

834/2020

I-684/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
 Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.

AD 299343

[Signature]
 Addl. Dist Sub-Registrar
 Alipore, South 24 Parganas

11 FEB 2020

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT I, SRI BIKASH RANJAN DUTTA, son of Late Jagadish Chandra Dutta, by Occupation- Retired person, by faith-Hindu, by Nationality- Indian, presently residing at 1288, Chakgaria Street, Police Station-Purba Jadavpur, Kolkata-700094, **SEND GREETINGS:-**

[Handwritten notes]
 1. 2. 2020
 14:00
 25-4730/2020

947082

25 JAN 2020

Name : Sukanta Majumdar

Address : Advocate

Vendor : Alipur Judge's Court
Kolkata - 27

I. CHAKRABORTY
68, Dr. Rajendra Prasad Sarani
Kolkata - 700 001



Sukanta Majumdar
Advocate
Alipore Judge's Court
KOL-27
S/o - late S. Majumdar

Addl. Dist. Sub-Registrar
Alipore
11 FEB 2020
South 24 Parganas
Kolkata - 700027

WHEREAS I, the Executant herein, is the sole & absolute Owner of a piece of land, hereditaments and premises together with the messuages and tenements admeasuring of 4 kattahs 1 Chattacks 42 Sq. ft together with Asbestor sheded structure standing thereon measuring 260 sq. ft. more or less Comprised in C.S. Dag No. 284, R.S. Dag No. 300, under C.S. Khatian No.123 & 58, Coresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertainint to J.L. No.-29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S.-Previously Sadar Tollygunge thereafter Jadavpur now Patuli, District-24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 101, Assessee No. 31-101-09-0550-7, being known as KMC Premises No. 547, Baishnabghata Patuli, P.O.- Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata-700094, in the District of South 24 Parganas, sub-register office at Alipure, which is more fully described in Schedule hereunder written and hereinafter referred to as the "said Premises" morefully described in the Schedule hereunder written.

AND WHEREAS I, the Executants' herein have entered into a Registered Development Agreement on 11th day of February 2020, with **M/S. MODEL CIVIL CONTRACTOR**, a proprietorship firm having its office at E/13A, Bapujinagar, P.O. Regent Estate, Police Station- Jadavpur, Kolkata-700092, represented by its sole proprietor namely **ABUBAKKAR SEKH**, son of Md. Alim Sekh, by faith -Muslim, by Occupation -Business, by Nationality - Indian, residing at F/14, Bapujinagar, P.O. Regent Estate, Police Station - Jadavpur, Kolkata - 700092, District south 24 parganas, with the terms and conditions mentioned therein and for the process as per terms and conditions



Addl. Dist. Sub-Registrar
Alipore
11 FEB 2020
South 24 Parganas
700027

as mentioned therein herein after referred to & called as the "**SAID DEVELOPMENT AGREEMENT**" & which was duly registered at the Office of the A.D.S.R., Alipore and recorded as Deed/Being No. - 0679 - , for the year 2020.

AND WHEREAS, due to necessary and also expedient for my Self to appoint and/or nominate and/or constitute to any person, to look after my said premises (as mentioned in Schedule). **NOW KNOW BY THESE PRESENTS**, **I, SRI BIKASH RANJAN DUTTA**, son of Late Jagadish Chandra Dutta, do hereby and hereunder nominate, appoint and/or constitute **M/S. MODEL CIVIL CONTRACTOR**, a proprietorship firm having its office at E/13A, Bapujinagar, P.O. Regent Estate, Police Station- Jadavpur, Kolkata-700092, represented by its sole proprietor namely **ABUBAKKAR SEKH**, son of Md. Alim Sekh, by faith -Muslim, by Occupation -Business, by Nationality - Indian, residing at F/14, Bapujinagar, P.O. Regent Estate, Police Station - Jadavpur, Kolkata - 700092, District south 24 parganas, as my true and lawful ATTORNEY for me in my name and on my behalf do & execute and perform and all or any of the following acts, deeds & things concerning the said premises or any part there of relating to my property being admeasuring 4 kattahs 1 Chattacks 42 Sq. ft together with Asbestor sheded structure standing thereon measuring 260 sq. ft. more or less Comprised in C.S. Dag No. 284, R.S. Dag No. 300, under C.S. Khatian No.123 & 58, Coresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertaintint to J.L. No.-29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S.-Previously Sadar Tollygunge thereafter Jadavpur now Patuli,

