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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AB 840472

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

[Signature]

District Sub-Registrar,
Kolkata South 24 Pargana

11 SEP 2019

DEVELOPMENT POWER OF ATTORNEY

(After registered Development For Agreement)

KNOW ALL MEN BY THESE PRESENTS that we (1) MR. HIMANSU BIKAS MAJUMDAR (PAN- AEPPM5827E, AADHAAR No. 770663209474, Mob : 8910414373), son of Late Harish Chandra Majumdar, by occupation- Retired Person, residing at 9/T, Roy Para Bye Lane, P.O. & P.S. Sinthee, Kolkata- 700 050, District : North 24-Parganas, (2) SMT. DIPALI SETHI, (PAN- AJVPS2442Q, AADHAAR No. 924087319294, Mob : 7278639991), wife of Mr. Amiya Kumar Sethi, by

VASTU REALTORS

Uma Shankar Nanda
Partner

Himansu Bikas Majumdar
 11.9.19
 at 12.40 PM
 S. 1-199359/19

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09-09-17

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খরিদদার

Mr Himansu Debbar Majumdar

সং

9/7 Baidpara Bye Lane Sinter Alkal. 70050

শঙ্কর কুমার সরকার

স্ট্যাম্প ডেভার

সান্দারপুর এ্যা.ডি.এস.আর অফিস

সং ২২ পরগণা

(Handwritten mark)



7

Kausik Chakraborty
S/o Late Tulshi Charan Chakraborty
Mishra Para Road, P.O-Rajpur
P.O-Sanarpur, KOL-700149
Service.

District Sub-Registrar-I
Alipore, South 24 Parganas

11 SEP 2019

occupation- Retired Person, residing at B/89, Atabagan, P.O. Laskarpur, P.S. Bansdrani, Kolkata- 700 153, District South 24-Parganas, both by fath- Hindu, both by Nationality- Indian, do hereby SEND GREETINGS :-

WHEREAS after the Partition of India a large number of residents of former East Pakistan now Bangladesh, crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control,

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons who crossed over and came to West Bengal as stated above.

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purpose.

AND WHEREAS one Sukhendu Bikash Mazumdar alias Sukhendu Bikash Majumdar, son of Late Harish Ch. Mazumdar was one of such residents of former East Pakistan now Bangladesh who crossed over and came to the territory of the State of West Bengal due to force of circumstances and began to use and occupy all that piece and parcel of vacant land measuring about 4 Cottahs more or less lying and situate at Mouza- Kamdahari, J.L. No. 49, comprising in L.O.P. No. 1607, Garia Laskarpur G.S. Scheme, C.S. Plot No. 1032 (P), P.S. Regent Park now Bansdrani, District South 24-Parganas, after raising construction on a portion thereon.

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Partner

Harish Chandra Mazumdar

AND WHEREAS said Sukhendu Bikash Mazumdar alias Sukhendu Bikash Majumdar, being a refugee displaced from East Pakistan (now Bangladesh) approached the Government of West Bengal for a plot of land for his rehabilitation.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan now Bangladesh acquired land amongst others in C.S. Plot No. 1032 (P), Mouza- Kamdahari, Police Station- Regent Park now Bansdrani, District South 24-Parganas including the plot of land as described in the First Schedule hereunder written under the provision of L.D.P. Act, 1948/L.A. Act I of 1894.

AND WHEREAS the States of West Bengal thereafter decided to make a gift of the said plot of land described in the Schedule written hereunder in favour of said Sukhendu Bikash Mazumdar alias Sukhendu Bikash Majumdar so as to confer absolute right, title and interest in the said land where he had been residing peacefully for a long time more fully described in the Schedule hereunder written.

