



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Z 104429

Rm
1253,
27-11-17

84 - 389887/17

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Rm

Addl. District Sub-Registrar
Behala, South 24 Parganas

27 NOV 2017

DEVELOPMENT POWER OF ATTORNEY

For NEW IDEAL ENTERPRISE
Rankey milky
Partner

For NEW IDEAL ENTERPRISE
chandani roy
Partner

KNOW ALL MEN BY THESE PRESENTS THAT WE (1) AMALESH KUMAR DAS (PAN - ADBPD4129R) son of Sri Amulya Kumar Das, by faith Hindu, by occupation Service, nationality-Indian, residing at 19/5, Barisha Purba Para Road, P.O-Thakurpukur, P.S-Haridevpur, Kolkata700063, (2) SRI ASHIM KUMAR BHATTACHARJEE (PAN - AEEP7277A) s/o Late Asutosh Bhattacharjee, by faith Hindu, by occupation Service, residing at 14/1, Barisha Purba Para Road, P.O-Thakurpukur, P.S-Haridevpur, Kolkata700063, Kolkata - 700063 (3) SMT KRISHNA BISWAS (PAN - ANEPB0741L) wife of Late Sitanshu Biswas, by

*Krishna Biswas
Anwasha Biswas.
Shayak Biswas.*

*Amalash Kumar Das.
Ashim Kumar Bhattacharjee*

For NEW IDEAL ENTERPRISE
Letton Biswas
Partner

16151

23 NOV 2011

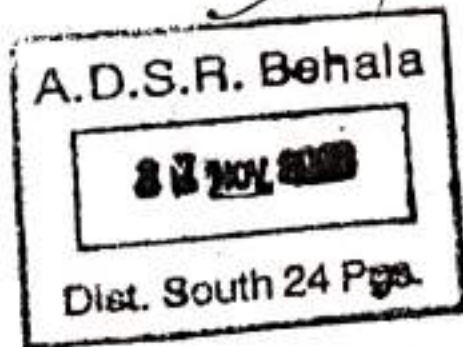
No.....Rs.-100/- Date.....

Name:.....

Address:.....PINAKI-RANJAN DAS
ADVOCATE

Vendor:.....REVd: No.-WB/1342/2003
Judges & Criminal Court

Alipur Collectorate, 24 P.W. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27



Samar K. Das.
9/0 Late K. K. Das
5th C. B. L. T. Road.
Parnasree, Kol. 700060
Professionals

Major Information of the Deed

Deed No :	I-1607-10205/2017	Date of Registration	27/11/2017
Query No / Year	1607-1000389887/2017	Office where deed is registered	
Query Date	27/11/2017 12:43:01 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Pinaki Ranjan Das Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433100811, 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. 1,10,000/-	Rs. 52,97,564/-		
Stamp duty 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]:- 160710196/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



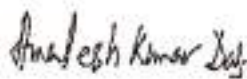
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vidyasagar Sarani, Road Zone : (Premises Not located on J L Sarani (Ward 123,124) --) , , Premises No. 2865J, Ward No: 124

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		6 Katha 8 Chatak 24 Sq Ft	1,00,000/-	52,07,564/-	Width of Approach Road: 17 Ft.
Grand Total :					10.78Dec	1,00,000 /-	52,07,564 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	10,000/-	90,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	10,000 /-	90,000 /-	



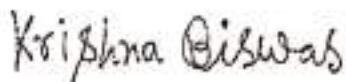
Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr AMALESH KUMAR DAS (Presentant) Son of Amulya Kumar DAS Executed by: Self, Date of Execution: 27/11/2017 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office			
		27/11/2017	LTI 27/11/2017	27/11/2017

19/5, Barisha Purba Para Road,, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADBPD4129R, Status :Individual, Executed by: Self, Date of Execution: 27/11/2017
 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	ASHIM KUMAR BHATTACHARJEE Son of Late Asutosh BHATTACHARJEE Executed by: Self, Date of Execution: 27/11/2017 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office			
		27/11/2017	LTI 27/11/2017	27/11/2017



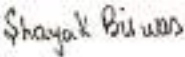
14/1, Barisha Purba Para Road,, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AEEPB7277A, Status :Individual, Executed by: Self, Date of Execution: 27/11/2017
 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office

