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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

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

**DEVELOPER'S GENERAL POWER OF ATTORNEY**

KNOWN ALL MEN BY THESE PERSENTS SRI MIHIR MUKHERJEE (PAN BQRPM5790F), S/o. Late Kalidas Mukherjee, by occupation - Service, by faith- Hindu, residing at L.I.C. Town Ship, P.O. & P.S.- Madhyamgram, Kolkata - 700 129, District North 24 Parganas, herein after called and referred to as the **PRINCIPAL SEND GREETINGS.**

For *Artisan*  
*Tankar Narayan Datta*  
 Partner

**WHEREAS** the land measuring about  $8\frac{1}{4}$  satak **Bastu** in nature equivalent to 5 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, Malek 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 demised 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 Kalidas Mukhopadhyay became the owner of a land measuring about  $4\frac{1}{8}$  satak equivalent to 2cottah 8 chittak more or less and his name also been recorded in the Govt. serestha under L.R. Khatian No.- 1999, Hal L.R. Dag No.- 988 and also enjoyed the same by made one residential construction an area 517 Sq.ft. more or less and also mutated his name in the Madhyamgram Municipality, under Ward No.-22, Holding No.- 157 L.I.C Road and also paid the taxes to the authority concern.

**AND WHEREAS** said Kalidas Mukhopadhyay died on 27.12.2012 and his wife Bina Mukherjee also died 08.02.2001 leaving behind their two daughter i.e. namely Anjali Roy Choudhury & Rupa Chatterjee and one son i.e. namely Milhir Mukherjee the first part herein became the absolute owner over the aforesaid land and construction by way of inheritance and jointly enjoying the same as ejmali property.

**AND WHEREAS** thereafter said Anjali Roy Choudhury & Rupa Chatterjee transferred their 2/3rd undivided share of land and property (i.e. 1/3rd each) by way of one registered deed of gift which was registered and recorded in the A.D.S.R. Barasat, Vide Book No.- 1, Volume No.- .1503, pages from 118408 to 118431, being No.- 150304515, on 20.06.2016, in favour of present owner and the present owner is the 1/3rd undivided share of land and property by way of inheritance and

also became the owner of 2/3rd undivided share of land and property by the strength of deed of gift and accordingly the present owner/first part is the owner over the total land measuring about 2 cottah 8 chittak more or less togetherwith residential pucca structure measuring an area 517 Sq.ft. 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.- 157 L.I.C 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 Land Owner/First party herein expressed his 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, he 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 attornies by the strength of which was registered and recorded in the A.D.S.R.

Barasat Registered Power of Attorney 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.- I-4989/16, 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.

Mukherjee

**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.

Represented by their constituted attornies 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-

  
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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 I 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 me to appoint as well as my well wishers and agents and the developers/promoters to look after all my affairs during my absence and on behalf of me **NOW KNOWN** by these presents I, the said executant herein, do hereby nominate appoint and constitute my 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 my true and lawful Attornies for me and my name and on my 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 me and to receipt the same from the said Authority concern of Madhyamgram Municipal Authority by my 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 developers 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 my attornies.

3. To receive by my attornies 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 my attornies and discharge for the same with all protect the intending purchaser or purchasers in my name and on my behalf, in respect of Developer's allocation of the proposed multi storied building.

4. Upon such receipt as aforesaid in my 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 my attornies.

5. To present any such Deed or Deeds of Conveyance or Conveyances or other documents for registration when executed by them in my name and on my 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 my 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 I could do the same myself.

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 my name and on my behalf in respect of my aforesaid property.

7. To appear for and represent me in all the Courts, Civil Criminals or Appellate authority and 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 my aforesaid property.

For *Antican*  
*Tankar Narayan Datta*  
Partner

8. To appoint engage on my behalf pleaders, Advocates or Solicitors, whenever me said Attornies shall think proper to do so and to disturb and/or terminate his, her or their appointment in relating my 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 my own cost and do all acts and things which are necessary and which will deem fit by my 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 me by my 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 constructuon development work on the said property.

**AND,** I do hereby this General Power of Attorney agree to ratify and confirm all and whatever other act or acts my said Attornies shall lawfully do, execute or perform of cause to be done executed or performed in connction 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 me to all intents and purposes as if done by is personally.

