

01564/19.

I-1383/19.



पश्चिम बंगाल पश्चिम
 5942/19
 05/03/19
 6:30 P.M

Admitted to
 Registration the Signature Sheet / Sheets the
 Endorsement Sheet / Sheets Attached With
 this Document as the Part of this Document.

AA 055893

Additional District Sub-Registrar
 Baranail, North 24 Parganas
 6 MAR 2019

**DEVELOPMENT POWER OF ATTORNEY
 AFTER THE REGISTRATION OF
 DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT POWER OF ATTORNEY is made on this
 5TH the day of March, 2019 (Two Thousand Nineteen) A. D.

নং - 354.
সন ও তারিখ - 5/3/2019
ক্রোড়ার নাম - Biswanjit - Mitra
স্বাক্ষর - Madhyamgram
স্ট্যাম্প মূল্য - 100/-
ভেডার -
বারাসাত কোর্ট, উত্তর 24 পরগণা
ভেডার - শ্রী হরান চন্দ্র সাধু
টি.ভি. নং - 14 FEB 2019
তারিখ - 100000
মোট স্ট্যাম্প মূল্য - 000
ক্রোড়ার অফিস - বারাসাত

Putim Bahari Paul



VETI
869

- Putim Bahari Paul



VETI
870

Samir Baran Paul

Additional District Sub-Registrar
Barasat, North 24 Parganas



VETI
871

Madhabi Paul

5 MAR 2019



VETI
872

For JAY MATA DI CONSTRUCTION |
Biswanjit Mitra
Proprietor

सायक

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, 1) SRI PULIN BEHARI PAUL, (Pan No AGFPP0895H) Son of Late Krishna Kumar Paul, by Occupation - Business, No 2) SRI SAMIR BARAN PAUL, (PAN No AFLPP4059E) Son of Late Dinabandhu Paul, by Occupation - Retired, 3) SMT. MADHABI PAUL (PAN No. AEPPP5418Q) W/O Pulin Bihari Paul By Occupation- House wife all are by faith - Hindu, by Nationality - Indian, all are residing at 2 No. Debigarh, PO. & P.S.- Madhyamgram, District - North 24 Parganas, Kolkata - 700129 hereinafter called and referred to as the LAND OWNER/ APPOINTER/ EXECUTANT send greetings:-

WHEREAS the present owner no -1 namely Sri Pulin Behari Paul, got the Bastu land measuring an area undivided 05 (Five) Cottahs 07 (Seven) Chittacks 26 (Twenty six) Square feet from his full blooded sister (a) Smt. Ashalata Paul wife of Late Dwijendra Kumar Paul, residing at 464/1, 81 Elias Road, P.O.- Kamarhati, PS-Khardah, Kolkata - 700058, (b) Smt. Gita Paul, Wife of Late Sachi Nandan Paul, residing at P.B. Ghat Road, P.O.- Kamarhati, PS.- Khardah, Kolkata - 700058, (C) Smt. Anju Das, Wife of Sri Amrita Lal Das, residing at Abdul Juri Hat, Mouri Gram, District - Howrah, and (d) Smt. Ranju Paul, Wife of Sri Prabir Paul residing at 70/B, Sovabazar, Sovabazar Street, Kolkata - 700008, vide a Registered Deed of Gift in Bengali, being No.- 4971, dated 26/10/2009, which was recorded in Book No.- I, CD Volume No.- 11, within pages 2176 to 2207 registered in the office of the A.D.S.R.O Barasat and the present owner No.-1 got the Bastu land measuring an area of Undivided 01 (One) Cottah 05 (Five) Chittacks 40 (Forty) Square feet by way of inheritance totalling 06 (Six) Cottahs 13 (Thirteen) Chittacks 21 (Twenty one) Square feet in RS Dag No.- 138, under RS. Khatian No.- 57, within Mouza - Chakraghata, J.L. No. 26, Re. Su. No.- 164, Touzi No.- 146, Pargana- Anowarpur, PS & A.D.S.R.O. - Barasat, at present PS.- Madhyamgram, District -

North 24 Parganas, and mutated/his name in the local municipality and B.L. & L.R.O. and by paying rent and taxes to the competent authority regularly and is in peaceful possession over the schedule property which is free from all encumbrances.

AND WHEREAS the present owner no.-3 namely Smt. Madhabi Paul, got a plot of Bastu land measuring an area undivided 3 (Cottah) 2 Chittacks 30 (Thirty) Square feet out of 6 Cottah 13 Chhatak 21 sq.ft. from her husband namely Pulin Behari Paul, vide a Registered Deed of Gift in Bengali, being No.-150302467, dated 12/04/2018, which was recorded in Book No.- 1, Volume No.- 1503-2018, within pages 76379 to 76405 registered in the office of the A.DSR. Barasat in RS. Dag No.- 138, under RS. Khatian No.- 57, within Mouza - Chakraghata, J.L. No.- 26, Re.Su. No.- 164, Touzi No.- 146, Pargana-Anowarpur, PS & A.D.S.R.O. - Barasat, at present P.S.-Madhyamgram, District - North 24 Parganas, which land was gifted to the Pulin Behari Paul by his three sisters namely (a) Smt. Ashalata Paul wife of Late Dwijendra Kumar Paul, (b) Smt. Gita Paul, Wife of Late Sachi Nandan Paul, (C) Smt. Anju Das, Wife of Sri Amrita Lal Das Vide Deed of gift no 4971 in the year 2009 and the land was mutated his name in the local municipality and B.L. & L.R.O. and by paying rent and taxes to the competent authority regularly and is in peaceful possession over the schedule property which is free from all encumbrances. She mutated her name at the Madhyamgram municipality in the holding no vide 633/1 Debigarh Rd. the balance land of Pulin Behari Paul measuring 3(Three) Cottah 10(Chhatak) 36 (Thirty Six) is not under this project.

