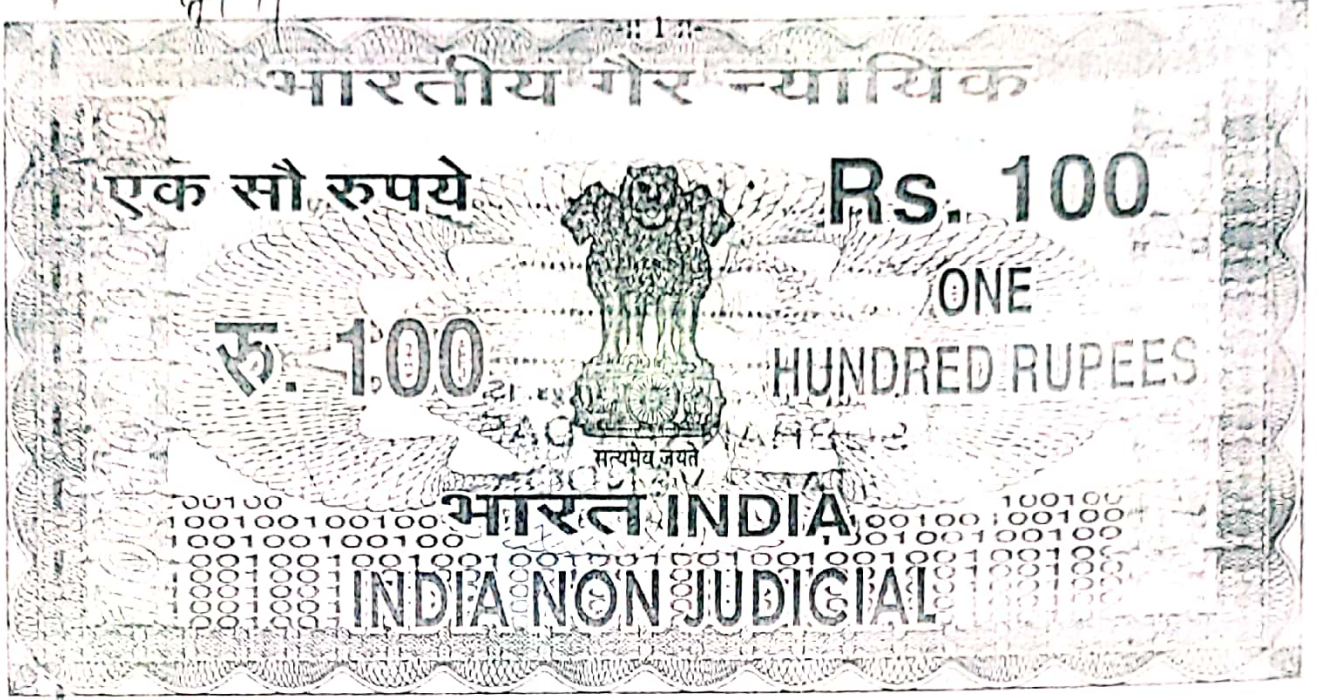


श्री 01/M

P. 7122/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 680837

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

Addl. District Sub-Registrar  
Bahala, South 24 Parganas  
20 MAY 2022

**DEVELOPMENT POWER OF ATTORNEY**

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN that We, (1) SRI SOUMYENDRA MOHAN MOITRA (PAN- ADKPM9192J, & Aadhaar No. 4213 5537 9681) son of Late Kshitindra Mohan Moitra, by faith- Hindu, by Nationality- Indian, by Occupation- Retired Person, residing at 167,

M/s. MAJUMDER CONSTRUCTION

*Sanjay Majumder*  
Proprietor

Constituted Power of Attorney of  
Sri Soumyendra Mohan Moitra  
Sri Soumitra Mohan Moitra

20 JAN 2022

44011

No.....Rs.-100/- Date.....Aloke Biswas  
Advocate  
Name.....Alipore Police Court  
Address.....Kolkata - 700027  
Vendor.....  
Alipur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27



A.D.S.R Benala  
20 MAY 2022  
Dist.- South 24 Pgs.

