

1-2070/2017



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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2 9 MAR 2017

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, -

We, (1) SRI PULAK MUKHERJEE (PAN ACPPM0570N), son of Late Bibhuti Mukherjee, by faith Hindu, by occupation Service, by Nationality Indian, residing at 32, Kamalapur (West), P.O. & P.S. Dum Dum, Kolkata – 700028, District: North 24-Parganas, West Bengal, AND (2) SRI SANTOSH MUKHERJEE (PAN – DIHPM5566H), son of Late Bibhuti Mukherjee, by faith Hindu, by occupation Service, by Nationality Indian, residing at 32, Kamalapur (West), P.O. & P.S. Dum Dum, Kolkata – 700028, District: North 24-Parganas, West Bengal, DO HEREBY SENT BY GREETINGS that we are absolutely seized and possessed of and sufficiently entitled ALL THAT piece and parcel of bastu land measuring 4 cottahs 12 chittaks 0 sq.ft. more or less along with structure standing thereon lying and situated at Holding No. 8/1/20, Arabinda Sarani (West Kamalapur), P.S. Dum Dum, Kolkata – 700028, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 178, S.P. No. 42, C.S./R.S. Dag Nos. 2027 (P), 2028 (P), L.R. Dag Nos. 2027, 2028 under L.R. Khatian No. 1484, within the municipal limits of Dum Dum Municipality, Ward No. 14, District: North 24-Parganas, more particularly described in the schedule hereunder written and hereafter referred to as the SAID PROPERTY free from all encumbrances and charges.

WHEREAS we are willing to develop the aforesaid property by constructing multistoried building thereon, so we need some one to look after our aforesaid property for such construction.

AND we, (1) SRI PULAK MUKHERJEE (PAN ACPPM0570N), son of Late Bibhuti Mukherjee, by faith Hindu, by occupation Service, by Nationality Indian, residing at 32, Kamalapur (West), P.O. & P.S. Dum Dum, Kolkata – 700028, District: North 24-Parganas, West Bengal, AND (2) SRI SANTOSH MUKHERJEE (PAN – DIHPM5566H), son of Late Bibhuti Mukherjee, by faith Hindu, by occupation Service, by Nationality Indian, residing at 32, Kamalapur-(West), P.O. & P.S. Dum Dum, Kolkata – 700028, District: North 24-Parganas, West Bengal, do hereby NOMINATE CONSTITUTE APPOINT in our names and on our behalf M/S. SRI DURGA SAMPURNA BANIYA (PAN – ACWFS1805R), a Partnership firm registered under the Indian Partnership Act having its registered office at 38, West Kamalapur, P.O. & P.S. Dum Dum, Kolkata – 700028, District: North 24-Parganas, represented by its

Partners (1) SRI MANISH BHATTACHARJEE(PAN – AJXPB2268D), son of Sri Manik Lal Bhattacharjee, by faith Hindu, by occupation Service, by Nationality Indian, residing at 53, West Kamalapur, Kolkata – 700028, P.O. & P.S. Dum Dum, District: North 24-Parganas, West Bengal, AND (2) SRI ASHIM MAJUMDER (PAN – AHBPM7119G), son of Sri Subodh Kumar Majumder, by faith Hindu, by occupation business, by Nationality Indian, residing at 38, West Kamalapur, Kolkata – 700028, P.O. & P.S. Dum Dum, District: North 24-Parganas, West Bengal, as our Attorney to do the following acts, deeds and things in respect of ALL THAT piece and parcel of bastu land measuring 4 cottahs 12 chittaks 0 sq.ft. more or less along with structure standing thereon lying and situated at Holding No. 8/1/20, Arabinda Sarani (West Kamalapur), P.S. Dum Dum, Kolkata – 700028, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 178, S.P. No. 42, C.S./R.S. Dag Nos. 2027 (P), 2028 (P), L.R. Dag Nos. 2027, 2028 under L.R. Khatian No. 1484, within the municipal limits of Dum Dum Municipality, Ward No. 14, District: North 24-Parganas, hereinafter called the 'SAID PROPERTY'.

- 1.... To negotiate on terms for and to agree and to enter into and to conclude any agreement/agreements for sale in respect of the Developer's/Promoter's allocation of the building to be constructed on the said property fully described in the schedule herein below with any intending Purchaser or Purchasers at such price or prices as may be agreed by us and/or to cancel and/or repudiate the same and to receive money and/or consideration against proper receipt.
- 2.. To receive from intending Purchaser or Purchasers any earnest money and/or advance or advances and also the balance of purchase money after executing or signing the such sale deed or deeds and to give good valid receipt and discharge of the same which will protect the intending purchaser or purchasers in our names and on our behalf.
- 3.. Upon such receipt as aforesaid in our names and as our act and deed 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/Promoter's allocation of the property in favour of such intending purchaser or purchasers or their nominee or nominees of assignee.