AND WHEREAS the present owner no.-1 namely Sri Pulin Behari Paul, got the another plot of Bastu land measuring an area undivided 12 (Twelve) Chittacks 36 (Thirty six) Square feet from his full blooded sisters (a) Smt. Ashalata Paul

Wife Late Dwijendra Kumar Paul, (b) Smt. Gita Paul. Wife of Late Sachi Nandan Paul, (C) **Smt. Anju Das**, Wife of Sri Amrita Lal Das, and (d) **Smt. Ranju Paul**, Wife of Sri Prabir Paul, vide a Registered Deed of Gift in Bengali, **being No.- 4962**, dated 26/10/2009, which was recorded in Book No.- I, C.D. Volume No.- 11, within pages 2033 to 2054-registered in the office of the A.DSR. Barasat and the present owner No.-1 got the Bastu land measuring an area of undivided 03 (Three) Chittacks 09 (Nine) Square feet by way of inheritance totalling **01 (One) Cottahs** in RS. Dag No.- 146, under RS. Khatian No.- 489, within Mouza - Chakraghata, J.L. No.- 26, Re.Su. No.- 164, Touzi No.- 146, Pargana- Anowarpur, PS & A.D.S.R.O. - Barasat, at present P.S.- Madhyamgram, District - North 24 Parganas, and mutated his name in the local municipality and B.L. & L.R.O. and by paying rent and taxes to the competent authority regularly and is in peaceful possession over the schedule property which is free from all encumbrances .

AND WHEREAS the present owner no.-1 namely Sri Pulin Behari Paul, got the another plot of Bastu land measuring an area undivided 02 (Two) Cottahs 03 (Three) Chittacks 19 (Nineteen) Square feet from his full blooded sisters (1) **Smt. Ashalata Paul** wife of Late Dwijendra Kumar Paul, (b) **Smt. Gita Paul**. Wife of Late Sachi Nandan Paul. (C) **Smt. Anju Das**, Wife of Sri Amrita Lal Das, and (d) **Smt. Ranju Paul**, Wife of Sri Prabir Paul, vide a Registered Deed of Gift in Bengali, **being No.-4964**, dated 26/10/2009, which was recorded in Book No.- I, C.D. Volume No.- 1 , within pages 2071 to 2096 registered in the office of the A.D.S.R. Barasat and the present owner no.-1 got the Bastu land measuring an area of 08 (Eight) Chittacks 38 (Thirty eight) Square feet by way of inheritance totalling **02 (Two) Cottahs 12(Twelve) Chittacks 12(Twelve) Square feet** in R.S. Dag No.- 147, under RS. Khatian No.- 243, 238, 239, 240, 241, 242 and 244 within Mouza - Chakraghata, J.L. No.- 26, Re.Su. No.- 164, Touzi No.- 146,

Pargana- Anowarpur, PS. & A.D.S.R.O. - Barasat, at present PS.- Madhyamgram, District - North 24 Parganas, and mutated his name in the local municipality and B.L. &L.R.O. and by paying rent and taxes to the competent authority regularly and is in peaceful possession over the schedule property which is free from all encumbrances.

AND WHEREAS the present owner no .-1 namely Sri Pulin Behari Paul, got the Bastu land measuring an area undivided 02 (Two) Cottahs 03 (Three) Chittacks 19 (Nineteen) Square feet from his full blooded sisters (a) Smt. Ashalata Paul wife of Late Dywijendra Kumar Paul, (b) Smt. Gita Paul, Wife of Late Sachi Nandan Paul, (c) Smt. Anju Das, Wife of Sri Amrita Lal Das, and (d) Smt. Ranju Paul, Wife of Sri Prabir Paul, vide a Registered Deed of Gift in Bengali, being No 5000, dated 27/10/2009 which was recorded in Book No.- I, CD. Volume No.- 11, within pages 2666 to 2683 Registered in the office of the A.D.S.R. Barasat and the present owner no. 1 got the Bastu land measuring an area of undivided 01 (One) Cottahs 07 (Seven) Chittacks 03 (Three) Square feet by way of inheritance totalling 07 (Seven) Cottahs 03(Three) Chittacks 15 (Fifteen) Square feet in R.S. Dag No.- 147. under R.S. Khatian No.- 238, 239, 240, 241, 242,243 and 244 within Mouza - Chakraghata, J.L. No.- 26, Re.Su. No.- 164, Touzi No.- 146, Pargana- Anowarpur, P.S. & A.D.S.R.O. - Barasat, at present PS- Madhyamgram, District - North 24 Parganas, and mutated his name in the local municipality and B.L. &L.R.O. and by paying rent and taxes to the competent authority regularly and is in peaceful possession over the schedule property which is free from all encumbrances.

AND WHEREAS the present owner no .-1 namely Sri Pulin Behari Paul, got the another plot of land measuring an area of undivided 04 (Four) Cottahs 12 (Twelve) Chittacks 22 (Twenty two) Square feet from his full blooded sisters (a)

Smt. Ashalata Paul wife of Late Dwijendra Kumar Paul. (b) Smt. Gita Paul, Wife of Late Sachi Nandan Paul, (c) Smt. Anju Das, Wife of Sri Amrita Lal Das, and (d) Smt. Ranju Paul, Wife of Sri Prabir Paul. vide a Registered Deed of Gift in Bengali, being No.- 4999, dated 27/10/2009, which was recorded in Book No.- I, CD. Volume No.- 11, within pages 2648 to 2665 registered in the office of the A.D.S.R Barasat and the present owner no. 1 got the land measuring an area of undivided 05 (Five) Cottahs 15 (Fifteen) Chittacks 27 (Twenty seven) Square feet by way of inheritance totalling 05 (Five) Cottahs 15 (Fifteen) Chittacks 27 (Twenty seven) Square feet in RS. Dag No.-147, under R.S. Khatian No.- 238, 239, 240, 241, 242, 243 and 244, within Mouza -Chakraghata, J.L. No.- 26, Re.Su. No.- 164, Touzi No.- 146, Pargana- Anowarpur, PS & A.D.S.R.O. - Barasat. at present PS- Madhyamgram, District - North 24 Parganas and mutated his name in the local municipality and B.L. & L.R.O. and by paying rent and taxes to the competent authority regularly and is in peaceful possession over the schedule property which is free from all encumbrances.