3	Name	Photo	Fingerprint	Signature
	KRISHNA BISWAS Wife of Late Sitanshu BISWAS Executed by: Self, Date of Execution: 27/11/2017 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office			
		27/11/2017	LTI 27/11/2017	27/11/2017

31A, Becharam Chatterjee Road,, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANEPB0741L, Status :Individual, Executed by: Self, Date of Execution: 27/11/2017
 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office

4	Name	Photo	Fingerprint	Signature
	ANWESHA BISWAS Daughter of Late Sitanshu BISWAS Executed by: Self, Date of Execution: 27/11/2017 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office			
		27/11/2017	LTI 27/11/2017	27/11/2017



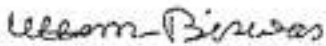


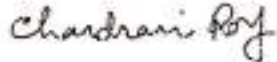
31A, Becharam Chatterjee Road,, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BHXPB2118M, Status :Individual, Executed by: Self, Date of Execution: 27/11/2017
 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office



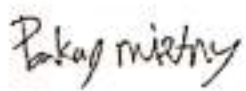
5		Name	Photo	Fingerprint	Signature
		SHAYAK BISWAS Son of Late Sitanshu BISWAS Executed by: Self, Date of Execution: 27/11/2017 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office	 27/11/2017	 LTI 27/11/2017	 27/11/2017
31A, Becharam Chatterjee Road, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CEYPB5368G, Status :Individual, Executed by: Self, Date of Execution: 27/11/2017 , Admitted by: Self, Date of Admission: 27/11/2017 ,Place : Office					

Attorney Details :

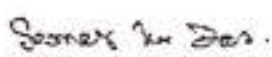
Sl No	Name,Address,Photo,Finger print and Signature
1	NEW IDEAL ENTERPRISE 46, Sukanta Sarani, "BASANTI APARTMENT", Flat No., P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 , PAN No.:: AALFN6523C, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	UTTAM BISWAS Son of Late Tarak BISWAS Date of Execution - 27/11/2017, , Admitted by: Self, Date of Admission: 27/11/2017, Place of Admission of Execution: Office	 Nov 27 2017 1:10PM	 LTI 27/11/2017	 27/11/2017
19/6, Barisha Purba Para Road, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIZPB4119N Status : Representative, Representative of : NEW IDEAL ENTERPRISE (as PARTNER)				
2	CHANDRANI ROY Wife of Samiron ROY Date of Execution - 27/11/2017, , Admitted by: Self, Date of Admission: 27/11/2017, Place of Admission of Execution: Office	 Nov 27 2017 1:08PM	 LTI 27/11/2017	 27/11/2017
23/12, Barisha Purba Para Road, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIHPR4094A Status : Representative, Representative of : NEW IDEAL ENTERPRISE (as PARTNER)				

Name	Photo	Finger Print	Signature
PANKAJ MISTRY Son of Late Rakhal MISTRY Date of Execution - 27/11/2017, , Admitted by: Self, Date of Admission: 27/11/2017, Place of Admission of Execution: Office	 <small>Nov 27 2017 1:09PM</small>	 <small>LTI 27/11/2017</small>	 <small>27/11/2017</small>
37/17, Netaji Pally , Barisha Purba Para Road, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJEPM0282F Status : Representative, Representative of : NEW IDEAL ENTERPRISE (as PARTNER)			

Identifier Details :

Name & address	
Amar Kumar Das Son of Late K. N. Das 4C B. L. T. Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, , Identifier Of Mr AMALESH KUMAR DAS, ASHIM KUMAR BHATTACHARJEE, KRISHNA BISWAS, ANWESHA BISWAS, SHAYAK BISWAS, UTTAM BISWAS, HANDRANI ROY, PANKAJ MISTRY	<small>27/11/2017</small>
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr AMALESH KUMAR DAS	NEW IDEAL ENTERPRISE-2.156 Dec
2	ASHIM KUMAR BHATTACHARJEE	NEW IDEAL ENTERPRISE-2.156 Dec
3	KRISHNA BISWAS	NEW IDEAL ENTERPRISE-2.156 Dec
4	ANWESHA BISWAS	NEW IDEAL ENTERPRISE-2.156 Dec
5	SHAYAK BISWAS	NEW IDEAL ENTERPRISE-2.156 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr AMALESH KUMAR DAS	NEW IDEAL ENTERPRISE-60.00000000 Sq Ft
2	ASHIM KUMAR BHATTACHARJEE	NEW IDEAL ENTERPRISE-60.00000000 Sq Ft
3	KRISHNA BISWAS	NEW IDEAL ENTERPRISE-60.00000000 Sq Ft
4	ANWESHA BISWAS	NEW IDEAL ENTERPRISE-60.00000000 Sq Ft
5	SHAYAK BISWAS	NEW IDEAL ENTERPRISE-60.00000000 Sq Ft