Identified by me  
Aloke Biswas  
Advocate  
Alipore police court  
P.O. & P.S. Alipore  
Kolkata - 700027



## Major Information of the Deed

Deed No :	I-1607-07122/2022	Date of Registration	20/05/2022
Query No / Year	1607-8001492850/2022	Office where deed is registered	
Query Date	20/05/2022 1:22:29 PM	A.D.S.R. BEHALA, District: South 24 Parganas	
Applicant Name, Address & Other Details	ALOKE BISWAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property. Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 42,66,996/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160707099/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Majhi Para Road, Road Zone : (J.L.Sarari – Rest (Ward 124)) , , Premises No: 106, , Ward No: 124 Pin Code : 700063

Sch No	Plot Number	Khatlan Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 9 Chatak 37 Sq Ft		33,21,996/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, . Project Name :
<b>Grand Total :</b>				7.6129Dec	0/-	33,21,996 /-	

### Structure Details :







Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	0/-	9,45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete  Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		1400 sq ft	0 /-	9,45,000 /-	

M/s. MAJUMDER CONSTRUCTION  
*Sanjoy Majumder*  
 Proprietor

Attorney of  
 Soumyendra Mohan Moitra  
 i Soumitra Mohan Moitra

25/05/2022 Query No:-16078001492850 / 2022 Deed No :I - 160707122 / 2022, Document is digitally signed.



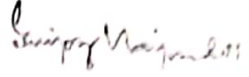
Page 17 of 21

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri SOUMYENDRA MOHAN MOITRA</b> Son of Late Kshitindra Mohan Moltra Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Office	<b>Photo</b>  20/05/2022	<b>Finger Print</b>  LTI 20/05/2022	<b>Signature</b>  20/05/2022
167, Diamond Harbour Road, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Office				
2	<b>Name</b> <b>Shri SOUMITRA MOHAN MOITRA</b> Son of Late Kshitindra Mohan Moltra Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Office	<b>Photo</b>  20/05/2022	<b>Finger Print</b>  LTI 20/05/2022	<b>Signature</b>  20/05/2022
P-106, Majher Para, Purba Barisha, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AQxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Office				



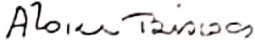
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MAJUMDER CONSTRUCTION</b> 79, State Bank Park, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.:: ADxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri SANJOY MAJUMDAR (Presentant)</b> Son of Late Prasanta Kumar Majumder Date of Execution - 20/05/2022, , Admitted by: Self, Date of Admission: 20/05/2022, Place of Admission of Execution: Office	 May 20 2022 2:18PM	 LTI 20/05/2022	 20/05/2022
79, State Bank Park, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas. West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAI No.:: ADxxxxxx9Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAJUMDER CONSTRUCTION (as sole Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>ALOKE BISWAS</b> Son of A C BISWAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	20/05/2022	20/05/2022	20/05/2022
Identifier Of Shri SOUMYENDRA MOHAN MOITRA, Shri SOUMITRA MOHAN MOITRA, Shri SANJOY MAJUMDAR			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri SOUMYENDRA MOHAN MOITRA	MAJUMDER CONSTRUCTION-3.80646 Dec
2	Shri SOUMITRA MOHAN MOITRA	MAJUMDER CONSTRUCTION-3.80646 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri SOUMYENDRA MOHAN MOITRA	MAJUMDER CONSTRUCTION-700.0000000 Sq Ft
2	Shri SOUMITRA MOHAN MOITRA	MAJUMDER CONSTRUCTION-700.0000000 Sq Ft

25/05/2022 Query No:-16078001492850 / 2022 Deed No :I - 160707122 / 2022, Document is digitally signed.

On 20-05-2022

**Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 (g) of Indian Stamp Act 1899.

**Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**

Presented for registration at 13:57 hrs on 20-05-2022, at the Office of the A.D.S.R. BEHALA by Shri SANJOY MAJUMDAR ..