AND WHEREAS the present owner no -2 namely Sri Samir Baran Paul, purchased the Bastu land measuring an area of 08 (Eight) Chittacks 42 (Forty two) Square feet in RS. Dag No.- 144/862, under RS. Khatian No.- 240 and land measuring an area of 15 (Fifteen) Chittacks 36 (Thirty six) square feet in RS. Dag No.- 145/863, under RS. Khatian No.- 56, totalling 01 (One) Cottahs 08 (Eight) Chittacks 33 (Thirty three) Square feet within Mouza - Chakraghata, J.L. No.- 26. Re.Su. No.- 164, Touzi No.-146, Pargana- Anowarpur, P.S. & A.D.S.R.O. - Barasat, at present P.S.- Madhyamgram, District - North 24 Parganas, vide a Registered Deed of Sale in Bengali, being No.- 5049, dated 16/12/1996, which was recorded in Book No.- I, Volume No.- 84, within pages 207 to 216 registered in the office of the A.D.S.R. Barasat from (a) Smt. Kanak Lata Das wife of Late Suresh Chandra Das, (b) Miss Tinku Das, D/o- Late

Suresh Chandra Das, (C) Sri Dipankar Das, Son of Late Suresh Chandra Das, (d) Smt. Manju Dutta (Das), wife of Sri Ashoke Dutta, (e) Smt. Sanju Bhadra (Das), wife of Shri Ashit Bhadra and (f) Smt. Swapna Chowdhury (Das), Wife of Shri Dipen Chowdhury and mutated his name in the local municipality and B.L. & L.R.O. and by paying rent and taxes to the competent authority regularly and is in peaceful possession over the schedule property which is free from all Encumbrances.

AND WHEREAS the present owner no. -2 namely Sri Samir Baran Paul, purchased the Bastu land measuring an area of 126 Square feet equivalent to 02 Chittacks 36 Square feet in R.S. Dag No.- 147, under R.S. Khatian No.- 240 and land measuring an area of 50 square feet equivalent to 01 Chittack 05 Square feet in R.S. Dag No.- 147/1117, under R.S. Khatian No.- 56, totalling 176 Square feet equivalent to 03 Chittacks 41 Square feet within Mouza - Chakraghata, J.L. No.- 26, Re.Su. No.- 164, Touzi No.- 146, Pargana- Anowarpur, P.S. & A.D.S.R.O. - Barasat, at present PS.- Madhyamgram, District - North 24 Parganas, vide a Registered Deed of Sale in Bengali, being No.- 968, dated 12/03/1998, which was recorded in Book No.- I, Volume No.- 20, within pages 323 to 330 registered in the office of the A.D.S.R. Barasat from (a) Smt. Kanak Lata Das wife of Late Suresh Chandra Das and (b) Shri Dipankar Das, Son of Late Suresh Chandra Das and mutated his name within the local Municipality and B.L. & L.R.O. and by paying rent and taxes to the competent authority regularly and is in peaceful possession over the schedule property which is free from all encumbrances.

THUS the land owner No. 1. **SRI PULIN BEHARI PAUL** herein became the absolute owner of the land measuring about 18 cottah 11 chittaks 38 sq.ft. specified in the schedule: A hereunder Which is mutated in the L R Khatian No 939, LR Dag No. 1904, and the land owner No. 2 **SRI SAMIR BARAN PAUL**

herein became the absolute owner of land measuring about 01 Cottahs 12 Chittaks 29 sq.ft. specified in the schedule: B Which is mutated in the L R Khatian No 900, LR Dag No. 1883 here in written, 3 SMT. MADHABI PAUL herein became the absolute owner of land measuring about 03 Cottahs 02 Chittaks 30 Sq.ft. specified in the schedule: C hereunder written in total the land owners herein is the absolute owners of land measuring about 21 cottah 14 chittaks 23 sq.ft. Which are amalgamated in new holding No 700, Debigarh Rd. vide certificate no LT No. MM/ASS/AM/00115/0201/2018-19 and the sanction site plan no. 27/09/2018 SP/A No. 31/MM/2018-19 and while being in peaceful use and occupation of, on and over the same, intended to construct a multi storied building over the property under instant agreement scheduled hereunder invited and offered the Developer; who is the renowned developer having experiences of construction of multistoried building etc. and who were granted the license of development, engaged in various development and construction of projects for years; to develop and construct a multistoried building on and over the same. Thereafter on careful consideration of the offer of/by the appointer, the developer thus jointly considered, agreed and consented over the same and both the part hereto hereby mutually agreed to proceed with their understanding by virtue of a development agreement executed hereby. The entire construction shall be consisting of Residential and/or commercial unit and accommodations.

AND WHEREAS with a view to construct a Multi Storied Building (G+4) over the said second schedule of property the Appointer hereto entered into a Development Agreement, being No. ~~IC.150301358/2017~~ ^{IC.150301358/2017}, dated - ~~05.03.2019~~, registered at the office of A. D. S. R. Barasat North 24 Parganas, with "M/S. JAY MATADI CONSTRUCTION" a proprietorship firm having its registered Office at 2 No. Debigarh, P.O. & PS- Madhyamgram, District - North 24 Parganas, Kolkata-700129, West Bengal represented by its

Pulim Behasi Paul
Samin Baran Paul

Madhabi Paul

proprietor **SRI BISWAJIT MITRA**, (PAN NO AFAPM6742G) Son of Late Nagendra Nath Mitra, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at 2 No. Debigarh, 3rd Sarani, PO & P.S Madhyamgram, District - North 24 Parganas, Kolkata - 700 129, under some terms and conditions embodied therein. The developer named the proposed construction of multistoried building under the name and style **KRISHNA KUNJA** upon which the First Part/appointer hereby amicably and mutually consented to the same.

AND WHEREAS the Developer requires an appropriate Power of Attorney for the authorization and conducting the development works with construction of a new Multi storied building smoothly without any hindrance from any corner whatsoever.

