

25/1/18

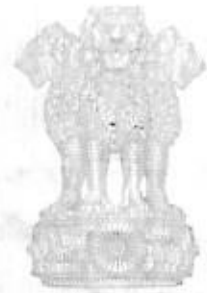
0830/18

भारतीय गैर-न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 132211

11/2
19/5/18

15/2/18
33720/18
25/2/18

DEVELOPMENT POWER

AFTER REGISTERED DEVELOPMENT AGREEMENT

GENERAL POWER OF ATTORNEY

Certified that the document is admitted in registration. The signature sheet and the amount already received is the true and correct copy of the document.

Additional Deputy Sub Registrar
Coimbatore, Dist. Coim. 24 Feb. 2018

02 FEB 2018

Date 16/01/2018

AJIT DAS
Advocate
High Court, Calcutta

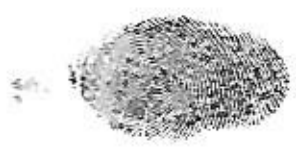
Supreme Civil Court
Kolkata

Arati Hathi (Mazundar)



350 01/2/18

Arati Hathi (Mazundar)



351 00

Sandhan Mazundar



352 00

Arati Hathi (Mazundar)



353 00

Arati Hathi (Mazundar)



354 00

Arati Hathi (Mazundar)



355 00



West District Sub-Registrar
Kolkata

01 FEB 2018

BE IT KNOWN TO ALL CONCERNED that We 1) **SMT. NIHAR BALA MAJUMDER**, wife of Late Lalit Mohan Majumder, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, Pan No.BRYPM6625B, 2) **SRI PINTU MAJUMDER**, son of Late Lalit Mohan Majumder, by faith - Hindu, by Occupation - Business, by Nationality - Indian, Pan No.AZBPM5123A, 3) **SMT. ARATI GHOSH(MAJUMDER)**, wife of Sri Pralhad Ghosh, daughter of Late Lalit Mohan Majumder, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, Pan No.BWLPG5114R, 4) **SRI TAPAN MAJUMDER**, son of Late Rash Mohan Majumder, by faith-Hindu, by Occupation- Service, Pan No.AVXPM2727L, 5) **SRI SISIR MAJUMDER**, son of Late Rash Mohan Majumder, by faith-Hindu, by Occupation- Service, Pan No.ADGPM2547R, 6) **SRI PRADIP MAJUMDER**, son of Late Rash Mohan Majumder, by faith-Hindu, by Occupation-Business, Pan No.ALSPM8594N, 7) **SMT. SANDHYA MAJUMDER**, daughter of Late Rash Mohan Majumder, by faith-Hindu, by Occupation- Business, Pan No.BDLPM2662R, 8) **SRI KESHAB CHANDRA MAJUMDER**, son of Late Raj Kumar Majumder, by faith-Hindu, by Occupation - Service, by Nationality-Indian, Pan No. BXCPCM9098Q, 9) **SMT. BASANA RANI MAJUMDER**, wife of Sri Keshab Chandra Majumder, by faith-Hindu, by Occupation- Housewife, by Nationality - Indian, Pan No. BXCPCM9097B, all residing at 2 No. Motilal Colony, P.S. Dum Dum, P.O. Rajbati, Kolkata - 700081, hereinafter jointly called the "OWNERS" has executed a Development Agreement which has been duly registered at A.D.S.R. Cossipore, Dum Dum, Being No...077A....., for the year 2018, with "SRIJANI CONSTRUCTION" a proprietorship firm being represented by its Sole Proprietor **SRI TARAK PAUL**, son of Late Basudeb Paul, by faith - Hindu, by occupation - Business, Pan No. AKIPP2330E, residing at 8, Manikpur Ramkrishnagarh, P. O. Italgacha P.S. Dum Dum, Kolkata - 700079, District - North 24-Parganas, in respect of our property mentioned in the Schedule hereunder for development of the same by raising construction of a Multi-storied building in accordance with the building plan which will be approved by the Dum Dum Municipality under certain terms and conditions mentioned in the said Agreement.

WHEREAS by or under a Deed of Pattah executed on 20/04/1989 by the Governor of West Bengal through Refugee Relief and Rehabilitation Dept. in favour of Sri Lalit Mohan Majumder transferred a plot of Land measuring about **12 Chittacks 0 Sq.ft.** more or less which was registered in the office of the District Registrar 24-parganas (North) Barasat and the same was recorded in Book No.- I, Volume No.- 22 , Pages 273 to 276, Being No.1719 for the year 1989;

AND WHEREAS by virtue of the said Deed of Pattah dt. 20/04/1989 the said Sri Lalit Mohan Majumder become the sole and absolute Owner of a plot of homestead land measuring about **12 Chittacks 0 Sq.ft.** more or less comprised in under Mouza Sultanpur, J.L. No. 10, E.P. No. 347, S.P. No. 339, C.S. Plot No. 2533(P), under **Holding No.253, Motilal Colony, Kolkata - 700081, Ward No.04,** in the district of North 24 Parganas.

AND WHEREAS the Sri Lalit Mohan Majumder herein is in possession and enjoyment in respect of the said **12 Chittacks 0 Sq.ft.** more or less of land by mutating his name in the recorded of the Dum Dum Municipality under **Holding No. 253, Motilal Colony, Kolkata - 700081, Ward No.04,** which is herein referred to as the said Holding and morefully described in Schedule "A" herein below.

AND WHEREAS the said Lalit Mohan Majumder being the sole and absolute owner of a plot of land measuring about **12 Chittacks 0 Sq.ft.** be the same a little more or less well seized and possessed of or otherwise well and sufficiently entitled to the said plot of land and after that the said Lalit Mohan Majumder died intestate on 18.08.2001 leaving behind his wife namely Smt. Nihar Bala Majumder and his one son namely Sri Pintu Majumder and his one married daughter namely Smt. Arati Ghosh (Majumder) as his legal heirs and representatives.