AND WHEREAS in pursuance of the said decision the Governor of the State of West Bengal by a Registered Ded of Gift dated 04/09/2990 gave, granted and transferred absolutely to Sukhendu Bikash Mazumdar alias Sukhendu Bikash Majumdar all that the land measuring 4 Cottahs more or less in C.S. Plot No. 1032 (P), L.O.P. No. 1607, J.L. No. 49, under Mouza- Kamdahari, Police Station- Regent Park now Bansdrani, District South 24-Parganas more

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Sukhendu Bikash Majumdar

fully and particularly described in the Schedule of the said Deed and the said Deed was registered in the office of the Additional District Registrar at Alipore and has been recorded in Book No. 1, Volume No. 10, Pages 481 to 484, Being No. 1321 for the year 1990.

AND WHEREAS the said Sukhendu Bikash Mazumdar alias Sukhendu Bikash Majumdar after receiving the aforesaid property he recorded his name before the then Calcutta Municipal Corporation now Kolkata Municipal Corporation Ward No. 111, vide Premises No. 41, Atabagan, Kolkata- 700 153, District South 24-Parganas and became the sole and absolute owner of the aforesaid area of 4 Cottahs of land as mentioned above and enjoying the said property free from all encumbrances by paying rents and taxes to the authority concerned regularly.

AND WHEREAS said Sukhendu Bikash Mazumdar alias Sukhendu Bikash Majumdar while had been enjoying his aforesaid property he transferred a portion of land measuring more or less 2 Cottahs together with structure standing thereon unto and in favour of his mother namely Smt. Sabita Mazumdar, wife of Late Harish Chandra Mazumdar by and under a Deed of Gift, which was duly registered on 26/09/2000 before the office of the District Sub-Registrar- I, Alipore and recorded in its Book No. 1, Volume No. 32, Pages from 395 to 402, Being No. 1263 for the year 2000 and said Sukhendu Bikash Mazumdar alias Sukhendu Bikash Majumdar also transferred the remaining land measuring more or less

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2 Cottahs together with structure standing thereon unto and in favour of his elder sister namely SMT. DIPALI SETH, the Principal/Executrix No. 2 herein, wife of Sri Amiya Kumar Seth and daughter of Late Harish Chandra Mazumdar by and under a Deed of Gift, which was duly registered on 26/09/2000 before the office of the District Sub-Registrar- I, Alipore and recorded in its Book No. 1, Volume No. 32, Pages from 403 to 410, Being No. 1264 for the year 2000.

Homenan Bikas Majumdar

AND WHEREAS by virtue of aforesaid Deed of Gift said SMT. DIPALI SETH, the Principal/Executrix No. 2 herein became the sole and absolute owner of the aforesaid area of land measuring more or less 2 Cottahs together with structure standing thereon comprised in C.S. Plot (Dag) No. 1032 (P), L.O.P. No. 1607 of Mouza- Kamdahari, J.L. No. 49, P.S. Regent Park now Banskroni and she mutated her name before the Kolkata Municipal Corporation Ward No. 111 vide Premises No- 41/1, Atabagan, Kolkata- 700 153, District South 24-Parganas and enjoying the same free from all encumbrances.

AND WHEREAS by virtue of aforesaid Deed of Gift said Smt. Sabita Mazumdar became the sole and absolute owner of the aforesaid area of land measuring more or less 2 Cottahs together with structure standing thereon comprised in C.S. Plot (Dag) No. 1032 (P), L.O.P. No. 1607 of Mouza- Kamdahari, J.L. No. 49, P.S. Regent Park now Banskroni and she mutated her

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Partner

name before the Kolkata Municipal Corporation Ward No. 111 vide Premises No. 41, Atabagan, Kolkata- 700 153, District South 24-Parganas and enjoying the same free from all encumbrances.

AND WHEREAS said Smt. Sabita Mazumdar while had been enjoying her aforesaid property measuring more or less 2 Cottahs together with structure standing thereon, she transferred the same unto and in favour of her son SRI HIMANSU BIKAS MAJUMDAR, the Principal/Executant No. 1 herein by and under a Deed of Gift which was executed on 21/02/2005 and duly registered on 15/02/2006 before the office of A.R.A - I, Kolkata and recorded in its Book No. 1, Volume No. 1, Pages from 1 to 18, Being No. 01993 for the year 2006.