AND WHEREAS NOW THESE PRESENTS that We, the Appointer do hereby nominate constitute and appoint: "**M/S. JAY MATADI CONSTRUCTION**" a proprietorship firm having its registered Office at 2 No. Debigarh, P.O. & PS- Madhyamgram, District - North 24 Parganas, Kolkata-700129, West Bengal represented by its proprietor **SRI BISWAJIT MITRA**, Son of Late Nagendra Nath Mitra, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at 2 No. Debigarh, 3rd Sarani, PO & P.S Madhyamgram, District - North 24 Parganas, Kolkata - 700 129, to be our true and lawful Attorney in our name and on our behalf and We authorize him to do the acts, deeds, matters and things in our name and on our behalf as mentioned hereinafter specifically.

AND WHEREAS it has been agreed in terms of the said Joint Venture Agreement that we shall appoint the Developer as our Attorney for the purposes herein stated.

1. To enter into hold and defend possession of the said property and every part thereof and also manage, maintain and administer the said property and every

- part thereof subject to a restriction of clauses regarding termination of agreement & consequences of termination.
2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plans as may be required for having the plan sanctioned, modified and/or altered by the Madhyamgram Municipality.
 3. To appear and represent me before the necessary authorities including the Madhyamgram Municipality, Fire Brigade, Police station or Commisionarate, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, Airport Authority, National Highway Authority, Local B. L. & L. R. O., and/or other authorities of Government of West Bengal and/ or any other authorities in connection with the mutation, sanction, modification and/or alteration of sanctioned Plan.
 4. To pay fees obtain such other orders and permission from the necessary authorities as to be expedient 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 other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
 5. To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plans to any authority or authorities.
 6. To develop the said premises by making lawful construction of building thereon as per sanctioned plans which to be approved by the Madhyamgram Municipality and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the premises.
 7. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make

alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney incidental to and connected with the development work.

8. To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomes receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof or save and except the Owner's allocation, details of which is in the Second Schedule of this indenture.
10. To appear and represent us before all authorities including those under the Madhyamgram Municipality for fixation and/or finalization 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.
11. To enter into agreement for sale of flats only developer's allocation, details of which is in the Third Schedule of this indenture, with the intending purchaser/purchasers and nominee or nominees of the attorney and to receive the earnest money or the full amount of consideration from the intending Purchasers.
12. To apply for mutation and to record the name of respective flat Owner of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.

13. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
14. To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle refer to arbitration abandon submit to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.
15. To affix sign Board or install any Hoardings on the schedule property in the name of Attorney.
16. To advertise in the newspaper or any where for procuring Purchaser for selling the flats in the proposed lawful building.
17. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of us or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof.
18. To comprise suits, appcals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications thereof.
19. To sign declare and/or affirm any plaint written statement, petition, affidavit, verification, Vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
20. To execute and registrar any Agreement or Bainapatra in respect of Developer's allocation, details of which is in the Third Schedule of this indenture, and in that effect and to sign and execute and register the **Deed of Sale/ Conveyance** in favour of the prospective purchaser or

purchasers, nominee/nominees by writing our names thereto at its own risk and responsibilities.

21. To pay all arrears and current rents of the properties concerned and to take receipt thereof and also to any other tax or taxes or cess or rents or taxes, Income taxes if any in respect of the said properties.
22. To execute and present the document or documents as required for the transfer of the said property to properties in any Registry Office or A.D.S.R. Office, D.R. Office and to admit the Execution thereof and to take back the said document after the registration of the same.
23. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.
24. To enter into agreement for sale in respect of Developer's allocation only, details of which is in the Third Schedule of this indenture, and to receive advance/earnest money consideration in respect of the Developer's allocation and the proportionate share in the land or and to hand over the copies of the relevant documents in regard to our title of the premises to such intending Purchaser or Purchasers as the case may be. It is to be noted that in such case the advance receivable by our attorney will not be demanded by me and at the same time I shall not be liable for any such transaction.
25. To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbor's plot of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the proposed building/s in favour of the intending purchaser/s in terms of the present Agreement for Development. To take finance/loan in their names (Developer's name) or

in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat / flats /garages from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, units and / or car parking spaces in the proposed building in favour of the intending purchaser/s relating to Developer's Allocation.

26. That Attorneys/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper **Agreements for Sale / Deed of Conveyance/Deed of mortgage/ Deed of lease/Deed of exchange** or any type of transfer in favour of any intending purchasers of Developer's Allocation and receive the consideration amount in his name.
27. For all or any of the purpose herein before stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.
28. This Power of Attorney vests the Developer with all statutory power that will be required for the development & construction of the building, sale of the developed building except the land Owner's allocation, details of which is in the Second Schedule of this indenture, within the ambit & scope of the agreement between the land Owner and the developer and shall be limited within the four corners of the agreement.

The Power of Attorney shall remain terminated in the event of death of any of the parties involve herein. In that event fresh Power of Attorney in the even terms will be executed by their legal Heirs with same terms and conditions.

SCHEDULE OF THE PROPERTY

(SRI PULIN BEHARI PAUL , SMT. MADHABI PAUL & SRI SAMIR
BARAN PAUL).

All that piece and parcel of Bastu land measuring 19 cottah 2 chittaks 3 sq.ft (Constructed area) out of 21 cottah 14 chittaks 23 sq.ft (except water body measuring 2 cottah 12 chittaks 20 sq.ft) be the same a little more or less lying and situated under MOUZA- CHAKRAGHATA, JL. No.- 26, Re.Su. No.- 164, Touzi - 146, comprised in R.S. Dag nos.-, under R.S. Khatian Nos. 56, 57,236,237, 238, 239, 240,241,242, 243,244, 489 R.S. Dag nos.- 138, 146, 147, 147/1117,144/862, 145/863, LR Khatian no 939 (Pulin Behari Paul), 900(Samir Baran Paul) LR Dag no 1904,1883 within the local limits of Madhyamgram Municipality, under ward No.-07(Old), 22 (New), amalgamated Holding No.- 700 , Debigarh Road, PS - Madhyamgram, A.D.S.R.O. - Barasat, District - North 24 Parganas. Whjch is butted and bounded By :