**Certificate of Market Value (WB PUV) rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 42,66,996/-

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

Execution is admitted on 20/05/2022 by 1. Shri SOUMYENDRA MOHAN MOITRA, Son of Late Kshitindra Mohan Moitra, 167, Diamond Harbour Road, P.O: Thakurpukur, Thana: Thakurpukur, . South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Retired Person, 2. Shri SOUMITRA MOHAN MOITRA, Son of Late Kshitindra Mohan Moitra, P-106, Majher Para, Purba Barisha, P.O: Thakurpukur, Thana: Thakurpukur, . South 24 Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Retired Person

Indetified by ALOKE BISWAS, . . Son of A C BISWAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-05-2022 by Shri SANJOY MAJUMDAR, sole Proprietor, MAJUMDER CONSTRUCTION, 79, State Bank Park, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Indetified by ALOKE BISWAS, . . Son of A C BISWAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 680837, Amount: Rs.100/-, Date of Purchase: 28/01/2022, Vendor name: SUBHANKAR DAS



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



Registered in Book - I  
Volume number 1607-2022, Page from 232650 to 232670  
being No 160707122 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA  
Date: 2022.05.25 12:47:48 +05:30  
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/05/25 12:47:48 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)

25/05/2022 Query No:-16078001492850 / 2022 Deed No :I - 160707122 / 2022, Document is digitally signed.

Page 21 of 21

Diamond Harbour Road, P.O. & P.S. Thakurpukur, Kolkata- 700063, District: South 24-Parganas, and (2) SRI SOUMITRA MOHAN MOITRA (PAN-AOHPM0339P, & Aadhaar No. 8418 8616 2131) son of Late Kshitindra Mohan Moitra, by faith- Hindu, by Nationality- Indian, by Occupation- Retired Person, residing at P-106, Majher Para, Purba Barisha, P.O. Thakurpukur, P.S. Thakurpukur now Haridevpur, Kolkata- 700063, District: South 24-Parganas, hereinafter called and referred to as the "OWNERS/EXECUTANTS/PRINCIPALS".

-: SEND GREETINGS :-

WHEREAS We, the Principals herein are the absolute rightful joint Owners of ALL THAT piece and parcel of Bastu land measuring 4(four) Cottahs 9(nine) Chittaks 37(thirty seven) Sq. ft., be the same or a little more or less, together with Two storied Pacca Building measuring 1400 Sq. ft. Covered area (i.e. 700 Sq. ft. in the Ground floor + 700 Sq. ft. in the First floor) more or less, standing thereon, lying and situate at Mouza- Purba Barisha, J.L. No. 23, R.S. No. 43, Collectorate Touzi No. 1-6, 8-10, 12-16, comprised in R.S. Dag No, 1758, appertaining to R.S. Khatian No. 818, within P.S. Behala, thereafter Thakurpukur, now Haridevpur, being K.M.C. Premises No. 106, Majhi Para Road, P.S. Thakurpukur, now Haridevpur, also known by its mailing address P-106, Majhi Para Road, Kolkata-700063, within the limits of the Kolkata Municipal Corporation, Ward No. 124, in the District of 24-Parganas (South), entered into a registered Development Agreement on 20/05/2022 with "M/S. MAJUMDER CONSTRUCTION", a Proprietorship Firm, having its Registered Office at 79, State Bank Park, Post Office & Police Station : Thakurpukur, Kolkata : 700063, having represented by its Proprietor SRI SANJOY

./s. MAJUMDER CONSTRUCTION  
*Sanjoy Majumder*  
Proprietor

Constituted Power of Attorney of  
Sri Soumyendra Mohan Moitra  
Sri Soumitra Mohan Moitra



**MAJUMDAR**, son of Late Prasanta Kumar Majumder of 79, State Bank Park, Post Office & Police Station : Thakurpukur, Kolkata : 700063, for hereinafter referred to as "the **SAID PROPERTY**", more fully and particularly described in the **SCHEDULE** hereunder written. And the said Development Agreement was duly registered in the office of the A.D.S.R. Behala, South 24-Parganas, and recorded in its Book No. I, **Being No. 160707099, for the year 2022.**

**AND WHEREAS** in the Development Agreement it was inter-alia stated that on completion of the proposed Building, the Owners shall be at the first instance entitled to get 45% of the total F.A.R. out of 100% of the total F.A.R. of the proposed Building/s in finished, complete and in habitable condition.

