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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the Document is Admitted to Registration the Signature Sheet / Sheets the Endorsement Sheet / Sheets Attached with this Document are the part of the Document.

Q - 264386/16
 12/7/16
 ar
 6:30 P.M.

[Signature]
 Additional District Sub-Registrar
 Barasat, North 24 Parganas
 13/07/16

DEVELOPER'S GENERAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PERSENTS (1) SMT. MAYA RANI MUKHERJEE, (PAN AEZPM6776Q), W/o. Late Shyamapada Mukherjee @ Late Shyamadas Mukhopadhyay,, by occupation - Housewife, by faith- Hindu, residing at Udayrajpur (Near L.I.C. Town Ship Pump House), P.O. & P.S.- Madhyamgram, Kolkata - 700 129, District North 24 Parganas, (2) SRI ASISH MUKHERJEE, (PAN BRPPM9527F), S/o. Late Shyamapada Mukherjee @ Late Shyamadas Mukhopadhyay, by occupation - Service, by faith- Hindu, residing at Udayrajpur (Near L.I.C. Township Pump House), P.O. & P.S.- Madhyamgram, Kolkata - 700 129, District North 24 Parganas, herein after called and referred to as the **PRINCIPAL SEND GREETINGS.**

Maya Rani Mukherjee
Asish Mukherjee

For *Artisan*
 Tankar Narayan Datta
 Partner

WHEREAS the land measuring about 4 satak **Bastu** in nature equivalent to 2 cottah 6 chittak 32 Sq.ft more or less lying and situated at Mouza - Udayrajpur, J.L. No.- 43, Touzi No.- 146, Re-Su No.- 6, Sabak Khali n No.- 84, Adhin Khatian No.- 102, Dag No.- 346 under P.S.- Barasat at present Madhyamgram, District North 24 Parganas, within the local limits of Madhyamgram Municipality was originally belonged in the name of one Sukur Ali Mondal. Thereafter Prafulla Bala Devi purchase the said land from said Sukur Ali Mondal by the strength of a deed of sale being No.- 7607, dated 16.11.1951.

AND WHEREAS after demise of said Prafulla Bala Devi leaving behind her three daughter namely Chhaya Rani Mukherjee, Putul Rani Mukherjee and Rina Banerjee. They became the joint owner over the aforesaid land left by Prafulla Bala Devi by way of inheritance according to the Hindu Succession Act. During the enjoyed ejmali property jointly said Chhaya Rani Mukherjee, Putul Rani Mukherjee and Rina Banerjee transferred the said land and the present owner No.- 1 herein purchase the same by virtue of one Registered Deed of Sale which was registered and recorded in the A.D.S.R. Barasat, Vide Book No.- 1, Volume No.- 60, pages from 16 to 18, being No.- 3769 on 29.05.1978 and by the strength of this deed of sale said Maya Rani Mukherjee i.e the present owner became the owner of a land measuring about 4 satak more or less and her name also been recorded in the Govt. serestha and also mutated his name in the Madhyamgram Municipality, under Ward No.-22, Holding No.- 156 and also paid the taxes to the authority concern.

AND WHEREAS thereafter said Maya Rani Mukherjee i.e. the present owner No.- 1 became the absolute owner over the total land measuring about 4 satak equivalent to 2 cottah 6 chittak 32 Sq.ft more or less by the strength of two deed of sale and have every right title and interest over the same and also have right to transfer or in any kind of transfer over the same which is morefully described in the first schedule written hereunder and also enjoying the peacefull possession by mutated her name before the Madhyamgram Municipality under Ward No.- 22, Holding No.- 156, L.I.C Road and since then the present owner no.- 1 became the absolute owner over the aforesaid plot of land and also paying the rent and taxes to the authority concern without any interruption and have every right title and interest over the same and have/had every right title and interest over the said land and the land is free from all encumbrances.