North : Anjan Har Choudhury & Dipakar das , 10 feet wide municipal Rd
South : Kshetra Mohon Saha, Rabi Das Balai Das, Dilip Das
East : 18 Feet Rd with the L/O Nabakumar Das &Others
West : L/O Pulin behari Paul & others

THE SECOND SCHEDULE ABOVE REFERRED TO (Owner's Allocation)

LAND OWNERS' ALLOCATION: The Land Owner hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-

shall mean the following allocation to the owner

- a) Allocation of Sri Pulin Behari Paul & Smt. Madhabi Paul Peaceful, vacant possession and delivery of Marble/Tiles finished residential flat, including 25% Super built up area of total flat in Block "A" and 1624 sq.ft. including 25% Super built up area in block "B" to be located on the various Floor, of the proposed building as follows:

BLOCK -A

1. Area 811 Sq. ft. including 25% Super built area on First Floor vide no 1D
2. Area 1860 Sq. ft. including 25% Super built area on First Floor & 2nd Floor vide no 1F (Duplex)
3. Area 1123 Sq. ft. including 25% Super built area on First Floor vide no 1G
4. Area 920 Sq. ft. including 25% Super built area on First Floor vide no 1H
5. Area 1123 Sq. ft. including 25% Super built area on 2nd, Floor vide no 2G
6. Area 920 Sq. ft. including 25% Super built area on 2nd, Floor vide no 2H
7. Area 1123 Sq. ft. including 25% Super built area on 3rd. Floor vide no 3G
8. Area 920 Sq. ft. including 25% Super built area on 3rd. Floor vide no 3H
9. Area 1123 Sq. ft. including 25% Super built area on 4th. Floor vide no 4G
10. Area 920 Sq. ft. including 25% Super built area on 4th. Floor vide no 4H
11. Area 811 Sq. ft. including 25% Super built area including 25% super built up area on Second Floor vide no 2D
12. 7 Garage Area 120 Sq. ft. each Covered area on Ground Floor vide no 5,6,8,9,10,11, 12

BLOCK-B

1. Area 779 Sq. ft. including 25% Super built area on Second Floor vide no 2-I
2. Area 845 Sq. ft. including 25% Super built area on Second Floor vide no 2-J

b. SAMIR BARAN PAUL in Block-A:

Allocation of Sri Samir Baran Paul Peaceful, vacant possession and delivery of Marble/Tiles finished residential flat, unit/accommodation, admeasuring an area of not less than

1. An area 1266 Sq. ft. including 25% Super built area including 25% super built up area on Second Floor vide no 2B in block A
2. One Garage area 120 Sq. ft. Covered area on ground Floor vide no 13

Together with undivided and impartible proportionate share of land, interest inducting the facilities of enjoyment the right of all common facilities.

THE THIRD SCHEDULE - ABOVE REFERRED TO
(Developer's Allocation)

shall mean and include share of the new building (i.e. the remaining portion except of the owner's allocation) with the absolute right on the part of the Developers, to enter into agreement for sale, taking advance, granting money receipt, lease, transfer, rent or any other kind of lawful transfer and/or to deal with the same or similar in any manner as absolute owner thereof to be applicable in the said project save and except the area/s so specified and allotted for the First Part/Land Owner; subject to execution of general Power of attorney in the names of Developers'.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

Signed, sealed and Delivered in presents of following :-

WITNESSES :

1. Md. Jahid Ullah
Barasat Kot-129
2. Sibir Paul
Madhyangram,
Bhatnagar-II
KOT-129.

Drafted by :

Partha Pratim Mandal
Partha Pratim Mandal
Advocate
District Judges' Court, Barasat
Enrollment No. - WB/108/2001

Pratim Behari Paul

Samir Baran Paul
Mathabi Paul












SIGNATURE OF
THE OWNER/ APPOINTER

For JAY MATA DI CONSTRUCTION |
Binoyjit Mitra
Proprietor

SIGNATURE OF
THE ATTORNEY

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

(1) Name : PULIM BEHARI PAUL



LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>বাম হাত</p> <div style="border: 1px solid black; padding: 5px; text-align: center;">  </div>
THUMB	FORE	MIDDLE	RING	LITTLE	<p>ডান হাত</p>
					

Pulim Behari Paul

Signature of the Presentant

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

(2) Name : SAMIR BARAN PAUL

LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>বাম হাত</p> <div style="border: 1px solid black; padding: 5px; text-align: center;">  </div>
THUMB	FORE	MIDDLE	RING	LITTLE	<p>ডান হাত</p>
					












Samir Baran Paul

Signature of the Presentant

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

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

(1) Name : Madhabi Paul








LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>বাম হাত</p> <div style="border: 1px solid black; padding: 5px; text-align: center;">  Madhabi Paul </div>
THUMB	FORE	MIDDLE	RING	LITTLE	
					<p>ডান হাত</p>

Madhabi Paul

Signature of the Presentant

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

(2) Name : BISWAJIT MITRA

LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>বাম হাত</p> <div style="border: 1px solid black; padding: 5px; text-align: center;">  </div>
THUMB	FORE	MIDDLE	RING	LITTLE	
					

For JAY MATA DI CONSTRUCTION

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

Biswajit Mitra
5/3/19

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 15031000059421/2019

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Pulin Behari Paul 2 No Debigarh, P.O:- Madhyamgram, P.S:- Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN - 700129	Principal			<i>Pulin Behari Paul</i> 05-03-2019
2	Samir Baran Paul 2 No Debigarh, P.O:- Madhyamgram, P.S:- Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN - 700129	Principal			<i>Samir Baran Paul</i> 05-03-2019
3	Madhabi Paul 2 No Debigarh, P.O:- Madhyamgram, P.S:- Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN -700129	Principal			<i>Madhabi Paul</i> 05-03-2019