**AND WHEREAS** in pursuance of the Development Agreement entered between ourselves and the Developer herein and in pursuance of understanding between the Parties it is necessary and also expedient for us to appoint Attorney/s to look after all our aforesaid property affairs during our absence.

**NOW KNOW ALL BY THESE PRESENTS** We, the above named Principals do hereby and hereunder nominate, constitute and appoint "**M/S. MAJUMDER CONSTRUCTION**", a Proprietorship Firm, having its Registered Office at 79, State Bank Park, Post Office & Police Station : Thakurpukur, Kolkata : 700063, District : 24-Parganas (South), having represented by its Proprietor SRI SANJOY MAJUMDAR, son of Late Prasanta Kumar Majumder, having PAN : **ADTPM8539Q**, & Aadhaar No. 8406 5225 1778, by creed : Hindu, Indian by National, by occupation : Business, residing at 79, State Bank Park, Post Office & Police Station : Thakurpukur, Kolkata : 700063, District : 24-Parganas (South), as our true and lawful Attorney in our names and on our behalf to do and execute and perform or caused to be done and executed and performed all or any of the following acts, deeds and things :-

M/S. MAJUMDER CONSTRUCTION

*Sanjoy Majumder*  
Proprietor

Constituted Power of Attorney of  
Sri Soumyendra Mohan Moitra  
Sri Soumitra Mohan Moitra

1. To hold and defend possession of the said premises/property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the said property and every part thereof.
2. To pay all rents and taxes, charges, expenses and other outgoing 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 risk as may be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.
3. To enforce any Deed of Conveyance/s, any Agreement/s, Deed of Declaration/s or any other document/s relating to the said property or any part thereof and to enforce every right/s to that effect.
4. To appoint and terminate the appointment of Architect/ LBS, Engineer etc. and to get prepare Plan/s for demolition, to sign and submit Building Plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing Building or Buildings or structures on the said premises or any portion of portions thereof before the Kolkata Municipal Corporation and to put signature/s upon the Plan/s as will be required on our behalf as our constituted Attorney. -
5. To build upon and exploit commercially the said premises by making construction of Building thereon and for that to demolish structures of whatsoever nature existing thereon or as may be constructed in future.
6. 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 We do the same personally.

M/S, MAJUMDER CONSTRUCTION

*Sanjoy Majumder.*  
Proprietor

Constituted Power of Attorney of  
Sri Soumyendra Mohan Moitra  
Sri Soumitra Mohan Moitra



7. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Deed/s in respect of the said property in terms of the Agreement/s or other documents concerning the said premises and also to appear before and sign and submit all papers and documents of transfer concerning the said premises and make representations to the concern authorities for getting such certificate and/or permissions.
8. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity Connection and to sign in all paper and documents relating to get electric connection and meter from the C.E.S.C. Authority or any other requirements for the said Building to be constructed and to enter into any Agreement or Agreements with any Party or Parties for the same.
9. To receive any booking money and/or earnest money or advance or advances and also the balance /entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s for the Developer's Allocation specifically mentioned in the Development Agreement.
10. To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said premises. To sign and execute all other deed/s and document/s required to get the said connection from the concerned authorities including the Kolkata Municipal Corporation, which he shall consider necessary and as may be required to complete the proposed Building at the SCHEDULE mentioned property.
11. To represent ourselves before the Kolkata Municipal Corporation, P.W.D., C.P.W.D., K.I.T. and other Government or Semi Government Offices and

M/s. MAJUMDER CONSTRUCTION

*Sanjoy Majumder*  
Proprietor

Constituted Power of Attorney of  
Sri Soumyendra Mohan Moitra  
Sri Soumitra Mohan Moitra

Department in all respects. To pay sanction fees and other fees to the said the Kolkata Municipal Corporation for sanction of such Building Plan and other and/or to appear and represent before the said the Kolkata Municipal Corporation or any Authority.

