

भारतीय नैऋत्याधिक

पचास

रुपये

₹. 50

FIFTY
RUPEES

RS. 50

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 980699

Certified that the document is admitted
to registration, the signature sheet/s and
the stamp/s attached with this
document are the part of this document

26 JUL 2016

Asst. Dist. Sub-Registrar
Uttara, South 24 Parganas

POWER OF ATTORNEY GIVEN TO THE DEVELOPER IN CONNECTION
WITH DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT I, SMT. BANI BHADRA
(PAN- BZTPB 0525J), wife of Late Amar Krishna Bhadra, by Nationality
Indian, by faith Hindu, by occupation House wife, residing at 45, Arabinda
Road, Post Office - Konnagar, Police Station Uttarpara, District - Hoogly,
Pin 712235 do hereby state as follows:

SRI PRAJENJIT PAKHIRA &
SRI SANKAR MALAKAR
(PARTNERS OF
M/S. PARAMOUNT CONSTRUCTION)
C. A. FOR BANI BHADRA
BANDANA BHADRA
& KAUSHIK BHADRA

41661

25 JUL 2018

No.....Rs. 50/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

Advocate
Allpur Judge's Court
Kolkata-27

Handwritten signature and scribbles



Signature.....

25 JUL 2018

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Somenath Bhadra.

Kate. Anwar Krishna Bhadra

45, Arabinda Road,

P.O:- Komanagar

P.S:- Uttarpara

West Bengal, 712 235

WHEREAS I am the sole and absolute owner in respect of ALL THAT piece and parcel of messuage, tenement, hereditament and land admeasuring 1 (One) Kattah 8 (Eight) Chattaks 2 ½ (Two and Half) Sq. feet be the same a little more or less, comprised in Mouza Kaklia, Pargana Panchannagram, J.L.No.40, Touzi No.151, Dag No. 869 under Khatian No.30 and 34 with structures thereon, lying situated at being Premises No.58, at present 58/51, Prince Anwar Shah Road, Police Station - Lake, Kolkata 700 045 within the limits of ward No.93, Borough X of the Kolkata Municipal Corporation more fully and specifically described in the SCHEDULE hereunder written.

AND WHEREAS I have entered into an agreement with **PARAMOUNT CONSTRUCTION**, a registered Partnership Firm, having its registered office at 39A, Lake Gardens, Police Station Lake, Kolkata 700 045, represented by its Partners 1. SRI PRASENJIT PAKHIRA son of Sri Gopal Chandra Pakhira, by faith Hindu, by occupation Business, residing at 39A, Lake Gardens, Police Station Lake, Kolkata 700 045; 2.SRI SANKAR MALAKAR son of Late Sri Ratish Chandra Malakar, by faith Hindu, by occupation Business, residing at 3/40 Netaji Nagar, Police Station Nataji Nagar, Kolkata 700 040 for development of our said property by virtue of a registered agreement for development dated 26.07., 2016 duly executed and registered in the office of A.D.S.R. at Alipore Being Deed No. 5012 for the year 2016.

Santa Waleem

SRI PRASENJIT PAKHIRA &
SRI SANKAR MALAKAR
(PARTNERS OF
M/S. PARAMOUNT CONSTRUCTION)
C. A. FOR BANI BHADRA
BANDANA BHADRA
& KAUSHIK BHADRA

AND I hereby and hereunder nominate, constitute and appoint

1. **SRI PRASENJIT PAKHIRA** (Pan AFTPP5914N) son of Sri Gopal Chandra Pakhira, by faith Hindu, by occupation Business, residing at 39A, Lake Gardens, Police Station Lake, Kolkata 700 045;
2. **SRI SANKAR MALAKAR** (Pan AKGPM9211P) son of Late Sri Ratish Chandra Malakar, by faith Hindu, by occupation Business, residing at 3/40 Netaji Nagar, Police Station Nataji Nagar, Kolkata 700 040, Partners of **PARAMOUNT CONSTRUCTION**, as our TRUE AND LAWFUL ATTORNEYS for me in my name and on my behalf to do the following acts, deeds and things either jointly and/or severally:-

- I. To enter upon the said Property particularly described in the Schedule hereunder written in our name and on my behalf.
- II. To look after, manage and to do all the acts deeds and things that are necessary for and incidental to look after and manage the said Property particularly described in the Schedule hereunder written.
- III. To do all the acts, deeds and things that are necessary for and incidental to the protection and preservation of the said property.
- IV. To look after, manage and to do all the acts, deeds and things that are necessary for and incidental to the management of the all the affairs touching the said property.
- V. To represent me before the concerned Authorities/Officers in all matters touching our said property and to make correspondences for and on my behalf;