AND WHEREAS the land measuring about $8 \frac{1}{4}$ satak **Bastu** in nature equivalent to 5

for Anisam
Tankees Navajyoti Datta
Partner

cottah more or less lying and situated at Mouza - Udayrajpur, J.L. No.- 43, Touzi No.- 146, Re-Su No.- 6, Sabak Khatian No.- 102, Malak Khatian No.- 84, Dag No.- 346 under P.S.- Barasat at present Madhyamgram, District North 24 Parganas, within the local limits of Madhyamgram Municipality was originally belonged in the name of one Smt. Nirmala Bala Devi. She was the absolute owner over the aforesaid land by the strength of a deed of sale being No.- 6319, dated 24.07.1956.

AND WHEREAS after demise of said Nirmala Bala Devi leaving behind her two son namely Kalidas Mukhopadhyay and Shyamadas Mukhopadhyay and they became the joint owner over the aforesaid land left by Nirmala Bala Devi by way of inheritance according to the Hindu Succession Act. During the enjoyed ejmali property jointly said Kalidas Mukhopadhyay and Shyamadas Mukhopadhyay executed a amicable deed of partition in respect of the aforesaid property for better enjoyment respectively and the said deed of partition was registered and recorded in the A.D.S.R. Barasat, Vide Book No.- 1, Volume No.- 132, pages from 112 to 114, being No.- 10543 on 29.12.1970 and by the strength of this deed of partition said Shyamadas Mukhopadhyay became the owner of a land measuring about $4 \frac{1}{8}$ satak equivalent to 2 cottah 8 chittak more or less and his name also been recorded in the Govt. serestha under L.R. Khatian No.- 2000, Hal L.R.Dag No No.- 988 and also enjoyed the same by made one residential construction an area 927 Sq.ft. more or less and also mutated his name in the Madhyamgram Municipality, under Ward No.-22, Holding No.- 155, L.I.C Road and also paid the taxes to the authority concern.

AND WHEREAS said Shyamadas Mukhopadhyay died on 15.11.1975 leaving behind his wife namely Maya Rani Mukherjee i.e the present owner No.- 1 and one son i.e. namely Ashis Mukherjee i.e the present owner No.- 2 herein became the absolute owners over the aforesaid land and construction by way of inheritance and jointly enjoying the same as ejmali property.

AND WHEREAS thereafter said Maya Rani Mukherjee transferred her 1/2 undivided share of land and property by way of one registered deed of gift which was registered and recorded in the A.D.S.R. Barasat, Vide Book No.- 1, being No.- 150304496, on 20.06.2016 in favour of the present owner no.- 2 and the present owner no.- 2 is the 1/2 undivided share of land and property by way of inheritance and also became the owner of 1/2 undivided share of land and property by the strength of deed of gift and accordingly the present owner no.- 2 is the owner over the total land measuring about 2 cottah 8 chittak more or less togetherwith 927 Sq.ft. residential pucca structure standing

thereon and have every right title and interest over the same and also have right to transfer or in any kind of transfer over the same which is morefully described in the first schedule written hereunder and also enjoying the peacefull possession by mutated his name before the Madhyamgram Municipality under Ward No.- 22 , Holding No.- 155, L.I.C Road and also recorded his name in the Govt. seresthat under L.R. Khation No.- 2000, Dag No.- 346, L.R. Dag No.- 988 and since then the present owner became the absolute owner over the aforesaid plot of land and also paying the rent and taxes to the authority concern without any interruption and have every right title and interest over the same and have/had every right title and interest over the said land and the land is free from all encumbrances.

AND WHEREAS the present owner no.- 1 is the absolute owner of a land measuring about 2 cottah 6 Chittak 32 Sq.ft. more or less and the present owner no.- 2 is the owner of a land measuring about 2 cottah 8 Chittak more or less and accordingly both the owner are owners of a total land measuring about 4 cottah 14 Chittak 32 Sq.ft. more or less which is free from all encumbrances.