### SCHEDULE REFERRED TO ABOVE

**ALL THAT** piece and parcel of **Bastu** land measuring about 2 cottah 8 chittak land more or less alongwith 517 Sq.ft one storied pucca construction thereon lying and situated at Mouza - Udayrajpur, J.L. No.- 43, Touzi No.- 146, Re-Su No.- 6, Sabek Khatian No.- 102, Malek Khatian No.- 84, Hal L.R. Khatian No.- 1999, Dag No.- 346, Hal L.R. Dag No.- 988 under P.S.- Barasat at present Madhyamgram, District North 24 Parganas, within the local limits of Madhyamgram Municipality

For *Artisan*  
*Tankaj Narayan Datta*  
Partner

Municipality under Ward No.- 22, Holding No.- 157 L.I.C. Road, Kolkata - 700 129 which is the sixteen  
Ana land and property of this deed which is being butted and bounded as follows:-

|              |  |
|--------------|--|
| On the North | : Land of LIC  |
| On the South | : Land of Smt. Lekha Ghosh and others                          |
| On the East  | : Land of Sri Ashis Mukherjee and 4' feet wide private passage |
| On the West  | : Land of Smt. Nilima Saha Roy & others                        |

**IN WITNESS WHEREOF** I, the EXECUTANT, doth hereby on this **POWER OF ATTORNEY**  
the 12<sup>th</sup> day of July Two Thousand Sixteen **SIGNED, SEALED & DELIVERED**

in the presence :

1. Karmal Ku Chatterjee -  
d. 1.2 Road  
Madhyamgram.  
cal - 129.

2. Pradip K. Majumdar  
27, Shyamnagar Road,  
Kolkata - 700055

Mihir Mukherjee  
Signature of the Executant

Krishna pada part.

Tapan Sen

Signature of the Attornies

Drafted by :

Chiradip Dhar  
Reg no - F935/760/95.

Chiradip Dhar

Advocate

Barasat Judge's Court

Printed by me :

S. Bhattacharjee

S. Bhattacharjee












For Artisan  
Tankay Narayan Datta  
Partner

Mihir Mukherjee



# UNDER RULE 44A OF THE I.R. ACT 1908












(1) Name : SRI MIHIR MUKHERJEE

|   |   |   |   |   |   |
|---|---|---|---|---|---|
| LITTLE  | RING  | MIDDLE  | FORE  | THUMB   | বাম হাত<br><br>Mihir Mukherjee |
|  |  |  |  |  |   |
| THUMB   | FORE  | MIDDLE  | RING  | LITTLE  |   |
|  |  |  |  |  |   |

Mihir Mukherjee  
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)












(2) Name : SRI KRISHNA PADAPPAUL

|   |   |   |   |   |   |
|---|---|---|---|---|---|
| LITTLE  | RING  | MIDDLE  | FORE  | THUMB   | বাম হাত<br><br>Krishna padappa<br>ডান হাত |
|   |   |   |   |   |   |
| THUMB   | FORE  | MIDDLE  | RING  | LITTLE  |   |
|  |  |  |  |  |   |

All the above fingerprints are of the above named person and attested by the said person.

Krishna padappa  
Signature of the Presentant

(3) Name : ..... SRI TAPAN SEN .....

|   |   |   |   |   |  |
|---|---|---|---|---|--|
| LITTLE  | RING  | MIDDLE  | FORE  | THUMB   | বাম হাত<br><br>Tapan Sen<br>ডান হাত |
|  |  |  |  |  |  |
| THUMB   | FORE  | MIDDLE  | RING  | LITTLE  |  |
|  |  |  |  |  |  |

Tapan Sen  
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.












Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARASAT, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15031000264432/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant  | Category   | Photo   | Finger Print   | Signature with  |
|--------|--|--|---|--|---|
| 1      | Shri Mihir Mukherjee L I<br>C Town Ship, P.O:-<br>Madhyamgram, P.S:-<br>Madhyamgram,<br>Madhyamgram, District:-<br>North 24-Parganas,<br>West Bengal, India, PIN<br>- 700129                       | Principal  | <br>12-7-16      |    |    |
| SI No. | Name of the Executant  | Category   | Photo   | Finger Print   | Signature with date   |
| 2      | Shri Krishna Pada Paul<br>South Bankimpally, P.O:-<br>Madhyamgram, P.S:-<br>Madhyamgram,<br>Madhyamgram, District:-<br>North 24-Parganas,<br>West Bengal, India, PIN<br>- 700129                   | Represent<br>ative of<br>Attorney<br>[M/s<br>Artisan ] | <br>12/07/2016 |  |  |
| SI No. | Name of the Executant  | Category   | Photo   | Finger Print   | Signature with date   |
| 3      | Shri Tapan Sen<br>Gunjalika II. Debigarh 4<br>No, Flat No: 3D, P.O:-<br>Madhyamgram, P.S:-<br>Madhyamgram,<br>Madhyamgram, District:-<br>North 24-Parganas,<br>West Bengal, India, PIN<br>- 700129 | Represent<br>ative of<br>Attorney<br>[M/s<br>Artisan ] | <br>12/07/2016 |  |  |