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- 4.. To sign and to execute all Deed of Conveyances, instruments and assurances which our Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as we could do ourselves, if personally present, save and except owners' allocation as described in the Development Agreement which was executed and registered on 29.03.2017 and the same was recorded in Book No. I, Being No. 2064, for the year 2017 at A.D.S.R. Cossipore Dum Dum.
- 5.. To present any such Deed or Deeds of Sale, Conveyance or Conveyances or any other documents for registration when executed by him in our names and on our behalf to the Addl. District Sub-Registrar, District Registrar and Registrar of Assurances-IV, Kolkata having authority for and to have them registered according to law and to do all other acts and deeds in respect of any portion of the property which our said Attorney shall consider necessary for the transferring and/or conveying any portion of the property to such Purchaser or Purchasers as fully and effectually in all respect as we could do the same ourselves, save and except owners' allocation as described in the Development Agreement which was executed and registered on 29.03.2017 and the same was recorded in Book No. I, Being No.2064, for the year 2017 at A.D.S.R. Cossipore Dum Dum.
- 6.. To effect mutation of holding in the office of the BLRO and/or Municipal records and to sign and submit site plan, building plan, etc. and to obtain the same from the Dum Dum Municipality, to engage masons, labours for construction of building on the aforesaid property and to obtain completion certificate in respect of the building, and to amalgamate with neighbour plot/plots and to do all acts before the Dum Dum Municipality in respect of property situated at Holding No. 8/1/20, Arabinda Sarani (West Kamalapur), P.S. Dum Dum, Kolkata 700028, within the municipal limits of Dum Dum Municipality, Ward No.14, District: North 24-Parganas, which is fully described in the Schedule herein below before the Dum Dum Municipality.
- 7.. To appear for and represent us before any Officer, Collector, Magistrate, Judge, Munsif and in all Government Offices, Municipality in all matters and things relating to our aforesaid property which is fully described in the schedule herein below or its affairs.

- 8.. To appear for and represent us in all the Courts, Civil, Criminals or Revenues, Original Revisional or Appellate and to sign execute verify and file plaint, written statement and petitions and also to present appeals in any Courts and to accept services of all summons notices and other process of law.
- 9.. To appoint engage on our behalf Pleaders, Advocates or Solicitors, whenever our said Attorney shall think proper to do so and to disturb and /or terminate his or their appointment.
- 10.. To sign verify and file applications for execution of decree or order of any Court.
- 11.. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all the acts that may be necessary in connection with any of such cases.
- 12.. To do all acts and deeds and to obtain all necessary permission or clearance from the appropriate authority for sale of the portion of the said property.
- 13.. To do all acts and things which are necessary and which will deem fit by our aforesaid Attorney.

Be it noted that this Development Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the Attorney is created on the property which is the subject matter of this Development Power of Attorney.

A N D we do hereby by this Development Power of Attorney agree to ratify and confirm all and whatever other act or acts our said Attorney shall lawfully do, execute or perform or cause to be done executed or performed in connection with the sale of Developer's/ Promoter's allocation of the said property and other acts under and by virtue of this Development Power of Attorney shall be valid and binding on us to all intents and purposes as if done by us personally.

#### SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of bastu land measuring 4 cottahs 12 chittaks 0 sq.ft. more or less along with R.T. Shed measuring 200 sq.ft. more or less with neat cemented finished floor structure standing thereon lying and situated at Holding No. 8/1/20, Arabinda Sarani (West Kamalapur), P.S. Dum Dum, Kolkata – 700028, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 178, S.P. No. 42, C.S./R.S. Dag Nos. 2027 (P), 2028 (P), L.R. Dag Nos. 2027, 2028 under L.R. Khatian No. 1484, within the municipal limits of Dum Dum Municipality, Ward No. 14, District: North 24-Parganas, Addl. District Sub-Registration Office Cossipore Dum Dum, and along with all rights of common passages and right of egress and ingress and butted and bounded by:

ON THE NORTH: By Arabinda Sarani (Colony Road);

ON THE SOUTH: By Railway siding Line (Colony Boundary),

ON THE EAST : By E.P. No. 177,

ON THE WEST : By E.P. No. 179.

...7...

IN WITNESS WHEREOF we, the Executants and Attorney have hereto set and subscribed their respective hands and seals on this the 29 h day of March, Two Thousand Seventeen.

