

753/2018

IV

528/18

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL A.R.A.

V 678454

III

29/1/18
12-15
29/1/18

Certified that the Document is admitted to Registration. The Signature Sheet and the Incorporation sheets attached to this document are the part of this Document.

Additional Registrar -
Assurances-III Kolkata

Additional Registrar
of Assurances-III, Kolkata

29 JAN 2018

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT We, CITILINE DEVELOPERS PVT. LTD. (PAN No. AADCC0023F) a company within the meaning of Companies Act, 1956 having its office at 85, Metcalfe Street, third floor, room No. 306, P.O. - Dharmatola, P.S. - Bowbazar, Kolkata - 700013 represented by its Director MR. PANKAJ KUMAR MANDAL (PAN No. DMQPM5367H) Son of

R.B. REALTORS
Partner-Aut Sign

R.B. REALTORS
Partner-Aut Sign

Hari Mandal of Village & Post - Bhakharain, P.S. - Madhubani Dist.-
Madhubani, Bihar, Pin- 847408 hereinafter called and referred to as
the **OWNER/EXECUTANT**.

WHEREAS the Executants herein is the absolute owner of
the property being **ALL THAT** brick built structure erected and built
on the land belonging or on part whereof the same is erected and
built containing by estimation 20 Cottahs more or less (on actual
measurement the area of land found 22 Cottahs 2 Chittaks 4 Sq.ft.
more or less) lying situate at and being premises no. 34A, Nayan
Chand Dutta Street (previously known and numbered 34C & 34A,
Nayan Chandra Dutta Street), P.S. Burtalla, Kolkata - 700006
under Ward No. 17 of the Kolkata Municipal Corporation morefully
described in the schedule written hereunder.

AND WHEREAS it has become inconvenient and difficult for
the Executant to look after or arrange for necessary management
and maintenance of the said property, morefully and particularly
described in the SCHEDULE hereunder written as well as other
dealings respecting the same inclusive of construction of a
multistoried building and as such the executant entered into a

R. B REALTORS
Partner, Auth. Sign.

R. B REALTORS

Partner, Auth. Sign.

Registered Development Agreement on 29-01-2018 duly registered with A.R.A.- II, Kolkata, recorded as Deed No. 00241 for the year 2018 in respect of the said property with **R.B. REALTORS** a Partnership firm (PAN Card No. AAVFR7055F), having its office at 2, Dr. Narayan Roy Sarani, Post Office- Beadon Street, Police Station- Girish Park, Kolkata - 700006, represented by its partners (1) Bimal Dey (PAN No. AKNPD4456E) son of late Gopal Chandra Dey, by faith-Hindu, by occupation-Business, residing at 50A, Raja Naba Krishna Street Post Office- Hatkhola, Police Station- Shyampukur, Kolkata- 700005 and (2) Sanjay Kumar Kedia (PAN No. AOUPK1400N) son of Shiv Kumar Kedia, by faith- Hindu, by occupation-Business, residing at 102, Muktaram Babu Street, Post Office - Burra Bazar , Police Station- Jorasanko, Kolkata- 700007 on the terms and conditions mentioned therein.

AND WHEREAS for smooth development work in terms of the said Development Agreement do hereby nominate, constitute and appoint Mr. Bimal Dey (PAN No. AKNPD4456E) son of late Gopal Chandra Dey, by faith-Hindu, by occupation-Business, residing at 50A, Raja Naba Krishna Street Post Office- Hatkhola, Police Station- Shyampukur, Kolkata- 700005 one of the partner of


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Partner/Aut. Sign

R.B REALTORS

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R.B. REALTORS and as our true and lawful **ATTORNEY** for ourselves and in our names and on our behalf to do, execute and perform or cause to be done all acts, deeds and things, that is to say:-


1. To sign, appear and represent the owner before all Authorities including those under the Kolkata Municipal Corporation, CESC Limited, K.M.D.A. all papers documents related with site plan, propose building plan, revised or addition and/or alteration of building plan, completion certificate, installation of new electric connection, water, sewerage etc., or any other authority of local Semi Government/State, Government/Central Government for fixation and/or finalization of the Annual Valuation of the said property and to sign, Execute and submit necessary papers and documents to collect the same from the concerned authority and to do all other Acts, Deeds and Things as the Attorney may deem fit and proper. To apply and obtain Building Plan, Electricity, Water, Sewerage from the competent authority.