AND WHEREAS the present Land Owners/First parties herein expressed their desire to develop the said land and building by constructing a multi-storied building thereupon but due to lack of financial capacity as well as no experience in construction work, they approached the Developer to develop the said land and building by constructing a proposed multi storied building thereupon at the cost and expenses of the Developer and after long bi-lateral talks between them, the land owner for the purpose of such construction entered into a development agreement with the developers **M/S. ARTISAN (PAN AAVFA8353K)**, a partnership firm having its office at 111/8 Debigarh, Bijali Park, P.O. & P.S.- Madhyamgram District North 24 Parganas, Kolkata - 700 129, its partners **(1) SMT. SARBARI MAJUMDAR (PAN AHBPM1211H)**, W/o.- Sri Pradip Kumar Majumdar, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at 271 Shyamnagar Road, Flat No.- 71, Block - F, 4th floor, P.O.- Bangur Avenue, P.S.- Dum Dum, District North 24 Parganas, Kolkata - 700 055, **(2) SMT. ANJANA BHATTACHARJEE (PAN AEDPB9209F)** W/o.- Sri Samir Baran Bhattacharjee, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at Debdaspally, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129, **(3) SRI UTPAL BHADRA (PAN AEFPB9161E)** S/o.- Late Kumud Bandhu Bhadra, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at P-54, L.I.C. Township, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129, **(4) SRI PANKAJ NARAYAN DATTA (PAN ACVPD0315J)** S/o.- Late

Hem Ranjan Datta, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at P-59, L.I.C. Township, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129. Represented by their constituted attorneys by the strength of Registered Power of Attorney which was registered and recorded in the A.D.S.R. Barasat, being No.- 150300545 on 28.06.2016 as well as the partners of the aforesaid partnership business **(5) SRI KRISHNA PADA PAUL (PAN AKOPP3826B)** S/o.- Late Jatindra Nath Paul, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at South Bankimpally, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129, **(6) SRI TAPAN SEN (PAN AZJPS6561L)** S/o.- Late Sanat Sen, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at Gunjalika-II, Flat No.- 3D, Debigarh 4 No., P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129. and the said development agreement which was registered and recorded in the A.D.S.R. Barasat being No.- ~~1-4987/16~~..., Dated ~~12.07.2016~~ and the executants herein also agreed to execute a registered Power of Attorney in favour of **(1) SRI KRISHNA PADA PAUL (2) SRI TAPAN SEN** the Developer and after mutual discussion of the parties are agreed to develop the said premises and executed one developer agreement with the terms and conditions stipulated therein.

AND WHEREAS that We the executants herein entered in to one joint venture agreement with the developer **M/S. ARTISAN, (PAN AAVFA8353K)**, a partnership firm having its office at 111/8 Debigarh, Bijali Park, P.O. & P.S.- Madhyamgram District North 24 Parganas, Kolkata - 700 129, Represented by its partners.

(1) SMT. SARBARI MAJUMDAR, W/o.- Sri Pradip Kumar Majumdar, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at 271 Shyamnagar Road, Flat No.- 71, Block - F, 4th floor, P.O.- Bangur Avenue, P.S.- Dum Dum, District North 24 Parganas, Kolkata - 700 055, **(2) SMT. ANJANA BHATTACHARJEE**, W/o.- Sri Samir Baran Bhattacharjee, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at Debdaspally, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129, **(3) SRI UTPAL BHADRA**, S/o.- Late Kumud Bandhu Bhadra, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at P-54, L.I.C. Township, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129, **(4) SRI PANKAJ NARAYAN DATTA**, S/o.- Late Hem Ranjan Datta, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at P-59, L.I.C. Township, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129.

Majumdar name also the same


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Represented by their constituted attorneys as well as the partners of the aforesaid partnership business **(5) SRI KRISHNA PADA PAUL**, S/o.- Late Jatindra Nath Paul, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at South Bankimpally, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129, **(6) SRI TAPAN SEN**, S/o.- Late Sanat Sen, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at Gunjalika-II, Flat No.- 3D, Debigarh 4 No. P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129, being no.- 150300545 on 28.06.2016 with a view to develop the land which is mentioned in the schedule written hereunder by constructing a multi-storied building thereon and due to avoid some litigation and also frequently attended to various offices and to smooth work for construction over the said land and to all works deals for day by day and also deal the developer's allocation of the Multi storied building and for which We do hereby appoint **(1) SRI KRISHNA PADA PAUL**, S/o.- Late Jatindra Nath Paul, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at South Bankimpally, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129, **(2) SRI TAPAN SEN**, S/o.- Late Sanat Sen, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at Gunjalika-II, Flat No.- 3D, Debigarh 4 No. P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129.