Endorsement For Deed Number : I - 160710205 / 2017

On 27-11-2017

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 12:53 hrs on 27-11-2017, at the Office of the A.D.S.R. BEHALA by Mr AMALESH KUMAR DAS , 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 52,97,564/-

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

Execution is admitted on 27/11/2017 by 1. Mr AMALESH KUMAR DAS, Son of Amulya Kumar DAS, 19/5, Barisha Purba Para Road,, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Service, 2. ASHIM KUMAR BHATTACHARJEE, Son of Late Asutosh BHATTACHARJEE, 14/1, Barisha Purba Para Road,, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Service, 3. KRISHNA BISWAS, Wife of Late Sitanshu BISWAS, 31A, Becharam Chatterjee Road,, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 4. ANWESHA BISWAS, Daughter of Late Sitanshu BISWAS, 31A, Becharam Chatterjee Road,, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Others, 5. SHAYAK BISWAS, Son of Late Sitanshu BISWAS, 31A, Becharam Chatterjee Road, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service

Indetified by Samar Kumar Das, , , Son of Late K. N. Das, 54C B. L. T. Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Professionals

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

Execution is admitted on 27-11-2017 by PANKAJ MISTRY, PARTNER, NEW IDEAL ENTERPRISE, 46, Sukanta Sarani, "BASANTI APARTMENT", Flat No., P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063

Indetified by Samar Kumar Das, , , Son of Late K. N. Das, 54C B. L. T. Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Professionals

Execution is admitted on 27-11-2017 by UTTAM BISWAS, PARTNER, NEW IDEAL ENTERPRISE, 46, Sukanta Sarani, "BASANTI APARTMENT", Flat No., P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063

Indetified by Samar Kumar Das, , , Son of Late K. N. Das, 54C B. L. T. Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Professionals

Execution is admitted on 27-11-2017 by CHANDRANI ROY; PARTNER, NEW IDEAL ENTERPRISE, 46, Sukanta Sarani, "BASANTI APARTMENT", Flat No., P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063

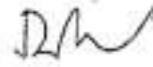
Indetified by Samar Kumar Das, , , Son of Late K. N. Das, 54C B. L. T. Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Professionals

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 104429, Amount: Rs.100/-, Date of Purchase: 23/11/2017, Vendor name: Subhankar Das



Biswarup Goswami
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1607-2017, Page from 301843 to 301873
being No 160710205 for the year 2017.



DM

Digitally signed by BISWARUP
GOSWAMI
Date: 2017.11.29 16:42:32 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 11/29/2017 4:42:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

For NEW IDEAL ENTERPRISE

Uttam Biswas

Partner

For NEW IDEAL ENTERPRISE

Chandrani Roy

Partner

For NEW IDEAL ENTERPRISE

Pankaj Mistry

Partner

occupation - House Wife, (4) MISS ANWESHA BISWAS (PAN - BHXPB2118M) daughter of Late Sitanshu Biswas, by occupation - self employed (5) SRI SHAYAK BISWAS, (PAN - CEYPB5368G) son of Late Sitanshu Biswas, by occupation- service, all by faith Hindu, all are residing at 31A, Becharam Chatterjee Road, P.S. - Behala now Parnashree, Kolkata - 700034, hereinafter referred to as the "OWNERS".