AND WHEREAS by virtue of the aforesaid Deed of Gift said SRI HIMANSU BIKAS MAJUMDAR, the Principal/Executant No. 1 herein became the sole and absolute owner of the aforesaid area of land measuring more or less 2 Cottahs together with structure standing thereon comprised in C.S. Plot (Dag) No. 1032 IPI, L.O.P. No. 1607 of Mouza- Kamdahari, J.L. No. 49, P.S. Regent Park now Bansdrani and he mutated his name before the Kolkata Municipal Corporation Ward No. 111 vide Premises No. 41, Atabagan, Kolkata- 700 153, District South 24-Parganas and started enjoying the same free from all encumbrances.

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Himansu Bikas Majumdar

AND WHEREAS said SRI HIMANSU BIKAS MAJUMDAR, the Principal/ Executant No. 1 herein and SMT. DIPALI SETH, the Principal/Executrix No. 2 herein while had been enjoying their aforesaid properties separately they executed and registered a Deed of Exchange cum Amalgamation, which was duly registered on 23/02/2018 before the office of the A.D.S.R. at Alipore and recorded in its Book No. 1, Volume No. 1605-2018, Pages from 43229 to 43258, Being No. 160501099 for the 2018.

AND WHEREAS after amalgamation the said SRI HIMANSU BIKAS MAJUMDAR and SMT. DIPALI SETH, the Principals/Executant and Executrix herein became the absolute joint owners of the said total land measuring more or less 4 Cottahs together with structure standing thereon lying and situated at Mouza- Kamdahari, J.L. No. 49, comprised in C.S. Plot (Dag) No. 1032 (P), L.O.P. No. 1607 and the said SRI HIMANSU BIKAS MAJUMDAR and SMT. DIPALI SETH, the Principals/ Executant and Executrix herein mutated their names before the Kolkata Municipal Corporation Ward No. 111, vide Assessee No. 311110100417, Premises No. 41, Atabagan havng its Postal Premises No. B-89, Atabagan, P.O. Laskarpur, P.S. Regent Park now Banskroni, Kolkata- 700 153, District South 24-Parganas (hereinafter called the SAID PREMISES) which is morefully and particularly described in the Schedule hereunder written.

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Partner

Himansu Bikas Majumdar

AND WHEREAS the Principals/Executant and Executrix herein with a view to develop their aforesaid land measuring more or less more or less 4 Cottahs together with structure standing thereon comprised in C.S. Plot (Dag) No. 1032, L.O.P. No. 1607, lying and situated at Mouza- Kamdahari, J.L. No. 49, within the limits of the Kolkata Municipal Corporation, Ward No. 111, Premises No. 41, Atabagan havng its Postal Premises No. B-89, Atabagan, P.O. Laskarpur, P.S. Regent Park now Bansdrani, Kolkata- 700 153, District South 24-Parganas more fully and particularly described in the Schedule hereunder written to have a new construction made-on the land in accordance with a Sanctioned Plan to be obtained from the appropriate authority, and by knowing the name of "VASTU REALTORS", (PAN- AAMFV2415Q), a Partnership Firm having its registered office at "ANANYA", M-173, Garia Garden, P.O. Garia, P.S. Sonarpur now Narendrapur, Kolkata- 700 084, District : South 24-Parganas, duly represented by its Partners namely (1) SRI PAWAN KUMAR AGARWAL, (PAN- ACWPA3186D), (AADHAR NO- 659939300192) son of Sri Roshanlal Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at WINDSOR GREEN, 957, Mahamaya Mandir Road, P.O. Garia, P.S. Sonarpur now Narendrapur, Kolkata- 700 084, District : South 24-Parganas, (2) SRI UMA SHANKAR NAIK, (PAN- AEMPNO317E), (AADHAR NO- 475001460669) son of Late Dukhan Sah, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at "ANANYA", Flat- 1B, M-173, Garia Garden, P.O. Garia,