Sec 51



Addl. Dist. Sub-Registrar
Alipore
11 FEB 2020
South 24 Parganas
K. No. 10027

District-24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 101, Assessee No. 31-101-09-0550-7, being known as KMC Premises No. 547, Baishnabghata Patuli, P.O.- Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata-700094, in the District of South 24 Parganas, sub-register office at Alipure, and more particularly described in the schedule hereunder written and to execute and perform the following acts, deeds and things interlay as follows:-

- 1) To hold and defend possession of the said Premises and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the said premises and every part thereof.
- 2) To demand, recover and receive consideration, premium, damages, electricity charges, service charges, Municipality Taxes and Rates and all other sums or moneys receivable in respect of the said premises with regards to Developers' allocation or any part thereof and any share or shares therein from the Purchasers of the said Premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover, any sum of money in arrears in respect of the said premises from all or any one of more of the occupants/licensees/purchasers of the said premises or any portion or portions thereof and to raise bills and grant, valid, receipt and discharges therefore which shall fully exonerate the persons paying such money.



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Addl. Dist. Sub-Registrar
Alipore
11 FEB 2020
South 24 Parganas
Kolar 27

- 3) To pay all rents and taxes, charges, expenses and other out goings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any Building thereon against loss or damages by fire and/or other risks as be deemed necessary and/or desirable by my said Attorney and to pay all premium for such insurance.
- 4) To enforce any covenant in any Agreement, lease Deed, sale Deed, Declaration or any other document relating to the Developer's allocated portion on the said Premises or any part thereof and if any right to re-enter arises in any manner under each covenants or under notice to quit them to exercise such rights, amongst others.
- 5) To worn off and prohibit and, if necessary, proceed against in due form of law against all trespassers on the said premises or any part thereof for taking possession and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers.
- 6) To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or re-construction of and/or addition and/ or alteration to any new or existing Building or Buildings or structures on the said premises or any portion or portions thereof.
- 7) To build upon and exploit commercially the said premises by making construction of Building or Buildings, thereon and for that to arrange by me & to take down demolish structures of whatsoever nature existing thereon or as may be constructed in future.



Addl. Dist. Sub-Registrar
Alipore
11 FEB 2020
South 24 Parganas
Kolkata-700027

- 8) To appoint any contractor/sub-contractor for construction work or Building thereon and to cancel the same and engage new contractor to be done by him or his own discretion as if I do the same personally.
- 9) To negotiate on terms for and to agree and to sale the said space/spaces with flats and/or proportionate land to be lying or situate with common space and car parking space/spaces/share etc. in the premises in respect of developer's allocated portion as mentioned in the said Development Agreement to any purchaser or purchasers either for space, and/or space with super-structures and/or flat or flats on such price which the said Attorney in his absolute discretion thinks proper.
- 10) To execute, sign and present the sale Deed (s), Lease Deed (s), assignment deed (s), Agreement for Sale, Supplementary Agreement (s) or any other document (s), before the Registrar or Sub-Registrar or other competent registering authority and get the same registered in respect of the Developer's Allocation in terms of the said Development Agreement & to receipt the consideration amount to issue receipt thereon & to handover the possession to the respective Purchaser/s to get the mutation effected.
- 11) To execute, sign and present the Rectification Deed/ Supplemental Deed before the proper registering authority and get the same registered.
- 12) To sign, execute, admit, execution of and present for registration and register Sale Deed and all Deed of Conveyance or Conveyances or agreements on my behalf in respect of the Sale of the Developer's



Addl. Dist. Sub-Reg.
Alipore
11 FEB 2020
South 24 Parganas
Kolkata 74

Allocation in terms of the said Development Agreement, in favour of the intending Purchaser/ Purchasers before Competent Registering Authority and have them registered according to law.