**SRI PRASENJIT PAKHIRA &
SRI SANKAR MALAKAR
(PARTNERS OF
M/S. PARAMOUNT CONSTRUCTION)
C. A. FOR BANI BHADRA
BANDANA BHADRA
& KAUSHIK BHADRA**

- VI. To receive all notices, letters etc. and to sign and execute all papers, deeds and documents relating to any matter touching the said property in my name, for and on my behalf;
- VII. To make payments of all rates and Taxes in respect of the said property in my name and for and on my behalf and to receive proper and valid receipt there for in my name and on my behalf;
- IX. To obtain requisite permissions, sanctions and/or clearances of the aforesaid property or portion thereof and in the said connection, to sign, verify and affirm Affidavit and all applications and other documents as may be required.
- X. To sign and to submit Building Plans and other plans including modification plan, plans and papers for regularization of any construction if any and to obtain all types of sanction for construction of Building on the said property in my name and on my behalf and to take delivery of such plans from the Kolkata Municipal Corporation.
- XI. To enter into agreements for sale and/or transfer and to sign and execute agreement (s) for sale in respect of the Developer's allocation and/or portions thereof with intending purchasers as per the development agreement as referred to above.
- XII. To receive earnest money and/or consideration money for sale of the said property from the Purchaser or Purchasers relating to Developer's allocation as contained in the said Development Agreement.
- XIII. To appear before the Registrar of the concerned registration offices and to sign and execute the deeds of conveyances for sale of the

**SRI PRABENJIT PAKHIRA &
SRI SANKAR MALAKAR
(PARTNERS OF
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C. A. FOR BANI BHADRA
BANDANA BHADRA
& KAUSHIK BHADRA**

Units/Flats/Car Parking Spaces Along With proportionate undivided right, title, interest and share in the land underneath thereof in favour of the intending purchasers from the Developer's allocation in my name and for and on my behalf.

XIV. To appear and represent us before all Municipal Bodies, Corporation, and other legal and Administrative Authorities including the Police Authorities etc. before any Magistrate and in Courts having Civil, Criminal, Original or Appellate, Revisional or Special jurisdiction including jurisdiction of any High Court, before any tribunal or Judicial or quasi Judicial authority, and other Authorities and in all Government or Semi-Government offices and departments in respect of the said property.

XV. To pay municipal taxes and to deposit all fees, fines etc. and to make all payments whatsoever touching the said property to the Kolkata Municipal Corporation in my name and for and on my behalf.

XVI. To make correspondences with West Bengal State Electricity Distribution Company Private Limited and to sign all relevant papers and to deposit all fees, charges, costs for the purpose of providing supply of electricity in the said property in my name, for and on my behalf.

XVII. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals and to sign and file vakalatnama in respect of the said property.

XVIII. To engage Lawyers and to sign and verify, pleadings and to swear affidavits, to accept service of summons, notices and other

**SRI PRADEENJIT PAKHIRA &
SRI SANKAR MALAKAR
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& KAUSHIK BHADRA**

legal processes, enforce judgment, execute any decree or order in respect of the said property.

XIX. To obtain requisite permissions, sanctions and/or clearances in respect of the aforesaid property or portion thereof and in the said connection, to sign, verify and affirm all applications and other documents as may be required.

AND GENERALLY my said Attorneys shall have the power to do all such acts, deeds and things relating to the said land on my behalf which we could have lawfully done if personally present.

AND I do hereby agree to ratify and confirm all and whatsoever other acts, deeds and things that my said attorneys shall lawfully do, execute and perform or cause to be done, executed and performed relating to my said property of land under and by virtue of this POWER OF ATTORNEY.