WHEREAS SRI AMALESH KUMAR DAS, SRI ASHIM KUMAR BHATTACHARJEE, SMT KRISHNA BISWAS, MISS ANWESHA BISWAS and SRI SHAYAK BISWAS are become the absolute Owners of the landed property measuring more or less 06 Cottahs 08 Chittaks 24 Square feet with 300 sqft RTS, lying and situated at Mouza - Purba Barisha, Pargana - Khaspur, Collector Touzi No - 1-6,8-10,12-16, R.S. No. 43, J.L. No. 23, Khatian No. 324, Dag No. 2975, P.S Thakurpukur now Haridevpur, being Kolkata Municipal Corporation Premises no. 2865J Vidya Sagar Sarani, under Ward No. 124, Kolkata - 700063, District- South 24 Parganas, West Bengal more fully and particularly described in the SCHEDULE hereunder written and for the sake of brevity hereinafter referred to as the "SAID PROPERTY".

AND WHEREAS the Owner' execute a Joint Venture Development Agreement with "NEW IDEAL ENTERPRISE" (PAN-AALFN6523C) a Partnership Concern, having its office at 46, Sukanta Sarani, "BASANTI APARTMENT", Flat No. G-1, P.S Haridevpur, Kolkata - 700063, Represented by its Partners (1) SRI UTTAM BISWAS (PAN-AIZPB4119N), son of, Late Tarak Biswas, by faith - Hindu, Nationality Indian, by occupation - Business, residing at 19/6, Barisha Purba Para Road, P.S - Haridevpur, Kolkata - 700063, (2) SMT CHANDRANI ROY, (PAN-AIHPR4094A) wife of Sri Samir Roy, by faith - Hindu, Nationality Indian, by occupation - Business, residing at 23/12, Barisha Purba Para Road, P.S Haridevpur, Kolkata - 700063, (3) SRI PANKAJ MISTRY, (PAN-AJEPM0282F) son of Late Rakhai Mistry, by faith - Hindu, Nationality Indian, by occupation- Business, residing at 37/17, Netaji Pally, Barisha Purba Para Road, P.S Haridevpur, Kolkata - 700063 for construction of multistoried building containing several residential flats and parking space on terms and conditions mentioned therein. The Joint Venture Development Agreement was registered at A.D.S.R Behala on 27/11/2017 and recorded in Book no. 1, Being no. 160, 10, 196 for the year 2017.

Krishna Biswas
Anweshla Biswas
Shayak Biswas

Amalash Kumar Das
Ashim Kumar Bhattacharjee

For NEW IDEAL ENTERPRISE
Uttam Biswas.
Partner

For NEW IDEAL ENTERPRISE
Chandrani Roy
Partner

For NEW IDEAL ENTERPRISE
Pankaj Mistry
Partner

AND WHEREAS now it is necessary to appoint an Attorney to act on our behalf, We do hereby nominate, appoint an attorney to act on our behalf,

NOW KNOW WE ALL AND THESE PRESENTS WITNESSETH that We do hereby appoint, nominated and Constitute "NEW IDEAL ENTERPRISE" (PAN-AALFN6523C) a Partnership Concern, having its office at 46, Sukanta Sarani, 'BASANTI APARTMENT', Flat No. G-1, P.S Haridevpur, Kolkata - 700063, Represented by its Partners (1) SRI UTTAM BISWAS (PAN-AIZPB4119N), son of Late Tarak Biswas, by faith - Hindu, Nationality Indian, by occupation - Business, residing at 19/6, Barisha Purba Para Road, P.S - Haridevpur, Kolkata - 700063, (2) SMT CHANDRANI ROY, (PAN-AIHPR4094A) wife of Sri Samiron Roy, by faith - Hindu, Nationality Indian, by occupation - Business, residing at 23/12, Barisha Purba Para Road, P.S Haridevpur, Kolkata - 700063, (3) SRI PANKAJ MISTRY, (PAN-AJEPM0282F) son of Late Rakhai Mistry, by faith - Hindu, Nationality Indian, by occupation- Business, residing at 37/17, Netaji Pally, Barisha Purba Para Road, P.S Haridevpur, Kolkata - 700063, as our TRUE AND LAWFUL ATTORNEY for and on our behalf, in our name and in our place and to do the following acts, deeds, and things in respect of the said Property, that is to say :-

1. TO MANAGE AND MAINTAIN : To manage and maintain the said property.
2. TO GET UTILISE : To apply for and obtain electricity, gas, water sewerage and/ or connection of any utilities and/ or to make alteration the same.
3. TO DEAL WITH TRESPASSERS AND TENANT: To warn of and prohibit all trespassers and/ or any of the trespassers on the said property and to take appropriate steps whether by action distress or otherwise and to abate all nuisance, and to negotiates or sign or execute any type of agreement or deed with the Tenants.
4. TO APPEAR BEFORE NOTARY PUBLIC, MAGISTRATE ETC : To appear before any Notary Public, Judicial Magistrate and other officer or officers or authority or authorities having jurisdiction and to acknowledge affirm and perfected appropriate Deeds, Instruments and writings executed signed or made by us.