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Biswajit Mitra Alias As A Proprietor Ms Jay Matadi Construction 2 No Debigarh, P.O.- Madhyamgram, P.S.- Madhyamgram, District- North 24-Parganas, West Bengal, India, PIN - 700129	Attorney			Signature with date Biswajit Mitra 05/03/19 Proprietor or JAY MATADI CONSTRUCTION
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Md JAHIR UDDIN Son of Md AMZED ALI BARA, P.O - CHOTO JAGULIA, P.S.- Barasat, District:- North 24-Parganas, West Bengal, India, PIN - 743294	Pulin Behari Paul, Samir Baran Paul, Madhabi Paul, Biswajit Mitra			Signature with date Md. Jahir Uddin 05-03-2019

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



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/13/000/07B3076

পরিচয় পত্র



Elector's Name : PAL PULIN
নির্বাচকের নাম : পাল পুলিন
Father/Mother/
Husband's Name : KRISHNA
পিতা/মাতা/স্বামীর নাম : কৃষ্ণ
Sex : M
বিশ্ব : পুরুষ
Age as on 1.1.1995 : 48
১১.১১.৯৫-এ বয়স : ৪৮

Address PART NO: 252
MADHYAMGRAM MUNICIPALITY
NORTH 24 - PARGANAS

ঠিকানা
পার্ট নং ২৫২
মধ্যগ্রাম পৌরসভা
উত্তর ২৪ - পর্গানা


Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন অধিকারিক
For 000-BARASAT Assembly Constituency
০১০-বারাসাত বিধানসভা নির্বাচন ক্ষেত্র

Place : BARASAT
স্থান : বারাসাত
Date : 26/01/95
তারিখ : ২৬/০১/৯৫

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGFPP0895H



नाम /NAME
PULIN BEHARI PAUL

पिता का नाम /FATHER'S NAME
KRISHNA KUMAR PAUL

जन्म तिथि /DATE OF BIRTH
13-02-1947

हस्ताक्षर /SIGNATURE

Pulin Behari Paul

K. Das

असहक आयुक्त, प.स.-111

*COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें (संयुक्त आयकर/पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Pulin Behari Paul



भारत गणराज्य
Republic of India



পুলিন বৈহরি পল
Pulin Behari Paul
জন্ম তারিখ DOB: 13/02/1947
পুংস্বা MALE



2847 1450 7626

আলমার আলমার, আলমার পরিচয়



भारत गणराज्य
Republic of India

Address:
Madhyamgram IMI, North
Twenty Four Parganas,
West Bengal 700129

ঠিকানা:
মধ্যগ্রাম (এম), উত্তর ২৪ পরগণা,
পশ্চিমবঙ্গ - ৭০০১২৯

2847 1450 7626

Pulin Behari Paul



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

CKW4036200



নির্বাচকের নাম : সমীর বরান পাল

Elector's Name : Samir Baran Paul

নিবাস : দীনবন্ধু পাল

Father's Name : Dinabandhu Paul

লিঙ্গ/সেক্স : পুরু / M

জন্ম তারিখ : 12/04/1954

Date of Birth

CKW4035200

ঠিকানা:

দেবীগড় উত্তর, মধ্যগ্রাম, মধ্যগ্রাম, উত্তর ২৪
পার্শ্বা-700129

Address:

DEBIGARH UTTAR, MADHYAMGRAM,
MADHYAMGRAM, NORTH 24
PARGANAS-700129

Date: 10/01/2019

118 - মধ্যগ্রাম নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
অফিসারের স্বাক্ষর

Facsimile Signature of the Electoral
Registration Officer for

118 - Madhyamgram Constituency

বিভিন্ন পরিবর্তন হলে নতুন ঠিকানা দেওয়ার ক্ষেত্রে নতুন
ফর্ম পূরণ করে নতুন পত্রিকা পরিচালকের কার্যালয়ে
সমস্ত প্রয়োজনীয় কাগজ জমা দিতে হবে।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

118 / 427

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

AFLPP4059E



नाम / NAME
SAMIR BARAN PAUL

पिता का नाम / FATHER'S NAME
DINABANDHU PAUL

जन्म तिथि / DATE OF BIRTH
12-04-1954

हस्ताक्षर / SIGNATURE

सहायक आयुक्त, ए. ए. / XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के लो / विल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी), पी-7,

चौमण्टी स्क्वायर,
कलकत्ता - 700 068.

In case this card is lost/ found, kindly inform/ return to the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowmantee Square,
Calcutta- 700 068.



পরিচয়
ভারত সরকার

Government of India

অনুমতি নং: 1175/2237604715

To
বক্স নং ৯৯
S/O Dadaabhu Paul
Dadaganj-2
Madhyapara (II)
Madhyapara
North 24 Parganas North 24 Parganas
West Bengal 700125
৯২৩৩৪৬৩৬



120302013
64251138
12034025113810FH



ক্রমিক সংখ্যা / Your No. :

7188 4996 0940

আমার , আমার পরিচয়



ভারত সরকার
Government of India
বক্স নং ৯৯
S/O Dadaabhu Paul
Dadaganj-2
Madhyapara (II)
Dadaganj-2
North 24 Parganas
West Bengal 700125



7188 4996 0940

আমার , আমার পরিচয়



পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ
করুন।

U.S.
is proof of identity, not of citizenship
To establish identity, authenticate online.

যারা দেশে যান।
অন্যত্র সরকারী ও বেসরকারী পরিষেবা
প্রাপ্তির সহায়ক হবে।
is valid throughout the country.
will be helpful in availing Government
and Non-Government services in future.