AND WHEREAS in the above circumstances it is necessary and also expedient for us to appoint as well as our well wishers and agents and the developer to look after all our affairs during our absence and on behalf of us **NOW KNOWN** by these presents We, the said executant herein, do hereby nominate appoint and constitute our well wisher and developer the said **(1) SRI KRISHNA PADA PAUL (PAN AKOPP3826B)**, S/o.- Late Jatindra Nath Paul, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at South Bankimpally, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129, **(2) SRI TAPAN SEN (PAN AZJPS6561L)**, S/o.- Late Sanat Sen, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at Gunjalika-II, Flat No.- 3D, Debigarh 4 No. P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129 our true and lawful Attornies for us and our name and on our behalf to do and execute all or any of the following acts, deeds and things in respect of the property given in the Schedule below that is to say:-

1. To submit the building plan for multi-storied building before the Madhyamgram Municipality Authority and/or any other authority concern and also sign in the said plan on behalf of us and to receipt the same from the said Authority concern of Madhyamgram Municipal Authority by our attorneys.

Represented by their constituted attorneys as well as the partners of the aforesaid partnership business **(5) SRI KRISHNA PADA PAUL**, S/o.- Late Jatindra Nath Paul, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at South Bankimpally, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129, **(6) SRI TAPAN SEN**, S/o.- Late Sanat Sen, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at Gunjalika-II, Flat No.- 3D, Debigarh 4 No. P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129, being no.- 150300545 on 28.06.2016 with a view to develop the land which is mentioned in the schedule written hereunder by constructing a multi-storied building thereon and due to avoid some litigation and also frequently attended to various offices and to smooth work for construction over the said land and to all works deals for day by day and also deal the developer's allocation of the Multi storied building and for which We do hereby appoint **(1) SRI KRISHNA PADA PAUL**, S/o.- Late Jatindra Nath Paul, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at South Bankimpally, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129, **(2) SRI TAPAN SEN**, S/o.- Late Sanat Sen, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at Gunjalika-II, Flat No.- 3D, Debigarh 4 No. P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129.

AND WHEREAS in the above circumstances it is necessary and also expedient for us to appoint as well as our well wishers and agents and the developer to look after all our affairs during our absence and on behalf of us **NOW KNOWN** by these presents We, the said executant herein, do hereby nominate appoint and constitute our well wisher and developer the said **(1) SRI KRISHNA PADA PAUL (PAN AKOPP3826B)**, S/o.- Late Jatindra Nath Paul, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at South Bankimpally, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129, **(2) SRI TAPAN SEN (PAN AZJPS6561L)**, S/o.- Late Sanat Sen, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at Gunjalika-II, Flat No.- 3D, Debigarh 4 No. P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata - 700 129 our true and lawful Attornies for us and our name and on our behalf to do and execute all or any of the following acts, deeds and things in respect of the property given in the Schedule below that is to say:-

1. To submit the building plan for multi-storied building before the Madhyamgram Municipality Authority and/or any other authority concern and also sign in the said plan on behalf of us and to receipt the same from the said Authority concern of Madhyamgram Municipal Authority by our attornies.