Krishna Biswas
Anwesha Biswas.
Shayak Binwas

Anandesh Kumar Das
Ashim Kumar Bhattacharjee

For NEW IDEAL ENTERPRISE

Uttom Biswas

Partner

For NEW IDEAL ENTERPRISE

Charan Roy

Partner

For NEW IDEAL ENTERPRISE

Pankaj Mishra

Partner

5. **TO EXECUTE DEEDS AND REGISTRATION:** To sign and execute before the Registration Authority in my name and to sign and execute All type of Gift Deeds (side gift, front gift, splay corner gift, etc), Deed of non eviction of Tenant for sanction of the Building plan, Deed of Exchange for amalgamation with the adjacent premises, Deed of Boundary declaration or any other Deeds if any.

6. **TO CONDUCT AND DEFEND LEGAL PROCEEDING :** To Commence prosecute enforce defend answer or oppose all action and other legal proceedings and demands touching any of the matter aforesaid or any other matter in which we now or may hereafter be interested or concerned and also if though fit and such consent as aforesaid to compromise refer to arbitration abandon submit to judgment and/ or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Rent Controller .

7. **TO SIGN VOKALATNAMAS :** To sign, declare and/ or affirm any plaint written statement, petitions, consent petitions, affidavit, Vokatnamas, Memorandum of Appeal or any other document or paper in any proceeding or in any way connected with the said property .

8. **TO EMPLOY PROFESSIONAL ASSISTANCE :** For the better and more effectually executing the power or authorities aforesaid or any of them to return and employ solicitor, Advocates and, or debt collection or other agents.

9. To apply for permission from competent authority demolition of existing structure on the said property.

10. To sign on all the necessary papers on our behalf of a new Building Plan proposal for sanctioning the Building Plan from competent authority.

11. To sign on the new Building Plan or revise Building Plan on our behalf for sanctioning from the competent authority.

12. To sign and execute all necessary papers on our behalf for getting B.L & L.R.O Mutation, Amalgamation, Assessment Roll and Tax clearance certificate from the competent authority.

Krishna Biswas
Anwesha Biswas
Shayak Biswas

Anand Kumar Das
Ashim Kumar Poddhary

For NEW IDEAL ENTERPRISE
Uttom Biswas
 Partner

For NEW IDEAL ENTERPRISE
Chandani Roy
 Partner

For NEW IDEAL ENTERPRISE
Pankaj Mishra
 Partner

13. To sign and execute all necessary papers on my behalf for getting Water Connection, Suarez Connection, from competent authority and Electric Connection from C.E.S.C. Fire department Clearance, Air port authority clearance or any department or organization clearance whenever necessary.
14. To sign and execute agreement for sale with any intending Purchaser or Purchasers in our name as out act and deed in favour of the intending purchaser in respect of the 'Developers' allocation' said property and receive any earnest money and/or advance or advances regarding the 'Developers' allocation' which was mentioned in the registered Development agreement.
15. To sign and execute, present and registered Deed of Conveyance, Sale Deed, Registered Agreement for sale, Lease Deed, Bank mortgage in respect of 'Developers' allocation' or other deeds, instruments and assurances which they will consider necessary and to enter into and /or agree such covenants and conditions as may be required for fully and effectually conveying and/ or transferring the said Developers' allocation property, as we could do our selves, if we personally present.
16. To approach the West Bengal Government and all its departments as also to the concerned competent authority and all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and /or sanction in regard in the carrying out of the construction of the said building and to obtain the completion certificate in connection with the running and establishing units thereon time to time.
17. To give necessary letters, writings and undertaking to the concerned competent authority/Corporation/ Municipality, Fire Brigade Department, Airport Department for occupying and contracting the said building and/or obtaining necessary "No objection Certificate" (N.O.C.) or any other certificate from any authority or department in connection with the said building.
18. To approach the concerned Corporation/ Municipality/ competent authority and all concerned authorities for the purpose of obtaining release of any

Krishna Biswas
Anwesha Biswas
Shayak Biswas

Anirudh Kumar Das
Pratik Kumar Poddhargee

For NEW IDEAL ENTERPRISE
Utkom Biswas
 Partner

For NEW IDEAL ENTERPRISE
Chandru Roy
 Partner

For NEW IDEAL ENTERPRISE
Pankaj Mishra
 Partner

portion of the said property and/or structure/building thereon from reservation if any.