Unique Identification Authority of India

বক্স নং
S/O বক্স নং
Dadaganj-2, মধ্যপার (II),
উত্তর ২৪ পরগণা, মধ্যপ্রদেশ
পশ্চিম বঙ্গ, ৭০০১২৫

Address:
S/O Dadaabhu Paul,
Dadaganj-2, Madhyapara (II) (II)
North 24 Parganas,
Madhyapara, West Bengal
700125

7188 4996 0940





ELECTION COMMISSION OF INDIA

ভারত জেরে নির্বাচন কমিশন

IDENTITY CARD WB/13/090/O753105

পরিচয় পত্র



Elector's Name : PAL MADHABI

নির্বাচকের নাম : পাল মাধবী

Father/Mother/

Husband's Name : PULIN

পিতা/মাতা/স্বামীর নাম : পুলিন

Sex : F

লিঙ্গ : মহিলা

Age as on 1.1.1995 : 42

১.১.১৯৯৫-এ বয়স : ৪২

Address PART NO.: 252
MADHYAMGRAM MUNICIPALITY
NORTH 24 - PARGANAS

ঠিকানা :
পার্ট নং: ২৫২
মধ্যগ্রাম জমিদার
উত্তর ২৪ - পরগণা

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন অফিসার

For 090-BARASAT Assembly Constituency

০৯০-বারাসাত বিধানসভা নির্বাচন ক্ষেত্র

Place : BARASAT

স্থান : বারাসাত

Date : 26/01/95

তারিখ : ২৬/০১/৯৫

स्थायी खाता संख्या

/PERMANENT ACCOUNT NUMBER



AEPPP5418Q

नाम (NAME)

MADHABI PAUL

पिता का नाम (FATHER'S NAME)

HARENDRA KUMAR PAUL

जन्म तिथि (DATE OF BIRTH)

18-06-1953

हस्ताक्षर (SIGNATURE)

Madhabi Paul

CB Paul

आयकर अधिकारी, प.सं.-II

COMMISSIONER OF INCOME-TAX, WB. - II

इस कार्ड के खो / गिर जाने पर तुरन्त जारी करने वाले अधिकारी को सूचित / वापस कर दें
सहायक आयकर अधिकारी,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :

Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

Madhabi Paul



भारत सरकार
Government of India



नाम
Madhavi Paul
जन्म तिथि (DOB) 18/06/1953
लिंग (SEX) FEMALE



7271 9905 8295

आधार आधार, आधार परिचय



भारत सरकार
Unique Identification Authority of India

Address
Madhyamgram (Mt. North Twenty
Four Parganas
West Bengal - 700126

पिनकोड
700126 (MT) ईस्ट - 24 पार्गना
वेस्टबंग - 700126

7271 9905 8295

Madhavi Paul



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/13/090/758515

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name	Biswajit Mitra
নির্বাচকের নাম	বিহাজিত মিত্র
Father's Name	Nagendranath
পিতার নাম	নগেন্দ্রনাথ
Sex	M
লিঙ্গ	পু
Age as on 1.1.2000	29
১.১.২০০০-এ বয়স	২৯

Address

Debigar (Uttar And Dakshin) 6
Madhyamgram Barasat North 24 -
Parganas 743275

ঠিকানা

দেবীগড় (উত্তর ও দক্ষিণ) ৬ মাধ্যমগ্রাম বারাসাত উত্তর
২৪ পরগণা ৭৪৩২৭৫

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

For 90-Barasat

Assembly Constituency

৯০-বারাসাত



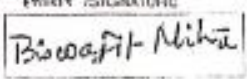
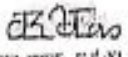
বিধানসভা নির্বাচন কেন্দ্র

Place North 24 - Parganas

স্থান উত্তর ২৪ পরগণা

Date 08.12.2000

তারিখ ০৮.১২.২০০০

स्थायी खाता नंबर / PERMANENT ACCOUNT NUMBER AFAPM0742G		
	नाम / NAME DISWAJIT MITRA	
पिता का नाम / FATHER'S NAME NAGENDRA NATH MITRA		
जन्म तिथि / DATE OF BIRTH 26-11-1968		
हस्ताक्षर / SIGNATURE 		 जलजित मिश्रा, पी.टी. 7 COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड को खो / गिरा जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / बरस करके संयुक्त आयकर अधिकारी (पदाधिकारी एवं तकनीकी), पी-7, चौरिंगहे स्क्वायर, कोलकाता - 700 069.

In case this card is lost/stolen, kindly inform/reports to the issuing authority i.e. Joint Commissioner of Income-tax (Systems & Technical), P-7, Chouringhee Square, Calcutta- 700 069.



भारतीय विधि निर्देशावली के तहत जारी

भारत सरकार

Government of India

Enrollment No : 20050603014317

To
Bandyopadhyay
S/O. Nagesha Nath Mishra
3rd floor
Manasika gate 2 no. 48/2/1
Madhyamgram (M)
Madhyamgram
North 24 Parganas North 24 Parganas
West Bengal 700120
983033745

20050603014317



NO255184715FH



आपका क्रमांक / Your No. :

2897 1350 2948

मेरा मेरी पहचान



भारत सरकार
Government of India

Bandyopadhyay
DOB : 15-11-1966
Male



2897 1350 2948

मेरा मेरी पहचान



पहचान का प्रमाण है, नागरिकता का नहीं।

To establish identity, authenticate online.

is proof of identity, not of citizenship

To establish identity, authenticate online.

देश भर में मान्य है

प्रमाण्य है सरकारी और गैर-सरकारी सेवाओं
का लाभ उठाने में उपयोगी होगा।

is valid throughout the country

will be helpful in availing Government
and Non-Government services in future.

Unique Identification Authority of India

Address
S/O. Nagesha Nath Mishra, 3rd floor, Manasika gate, 2 no
48/2/1, Madhyamgram (M), North 24 Parganas,
Madhyamgram, West Bengal, 700120

2897 1350 2948



भारतीय निर्वाचन आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD

CKW5299185



निर्वाचक नाम : जसविंदर कौर

Electors Name : Jasvinder Kaur

पिता का नाम : अमरजित कौर

Father's Name : Amrjit Kaur

लिंग/Sex : स्त्री / F

जन्म तिथि / Date of Birth : 19/12/1954

CKW5299185

पिन कोड

पिन कोड : 141 001 (141 001 001 001)

Address:

PEKE PARLABORA, CHHOTO
JAGULIA, DUTTAPUKUR, NORTH 24
PARGANAS-743294

Date: 28/02/2017

निर्वाचक नाम : जसविंदर कौर

निर्वाचक नाम : जसविंदर कौर

Facsimile Signature of the Electoral
Registration Officer for

119-Balrasi Constituency

वोटिंग कार्ड को ध्यानपूर्वक जांचें। यदि कोई त्रुटि पाई जाए तो तुरंत निर्वाचक नाम : जसविंदर कौर से संपर्क करें।
In case of change in address, name or other details in the Card No. in the column there for including name name in the col. of the changed address and to obtain the card with same number.