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Uma Shanker Nair

Partner

Himansu Bikas Majumdar

Pawan Kumar Agarwal Uma Shanker Nair

AND WHEREAS the Principals/Executant and Executrix herein with a view to develop their aforesaid land measuring more or less more or less 4 Cottahs together with structure standing thereon comprised in C.S. Plot (Dag) No. 1032, L.O.P. No. 1607, lying and situated at Mouza- Kamdahari, J.L. No. 49, within the limits of the Kolkata Municipal Corporation, Ward No. 111, Premises No. 41, Atabagan having its Postal Premises No. B-89, Atabagan, P.O. Laskarpur, P.S. Regent Park now Bansdrani, Kolkata- 700 153, District South 24-Parganas more fully and particularly described in the Schedule hereunder written to have a new construction made on the land in accordance with a Sanctioned Plan to be obtained from the appropriate authority, and by knowing the name of "VASTU REALTORS", (PAN- AAMFV2415Q), a Partnership Firm having its registered office at "ANANYA", M-173, Garia Garden, P.O. Garia, P.S. Sonarpur new Narendrapur, Kolkata- 700 084, District : South 24-Parganas, duly represented by its Partners namely (1) SRI PAWAN KUMAR AGARWAL, (PAN- ~~ACWPA3186D~~), son of Sri Roshanlal Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at WINDSOR GREEN, 957, Mahamaya Mandir Road, P.O. Garia, P.S. Sonarpur now Narendrapur, Kolkata- 700 084, District : South 24-Parganas. (2) SRI UMA SHANKAR NAIK, (PAN- AEMPN0317E), (AADHAR NO- 47500146066A) son of Late Dukhan Sah, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at "ANANYA", Flat- 1B, M-173, Garia Garden, P.O. Garia,

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Uma Shankar Naik

Partner

Himansu Bikas Majumdar

Suman Kumar Abhishek Uma Shankar Naik

P.S. Sonarpur now Narendrapur, Kolkata- 700 084, District : South 24-Parganas, being sufficiently conversant and adequate financial position approached the said VASTU REALTORS, for making construction of a new multi storied building on the said Premises, entered into a Development Agreement with the said "VASTU REALTORS", which was duly registered on 11/09/2019 before the office of the D.S.R.- I at Alipore vide Deed No. 1601098 14 for the year 2019 with the terms as mentioned Therein.

AND WHEREAS as per the said Agreement dated 11/09/2019 we the Principals/Executant and Executrix herein have engaged said "VASTU REALTORS", (PAN- AAMFV2415Q), a Partnership Firm having its registered office at "ANANYA", M-173, Garia Garden, P.O. Garia, P.S. Sonarpur now Narendrapur, Kolkata- 700 084, District : South 24-Parganas, duly represented by its Partners namely (1) SRI PAWAN KUMAR AGARWAL, (PAN- ACWPA3186D), son of Sri Roshoni Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at WINDSOR GREEN, 957, Mahamaya Mandir Road, P.O. Garia, P.S. Sonarpur now Sonarpur, Kolkata- 700 084, District : South 24-Parganas AND (2) SRI UMA SHANKAR NAIK, (PAN- AEMPN0317F), son of Late Dukhan Sah, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at "ANANYA", Flat- 1B, M-173, Garia Garden, P.O. Garia, P.S. Sonarpur now

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Uma Shankar Naik
Partner

Hemanta Bikas Majumdar
Gipsali Seth

Hemanta Bikas Majumdar

Pawan Kumar Agarwal
Uma Shankar Naik

Narendrapur, Kolkata- 700 084, District : South 24-Parganas, as our lawful Attorney to do the all acts, deeds and things in the manner followings :-