- 13) To collect the maintenance, charges, service charges, or whatsoever charges from the indenting purchaser or purchasers as he thinks fit without creating liability.
- 14) To collect advance or part payment or full consideration from the intending purchasers of Flat or Flats, Space/ Spaces out of Developer's Allocation along with the proportionate share of land on my behalf except the portions which will be kept reserved for me as per Agreement.
- 15) To agree upon and to enter into any Agreement or Agreements and/or for to any party or parties or Firm and company sale or sales of space or spaces with super structures or flats and/or cancel and repudiate the same with the Intending Purchaser or Purchasers in respect of Developer's allocation as mentioned in the said Development Agreement.
- 16) To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchase money and to give, good, valid, receipt and discharges for the same which will protect the purchaser or purchasers without seeing the applications of the money.
- 17) Upon such receipt as aforesaid to sign and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flats and/or space, with super-structures and/or flat/ flats/space



Addl. Dist. Sub-Registrar
Alipora
11 FEB 2020
South 24 Parganas
Kor. No. 700027

proposed to be constructed and maintenance and easement rights of the common areas, Car Parking space/proportionate share of land in favor of the purchaser or purchasers or his nominee or nominees, save and except my allocation as mentioned in the said Development Agreement made between us.

- 18) To sign, execute and apply before the appropriate authority on my behalf for Mutation of the Property, sanction of drainage, internal water line, supply of water, sinking of tube-well, supply of electricity, installation of transformer (if necessary and other utilities) as may be necessary for the convenience.
- 19) To appear before and execute the building plan and submit and sign the same building plan in My name and in My favour and to do all formalities to submit plan, for modification and/or alteration of plan renew and sign execute any Plan, revised Plan, Mutation application, Declaration, Affidavit, Boundary Declaration, which includes Corporation Boundary Declaration, Gift Deed to KMC and to present for Registration to admit execution to any Registry Authority and to have the said documents and/or sign, any Declaration, Affidavit, Boundary Declaration which includes Municipality Gifts if any and to present for Registration to admit for execution to any Registration Authority and have to the said document registered and /or for whatsoever necessary before the K M C or to any Competent Authority to obtain **"No Objection certificate"** from the Competent Authority, for which to execute and sign all papers, document, Affidavits, whatsoever necessity in My name and in favor to negotiate in my name



Addl. Dist. Sub-Registrar
Alipore
11 FEB 2020
South 24 Parganas
Kolkata-700027

- and to do whatsoever necessary for the same in my name or on my behalf as I could do personally by my Self.
- 20) To appear and to apply for obtaining sanction, permissions, clearances and service connection before appropriate authorities (Both Sanitary & Water) Improvement Trust, Kolkata Municipal Corporation, WBSEB / CESC, KIT, KMDA, Fire Brigade, B.L. & L.R.O, Housing Board of West Bengal and any local and all Government Offices and to sign on My behalf all necessary forms, applications, petitions and documents and apply for obtaining permit, license permanent and temporary supply service as may be required for making the Building habitable.
- 21) To work and supervise the construction of the Building or Buildings therein and for that matter, bring, purchase, procure all sorts of building materials, electrical and sanitary, fittings and fixtures and to engage Plan Makers, Designers, Architects, Engineers, Artisans, Mason's, Electricians and workmen. To pay and incur all fees, charges and expenses costs in the matter of construction and all other matters concerning and/or arising out of the construction of the said Building from the account of the Principal.
- 22) To apply for electricity, water, telephone, sewerage, drains and/or connection or any other utility in the said premises. To apply for modification and/or alterations and/or extended approved/ sanctioned plan and to pay fees and to take delivery of the same and take such other order or permissions from the necessary authorities which he deem fit and proper.



Add. Dist. Sub-Registrar
Alipore
11 FEB 2020
South 24 Parganas
Kolkata-700027

- 23) To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said premises in which I have now or may hereafter be interested or connected and also if though fit, give, evidence and compromise refer to Arbitration abandon, submit to Judgment or before non-suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Rent controller, District Court and small Causes Court.
- 24) To sign, declare, verify and affirm, plaint, written statements, petitions, consent petitions, Affidavit, Vakalatnama, Warrant of Attorney, Memorandum of Appeal or any other document or paper in any proceedings in respect of the said premises or connected with any of the matters aforesaid.
- 25) To receive any payment and/or deposit all monies including the court Fees, Stamp Duty, Registration Fees, receive refunds and to receive and grant, valid, receipts and discharges in respect thereof.
- 26) For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Advocates, and/or debt collecting or other agents.
- 27) To appear and represent me before all authorities make commitments and give undertakings in connection of the said premises as be required for all or any of the purpose herein contained.
- 28) To sell, exchange, surrender, lease of Flat/Flats/Car Parking Spaces in respect of Developers Allocation as well as mortgage the said



Addl. Dist. Sub-Registrar
Alipore
11 FEB 2020
South 24 Parganas
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Developer's Allocation out of the schedule below premises as also mentioned in the said Development Agreement, and to invest money with any Banker or Bankers or to obtain refund of Stamp Duty or repayment of Court fees or to borrow from time to time any sum of money upon any terms in relation to my property as mentioned in the schedule below as my Attorney thinks fit and proper.