2. To negotiate on terms for and to agree and to enter into and to conclude any agreement/ agreements for sale in respect of the developer's allocation of the proposed multi-storied building over the land which is fully described in the schedule herein below with any intending purchaser/ purchasers as such price or prices as may be agreed by the attorney and/or to cancel and/or repudiate the same and to receive money and/or consideration against proper receipt issue by our attorneys.
3. To receive by our attorneys from intending purchaser or purchasers any earnest money and/ or advance or advances and also the balance of purchase money after or before executing or signing the such sale deed or deeds to give good valid receipt by our attorneys and discharge for the same with all protect the intending purchaser or purchasers in our name and on our behalf, in respect of Developer's allocation of the proposed multi storied building.
4. Upon such receipt as aforesaid in our name and as act deed or deeds to sign execute and to deliver any deed or deeds of conveyance and conveyances of any one or more in respect of the Developer's allocation of the said property and building or any portion of it in favour of such intending purchaser or purchasers or their nominee or nominees of assignee by our attorneys.
5. To present any such Deed or Deeds of Conveyance or Conveyances or other documents for registration when executed by them in our name and on our behalf before the Addl. District Sub-Registry Office and District Registry Office and R.A. Calcutta, having authority for and to have them registered according to law and to do all other acts and deeds in respect of developer's allocation of the aforesaid property and proposed building of it which our said Attornies shall consider necessary for the transferring and/or conveying the said property of it to such purchaser or purchasers as fully effectually in all respect as We could do the same ourself.
6. To effect mutation of holding and also amalgamate the holdings in the office of the local Madhyamgram Municipality and sign all applications or objection for obtaining sanction building plan from the Local authority in our name and on our behalf in respect of our aforesaid property.
7. To appear for and represent us in all the Courts, Civil Criminals or Appellate authority and

For *Artisan*
Pankaj Narayan Datta
Partner

to sign execute verify and file plaint, written statement and withdraw and compromise petitions and also to present appeals and to accept services of all summons notices and other process of law in respect of our aforesaid property.

8. To appoint engage on our behalf pleaders, Advocates or Solicitors, whenever us said Attornies shall think proper to do so and to disturb and/or terminate his, her or their appointment in relating our aforesaid property.

9. To do all acts, deed and to obtain all necessary permission or clearance from the appropriate authority for sale of the said property or portion of it at our own cost and do all acts and things which are necessary and which will deem fit by our aforesaid attornies.

10. To appear and/or sign and/or proceed before the Airport Authority and concern electric office for necessary permission in respect of the proposed multi storied building on behalf of us by our Attornies.

11. The attornies shall changes the nature and character in respect of the schedule mentioned property by makeing multi storied building.

Be, it noted that the Power of Attorney is being granted in favour of the said attornies without any consideration and no interest or right of the attornies are created on the property which is the subject matter of this power of attorney and that further the said attornies shall hereby obtain or have power to make any construction development work on the said property.

AND, We do hereby this General Power of Attorney agree to ratify and confirm all and whatever other act or acts our said Attornies shall lawfully do, execute or perform of cause to be done executed or performed in connection with the sale of the aforesaid property or portion of it and other acts under and by virtue of this General Power of Attorney shall be valid till completion of the work and building and transfer the developer's allocation of the proposed multi storied building on us to all intents and purposes as if done by are personally.



SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of **Bastu** land measuring about 2 cottah 6 chittak 32 sq.ft, land more or less lying and situated at Mouza - Udayrajpur, J.L. No.- 43, Touzi No.- 146, Re-Su No.- 6, Sabak Khatian No.- 84, Adhin Khatian No.- 102, Hal L.R. Khatian No.- 1998, Dag No.- 346, Hal L.R. Dag No.- 988 & 987 under P.S.- Barasat at present Madhyamgram, District North 24 Parganas, within the local limits of Madhyamgram Municipality under Ward No.- 22, Holding No.- 156, L.I.C. Road, Kolkata - 700 129. Which is owned by the Present Executant no.- 1 namely Maya Rani Mukherjee **AND ALL THAT** piece and parcel of **Bastu** land measuring about 2 cottah 8 chittak more or less alongwith 927 Sq.ft one storied pucca construction thereon lying and situated at Mouza - Udayrajpur, J.L. No. 43, Touzi No.- 146, Re-Su No.- 6, Sabak Khatian No.- 84, Adhin Khatian No.- 102, Hal Khatian No. 2000, Dag No.- 346, Hal Dag No. 988 under P.S.- Barasat at present Madhyamgram, District North 24 Parganas, within the local limits of Madhyamgram Municipality under Ward No.- 22, Holding No. 155, L.I.C Road Kolkata - 700 129. Which is owned by the present Executant no.- 2 namely Ashis Mukherjee which is morefully described in the First Schedule herein under written.