1. To enter into hold and defend possession of the said property as described in the Schedule hereunder written and every part thereof and also to manage and maintain the said holding and every part thereof.
2. To look after and to control all the affairs for the development or the said property and construction of G+IV storied buildings thereon as per sanctioned Building Plan to be sanctioned by the appropriate authority.
3. To execute and submit all building Plan, Revised Plans, Documents, Statements, Papers, Undertakings, Declarations may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities.
4. To appear and represent on behalf of the Principals/Executant and Executrix on or before any necessary authorities including The Kolkata Municipal Corporation Authority, Fire Brigade, West Bengal Police, Necessary Departments of Government of West Bengal, Zilla Parishad in connection with the sanction, modification and/or alteration of Development Plans for the above mentioned property.

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Partner

Hemanta Bikas Majumdar

5. To pay fees obtain sanction, modification and such other orders and permissions from the necessary authorities on behalf of the Principals/ Executant and Executrix as required for sanction, modification and/or alteration of the Development Plans and also to submit and take delivery of title deeds concerning the said Premises and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.
6. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
7. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper and for that purpose to demolish and/or remove any house, building and/or structure (if any) of whatsoever nature standing in the said Premises, as the said Attorney shall think fit and proper.
8. To apply for obtaining electricity, gas, water sewerage, drainage, telephone or other connections or obtaining electric meter or any other utility to the said premises and/or to make alteration therein and to disconnect the same

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Uma Shankar Nandga

Partner

Hemansu Bhatta, Majumdar

and for that purpose to sign, execute and submit all papers, applications, documents and plans before the concerned authority/authorities and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney.

9. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said Premises as aforesaid and the attorney shall remain financially liable for such purchase.
10. To pay all rate, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises, or any part thereof.
11. To appear and represent the Principals/Executant and Executrix before all authorities for fixation and/or finalisation of the annual valuation of the said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
12. To enter into agreement for sale for transfer of the Developer's allocation mentioned in the said development agreement with the person or persons and receive advance or earnest money by granting receipts thereof and to register such agreements for sale for transfer of the Developers' allocation as required on behalf of the said owners.

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Partner

Hemansu Bikas Majumdar

13. To receive consideration money, sale proceed and/or in connection with the construction agreement from the prospective buyers or persons in respect of the Developers' allocation in the building of the said premises and to grant proper and effectual receipt thereof.
14. To execute and register necessary documents, including deed of sale in respect of the flat/flats, shop/shops along with proportionate undivided share of the land and car parking space in respect of the Developers' allocation in the said building at the said premises.
15. To negotiate with any intending purchaser or purchasers of the flat/flats, shop/shops on the said land morefully described in the Schedule hereunder written and if required, our said Attorney shall have every right (save and except owners' allocation in the said building) to execute, enter into any agreement for sale, deed of conveyance/sale and/or register the same of the said flat/flats, garage/garages, car parking spaces together with the undivided proportionate share of land before the Addl. District Sub-Registrar, District Sub-Registrar's Office and Office of the Registrar of Assurances, Kolkata and to receive earnest money and/or booking money and/or any part payment thereof and acknowledge the receipt of the same at the risk and responsibility of our said Attorney in respect of the Developers' allocated portion of the building as per the said

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Uma Shankar Das

Partner

Honorable Bikas Majumdar

development agreement dated 11/02/2019 but the said Attorney shall have no right to sell, convey and/or transfer in any manner the owners allocated portion as per the said Development Agreement, and the said building plan to be sanction by the authority of the Kolkata Municipal Corporation.