| Sl No. | Name and Address of identifier   | Identifier of   | Signature with date              |
|--------|--|---|----------------------------------|
| 1      | Somnath Sen<br>Son of Late Anil Kumar Sen<br>Barasat Judges Court, P.O:-<br>Barasat, P.S:- Barasat, Barasat,<br>District:-North 24-Parganas, West<br>Bengal, India, PIN - 700124 | Shri Mihir Mukherjee, Shri Krishna Pada Paul,<br>Shri Tapan Sen | <i>Somnath Sen</i><br>12.07.2016 |

(Joyjit Chanda)

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

## Seller, Buyer and Property Details

### A. Principal & Attorney Details

| Presentant Details |  |
|--------------------|--|
| SL No.             | Name and Address of Presentant   |
| 1                  | Shri Mihir Mukherjee<br>Son of Late Kalidas Mukherjee<br>L I C Town Ship, 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                 | Shri Mihir Mukherjee<br>Son of Late Kalidas Mukherjee<br>L I C Town Ship, 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. BQRPM5790F,; 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<br>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<br>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<br>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<br>Son of Late Anil Kumar Sen<br>Barasat Judges Court, P.O:- Barasat,<br>P.S:- Barasat, Barasat, District:-North<br>24-Parganas, West Bengal, India, PIN<br>- 700124 Sex: Male, By Caste: Hindu,<br>Occupation: Deed Writer, Citizen of:<br>India, | Shri Mihir Mukherjee, Shri Krishna<br>Pada Paul, Shri Tapan Sen |           |

#### C. Transacted Property Details

| Land Details |                   |                                       |                 |                           |                         |               |
|--------------|-------------------|---------------------------------------|-----------------|---------------------------|-------------------------|---------------|
| Sch No.      | Property Location | Plot No &<br>Khatian No/<br>Road Zone | Area of<br>Land | Setforth<br>Value(In Rs.) | Market<br>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:- 988 , LR Khatian No:- 1999 | 2 Katha 8 Chatak | 13,00,000/-            | 20,25,000/-          | Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 4 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          | 517 Sq Ft.        | 0/-                    |                      | Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |
| S1                | On Land L1         | 517 Sq Ft.        | 2,00,000/-             | 3,87,750/-           | Structure Type: Structure  |

#### D. 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 - 150305022 / 2016

|                    |   |                      |                   |
|--------------------|---|----------------------|-------------------|
| Query No/Year      | 15031000264432/2016   | Serial no/Year       | 1503005374 / 2016 |
| Deed No/Year       | I - 150305022 / 2016  |                      |                   |
| Transaction        | [0138] Sale, Development Power of Attorney after Registered Development Agreement |                      |                   |
| Name of Presentant | Shri Mihir 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 18:50 hrs on : 12/07/2016, at the Private residence by Shri Mihir Mukherjee ,Executant.

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 24,12,750/-

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

Execution is admitted on 12/07/2016 by

Shri Mihir Mukherjee, Son of Late Kalidas Mukherjee, L I C Town Ship, 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

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

Execution is admitted on 12/07/2016 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

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:-15031000264432 / 2016 Deed No :I - 150305022 / 2016, Document is digitally signed.



(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 262, Purchased on 04/07/2016, Vendor named H C Sadhu.



(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 131451 to 131473

being No 150305022 for the year 2016.



Digitally signed by JOYJIT CHANDA  
Date: 2016.07.13 11:47:14 +05:30  
Reason: Digital Signing of Deed.

(Joyjit Chanda) 13/07/2016 11:47:13  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
West Bengal.



(This document is digitally signed.)

For *Antisan*  
*Tankar Narayan Datta*  
Partner