19. TO OBTAIN REFUND : of stamp duty or repayment of Court fees. ---

20. TO TAKE : delivery of possession of the property to execute of any decrees.

21. To apply of Court and officer for copies document and papers

22. To apply for the inspection of and so inspect judicial records.

23. To accept service of any summons, notice or writ issued by the Court of Officer against me.

AND GENERALLY to do all such acts, deeds and things on our behalf as we could lawfully do as the owner of the said premises if we personally present.

AND we hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall do or cause to be done in and about the premises as per Law and legally aforesaid by virtue hereto.

:-SCHEDULE ABOVE REFERRED TO:-

ALL THAT all that piece and parcel of land measuring more or less 06 Cottahs 08 Chittaks 24 Square feet with 300 sqft RTS, lying and situated at Mouza - Purba Barisha, Pargana - Khaspur, Collector Touzi No - 1-6,8-10,12-16, R.S. No. 43, J.L. No. 23, Khatian No. 324, Dag No. 2975, P.S Thakurpukur now Haridevpur, being Kolkata Municipal Corporation Premises no. 2865J Vidya Sagar Sarani, [not located on J.L. Sarani], under Ward No, 124, Kolkata - 700063, District- South 24 Parganas, at present Sub - Register office Behala, within the limits of the Kolkata Municipal Corporation, south Suburban Unit , Behala, and the said property butted and bounded by -

BY THE NORTH : Land of Dag No. 2975

Krishna Biswas
Anuska Biswas
Shayak Biswas

Amalesh Kumar Das
Ashim Kumar Bhattacharjee

BY THE SOUTH : 16'-6' feet KMC Road
BY THE EAST : Property of Dilip Das
BY THE WEST : Property of Anjali Bhattacharjee

IN WITNESS WHEREOF We do hereby hereunder set and subscribed our hand and seals, on this the 27th day of November Two Thousand and seventeen (2017) A.D. in presence of :-

SIGNED SEALED AND DELIVERED
in the presence of :-
WITNESSES :-

Pinaki Ranjan Das
Alipore Court
Kol - 27

2. Samar K. Das
54c B.L.T. Road
Kol - 700060

Animesh Kumar Das

Ashim Kumar Bhattacharjee

Krishna Biswas

Anwesha Biswas

Shayak Biswas

.....
SIGNATURE OF THE OWNERS/
EXECUTANTS
For NEW IDEAL ENTERPRISE
Uttom Biswas

Partner
For NEW IDEAL ENTERPRISE
Chandani Roy
Partner

For NEW IDEAL ENTERPRISE
Pankaj Mishra
Partner

.....
SIGNATURE OF THE ATTORNEY

Drafted by
Pinaki Ranjan Das

PINAKI RANJAN DAS
Advocate

Alipore Police Court, Kol - 27

Type by :
Rama Chowdhury

1/2, R.N. Tagore Road
Kol-63

Rama



	THUMB	1 ST FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : SRI AMALESH KUMAR DAS .

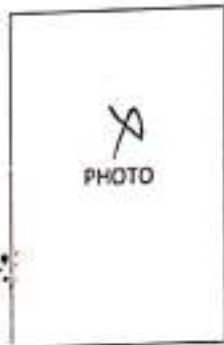
SIGNATURE : Amalesh Kumar Das.