Accordingly both the Executants are owners of a total land measuring about 4 cottah 14 Chittak 32 Sq.ft. more or less which is morefully described in the First Schedule herein under written.

which is the sixteen Ana land and property of this agreement which is being butted and bounded as follows:-

On the North	:	Land of Sri Jyotibrata Chattopadhyaya & Others
On the South	:	Land of Smt. Lekha Ghosh and others
On the East	:	27' feet wide Municipal Road (L.I.C. Road)
On the West	:	Land of Sri Mihir Mukherjee

Maya Rani Mukherjee

For *Anisam*
Tankar Narayan Datta
Partner

IN WITNESS WHEREOF We, the EXECUTANTS, doth hereby on this POWER OF ATTORNEY the 12th day of July Two Thousand Sixteen SIGNED, SEALED & DELIVERED

In the presence :

1. Tapati Sarkar
Basunagar 2/5 no gate
Madhyamghren
Kolkata 700029

Manjani Mukherjee

Asish Mukherjee

Signature of the Executants

2. Rishi K. Majumdar
271, Shyamagar Road,
Kolkata - 700055

Drafted by :

Chiradip Dhar
Ref No - F935/760/95
Chiradip Dhar

Advocate

Barasat Judge's Court

Brishna pada pant.

Tapan Sen

Signature of the Attornies

Printed by me :

S. Bhattacharjee

S. Bhattacharjee

For Artisan
Tankar Narayan Datta
Partner

Seller, Buyer and Property Details

A. Principal & Attorney Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Smt Maya Rani Mukherjee Wife of Late Shyamapada Mukherjee Alias Shyamadas Mukhopadhyay Udayrajpur, P.O:- Madhyamgram, P.S:- Madhyamgram, Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129

Principal Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Smt Maya Rani Mukherjee Wife of Late Shyamapada Mukherjee Alias Shyamadas Mukhopadhyay Udayrajpur, P.O:- Madhyamgram, P.S:- Madhyamgram, Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AEZPM6776Q,; Status : Individual; Date of Execution : 12/07/2016; Date of Admission : 12/07/2016; Place of Admission of Execution : Pvt. Residence
2	Shri Asish Mukherjee Son of Late Shyamapada Mukherjee Alias Shyamadas Mukhopadhyay Udayrajpur, P.O:- Madhyamgram, P.S:- Madhyamgram, Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BRPPM9527F,; Status : Individual; Date of Execution : 12/07/2016; Date of Admission : 12/07/2016; Place of Admission of Execution : Pvt. Residence

Attorney Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	M/s Artisan 111/8 Debigarh , Bijali Park, P.O:- Madhyamgram, P.S:- Madhyamgram, Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 PAN No. AAVFA8353K,; Status : Organization; Represented by representative as given below:-
1(1)	Shri Krishna Pada Paul South Bankimpally, P.O:- Madhyamgram, P.S:- Madhyamgram, Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKOPP3826B,; Status : Representative; Date of Execution : 12/07/2016; Date of Admission : 12/07/2016; Place of Admission of Execution : Pvt. Residence
(2)	Shri Tapan Sen Gunjalika II , Debigarh 4 No, Flat No: 3D, P.O:- Madhyamgram, P.S:- Madhyamgram, Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AZJPS6561L,; Status : Representative; Date of Execution : 12/07/2016; Date of Admission : 12/07/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Somnath Sen Son of Late Anil Kumar Sen Barasat Judges Court, P.O:- Barasat, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India,	Smt Maya Rani Mukherjee, Shri Asish Mukherjee, Shri Krishna Pada Paul, Shri Tapan Sen	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: L.I.C Road, Mouza: Udayrajpur	LR Plot No:- 987, LR Khatian No:- 1998	1 Katha 3 Chatak 16 Sq Ft	15,00,000/-	15,00,000/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 27 Ft., Adjacent to Metal Road,
L2	District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: L.I.C Road, Mouza: Udayrajpur	LR Plot No:- 988, LR Khatian No:- 1998	1 Katha 3 Chatak 16 Sq Ft	15,00,000/-	15,00,000/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 27 Ft., Adjacent to Metal Road,
L3	District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: L.I.C Road, Mouza: Udayrajpur	LR Plot No:- 988, LR Khatian No:- 2000	2 Katha 8 Chatak	30,00,000/-	30,00,000/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 27 Ft., Adjacent to Metal Road,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	927 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L3	927 Sq Ft.	1,00,000/-	6,95,250/-	Structure Type: Structure