0445

Major Information of the Deed

Deed No :	I-1503-01383/2019	Date of Registration	06/03/2019
Query No / Year	1503-1000059421/2019	Office where deed is registered	
Query Date	05/03/2019 2:01:42 PM	A.D.S.R. BARASAT, District North 24-Parganas	
Applicant Name, Address & Other Details	PARTHA PRATIM MANDAL Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9831103324, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,80,000/-	Rs. 3,43,71,255/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150301358/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Debigarh Road, Mouza: Chakra Ghata Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1904	LR-939	Bastu	Bastu	19 Katha 17 Chatak 39 Sq Ft	1,00,000/-	3,15,34,822/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road., Project Name :
L2	LR-1883	LR-900	Bastu	Bastu	1 Katha 12 Chatak 29 Sq Ft	50,000/-	28,08,433/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road., Project Name :
		TOTAL :			36.1465Dec	1,50,000 /-	343,41,255 /-	
		Grand Total :			36.1465Dec	1,50,000 /-	343,41,255 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Major Information of the Deed :- I-1503-01383/2019-06/03/2019

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Pulin Behari Paul (Presentant) Son of Late Krishna Kumar Paul 2 No Debigarh, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : AGFPP0895H, Status :Individual, Executed by: Self, Date of Execution: 05/03/2019 . Admitted by: Self, Date of Admission: 05/03/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/03/2019 . Admitted by: Self, Date of Admission: 05/03/2019 ,Place : Pvt. Residence
2	Samir Baran Paul Son of Late Dinabandhu Paul 2 No Debigarh, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. : AFLPP4059E, Status :Individual, Executed by: Self, Date of Execution: 05/03/2019 . Admitted by: Self, Date of Admission: 05/03/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/03/2019 . Admitted by: Self, Date of Admission: 05/03/2019 ,Place : Pvt. Residence
3	Madhabi Paul Wife of Pulin Bihari Paul 2 No Debigarh, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. : AEPPP5418Q, Status :Individual, Executed by: Self, Date of Execution: 05/03/2019 . Admitted by: Self, Date of Admission: 05/03/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/03/2019 . Admitted by: Self, Date of Admission: 05/03/2019 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Biswajit Mitra, (Alias: As A Proprietor Ms Jay Matadi Construction) Son of Late Nagendra Nath Mitra 2 No Debigarh, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : AFAPM8742G, Status :Individual, Executed by: Self, Date of Execution: 05/03/2019 . Admitted by: Self, Date of Admission: 05/03/2019 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Md JAHIR UDDIN Son of Md AMZED ALI BARA, P.O:- CHOTO JAGULIA, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743294			
Identifier Of Pulin Behari Paul, Samir Baran Paul, Madhabi Paul, Biswajit Mitra			

Major Information of the Deed :- I-1503-01383/2019-06/03/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Pulin Behari Paul	Biswajit Mitra-16 Katha 15 Chatak 9 Sq Ft
2	Madhabi Paul	Biswajit Mitra-3 Katha 2 Chatak 30 Sq Ft

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Samir Baran Paul	Biswajit Mitra-2.95396 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Pulin Behari Paul	Biswajit Mitra-33.33333333 Sq Ft
2	Samir Baran Paul	Biswajit Mitra-33.33333333 Sq Ft
3	Madhabi Paul	Biswajit Mitra-33.33333333 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Debigarh Road, Mouza: Chakra Ghata
Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1904, LR Khatian No:- 939	Owner: পুলিন বিহারী পাল, Gurdian: কৃষ্ণ , Address: নিজ , Classification: বাস, Area: 0.34710000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1883, LR Khatian No:- 900	Owner: সমীর বরন পাল, Gurdian: দীনবন্ধু , Address: নিজ , Classification: ডাঙ্গা, Area: 0.02950000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150301383 / 2019

On 05-03-2019

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

Presented for registration at 18:30 hrs on 05-03-2019, at the Private residence by Pulin Behari Paul , 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 3,43,71,255/-

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

Execution is admitted on 05/03/2019 by 1. Pulin Behari Paul, Son of Late Krishna Kumar Paul, 2 No Debigarh, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 2. Samir Baran Paul, Son of Late Dinabandhu Paul, 2 No Debigarh, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Retired Person, 3. Madhabi Paul, Wife of Pulin Bihari Paul, 2 No Debigarh, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession House wife, 4. Biswajit Mitra, Alias As A Proprietor Ms Jay Matadi Construction, Son of Late Nagendra Nath Mitra, 2 No Debigarh, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business

Major Information of the Deed :- I-1503-01383/2019-06/03/2019

Identified by Md JAHIR UDDIN, , Son of Md AMZED ALI, BARA, P.O: CHOTO JAGULIA, Thana: Barasat, , North 24-
Parganas, WEST BENGAL, India, PIN - 743294, by caste Muslim, by profession Law Clerk



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

On 06-03-2019

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.

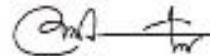
Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 354, Amount: Rs.100/-, Date of Purchase: 05/03/2019, Vendor name: H CH
SADHU



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

Major Information of the Deed :- I-1503-01383/2019-06/03/2019

13/03/2019 Query No:-15031000059421 / 2019 Deed No :I - 150301383 / 2019, Document is digitally signed.

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ificate of Registration under section 60 and Rule 69,
gistered in Book - I
Volume number 1503-2019, Page from 59737 to 59780
being No 150301383 for the year 2019.



Digitally signed by SUMIT KUMAR
SINHA
Date: 2019.03.13 13:14:13 +05:30
Reason: Digital Signing of Deed.

(Sumit Kumar Sinha) 13/03/2019 13:13:48
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)