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 Partner/ Auth Sign

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2. To enter into Agreement for Sale, present and Execute Deed of Conveyance/Conveyances, or any other instruments, Deeds and documents before Registering Authority in respect of sale, mortgage, lease of flat/flats, unit/units, car parking space within developer's allocation in the new building to be constructed on the existing plot of land in favour of intending purchaser/purchasers in terms of the said Development Agreement.
3. To appear and represent the owner before any Notary Public, Registrar of Assurance, Metropolitan Magistrates and other officer and/or Officers, Authority and/or Authorities having jurisdiction and to present for Registration before the Registrar or to have Registered and perfected the Sale Deeds, Conveyances Deeds, Agreements for Sale of the said premises.
4. To receive, realize, recover all rents, issues, profits arising from the said property and on receipt thereof of give and grant, effectual receipts and discharge therefore.


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5. To sell, transfer lease etc., of the said property within developer's allocation in terms of the said Development Agreement and to receive consideration money and for that to sign, enter into modify and cancel all agreements, contracts, statements, declaration, indemnity bond, affidavit, assurances and other papers and documents on behalf of ourselves.
6. To file and submit declarations, statements, applications and/or other returns necessary to the Authority and/or Authority.
7. To receive earnest money, consideration money and other amounts receivable in respect of the said property within Developer's Allocation and on receipt thereof to grant effectual receipts and discharge thereof.
8. To correspond in the name of the owner and also to receive any letter or correspondence and to grant proper and effectual receipts in respect thereof.

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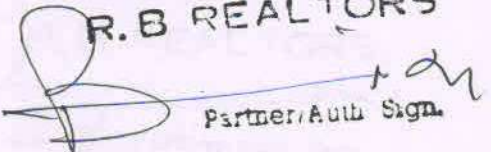
9. To collect the completion certificate from the Kolkata Municipal Corporation after erecting a multistoried building thereon.
10. To accept service of writ of summons and other legal documents.
11. To sign declare and/or affirm any plaint, written statement Petition, Affidavit, Verification, Vokatnama, Warrant of Attorney, memorandum of Appeal of any other documents, papers or papers and pleadings in any action or proceedings in connection therewith. To institute commence prosecute or defend suit /suits, actions, proceedings in connection with the said property. To prefer appeal, revisional application before High Court, Calcutta, to appear before Income Tax Authorities and to sign and verify all documents, plaints, accept service of all summons, notice/notices. To settle adjust, compound and compromise all suits actions claims disputes relating to the said property. To attend any Court of Law either Civil or Criminal relating to the said property on our behalf.

R. B REALTORS
Partner: AULYON

R. B REALTORS
Partner: Auth Sign.

12. To deposit and withdraw fees, documents and money in and from any court and/or persons authority and/or authorities and give valid receipts and discharge thereof.
13. For all or any of the purpose hereinabove stated to appear and represent the Owners before all Authorities having jurisdiction and to sign and submit all papers and documents.
14. To sign and submit and collect N.O.C. from the appropriate and/or competent authority/competent authorities. To manage and maintain the said premises including the building to be constructed thereon.
15. To appoint Architect, Civil Engineer, Structural Engineer, Labour Contractor, Electric Contractor, Plumbing & Sanitary Contractor or other person/persons as may be required for the construction of the proposed building.

ALL GENERALLY, to do all acts, deeds, and things concerning the authorities thereby granted as the owner should themselves have lawfully done under their hands and seals if personally presents.

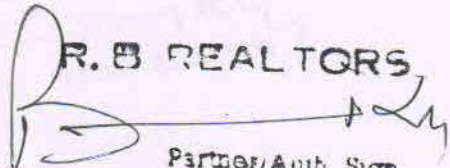
R. B REALTORS

Partner/Author Sign.

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this power shall lawfully do and causes to be done in the right of or by virtue of this present including such confirmation and other words till the completion of the whole deal /transaction as per the said Agreement for Development.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT brick built structure erected and built on the land belonging or on part whereof the same is erected and built containing by estimation 20 Cottahs more or less (on actual measurement the area of land found 22 Cottahs 2 Chittaks 4 Sq.ft. more or less) lying situate at and being premises no. 34A, Nayan Chand Dutta Street (previously known and numbered 34C & 34A, Nayan Chandra Dutta Street), P.S. Burtalla, Kolkata - 700006 under Ward No. 17 of the Kolkata Municipal Corporation which is butted and bounded by :-

ON THE NORTH : 8, Beadon Row;
ON THE SOUTH : Nayan Chand Dutta Street;
ON THE EAST : 34E & 32/5 Nayan Chand Dutta Street;
ON THE WEST : 35 & 36 Nayan Chand Dutta Street;

R. B REALTORS

 Partner/Author Sign

IN WITNESS WHEREOF we the owners hereto have executed
this Power of Attorney this the 29th day of January, 2018.

BY THE OWNERS AT CALCUTTA

IN THE PRESENCE OF :

1. Ashim Ghosh
S/o. Lt. Bibhuti Bhusam Ghosh.
vill: Samaddar pana.
P.O. Gobardanga.
P.S. Habra.
Dist:- North 24 Parganas.