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
L1	Smt Maya Rani Mukherjee	M/s Artisan	1.99604	100
L2	Smt Maya Rani Mukherjee	M/s Artisan	1.99604	100
L3	Shri Asish Mukherjee	M/s Artisan	4.125	100

Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Somnath Sen
Address	Thana : Barasat, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Deed Writer

Office of the A.D.S.R. BARASAT, District: North 24-Parganas

Endorsement For Deed Number : I - 150305020 / 2016

Query No/Year	15031000264386/2016	Serial no/Year	1503005372 / 2016
Deed No/Year	I - 150305020 / 2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Smt Maya Rani Mukherjee	Presented At	Private Residence
Date of Execution	12-07-2016	Date of Presentation	12-07-2016

Remarks

On 12/07/2016

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

Presented for registration at 18:30 hrs on : 12/07/2016, at the Private residence by Smt Maya Rani Mukherjee , 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 66,95,250/-

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

Execution is admitted on 12/07/2016 by

Smt Maya Rani Mukherjee, Wife of Late Shyamapada Mukherjee Alias Shyamadas Mukhopadhyay, Udayrajpur, P.O: Madhyamgram, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, By caste Hindu, By Profession House wife

Indetified by Somnath Sen, Son of Late Anil Kumar Sen, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Deed Writer

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

Execution is admitted on 12/07/2016 by

Shri Asish Mukherjee, Son of Late Shyamapada Mukherjee Alias Shyamadas Mukhopadhyay, Udayrajpur, P.O: Madhyamgram, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, By caste Hindu, By Profession Service

Indetified by Somnath Sen, Son of Late Anil Kumar Sen, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Deed Writer

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

Execution is admitted on 12/07/2016 by

Shri Krishna Pada Paul Shri Krishna Pada Paul, Son of Late Jatindra Nath Paul, South Bankimpally, P.O: Madhyamgram, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, By caste Hindu, By profession Business

Indetified by Somnath Sen, Son of Late Anil Kumar Sen, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Deed Writer

13/07/2016 Query No:-15031000264386 / 2016 Deed No :I - 150305020 / 2016, Document is digitally signed.

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

Execution is admitted on 13/07/2016 by

Shri Tapan Sen Shri Tapan Sen, Son of Late Sanat Sen, Gunjalika II, Debigarh 4 No, Flat No: 3D, P.O: Madhyamgram, Thana: Madhyamgram, City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, By caste Hindu, By profession Business

Identified by Somnath Sen, Son of Late Anil Kumar Sen, Barasat Judges Court, P.O: Barasat, Thana: Barasat, City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Deed Writer



(Joyjit Chanda)

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

On 13/07/2016

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48(g) of Indian Stamp Act 1899.

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. Rs 100/- is paid on Impressed type of Stamp, Serial no 101, Purchased on 01/06/2016, Vendor named T K Saha.



(Joyjit Chanda)

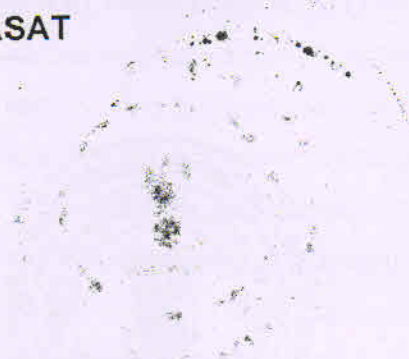
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1503-2016, Page from 131499 to 131526
being No 150305020 for the year 2016.



Digitally signed by JOYJIT CHANDA
Date: 2016.07.13 11:50:22 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 13/07/2016 11:50:21
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.



For *Artisan*
Tankey Narayan Datta
Partner

(This document is digitally signed.)