## SIGNED SEALED AND DELIVERED

In the presence of:-

1) Sankar Hukkuzin 34, West Kamalapur Dum Dum Kolkata-700028

2) fradip Mallick Rabindre Nagar. Kol-49

(1) a Garly multiple

(2) Suntosh Muhharjan

EXECUTANTS

SRI DURGA SAMPURNA BANIJYA

SRI DUNGA SAMPURNA BANIJYA

Manis LB Cottachagia

PARTNE

ATTORNEY

Prepared by:

P. Whendy spadling on

Advocate

High Court, Calcutta. File No. WB/2653/1999

### PAGE NO.-

## SPECIMEN FORM FOR TEN FINGERPRINTS

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THE STATE OF THE PERMANENT ACCOUNT NUMBER

ACPPM0570N



PULAK MUKHERJEE

MM M MM PATHER'S NAME BIBHUTI MUKHERJEE

orea falta /DATE OF BI/(Ti) 05-12-1959

BRITAN, C. SMILLS

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PARTITION AND INTERNATIONAL DAY HAVING

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In case this card is lost/found,kindly inform/return to the issuing authority:
Commissioner of Income-tax, Patna, C.R.Building, Birchand Patel Marg, Patna - 800 001.

आयकर् विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT OF INDIA

SANTOSH MUKHERJEE

BHIBUTI MUKHERJEE

24/09/1942

Permanent Account Number

DIHPM5566H

Suntash Midhage

Signature





Smitosh Mukharsim



Ball Charje Marysh-Bhottacharju



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## Major Information of the Deed

Deed No:	I-1506-02070/2017	Date of Registration 29/03/2017				
Query No / Year	1506-1000102936/2017	Office where deed is registered				
Query Date	29/03/2017 11:09:20 AM	A.D.S.R. COSSIPORE DUMDUM, District: Nor 24-Parganas				
Applicant Name, Address & Other Details		rganas, WEST BENGAL, PIN - 700049, Mobile No.				
Transaction	A SECURITY OF THE PARTY OF THE	Additional Transaction				
bevelopment Agreement	Power of Attorney after Registered	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]				
Set Forth value	White the second second second second	Market Value				
Rs. 3/-		Rs. 95,59,998/-				
Stampduty Paid(SD)	The state of the s	Registration Fee Paid				
Rs. 100/- (Article:48(g))	100 000 000 000	Rs. 21/- (Article:E, E)				
Remarks	Development Power of Attorney after No/Year]:- 150602064/2017 Receive issuing the assement slip.(Urban area	Registered Development Agreement of [Deed ed Rs. 50/- (FIFTY only ) from the applicant for				

### Land Details:

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Arabinda Sarani, Mouza: Dumdum cantt, Ward No: 14, Holding No:8/1/20

Sch No	Number		Land Proposed		Area of Land	THE PERSON NAMED OF THE PARTY O	Market Value (In Rs.)	Other Details
	RS-2027	RS-1484	Bastu	Bastu	2 Katha 6 Chatak	1/-	47,49,999/-	Property is on Road
L2	RS-2028	RS-1484	Bastu	Bastu	2 Katha 6 Chatak	1/-	47,49,999/-	Property is on Road
		TOTAL:			7.8375Dec	2 /-	94,99,998 /-	
	Grand	Total:			7.8375Dec	2 /-	94,99,998 /-	

### Structure Details :

Sch Structi No Detai	Man District	Area of Structure	Setforth Value (In Rs.)	Market value	Other Details
On Land I	L1, L2	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure

Gr. Floor, Area of floor: 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete

OI.	led, Extent of Con	ipletion: Comple	ete		
	Total:	200 sq ft	1 /-	60,000 /-	

## incipal Details:

1	Name	Photo	Fringerprint	Classing
	Mr PULAK MUKHERJEE Son of Late Bibhuti Mukherjee Executed by: Self, Date of Execution: 29/03/2017 , Admitted by: Self, Date of Admission: 29/03/2017 ,Place : Office			Rud pullyly
- 4		29/03/2017	LTI	
	32, Kamalapur (West), P.O:- West Bengal, India, PIN - 70 India, PAN No.: ACPPMOSTON	Dum Dum, P.S	29/03/2017 3:- Dum Dum, Du	um Dum, District:-North 24-Pargana du, Occupation: Service, Citizen of:
	India, PAN No.:ACPPM0570N Name	Dum Dum, P.S	29/03/2017 3:- Dum Dum, Du	l um Dum, District:-North 24-Pargana du, Occupation: Service, Citizen of:
	India, PAN No.:ACPPM0570N	- Dum Dum, P.S 10028 Sex: Male IStatus :Individ	:- Dum Dum, Du :- By Caste: Hindual	

## Attorney Details:

0	Name, Address, Photo, Finger print and Signature
	SRI DURGA SAMPURNA BANIVA
	38, West Kamalapur, P.O:- Dum Dum, P.S:- Dum Dum, Dum, Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 PAN No.:ACWFS1805RStatus:Organization

