |  |   |   |                         |                   |                   |            |  |
| Sep 8 2017 1:28PM   | LTI<br>08/09/2017  | 08/09/2017  |                         |              |           |  |   |   |                         |                   |                   |            |  |
| 33/2, M C Ghosh Lane, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDBPS9769K Status : Representative, Representative of : M/s Bol Bhai Bol Construction (as propritor) |  |   |                         |              |           |  |   |   |                         |                   |                   |            |  |

**Identifier Details :**

| Name & address  | Date       |
|---|------------|
| Mr Sandip Nandi<br>Son of Mr S. K. Nandi<br>Howrah Court, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male. By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Gopal Chandra Das, Mr Debu Das, Mr Rupa Das, Mr Manorama Das, Mr Joydeb Das, Kabita Das, Mr Sunil Kumar Shaw | 08/09/2017 |
| <i>S. Nandi</i>   |            |



| Transfer of property for L1 |  |
|-----------------------------|--|
| From                        | To. with area (Name-Area)                  |
| Mr Gopal Chandra Das        | M/s Bol Bhai Bol Construction-0.876562 Dec |
| Mr Debu Das                 | M/s Bol Bhai Bol Construction-0.876562 Dec |
| Mr Rupa Das                 | M/s Bol Bhai Bol Construction-0.876562 Dec |
| Mr Manorama Das             | M/s Bol Bhai Bol Construction-0.876562 Dec |
| Mr Joydeb Das               | M/s Bol Bhai Bol Construction-0.876562 Dec |
| Kabita Das                  | M/s Bol Bhai Bol Construction-0.876562 Dec |

| Transfer of property for S1 |                      |   |
|-----------------------------|----------------------|---|
| Sl.No                       | From                 | To. with area (Name-Area)                       |
| 1                           | Mr Gopal Chandra Das | M/s Bol Bhai Bol Construction-16.66666700 Sq Ft |
| 2                           | Mr Debu Das          | M/s Bol Bhai Bol Construction-16.66666700 Sq Ft |
| 3                           | Mr Rupa Das          | M/s Bol Bhai Bol Construction-16.66666700 Sq Ft |
| 4                           | Mr Manorama Das      | M/s Bol Bhai Bol Construction-16.66666700 Sq Ft |
| 5                           | Mr Joydeb Das        | M/s Bol Bhai Bol Construction-16.66666700 Sq Ft |
| 6                           | Kabita Das           | M/s Bol Bhai Bol Construction-16.66666700 Sq Ft |

**Endorsement For Deed Number : I - 050108568 / 2017**

**On 08-09-2017**

**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 13:17 hrs on 08-09-2017, at the Office of the D.S.R. HOWRAH by Mr Sunil Kumar Shaw

**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 44,92,501/-

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

Execution is admitted on 08/09/2017 by 1. Mr Gopal Chandra Das, Son of Late Balai Chandra Das, 6, Abhoy Pada Banerjee Lane, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business, 2. Mr Debu Das, Son of Late Balai Chandra Das, 6, Abhoy Pada Banerjee Lane, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business, 3. Mr Rupa Das, Son of Late Balai Chandra Das, 6, Abhoy Pada Banerjee Lane, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business, 4. Mr Manorama Das, Son of Late Balai Chandra Das, 6, Abhoy Pada Banerjee Lane, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business, 5. Mr Joydeb Das, Son of Late Kanai Lal Das, 6, Abhoy Pada Banerjee Lane, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business, 6. Kabita Das, Daughter of Late Kanai Lal Das, 6, Abhoy Pada Banerjee Lane, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Others

Indetified by Mr Sandip Nandi, , Son of Mr S. K. Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 08-09-2017 by Mr Sunil Kumar Shaw, proprietor, M/s Boi Bhai Boi Construction, 49/1, Madhu  
Biswas Lane, P.O. Howrah, P.S. - Howrah, District - Howrah, West Bengal, India, PIN - 711101  
represented by Mr Sandip Nandi, . . . Son of Mr S. K. Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, Howrah, WEST  
BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/-, H = Rs 26/-, M(b) = Rs 4/- )  
and Registration Fees paid by Cash Rs 39/-.

**Payment of Stamp Duty**

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

1. Stamp Type: Impressed, Serial no 87, Amount: Rs 50/-, Date of Purchase: 01/09/2017, Vendor name: A Sakar

*Tapas Dutta*

Tapas Dutta  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. HOWRAH  
Howrah, West Bengal



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0501-2017, Page from 228350 to 228374  
being No 050108568 for the year 2017.



Digitally signed by TAPAS DUTTA  
Date: 2017.09.08 17:34:56 +05:30  
Reason: Digital Signing of Deed.

*Tapas Dutta*

(Tapas Dutta) 08-09-2017 17:34:25  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. HOWRAH  
West Bengal.

(This document is digitally signed.)