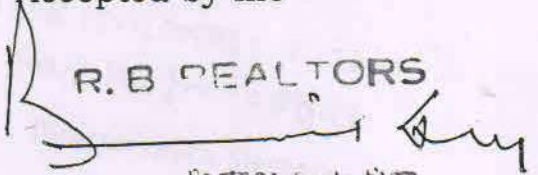
CITI LINE DEVELOPERS PVT. LTD.
Park Road - Marol
Director/Auth. Signatory

2. Sunil Kedia

SUNIL KUMAR KEDIA
S/O SHIV KUMAR KEDIA
386. S. K. DEB ROAD.
LAKE TOWN, NORTH 24 PGS
KOLKATA-700048

SIGNATURE OF THE EXECUTANT

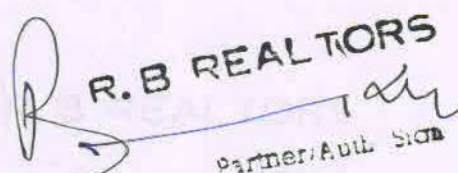
Accepted by me

R. B REALTORS

Partner/ Auth. Sign.

SIGNATURE OF THE ATTORNEY


Drafted by
Arun Ray

Advocate.
High Court, Calcutta.
Enrol. No. WA/697/94

R. B REALTORS

Partner/ Auth. Sign.



CITI LINE DEVELOPERS PVT. LTD.
Part No. J - 2000
Director/Auth. Signatory

R. B REALTORS

Partner/Auth. Sign

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DMQPM5367H

नाम/ Name
PANKAJ KUMAR MANDAL

पिता का नाम/ Father's Name
HARI MANDAL

जन्म की तारीख/ Date of Birth
01/01/1992

हस्ताक्षर/ Signature
Pankaj - Mandal



13032017

CITI LINE DEVELOPERS
Pankaj - Mandal
Director/Auth. Signatory

R. B REALTORS
Partner/Auth. Sign



भारत सरकार
GOVERNMENT OF INDIA



पंकज कुमार मंडल
Pankaj Kumar Mandal
जन्म तिथि/ DOB: 01/01/1992
पुरुष / MALE



3732 1566 6223

मेरा आधार, मेरी पहचान



भारतीय विधि विधान प्राधिकरण
GOVERNMENT OF INDIA

पता:

आत्मज: हरी मण्डल, ग्राम
पोस्ट भखराईण डिस्ट्रिक्ट
मधुबनी, भकरैन, मधुबनी,
बिहार - 847408

Address:

S/O: Hari Mandal, gram post
bhakharain distik madhubani,
Bhakraim, Madhubani,
Bihar - 847408



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Pankaj-mandal

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সরকার
GOVERNMENT OF INDIA



বিমল দে
BIMAL DEY
পিতা : গোপাল চন্দ্র দে
Father : GOPAL CHANDRA DEY

জন্ম সাল/Year of Birth: 1959
পুংস্ব / Male



4309 5360 2255

আধার - সাধারণ মানুষের অধিকার



সরকার
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: 50 এ, রাজা নবকৃষ্ণ স্ট্রীট
হাটখোলা, কোলকাতা, পশ্চিমবঙ্গ, 700005

Address: 50 A, RAJA
NABAKRISHNA STREET,
Hatkhola S.O, Hatkhola,
Kolkata, West Bengal,
700005

1947
1800 180 1947

help@uidai.gov.in

www
www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

R.B DEALTORS
Partner Full Sign



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/13/086/643397

পরিচয় পত্র



Elector's Name : GHOSH ASHIM

নির্বাচকের নাম : ঘোষ অসীম

Father/Mother/

Husband's Name : BIBHUTI

পিতা/মাতা/স্বামীর নাম : বিভূতি

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 30

১.১.১৯৯৫-এ বয়স : ৩০

Ashim Ghosh

Address PART NO. 215
GOBARDANGA
NORTH 24 - PARGANAS

ঠিকানা পার্ট নং: ২১৫

গোবর্ডাঙ্গা

উত্তর *AB* - পরগণা

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 086-GAIGHATA

Assembly Constituency

০৮৬-গাইঘাটা

বিধানসভা নির্বাচন ক্ষেত্র

Place : BONGAON

স্থান : বনগাঁ

Date : 03/04/95

তারিখ : ০৩/০৪/৯৫

R. B REALTORS

Partner/Aut. Sign

SPECIMEN FORM FOR TEN FINGERPRINTS



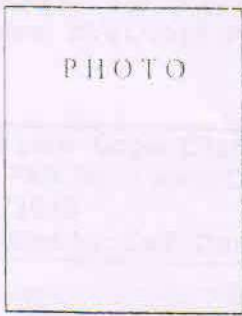
Paschal - m...al

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

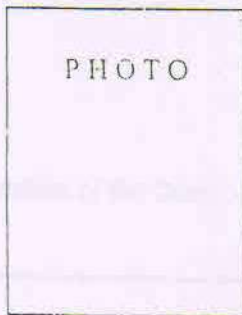


B

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

R. B REALTORS
 PARTNER/ALL Side




Major Information of the Deed

Deed No :	IV-1903-00528/2018	Date of Registration	29/01/2018
Query No / Year	1903-1000025092/2018	Office where deed is registered	
Query Date	27/01/2018 11:43:29 AM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Asim Ghosh Hare St, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836911283, Status : Solicitor firm		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