16. To negotiate with others for giving possession of the flats in lieu of proper considerations sum strictly on the Developer's Allocation excluding the Owners' Allocation in the proposed building on the said holding along with proportionate share of land at any terms and conditions as the said Attorney shall think fit and proper as per said Development Agreement and not violating the Clause of the Development Agreement.
17. To collect part payment of consideration from the intending persons of flats/car parking spaces/shops alongwith the proportionate share of land on behalf of the Principals/Executant and Executrix as per said Development Agreement dated 11/09/2019 only on the Developer's allocation excluding the Owners' Allocation as mentioned herein by not violating the Clause of the Development Agreement and immediate after completing the Owners' Allocation and handing over the Owners' Allocation and grant receipt in favour of the interested person/persons who are interested to take possession of the Flat/Flats/garage/garages etc. in lieu of satisfactory consideration.

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Partner

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18. To advertise in different news papers and display, hording in different places, and also to engage agency or agencies for giving possession of the Flats/Garages/Shops on Developer's Allocation excluding Land Owners' Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the Developer's Allocation to any Third Party or Parties at any consideration price to be fixed up only by the Developer as per the said Development Agreement and by not violating the Clause of the Development Agreement.
19. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/car parking spaces/shops including proportionate land share on said Developer's Allocation of the said proposed building alongwith the proportionate share of land at the said premises or any part thereof and for that purpose to sign and execute all deeds, instruments and documents as the said Attorney shall think fit and proper as per said Development Agreement and by not violating the Clause of the Development Agreement.
20. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
21. To receive part or full consideration sum against the entire Developer's Allocation from the intending Purchasers and acknowledge the receipt

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Partner

Himanshu Bikas Majumdar

of the same and enter into sale Agreement on behalf of the Principals/
Executant and Executrix.

22. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of or to be institute preferred by or any person or persons in respect of the said Premises.
23. To comprise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
24. To sign declare and/or affirm any plaints, written statements petitions, affidavits, verifications, vokatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
25. To deposit and withdraw free, documents and moneys in and from any Court or Courts and/or other person or persons or authority and given valid receipts and discharged thereof.
26. Immediate after completion of Owners' Allocation of the proposed building and the Developer shall hand over the such allocation to the Owners within the stipulated period as mentioned in the Development agreement dated 11/09/2019 and the developer shall sell its allocation to any Third Party and execute and register the such Deed of Conveyance to any Third Party or parties in exchange of reasonable money consideration for which the Owners shall not remain liable in any means.

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AND GENERALLY TO act as the Attorney in relation to all matters touching the said Property/Premises and on behalf of the Principals/ Executant and Executrix to do all instruments, acts, nature, deeds and things as fully and effectually as we would do if the said Principals/Executant and Executrix would personally present.

AND the Principals/Executant and Executrix hereby ratify and confirm and agree or undertake and whatsoever the said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming and other works till the completion of the whole deal/transaction as per Agreement dated 11/09/2019.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of homestead land measuring more or less 4 Cottahs together with a old delapidated one storied building measuring more or less 200 Sq.ft. standing thereon situated and lying at Mouza- Kamdahari, J.L. No. 49, comprising in C.S. Plot (Dag) No. 1032 (P), L.O.P. No. 1607, within the limits of the Kolkata Municipal Corporation, Ward No. 111, Premises No. 41, Atabagan havng its Postal Premises No. B-89, Atabagan, P.O. Laskarpur, P.S. Regent Park now Bansdroni, Kolkata- 700 153, District South 24-Parganas, A.D.S.R. Office at Alipore.

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Partner

Hemansu Bikas Majumdar

BUTTED AND BOUNDED

- On the North : L.O.P. No. 1606.
- On the South : L.O.P. No. 1610.
- On the East : L.O.P. No. 1608.
- On the West : 24'-6" wide Road.

IN WITNESS WHEREOF we, the above named Principals have hereunto set and subscribed our hands on the 11th day of September, Two Thousand Nineteen.

SIGNED & DELIVERED

In presence of

WITNESSES :-

1. Someli Seth
B/89, ATABAGAN
PO - LASKARPUR. P.S - BANSBROMI.
KOL - 700153.
2. Somenath Chakraborty
Kishoripara Road,
Rajput, P.S - Sonarpur,
KOL - 700149.