12. To sign and execute all other deed/s and document/s required to get the water connection from the Kolkata Municipal Corporation, which he shall consider necessary and as may be required to complete the proposed Building at the SCHEDULE mentioned property and to pay all charges and expenses including the Kolkata Municipal Corporation rates and taxes, Building tax and other levies, which may be required for construction during the period.
13. To prepare, sign, execute, submit enter into modify cancel, alter draw approve the same and also to present for registration and admit registration of all paper, documents, Deed/s, contract/s, Agreement/s, application/s, consent/s and other document/s as may in any way be required before the competent Authority to be or any of the powers herein contained including sale of the Developer's allocation of the said premises and every or any part thereof and the termination of all contract/s, right/s of occupancy/user and/or enjoyment by any person or persons whatsoever, the SCHEDULE mentioned property and also in connection with observing fulfilling and performing all the terms conditions and covenants on our part to be observed fulfilled and performed under the Development Agreement.
14. To file any complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said premises in which We now or may hereinafter be interested or connected and also if our Attorney think fit may compromise and may take any such action or institute proceedings

M/s. MAJUMDER CONSTRUCTION

*Sanjoy Majumder*  
Proprietor.

Constituted Power of Attorney of  
Sri Soumyendra Mohan Moitra  
Sri Soumitra Mohan Moitra



as aforesaid before any court, civil or criminal or Revenue including the District Court or any other courts as the case may be.

15. To sign declare verify and affirm, print, written statements, petitions, Affidavit, Vakalatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the said premises or connected with any of the matters aforesaid and to file suit/proceedings before any court of law or any other Office concern, Government, Semi Government or other Offices and also shall able to insert advertisement in respect of the said property in the any paper/s for successful implementation of the proposed development work.
16. To appear and represent us before all Authorities, make commitments and give undertaking as be required for all or any of the purpose herein Contained.
17. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the Tax assessment, drainage/sewerage connection and obtaining completion certificate or in any other way relating to the said premises or any portion thereof or any undivided share or shares therein.
18. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending Purchaser/s and/or Party or Parties thereof for and on behalf of me in respect of the Developer's allocation. Be it mentioned that the Attorney shall in all occasions be able to receive against Developer's allocation any amount of consideration in part or in full and/or as being paid by the Party or Parties and/or Purchaser/s thereof and/or from the loan sanctioning institute or institutes such as H.D.F.C., L.I.C., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Limited etc. and/or from any Bank or whatsoever status and/or any Central Government, State Government or Semi Government Firms,

M/s MAJUMDER CONSTRUCTION

*Saijoy Majumder*  
Proprietor

Constituted Power of Attorney of  
Sri Soumyendra Mohan Moitra  
Sri Soumitra Mohan Moitra

- institutions, organizations, undertaking etc. of whatsoever manner of nature and/or autonomous or private organizations, firms etc. and shall also be able to issue proper and effectual, receipt or receipts for and on our behalf as our constituted Attorney.
19. To negotiate the terms and to sell the Car parking Space/s, other Space/s and Flat/s from Developer's Allocation with proportionate share of land in the premises/said property to any Purchaser/s at such price which the said Attorney in his absolute discretion thinks proper.
  20. To enter into any Agreement or Agreements with any Party or Parties or with the intending Purchaser/s for sale or sales of Car parking Space/s, other Space or Spaces with super structure or Flat/s from the Developer's Allocation along with proportionate share of land and/or cancel and the same with the intending Purchaser/s.
  21. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s in respect of the Developer's allocation.
  22. That the Attorney shall or may sign and to execute any Agreement/s, Deed of Conveyance/s, Lease Deed/s and to deliver any Conveyance/s for selling out Flat/s and Car parking Space/s, other Space/s from the Developer's Allocation in the proposed Building with easements rights of the common areas of the proposed selling of Car parking Space/s, other Space/s and Flat/s along with proportionate share of land in favour of the intending Purchaser/s or his/her/their nominee/s and in the Agreement/s, Deed of Conveyance/s of the proposed sale, the said Attorney shall receive and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser/s and to give receipt(s) thereof and to discharge for the same and the entire sale proceeds shall be credited in the account of the Developer/Firm. And That our Attorney shall sign and execute all

M/s. MAJUMDER CONSTRUCTION

*Sanjoy Majumdar*  
Proprietor

Constituted Power of Attorney of  
Sri Soumyendra Mohan Moitra  
Sri Soumitra Mohan Moitra



Agreement(s) for Sale, Deed(s) of Conveyance, any Declaration, Boundary Declaration, Deed of Gift and/or any other documents and to admit execution and present all such Agreements, Deeds and documents before the concerned Registration offices and to that effect to sign and execute all necessary papers and documents for complete registration unto and in favour of such intending purchaser or purchasers.