- 29) On my behalf to negotiate on terms for and to agree to and sell the Property Flat/Space or part thereof of his Developer's allocation as mentioned in the said Development Agreement and the Property which seized and possessed of now and hereafter belongs to me mentioned and described in the schedule below to any purchaser or purchasers at such price which my said Attorney, thinks fit and proper, to engage upon and to enter into any Agreement or Agreements for such sale or sales and/or to cancel and/or repudiate the same.
- 30) On my behalf to receive from the intending purchaser or purchasers for selling of the shares of Developer's Allocation in whole or in part the space, flats and Car Parking Spaces with others and receive any earnest money and/or advance or advances from the purchaser/purchasers also the balance of purchase money to give, valid, receipt and discharges for the same and operate the said money which will protect the purchaser or purchasers.
- 31) Upon such receipt as aforesaid to sign, execute and deliver any Deed of Sale, Conveyance or Conveyances of any part or his share of Property/Flats, in favor of such Purchaser or Purchasers or his nominee or nominees or assignee or assignees.



Addl. Dist. Sub-Registrar
Alipore
11 FEB 2020
South 24 Parganas
Kolkata-700027

- 32) To sign and execute all other deeds, instruments and assurances which he consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said premises either in part or in full as I personally could do my Self, if I personally present.
- 33) To present any such deed or deeds of sale, conveyance or conveyances or other document or documents for Registration to admit execution and receipt of consideration before the Registrar of Assurances, Kolkata, the Additional District Sub-Registrar, Sub-Registrar or District Registrar, having authority for and to have the said conveyance or conveyance Registered and to do all other acts, deeds and things which the said Attorney, shall consider necessary for the transferring and/or conveying the said premises to the said purchaser or purchasers as fully and effectually in all respect as I could do the same my Self.
- 34) To enter into any Agreement with any person or persons or Firm for whatsoever purpose and/or Agreement to sell or otherwise dispose of any of the property or properties or portion or portions of Developer's Allocation and to transfer and sale the same, security, release or other whatsoever documents or charge or also to execute or enforce any powers under any such security or charges or otherwise to release or obtain the benefits thereof on such manner as the said Attorney shall think fit and proper. To execute and register any document or documents in that behalf relating to his share of Developer's Allocation out of total property.



Addl. Dist. Sub-Registrar
Alipore
11 FEB 2020
South 24 Parganas
Kolkata-700027

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the authorities herein contained which I could have lawfully done under my own hands and seals, if I personally present.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT Piece & parcel of land of 4 kattahs 1 Chattacks 42 Sq. ft together with Asbestor sheded structure standing thereon measuring 260 sq. ft. more or less Comprised in C.S. Dag No. 284, R.S. Dag No. 300, under C.S. Khatian No.123 & 58, Coresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertainint to J.L. No.-29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S.-Previously Sadar Tollygunge thereafter Jadavpur now Patuli, District-24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 101, Assessee No. 31-101-09-0550-7, being known as KMC Premises No. 547, Baishnabghata Patuli, P.O.- Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata-700094. The Proportionate rent is payable to the collector 24 Parganas (South), Alipore on behalf of the Govt. of West Bengal as per present Govt. Rate, butted and bounded by as follows:-

- NORTH : Land of C. S. Dag. No. 284.
- SOUTH : Land of C. S. Dag. No. 284.
- EAST : Land of C. S. Dag. No. 285.
- WEST : 14 Ft wide Road & Lands of C. S. Dag. No. 425 & 426.



Addl. Dist. Sub-Registrar
Alipore
11 FEB 2020
South 24 Parganas
Kolkata-700027

IN WITNESSES WHEREOF, I SRI BIKASH RANJAN DUTTA, have set and subscribed my signature and hand and seal on the 11th day of February Two Thousand Twenty (2020).