	THUMB	1 ST FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : SRI ASHIM KUMAR BHATTACHARJEE

SIGNATURE : Ashim Kumar Bhattacharjee



	THUMB	1 ST FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND	X	X	X	X	X
RIGHT HAND	X	X	X	X	X

NAME : X

SIGNATURE : X



	THUMB	1 ST FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND	X	X	X	X	X
RIGHT HAND	X	X	X	X	X

NAME : X

SIGNATURE : X



	THUMB	1 ST FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : **SMT KRISHA BISWAS.**

SIGNATURE : *Krishna Biswas*



	THUMB	1 ST FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : **MISS ANWESHA BISWAS**

SIGNATURE : *Anvesha Biswas*



	THUMB	1 ST FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : **SRI SHAYAK BISWAS.**

SIGNATURE : *Shayak Biswas*



	THUMB	1 ST FINGERE	MIDDLE FINGERE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE :



	THUMB	1 ST FINGURE	MIDDLE FINGURE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE :



	THUMB	1 ST FINGURE	MIDDLE FINGURE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : **SRI UTTAM BISWAS**

SIGNATURE : *Uttam Biswas*



	THUMB	1 ST FINGURE	MIDDLE FINGURE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : **SMT CHANDRANI ROY**

SIGNATURE : *Chandrani Roy*



	THUMB	1 ST FINGURE	MIDDLE FINGURE	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : **SRI PANKAJ MISTRY.**

SIGNATURE : *Pankaj mistry*

MAKE THIS VALID

PERMANENT ACCOUNT NUMBER



AEEP7277A



YOUR NAME

ASHIM KUMAR BHATTACHARJEE

FATHER'S NAME

ASHUTOSH BHATTACHARJEE

DATE OF BIRTH

07-04-1958

PRINT SIGNATURE

A. K. Bhattacharjee

B. Das

MOBILE NO. 98-31

COMMISSIONER OF INCOME-TAX, W.B. - 20

এই কার্ডটি সঠিক / ভুল কার্ড হলে প্রমাণ করে
সহকারী কমিশনারের কাছে / কার্ডটি
প্রাপ্তিস্থান অফিসে (কলকাতা) ফেরত দেওয়া হবে।

স্বাক্ষরিত
কলকাতা - 700 009.

In case this card is lost/damaged, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
F-2,
Chowringhee Square,
Calcutta-700 009.

Ashim Kumar Bhattacharjee

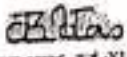
PERMANENT ACCOUNT NUMBER
ADBD4129R

NAME / NAME
AMALESH KUMAR DAS

FATHER'S NAME
AMULYA KUMAR DAS

DATE OF BIRTH
26-10-1957

SIGNATURE
Amallesh Kumar Das


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

इस कार्ड के लिये / बिना जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
 मनुष्य सम्बन्धित (व्यक्ति एवं तकनीकी)।
 को-7,
 कान्ची क्वार्टर,
 कोलकाता - 700 009।

In case this card is lost/ found, kindly inform/ return to
 the issuing authority :
 Joint Commissioner of Income-tax (System & Technical),
 Co-7,
 Kanchari Quarter,
 Calcutta- 700 009

Amallesh Kumar Das

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

KRISHNA BISWAS
 NEPAL CHANDRA DAS
 04/01/1961
 Permanent Account Number
 ANEPB0741L

K. Biswas
 Signature



Krishna Biswas

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

KRISHNA BISWAS
 NEPAL CHANDRA DAS
 04/01/1961
 Permanent Account Number
 ANEPB0741L

K. Biswas
 Signature

आयकर विभाग
INCOME TAX DEPARTMENT
ANWESHA BISWAS
SHITANGSHU BISWAS

भारत सरकार
GOVT. OF INDIA

22/11/1986
Permanent Account Number
BHXPB2118M

Anvesha
Signature



Anvesha Biswas.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHAYAK BISWAS
SITANSHU BISWAS

09/11/1992
Permanent Account Number

CEYPB5368G

Shayak Biswas
Signature



Shayak Biswas

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NEW IDEAL ENTERPRISE



02/03/2015

Permanent Account Number

AALFN6523C

18032015

आयकर विभाग
INCOME TAX DEPARTMENT
CHANDRANI ROY
NIKHIL KARMAKAR



भारत सरकार
GOVT. OF INDIA



23/12/1977
Permanent Account Number
AIHPR4094A
Chandrani Roy
Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTTSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
यदि कार्ड खोया/प्राप्त हो, कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, UTTTSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RANKAJ MISTRY

RUKHAL MISTRY

01/01/1978

Assessment Account Number

AJE/PM0282F

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UTTAM BISWAS

TARAK BISWAS

05/01/1968

Permanent Account Number

AIZPB4119N

उत्तम बिवास

Signature



In case this card is lost / found, kindly inform / return to ;
Income Tax PAN Services Unit, UTISL
Plot No. 3, Sector 11, CBI, Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं ;
आयकर पैन सेवा यूनिट, UTISL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४००-६१४.