**SRI PRADEENJIT PAKHIRA &
SRI SANKAR MALAKAR
(PARTNERS OF
M/S. PARAMOUNT CONSTRUCTION)
C.A. FOR BANI BHADRA
BANDANA BHADRA
& KAUSHIK BHADRA**

PARTICULARS OF THE SAID PROPERTY

ALL THAT piece and parcel of messuage, tenement, hereditament and land admeasuring 1 (One) Kattah 8 (Eight) Chattaks 2 ½ (Two and Half) Sq.feet be the same a little more or less, comprised in Mouza Kaklia, Pargana Panchannagram, J.L.No.40, Touzi No.151, Dag No. 869 under Khatian No.30 and 34 with structures thereon, lying situated at being Premises No.58 since renumbered as 58/51, Prince Anwar Shah Road, Police Station - Lake, Kolkata 700 045 within the limits of ward No.93, Borough X of the Kolkata Municipal Corporation, which is butted and bounded as follows:

On the North by: Premises No. 58/51A, Prince Anwar Shah Road;

On the South by: Premises No.58/56, Prince Anwar Shah Road;

On the East by: Anwar Shah Road;

OR HOWSOEVER otherwise the said property be called known numbered described and distinguished.

SCHEDULE OF OWNERS' AREA

OWNER'S AREA shall mean the entire First Floor of proposed New building Together With 2 (Two) Numbers of Car Parking Spaces in the in the Ground Floor of said new building proposed to be constructed according to the sanctioned plan completed and finished as per specification as mentioned in the Third Schedule hereunder written together with undivided proportionate right, title and interest in common areas, services facilities and amenities available therein and upon the land comprising the said Premises as described in First schedule hereunder written.

SCHEDULE OF DEVELOPER'S AREA

DEVELOPER'S AREA shall mean and include all the remaining such number of Units or Flats in the New building and car parking spaces, covered spaces in the Ground Floor of the new building proposed to be constructed in said premises (except First Floor of proposed New building Together With 2 (Two) Numbers of Car Parking Spaces in the in the Ground Floor being the allocation of the Owner), Together With proportionate rights title and interest in the common areas, services and facilities and amenities and upon the land comprising the said Premises as described in First schedule hereunder written together with the absolute right to use the same on the part of the Developer and together with exclusive right to use and enjoy 50% of the roof excluding service area.

IN WITNESS WHEREOF I, SMT. BANI BHADRA, the executant herein
 have signed and executed these presents this the 26th day of
 July 2016.

SIGNED AND DELIVERED

AT KOLKATA IN THE PRESENCE OF:

সমীক্ষক

1. Somat Biswas
 116, Prince Anwar Shah
 Road, Kol-700045.

2. Somnath Sen Gupta,
 13/A, Anandkumar
 Road, Moumagor,
 Hooghly

BANI BHADRA

For PARAMOUNT CONSTRUCTION

[Signature]

Partner/Authorised Signatory
 For PARAMOUNT CONSTRUCTION

[Signature]

Partner/Authorised Signatory

Read over and explain
 in Bengali. Somnath Bhadra.

Drafted by me and
 prepared in my office,

[Signature]






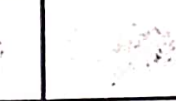




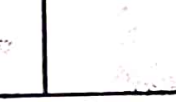
(Pradip Chatterjee, Advocate, WB/745/87).

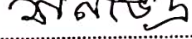
SPECIMEN FORM FOR TEN FINGERPRINTS

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					












Signature


Name

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	Left Hand					
	Right Hand					





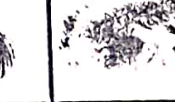






Signature 


Name BANI BHADRA

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Signature 

Name PRASENJIT PAKHIRA



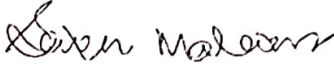
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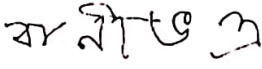
Signature 

Name SANKAR MALAKAR



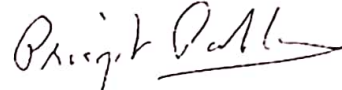


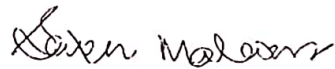
Seller, Buyer and Property Details

Principal & Attorney Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr SANKAR MALAKAR 3/40 NETAJI NAGAR, P.O:- REGENT PARK, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700040	 26/07/2016 2:26:47 PM	 LTI 26/07/2016 2:26:54 PM
		 26/07/2016 2:27:07 PM	

Principal Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Smt BANI BHADRA Wife of Late AMAR KRISHNA BHADRA 45 ARABINDA ROAD, P.O:- KONNAGAR, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712235 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BZTPB0525J,; Status : Individual; Date of Execution : 26/07/2016; Date of Admission : 26/07/2016; Place of Admission of Execution : Office	 26/07/2016 2:27:58 PM	 LTI 26/07/2016 2:28:07 PM
		 26/07/2016 2:28:39 PM	


Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	PARAMOUNT CONSTRUCTION 39A LAKE GARDENS, P.O:- LAKE GARDENS, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045; Status : Organization; Represented by representative as given below:-		
1(1)	Mr PRASENJIT PAKHIRA 39A LAKE GARDENS, P.O:- LAKE GARDENS, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFTPP5914N,; Status : Representative; Date of Execution : 26/07/2016; Date of Admission : 26/07/2016; Place of Admission of Execution : Office	 26/07/2016 2:26:13 PM	 LTI 26/07/2016 2:26:18 PM
		 26/07/2016 2:26:33 PM	
(2)	Mr SANKAR MALAKAR 3/40 NETAJI NAGAR, P.O:- REGENT PARK, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKGPM9211P,; Status : Representative; Date of Execution : 26/07/2016; Date of Admission : 26/07/2016; Place of Admission of Execution : Office	 26/07/2016 2:26:47 PM	 LTI 26/07/2016 2:26:54 PM
		 26/07/2016 2:27:07 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature

Identifier Details

SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr SOMENATH BHADRA Son of Late AMAR KRISHNA BHADRA 45, ARABINDA NAGAR, P.O:- KONNAGAR, P.S:- Uttarpara, District:- Hooghly, West Bengal, India, PIN - 712235 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Smt BANI BHADRA, Mr PRASENJIT PAKHIRA, Mr SANKAR MALAKAR	 26/07/2016 2:29:14 PM

C. Transacted Property Details

Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Anwar Shah Road, , Premises No. 58/51, Ward No: 93		1 Katha 8 Chatak 2.5 Sq Ft	1/-	90,20,834/-	Proposed Use: Bastu, Property is on Road

Structure Details

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	PRADIP CHATTERJEE
Address	ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate

Office of the A.D.S.R. ALIPORE, District: South 24-Parganas

Endorsement For Deed Number : I - 160505013 / 2016

Query No/Year	16051000284351/2016	Serial no/Year	1605005812 / 2016
Deed No/Year	I - 160505013 / 2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr SANKAR MALAKAR	Presented At	Office
Date of Execution	26-07-2016	Date of Presentation	26-07-2016
Remarks			

On 26/07/2016

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 13:58 hrs on : 26/07/2016, at the Office of the A.D.S.R. ALIPORE by Mr SANKAR MALAKAR .

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 90,50,834/-

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

Execution is admitted on 26/07/2016 by

Smt BANI BHADRA, Wife of Late AMAR KRISHNA BHADRA, 45 ARABINDA ROAD, P.O: KONNAGAR, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712235, By caste Hindu, By Profession House wife
Indetified by Mr SOMENATH BHADRA, Son of Late AMAR KRISHNA BHADRA, 45, ARABINDA NAGAR, P.O: KONNAGAR, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712235, By caste Hindu, By Profession Others

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

Execution is admitted on 26/07/2016 by

Mr PRASENJIT PAKHIRA PARTNER, PARAMOUNT CONSTRUCTION, 39A LAKE GARDENS, P.O:- LAKE GARDENS, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Mr PRASENJIT PAKHIRA, Son of Mr GOPAL CHANDRA PAKHIRA, 39A LAKE GARDENS, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, By caste Hindu, By profession Business
Indetified by Mr SOMENATH BHADRA, Son of Late AMAR KRISHNA BHADRA, 45, ARABINDA NAGAR, P.O: KONNAGAR, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712235, By caste Hindu, By Profession Others

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

Execution is admitted on 26/07/2016 by

SANKAR MALAKAR PARTNER, PARAMOUNT CONSTRUCTION, 39A LAKE GARDENS, P.O.- LAKE GARDENS, P.S.- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Mr SANKAR MALAKAR, Son of Late RATISH CHANDRA MALAKAR, 3/40 NETAJI NAGAR, P.O. REGENT PARK, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, By caste Hindu, By profession Business Identified by Mr SOMENATH BHADRA, Son of Late AMAR KRISHNA BHADRA, 45, ARABINDA NAGAR, P.O. KONNAGAR, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712235, By caste Hindu, By Profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

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. Rs 50/- is paid on Impressed type of Stamp, Serial no 41661, Purchased on 25/07/2016, Vendor named S Das.



(Amitava Chanda)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2016, Page from 137352 to 137368

being No 160505013 for the year 2016.



Digitally signed by AMITAVA CHANDA
Date: 2016.07.28 16:48:31 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 28-07-2016 16:48:30
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)