Signed and Delivered by the
Principals in the Presence of:

1. Tanay Kundu
Canning Town
South 24 Pcs
Pin - 74 3329

2. Tanusree Saha
P, 5 Parkapally (S)
KOL - 700078

B. Dutta

SIGNATURE OF THE EXECUTANT

I, admit, accepted, acknowledge and confirm

MODEL CIVIL CONTRACTOR

A. B. S. H.

Proprietor

SIGNATURE OF THE ATTORNEY

Drafted & Prepared in my Office as
Per parties instruction & information.

Sukanta Majumdar

Advocate,
Alipore Judges Court, Kol-27.
Enrollment No.- WB/765/1999.



Addl. Dist. Sub-Registrar
Alipore
11 FEB 2020
South 24 Parganas
K.P. No. 735027



Thumb 1st finger middle finger ring finger small finger

| | | | | | | |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name BIKASH RANJAN DUTTA

Signature B Dutta

Thumb 1st finger middle finger ring finger small finger

| | | | | | | |
|--|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name ABUBAKKAR SEKH

Signature Abu SK

Thumb 1st finger middle finger ring finger small finger

| | | | | | | |
|--------------|------------|--|--|--|--|--|
| <p>PHOTO</p> | left hand | | | | | |
| | right hand | | | | | |

Name

Signature



3

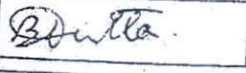
Addl. Dist. Sub-Registrar
Alipore
11 FEB 2020
South 24 Parganas
Kolkata- 700027

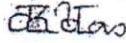
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACNPD7159G

नाम /NAME
BIKASH RANJAN DUTTA

पिता का नाम /FATHER'S NAME
JAGADISH CHANDRA DUTTA

जन्म तिथि /DATE OF BIRTH
01-01-1942

हस्ताक्षर /SIGNATURE



आयकर आयुक्त, प.नं.-II
COMMISSIONER OF INCOME-TAX, W.B. - II



इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
घीरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringbee Square,
Calcutta- 700 069.



सत्यमेव जयते

ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19640/05298

To
বিকাশ রঞ্জন দত্ত
Bikash Ranjan Dutta
1288 CHAK GARIA
Panchasayar S.O
Panchasayar Kolkata
West Bengal 700094

18922456



MN189224565DF



আপনার আইডি সংখ্যা/Your ID No. :

7087 1934 1602

স্বাক্ষর - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



বিকাশ রঞ্জন দত্ত
Bikash Ranjan Dutta
পিতা : জগদীশ চন্দ্র দত্ত
Father : JAGADISH CHANDRA DUTTA
জন্ম সাল / Year of Birth : 1942
পুরুষ / Male



7087 1934 1602

স্বাক্ষর - সাধারণ মানুষের অধিকার



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ABUBAKKAR SEKH
MOHD ALIM SEKH
12/05/1980
Permanent Account Number
BLBPS1103D

Signature
Signature





ভারত সরকার
 Unique Identification Authority of India
 Government of India
 ভূমিকাভুক্তির আই ডি / Enrollment No.: 1062/74166/15782

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

To
 আব্বাক্কর সেক
 Abubakkar Sekh
 Begunbari
 Begunbari
 Murshidabad
 West Bengal 742133

46454339



MN464543399FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3419 2315 6677

আধার - সাধারণ মানুষের অধিকার

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

■ আধার সারা দেশে মান্য।
 ■ আধার ভবিষ্যতে 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.



ভারত সরকার
 Government of India
 আব্বাক্কর সেক
 Abubakkar Sekh
 পিতা : মোঃ আলিম সেক
 Father : Mohd Alim Sekh
 জন্মতারিখ / DOB : 18/05/1980
 পুরুষ / Male

3419 2315 6677

আধার - সাধারণ মানুষের অধিকার



ভারতীয় ব্রিটিশ পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

ঠিকানা:
 বেগুনবাড়ী, বেগুনবাড়ী,
 মুর্শিদাবাদ, পশ্চিমবঙ্গ, 742133

Address:
 Begunbari, Begunbari,
 Murshidabad, West Bengal,
 742133

3419 2315 6677

1947
 1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Abu bakkar Sekh

Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-1605-00684/2020 | Date of Registration | 11/02/2020 |
| Query No / Year | 1605-1000254730/2020 | Office where deed is registered | |
| Query Date | 11/02/2020 2:46:30 PM | A.D.S.R. ALIPORE, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | SUKANTA MAJUMDAR ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830125655, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 47,75,749/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 7/- (Article:E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160500679/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :




District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Patuli, , Premises No: 547, , Ward No: 101 Pin Code : 700094

| 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 42 Sq Ft | 1/- | 46,97,749/- | Width of Approach Road: 14 Ft., , Project Name : |
| Grand Total : | | | | 6.7994Dec | 1 /- | 46,97,749 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 260 Sq Ft. | 1/- | 78,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 260 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete | | | | | |
| Total : | | 260 sq ft | 1 /- | 78,000 /- | |

Principal Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr Bikash Ranjan Dutta Son of Late Jagadish Chandra Dutta Executed by: Self, Date of Execution: 11/02/2020 , Admitted by: Self, Date of Admission: 11/02/2020 ,Place : Office |  |  |  |
| | 11/02/2020 | LTI 11/02/2020 | | 11/02/2020 |
| 1288, Chak Garia Street, P.O:- Panchasayar, P.S:- Purba Jadabpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACNPD7159G, Aadhaar No: 70xxxxxxx1602, Status :Individual, Executed by: Self, Date of Execution: 11/02/2020 , Admitted by: Self, Date of Admission: 11/02/2020 ,Place : Office | | | | |

Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|--|--|--|
| 1 | Model Civil Contractor E/13A, BAPUJINAGAR, P.O:- Regent Estate, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700092 , PAN No.:: BLBPS1103D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative | | | |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr Abu Bakkar Sekh (Presentant) Son of Md Alim Sekh Date of Execution - 11/02/2020, , Admitted by: Self, Date of Admission: 11/02/2020, Place of Admission of Execution: Office |  |  |  |
| | Feb 11 2020 3:37PM | LTI 11/02/2020 | | 11/02/2020 |
| F/14, Bapujinagar, P.O:- Regent Estate, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700092, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BLBPS1103D, Aadhaar No: 34xxxxxxx6677 Status : Representative, Representative of : Model Civil Contractor (as PARTNER) | | | | |

Identifier Details :

| ame | Photo | Finger Print | Signature |
|--|---|---|-------------------------|
| Mr SUKANTA MAJUMDAR Son of Late S MAJUMDER ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027 |  |  | <i>Sukanta Majumdar</i> |
| | 11/02/2020 | 11/02/2020 | 11/02/2020 |
| Identifier Of Mr Bikash Ranjan Dutta, Mr Abu Bakkar Sekh | | | |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|------------------------|------------------------------------|
| 1 | Mr Bikash Ranjan Dutta | Model Civil Contractor-6.79938 Dec |

Transfer of property for S1

| SI.No | From | To. with area (Name-Area) |
|-------|------------------------|---|
| 1 | Mr Bikash Ranjan Dutta | Model Civil Contractor-260.00000000 Sq Ft |

On 11-02-2020

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 14:00 hrs on 11-02-2020, at the Office of the A.D.S.R. ALIPORE by Mr Abu Bakkar Sekh

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 47,75,749/-

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

Execution is admitted on 11/02/2020 by Mr Bikash Ranjan Dutta, Son of Late Jagadish Chandra Dutta, 1288, Chak Garia Street, P.O: Panchasayar, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Retired Person

Indetified by Mr SUKANTA MAJUMDAR, , Son of Late S MAJUMDER, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 11-02-2020 by Mr Abu Bakkar Sekh, PARTNER, Model Civil Contractor, E/13A, BAPUJINAGAR, P.O:- Regent Estate, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700092

Indetified by Mr SUKANTA MAJUMDAR, , Son of Late S MAJUMDER, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

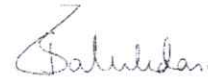
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 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 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 947082, Amount: Rs.100/-, Date of Purchase: 25/01/2020, Vendor name: I Chakraborty



Sukanya Talukdar
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 1605-2020, Page from 28587 to 28611

being No 160500684 for the year 2020.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2020.02.17 15:03:15 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2020/02/17 03:03:15 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)