23. To sign and execute all, other deed/s, instrument/s and assurance/s which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required to complete the proposed Building at the SCHEDULE mentioned property and for fully and effectually conveying the said proportionate share of land, Flat/s and Car parking Space/s, other Space/s together with the easements right of the common passage and spaces in the property on and for our behalf and it is to be treated as done by us being present ourselves personally.

24. To observe fulfill and perform all the terms conditions and obligations on our part or to be observed fulfilled and performed according to the said Agreement and to execute all our rights therein by our said Attorney.

**AND** we do hereby agree to ratify and confirm all or whatsoever other acts which our said Attorney shall lawfully do, execute or perform or cause to be done, executed to performed in connection with the construction of the said Building and sale and any other necessary matters of the Developer's allocation etc. as aforesaid regarding Building at the said premises and also in connection with the sale of Flat/s, Car Parking Space/s, covered spaces and open spaces in Developer's allocation which are not indicates, any inconvenience to showing in future in any case of Owners' and Purchaser's and/or without, creating any obstruction towards ingress and egress except Owners' allocation as per terms of the Development Agreement under and by virtue of this POWER OF ATTORNEY notwithstanding no express power in that behalf hereunder is provided.

**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 We could have lawfully done under our own hands and seals, if personally present.

M/s. MAJUMDER CONSTRUCTION

*Sanjoy Majumder*  
Proprietor

Constituted Power of Attorney of  
Sri Soumyendra Mohan Moitra  
Sri Soumitra Mohan Moitra

**SCHEDULE AS REFERRED TO ABOVE**

**ALL THAT** piece and parcel of Bastu land measuring 4(four) Cottahs 9(nine) Chittaks 37(thirty seven) Sq. ft., be the same or a little more or less, together with Two storied Pacca Building measuring 1400 Sq. ft. Covered area (i.e. 700 Sq. ft. in the Ground floor + 700 Sq. ft. in the First floor) more or less, standing thereon, lying and situate at Mouza- Purba Barisha, J.L. No. 23, R.S. No. 43, Collectorate Touzi No. 1-6, 8-10, 12-16, comprised in R.S. Dag No, 1758, appertaining to R.S. Khatian No. 818, within P.S. Behala, thereafter Thakurpukur, now Haridevpur, being **K.M.C. Premises No. 106, Majhi Para Road**, P.S. Thakurpukur, now Haridevpur, also known by its mailing address P-106, Majhi Para Road, Kolkata-700063, within the limits of the Kolkata Municipal Corporation, Ward No. 124, in the District of 24-Parganas (South), together with all user and easement rights on path and passages and all other rights, benefits, privileges, facilities and appurtenances etc. attached therein and thereto and to take drainage and sewerage connections, electric line, Cable line, telephone line, water pipe lines etc. over, through or underneath the said common passages and/or road, which is butted and bounded as follows :-

**ON THE NORTH** : Land & Tank of Mr. B. Nag.

**ON THE SOUTH** : Land of Plot No. 8.

**ON THE EAST** : 18' ft. wide K.M.C. Road.

**ON THE WEST** : Land & Building of Mr. B. Nag.

**ROAD ZONE** :- James Long Sarani to Rest.

M/s. MAJUMDER CONSTRUCTION

*Sanjoy Majumder*  
Proprietor

Constituted Power of Attorney of  
Sri Soumyendra Mohan Moitra  
Sri Soumitra Mohan Moitra



**IN WITNESS WHEREOF** the Owners/Executants/Principals hereto have set and subscribed our hands and signatures on this the 20<sup>th</sup> day of May, 2022 (Two Thousand and Twenty Two).