Himansa Bikas Majumdar

Someli Seth
SIGNATURE OF THE PRINCIPALS

VASTU REALTORS
Pawan Kumar Dasgupta
Partner

VASTU REALTORS
Uma Shankar Nandi
Partner

SIGNATURE OF THE ATTORNEY

Drafted by :-

Somenath Chakraborty
(SOMENATH CHAKRABORTY)
Deed Writer (ALP/130),
Alipore District Registrar Office
Kolkata - 700 027.

Printed by :-

VASTU REALTORS
Uma Shankar Nandi
Partner

Pradip Baidya
(PRADIP BAIDYA)
Sonarpur.

Himansa Bikas Majumdar



	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name HIMANSU BIKAS MAJUMDAR

Signature Himansu Bikas Majumdar



Left hand					
Right hand					

Name DIPALI SETH

Signature Dipali Seth



Left hand					
Right hand					

Name PWAN KUMAR AGARWAL

Signature Pawan Kumar Agarwal



Left hand					
Right hand					

Name UMA SHANKAR NAIK

Signature Uma Shankar Naik

VASTU REALTORS

Uma Shankar Naik
Partner



VASTU REALTORS
Pawan Kumar Sharma
Partner

VASTU REALTORS
Uma Shanker Nanda
Partner

VASTU REALTORS
Uma Shanker Nanda
Partner

Major Information of the Deed

Deed No :	I-1601-02818/2019	Date of Registration	11/09/2019
Query No / Year	1601-1000199359/2019	Office where deed is registered	
Query Date	11/09/2019 12:31:44 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SOMENATH CHAKRABORTY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831205950, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 4,50,000/-	Rs. 39,29,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160102814/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, Premises No: 41, , Ward No: 111 Pin Code : 700153

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	4,00,000/-	37,79,998/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				6.6Dec	4,00,000 /-	37,79,998 /-	






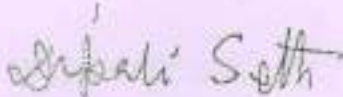
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	50,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	50,000 /-	1,50,000 /-	

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VASTU REALTORS
Uma Shankar Nayak
Partner

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Himansu Bikas Majumdar (Presentant) Son of Late Harish Chandra Majumdar Executed by: Self, Date of Execution: 11/09/2019 , Admitted by: Self, Date of Admission: 11/09/2019 ,Place : Office			
	11/09/2019	11/09/2019	LT	11/09/2019
, 9/T, Roy Para Bye Lane, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AEPPI5827E, Aadhaar No: 77xxxxxxxx9474, Status :Individual, Executed by: Self, Date of Execution: 11/09/2019 , Admitted by: Self, Date of Admission: 11/09/2019 ,Place : Office				
2	Name Mrs Dipali Seth Wife of Mr Amiya Kumar Seth Executed by: Self, Date of Execution: 11/09/2019 , Admitted by: Self, Date of Admission: 11/09/2019 ,Place : Office			
	11/09/2019	11/09/2019	LT	11/09/2019
, B/89, Atabagan, P.O:- Laskarpur, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AJVPS2442Q, Aadhaar No: 92xxxxxxxx9294, Status :Individual, Executed by: Self, Date of Execution: 11/09/2019 , Admitted by: Self, Date of Admission: 11/09/2019 ,Place : Office				







Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Vastu Realtors , Ananya, M-173, Garia Garden, Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India. PIN - 700084 , PAN No.: AAMFV2415Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

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VASTU REALTORS
 Uma Shankar Mondal
 Partner