# Representative Details:

Name	Photo	Finger Print	Signature
Mr MANISH BHATTACHARJEE Son of Mr Manik Lal Bhattacharjee Date of Execution - 29/03/2017, Admitted by: Self, Date of Admission: 29/03/2017, Place of Admission of Execution: Office			Manish Bhattachaija

63, West Kamalapur, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AJXPB2268D Status: Representative, Representative of: SRI DURGA SAMPURNA BANIYA (as Partner)

Name	Photo	Finger Print	Signature
Mr ASHIM MAJUMDER (Presentant) Son of Mr Subodh Kumar Majumder Date of Execution - 29/03/2017, Admitted by: Self, Date of Admission: 29/03/2017, Place of Admission of Execution: Office			Aski Majumah
38 West Kamalanus D.O. 5	Mar 29 2017 11:58AM	LTI 29/03/2017	29/03/2017

38, West Kamalapur, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AHBPM7119G Status: Representative, Representative of: SRI DURGA SAMPURNA BANIYA (as Partner)

#### Identifier Details :

Name 8	caddress
Pradip Mallick Son of Late Sarat Chandra Mallick Rabindra Nagar, P.O:- Nimta, P.S:- Nimta, District:-North 24 Caste: Hindu, Occupation: Business, Citizen of: India, Ider MUKHERJEE, Mr MANISH BHATTACHARJEE, Mr ASHIM	I-Parganas, West Bengal, India, PIN - 700049, Sex: Male, By tifier Of Mr PULAK MUKHERJEE, Mr SANTOSH MAJUMDER
Pradip Mulich	29/03/2017

Trans	fer of property for L1	A STATE OF THE STA
	From	To. with area (Name-Area)
1	Mr PULAK MUKHERJEE	SRI DURGA SAMPURNA BANIYA-1.95938 Dec
2	Mr SANTOSH MUKHERJEE	SRI DURGA SAMPURNA BANIYA-1.95938 Dec
Trans	fer of property for L2	
	From	To. with area (Name-Area)
1	Mr PULAK MUKHERJEE	SRI DURGA SAMPURNA BANIYA-1.95938 Dec
2	Mr SANTOSH MUKHERJEE	SRI DURGA SAMPURNA BANIYA-1.95938 Dec
Trans	fer of property for S1	
A STATE OF THE PARTY OF THE PAR	From	To. with area (Name-Area)
1	Mr PULAK MUKHERJEE	SRI DURGA SAMPURNA BANIYA-100 Sq Ft
2	Mr SANTOSH MUKHERJEE	SRI DURGA SAMPURNA BANIYA-100 Sq Ft

#### Endorsement For Deed Number: I - 150602070 / 2017

#### On 29-03-2017

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

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

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

Presented for registration at 11:39 hrs on 29-03-2017, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr ASHIM MAJUMDER ...

#### 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 95,59,998/-

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

Execution is admitted on 29/03/2017 by 1. Mr PULAK MUKHERJEE, Son of Late Bibhuti Mukherjee, 32, Kamalapur (West), P.O: Dum Dum, Thana: Dum Dum, City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN -700028, by caste Hindu, by Profession Service, 2. Mr SANTOSH MUKHERJEE, Son of Late Bibhuti Mukherjee, 32, Kamalapur (West), P.O: Dum Dum, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service

Indetified by Pradip Mallick, , , Son of Late Sarat Chandra Mallick, Rabindra Nagar, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 29-03-2017 by Mr MANISH BHATTACHARJEE, Partner, SRI DURGA SAMPURNA BANIYA, 38, West Kamalapur, P.O:- Dum Dum, P.S:- Dum Dum, Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Pradip Mallick, , , Son of Late Sarat Chandra Mallick, Rabindra Nagar, P.O. Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 29-03-2017 by Mr ASHIM MAJUMDER, Partner, SRI DURGA SAMPURNA BANIYA, 38, West Kamalapur, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Pradip Mallick, , , Son of Late Sarat Chandra Mallick, Rabindra Nagar, P.O. Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

#### 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 6523, Amount: Rs.100/-, Date of Purchase: 27/03/2017, Vendor name: R Paul

mm

Mohul Mukhopadhyay

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE

DUMDUM

North 24-Parganas, West Bengal

egistered in Book - I

Volume number 1506-2017, Page from 61113 to 61132 being No 150602070 for the year 2017.



mm

Digitally signed by MOHUL MUKHOPADHYAY

Date: 2017.03.30 11:48:04 +05:30 Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 30-03-2017 11:48:03 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM West Bengal.

(This document is digitally signed.)