In Presence of  
**WITNESSES:-**

1. Aloke Paiswas.  
Advocate  
Alipore police court  
Kolkata-700027

Soumyendra Mohan Moitra  
Soumitra Mohan Moitra

=====  
**SIGNATURE OF THE OWNERS/  
EXECUTANTS/PRINCIPALS**

2. SK Rubiyat Haque  
79, State Bank Park  
Thakurpukur, KA-63

The Power hereby conferred is  
gladly accepted by me.

M/s. MAJUMDER CONSTRUCTION  
Sanjoy Majumder.  
Proprietor

=====  
**SIGNATURE OF THE ATTORNEY**

**Drafted By Me:-**

Aloke Paiswas.

**Advocate**  
Alipore Police Court, Kolkata- 700027,  
Enrolment no. WB- 135/2003.

M/s. MAJUMDER CONSTRUCTION

Sanjoy Majumder  
Proprietor

Constituted Power of Attorney of  
Sri Soumyendra Mohan Moitra  
Sri Soumitra Mohan Moitra



Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Sllp

Query No / Year	8001492850/2022	Office where deed will be registered
Query Date	20/05/2022 1:22:29 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ALOKE BISWAS ALIPORE POLICE COURT, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
	Rs. 42,66,996/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160707099/2022	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Majhi Para Road, Road Zone : (J.L.Sarari -- Rest (Ward 124)) , , Premises No: 106, , Ward No: 124 Pin Code : 700063

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 9 Chatak 37 Sq Ft		33,21,996/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				7.6129Dec	0/-	33,21,996 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	0/-	9,45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1400 sq ft	0/-	9,45,000 /-	

AS- 1 of 3

Query No: 8001492850 of 2022, Printed On :  
May 20 2022 1:26PM, Generated from  
Registration office





	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name :- SANJOY MAJUMDER

Signature.....*Sanjoy Majumder*

	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name :- Soumyendra Mohan Moitra

Signature.....*Soumyendra Mohan Moitra*

	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name :- Soumitra Mohan Moitra

Signature.....*Soumitra Mohan Moitra*

M/s. MAJUMDER CONSTRUCTION

Proprietor

Constituted Power of Attorney of  
Sri Soumyendra Mohan Moitra  
Sri Soumitra Mohan Moitra

Principal Details :			
SI No	Name & address	Status	Execution Admission Details :
1	Shri SOUMYENDRA MOHAN MOITRA Son of Late Kshitindra Mohan Moitra167, Diamond Harbour Road, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Shri SOUMITRA MOHAN MOITRA Son of Late Kshitindra Mohan MoitraP-106, Majher Para, Purba Barisha, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AOxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :			
SI No	Name & address	Status	Execution Admission Details :
1	MAJUMDER CONSTRUCTION 79, State Bank Park, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.:: ADxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :		
SI No	Name & Address	Representative of
1	Shri SANJOY MAJUMDAR Son of Late Prasanta Kumar Majumder79, State Bank Park, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9Q,Aadhaar No Not Provided by UIDAI	MAJUMDER CONSTRUCTION (as sole Proprietor)

Identifier Details :	
Name & address	
ALOKE BISWAS Son of A C BISWAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri SOUMYENDRA MOHAN MOITRA, Shri SOUMITRA MOHAN MOITRA, Shri SANJOY MAJUMDAR	

AS- 2 of 3

Query No: 8001492850 of 2022, Printed On :  
May 20 2022 1:26PM, Generated from  
Registration office



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri SOUMYENDRA MOHAN MOITRA	MAJUMDER CONSTRUCTION-3.80646 Dec
2	Shri SOUMITRA MOHAN MOITRA	MAJUMDER CONSTRUCTION-3.80646 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri SOUMYENDRA MOHAN MOITRA	MAJUMDER CONSTRUCTION-700.00000000 Sq Ft
2	Shri SOUMITRA MOHAN MOITRA	MAJUMDER CONSTRUCTION-700.00000000 Sq Ft

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 19-06-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 19-06-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees-seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

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