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Pawan Kumar Agarwal Son of Mr Roshanlal Agarwal Date of Execution - 11/09/2019, , Admitted by: Self, Date of Admission: 11/09/2019, Place of Admission of Execution: Office	 <small>Sep 11 2019 12:59PM</small>	 <small>LTI 11/09/2019</small>	 <small>11/09/2019</small>
, Windsor Green, 957, Mahamaya Mandir Road,Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACWPA3186D, Aadhaar No: 65xxxxxxxx0127 Status : Representative, Representative of : Vastu Realtors (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr Uma Shankar Naik Son of Late Dukhan Sah Date of Execution - 11/09/2019, , Admitted by: Self, Date of Admission: 11/09/2019, Place of Admission of Execution: Office	 <small>Sep 11 2019 1:20PM</small>	 <small>LTI 11/09/2019</small>	 <small>11/09/2019</small>
, Ananya, M-173, Garia Garden,Now PS Narendrapur, Flat No: 1B, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AEMPN0317F, Aadhaar No: 47xxxxxxxx0669 Status : Representative, Representative of : Vastu Realtors (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KAUSIK CHAKRABORTY Son of Late TULSHI CHARAN CHAKRABORTY MISHRA PARA ROAD, P.O:- RAJPUR, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700149	 <small>11/09/2019</small>	 <small>11/09/2019</small>	 <small>11/09/2019</small>
Identifier Of Mr Himansu Bikas Majumdar, Mrs Dipali Seth, Mr Pawan Kumar Agarwal, Mr Uma Shankar Naik			

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VASTU REALTORS

Uma Shankar Naik
 Partner

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Himansu Bikas Majumdar	Vastu Realtors-3.3 Dec
2	Mrs Dipali Seth	Vastu Realtors-3.3 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Himansu Bikas Majumdar	Vastu Realtors-100.00000000 Sq Ft
2	Mrs Dipali Seth	Vastu Realtors-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160102818 / 2019

On 11-09-2019

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 12:40 hrs on 11-09-2019, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr Himansu Bikas Majumdar , one of the Executants.

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 39,29,998/-

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

Execution is admitted on 11/09/2019 by 1. Mr Himansu Bikas Majumdar, Son of Late Harish Chandra Majumdar, , 9/T, Roy Para Bye Lane, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Retired Person, 2. Mrs Dipali Seth, Wife of Mr Amiya Kumar Seth, , B/89, Atabagan, P.O: Laskarpur, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Service

Identified by Mr KAUSIK CHAKRABORTY, , Son of Late TULSHI CHARAN CHAKRABORTY, MISHRA PARA ROAD, P.O: RAJPUR, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Service

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

Execution is admitted on 11-09-2019 by Mr Pawan Kumar Agarwal, Partner, Vastu Realtors (Partnership Firm), , Ananya, M-173, Garia Garden, Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr KAUSIK CHAKRABORTY, , Son of Late TULSHI CHARAN CHAKRABORTY, MISHRA PARA ROAD, P.O: RAJPUR, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Service

Execution is admitted on 11-09-2019 by Mr Uma Shankar Naik, Partner, Vastu Realtors (Partnership Firm), , Ananya, M-173, Garia Garden, Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr KAUSIK CHAKRABORTY, , Son of Late TULSHI CHARAN CHAKRABORTY, MISHRA PARA ROAD, P.O: RAJPUR, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Service

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VASTU REALTORS

Uma Shankar Naik
Partner

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 46/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1066, Amount: Rs.100/-, Date of Purchase: 09/09/2019, Vendor name: S K Sarakar

Maitreyee Ghosh

Maitreyee Ghosh

DISTRICT SUB-REGISTRAR

**OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

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VASTU REALTORS

Ujjwal Shankar Nandi

Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2019, Page from 137846 to 137883
being No 160102818 for the year 2019.



Digitally signed by MAITREYEE GHOSH
Date: 2019.09.17 12:23:13 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 17-Sep-19 12:20:09 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

17/09/2019 Query No:-16011000199359 / 2019 Deed No :- 160102818 / 2019, Document is digitally signed.

VASTU REALTORS

Uma Shankar Nanda
Partner