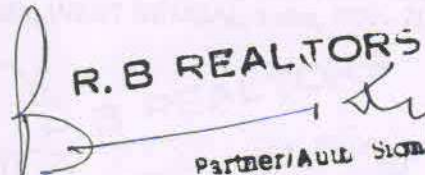
Principal Details :

SI No	Name, Address, Photo, Finger print and Signature
1	CITILINE DEVELOPERS PVT LTD 85 Metcalfe Street, P.O:- Dharmatola, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 Status : Organization, Executed by: Representative, Executed by: Representative



Attorney Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Bimal Dey (Presentant) Son of Late Gopal Chandra Dey Executed by: Self, Date of Execution: 29/01/2018 , Admitted by: Self, Date of Admission: 29/01/2018 ,Place : Office			
		29/01/2018	LTI 29/01/2018	29/01/2018
	Son of Late Gopal Chandra Dey Sex: Male, By.Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKNPD4456E, Status :Individual, Executed by: Self, Date of Execution: 29/01/2018 , Admitted by: Self, Date of Admission: 29/01/2018 ,Place : Office			


Major Information of the Deed :- IV-1903-00528/2018-29/01/2018

R. B REALTORS

Partner/Auditor SIGN

Representative Details :

Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Finger Print	Signature
1	Mr Pankaj Kumar Mandal Son of Mr Hari Mandal Date of Execution - 29/01/2018, , Admitted by: Self, Date of Admission: 29/01/2018, Place of Admission of Execution: Office	 Jan 29 2018 1:35PM	 LTI 29/01/2018	PANKAJ- MANDAL 29/01/2018
Bhakharain, P.O:- Bhakharain, P.S:- MADHUBANI NAGAR, District:-Madhubani, Bihar, India, PIN - 847408, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: DMQPM5367H Status : Representative, Representative of : CITILINE DEVELOPERS PVT LTD (as Director)				

Identifier Details :

Name & address	
Mr Ashim Ghosh Son of Late Bibhuti Bhusan Ghosh Samaddar Para, P.O:- Gobardanga, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743252, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Pankaj Kumar Mandal, Mr Bimal Dey	29/01/2018
	

Endorsement For Deed Number : IV - 190300528 / 2018

On 29-01-2018

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 (d) of Indian Stamp Act 1899.

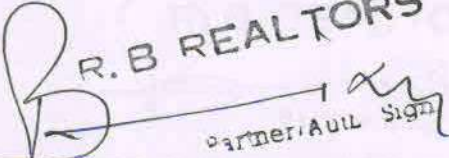
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:15 hrs on 29-01-2018, at the Office of the A.R.A. - III KOLKATA by Mr Bimal Dey , Claimant.

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

Execution is admitted on 29/01/2018 by Mr Bimal Dey, Son of Late Gopal Chandra Dey, 50A, Raja Naba Krishna Street, P.O: Hatkhola, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Business

Major Information of the Deed :- IV-1903-00528/2018-29/01/2018

R. B REALTORS

 Partner/AUL Sign

Identified by Mr Ashim Ghosh, , Son of Late Bibhuti Bhusan Ghosh, Samaddar Para, P.O: Gobardanga, Thana: Habra, North 24-Parganas, WEST BENGAL, India, PIN - 743252, by caste Hindu, by profession Others

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

Execution is admitted on 29-01-2018 by Mr Pankaj Kumar Mandal, Director, CITILINE DEVELOPERS PVT LTD, 85 Metcalfe Street, P.O - Dharmatola, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013

Identified by Mr Ashim Ghosh, , Son of Late Bibhuti Bhusan Ghosh, Samaddar Para, P.O: Gobardanga, Thana: Habra, North 24-Parganas, WEST BENGAL, India, PIN - 743252, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

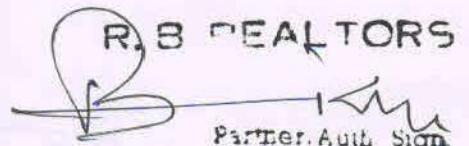
Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 110954, Amount: Rs.50/-, Date of Purchase: 25/01/2018, Vendor name: Suranjan Mukherjee



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- IV-1903-00528/2018-29/01/2018

R.B DEALTORS

Partner Auth Sign