**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	1607-1000389887/2017	
Query Date	27/11/2017 12:43:01 PM	Office where deed will be registered
Applicant Name, Address & Other Details	Pinaki Ranjan Das Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433100811, Status : Advocate	
Transaction	Additional Transaction	
[138] 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. 1,10,000/-	Rs. 52,97,564/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160710196/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vidyasagar Sarani, Road Zone : (Premises Not located on J L Sarani (Ward 123,124) --) , , Premises No. 2865J, Ward No: 124

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		6 Katha 8 Chatak 24 Sq Ft	1,00,000/-	52,07,564/-	Width of Approach Road: 17 Ft.,
Grand Total :					10.78Dec	1,00,000 /-	52,07,564 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	10,000/-	90,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	10,000 /-	90,000 /-	

Municipal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr AMALESH KUMAR DAS Son of Amulya Kumar DAS19/5, Barisha Purba Para Road,, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADBPD4129R, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	ASHIM KUMAR BHATTACHARJEE Son of Late Asutosh BHATTACHARJEE14/1, Barisha Purba Para Road,, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AEEPB7277A, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	KRISHNA BISWAS Wife of Late Sitanshu BISWAS31A, Becharam Chatterjee Road,, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANEPB0741L, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
4	ANWESHA BISWAS Daughter of Late Sitanshu BISWAS31A, Becharam Chatterjee Road,, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BHXPB2118M, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
5	SHAYAK BISWAS Son of Late Sitanshu BISWAS31A, Becharam Chatterjee Road, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CEYPB5368G, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	NEW IDEAL ENTERPRISE 46, Sukanta Sarani, "BASANTI APARTMENT", Flat No., P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 , PAN No.:: AALFN6523C, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details		Name & Address	Representative of
1	UTTAM BISWAS Son of Late Tarak BISWAS19/6, Barisha Purba Para Road, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIZPB4119N		NEW IDEAL ENTERPRISE (as PARTNER)
2	CHANDRANI ROY Wife of Samiron ROY23/12, Barisha Purba Para Road, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIHPR4094A		NEW IDEAL ENTERPRISE (as PARTNER)
3	PANKAJ MISTRY Son of Late Rakhai MISTRY37/17, Netaji Pally , Barisha Purba Para Road, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJEPM0282F		NEW IDEAL ENTERPRISE (as PARTNER)

Identifier Details :

Name & address	
Samar Kumar Das Son of Late K. N. Das 54C B. L. T. Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, , Identifier Of Mr AMALESH KUMAR DAS, ASHIM KUMAR BHATTACHARJEE, KRISHNA BISWAS, ANWESHA BISWAS, SHAYAK BISWAS, UTTAM BISWAS, CHANDRANI ROY, PANKAJ MISTRY	
	N

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr AMALESH KUMAR DAS	NEW IDEAL ENTERPRISE-2.156 Dec
2	ASHIM KUMAR BHATTACHARJEE	NEW IDEAL ENTERPRISE-2.156 Dec
3	KRISHNA BISWAS	NEW IDEAL ENTERPRISE-2.156 Dec
4	ANWESHA BISWAS	NEW IDEAL ENTERPRISE-2.156 Dec
5	SHAYAK BISWAS	NEW IDEAL ENTERPRISE-2.156 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr AMALESH KUMAR DAS	NEW IDEAL ENTERPRISE-60.00000000 Sq Ft
2	ASHIM KUMAR BHATTACHARJEE	NEW IDEAL ENTERPRISE-60.00000000 Sq Ft
3	KRISHNA BISWAS	NEW IDEAL ENTERPRISE-60.00000000 Sq Ft
4	ANWESHA BISWAS	NEW IDEAL ENTERPRISE-60.00000000 Sq Ft
5	SHAYAK BISWAS	NEW IDEAL ENTERPRISE-60.00000000 Sq Ft

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 27/12/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 10/01/2018) for registration.

3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.

4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.