WHEREAS by or under a Deed of Pattah executed on 20/04/1989 by the Governor of West Bengal through Refugee Relief and Rehabilitation Dept. in favour of Sri Rash Mohan Majumder transferred a plot of Land measuring about **12 Chittacks 18 Sq.ft.** more or less which was registered in the office of the District Registrar 24-parganas (North) Barasat and the same was recorded in Book No.- I, Volume No.- 22 , Pages 225 to 228, Being No.1707 for the year 1989.

AND WHEREAS by virtue of the said Deed of Pattah dt.20/04/1989 the said Sri Rash Mohan Majumder become the sole and absolute Owner of a plot of homestead land measuring about **12 Chittacks 18 Sq.ft.** more or less comprised in under Mouza Sultanpur, J.L. No. 10, E.P. No. 347/A, S.P. No. 339/1, C.S. Plot No. 2533(P), under **Holding No.254, Motilal Colony, Kolkata - 700081, Ward No.04,** in the district of North 24 Parganas.

AND WHEREAS the Sri Rash Mohan Majumder herein is in possession and enjoyment in respect of the said **12 Chittacks 18 Sq.ft.** more or less of land by mutating his name in the recorded of the Dum Dum Municipality under **Holding No. 254, Motilal Colony, Kolkata - 700081, Ward No.04,** which is herein referred to as the said Holding and morefully described in Schedule "A" herein below.

AND WHEREAS the said Rash Mohan Majumder being the sole and absolute owner of a plot of land measuring about **12 Chittacks 18 Sq.ft.** be the same a little more or less well seized and possessed of or otherwise well and sufficiently entitled to the said plot of land and after that the said Rash Mohan Majumder died intestate on 02.10.2000 leaving behind his wife namely Smt. Chya Rani Majumder and his three sons namely Sri Tapan Majumder, Sri Sisir Majumder & Pradip Majumder and his one un-married daughter namely Smt. Sandhya Majumder as his legal heirs and representatives.

WHEREAS by or under a Deed of Pattah executed on 20/04/1989 by the Governor of West Bengal through Refugee Relief and Rehabilitation Dept. in favour of Sri Keshab Chandra Majumder transferred a plot of Land measuring about **11 Chittacks 0 Sq.ft.** more or less which was registered in the office of the District Registrar 24-parganas (North) Barasat and the same was recorded in Book No.- I, Volume No.- 22 , Pages 245 to 248, Being No.1712 for the year 1989.

AND WHEREAS by virtue of the said Deed of Pattah dt.20/04/1989 the said Sri Keshab Chandra Majumder become the sole and absolute Owner of a plot of homestead land measuring about **11 Chittacks 0 Sq.ft.** more or less comprised in under Mouza Sultanpur, J.L. No. 10, E.P. No. 347/B, S.P. No. 339/2, C.S. Plot No. 2533(P), under **Holding No.252, Motilal Colony, Kolkata - 700081, Ward No.04**, in the district of North 24 Parganas.

AND WHEREAS the Sri Keshab Chandra Majumder herein is in possession and enjoyment in respect of the said **11 Chittacks 0 Sq.ft.** more or less of land by mutating his name in the recorded of the Dum Duin Municipality under **Holding No. 252, Motilal Colony, Kolkata - 700081, Ward No.04**, which is herein referred to as the said Holding and morefully described in Schedule "A" herein below.

WHEREAS by or under a Deed of Pattah executed on 14/10/1993 by the Governor of West Bengal through Refugee Relief and Rehabilitation Dept. in favour of Smt. Nihar Bala Majumder, Smt. Chaya Rani Majumder and Smt. Basana Rani Majumder transferred a plot of Land measuring about **11 Chittacks 24 Sq.ft.** more or less which was registered in the office of the District Registrar 24-parganas (North) Barasat and the same was recorded in Book No.- I, Volume No.- XI , Pages 277 to 280, Being No.820 for the year 1993.

AND WHEREAS by virtue of the said Deed of Pattah dt.14/10/1993 the said Smt. Nihar Bala Majumder, Smt. Chaya Rani Majumder and Smt. Basana Rani Majumder become the sole and absolute joint Owners of a plot of homestead land measuring about **11 Chittacks 24 Sq.ft.** more or less comprised in under Mouza Sultanpur, J.L. No. 10, E.P. No. 347/C, S.P. No. 339/3, C.S. Plot No.2533(P), under **Holding No.255, Motilal Colony, Kolkata - 700081**, Ward No.04, in the district of North 24 Parganas.

AND WHEREAS the Smt. Nihar Bala Majumder, Smt. Chaya Rani Majumder and Smt. Basana Rani Majumder herein are in possession and enjoyment in respect of the said **11 Chittacks 24 Sq.ft.** more or less of land by mutating their name in the recorded of the Dum Dum Municipality under **Holding No. 255, Motilal Colony, Kolkata - 700081, Ward No.04**, which is herein referred to as the said Holding and morefully described in Schedule "A" herein below.

AND WHEREAS the Owners are willing to amalgamate their properties and to amalgamate the four Holding Nos. in a singular **Holding No. 252, Motilal Colony, Dum Dum, Kolkata -700081** in the record of the Dum Dum Municipality, all the properties are very much adjacent, morefully and specifically described in the Schedule "A" hereunder written.

AND WHEREAS for the above purpose all the holding shall be joined into a single **Holding No. 252, Motilal Colony, Dum Dum, Kolkata -700081** and the total measurement of the land shall be **02 Cottahs 14 Chittacks 42 sft.** more or less lying and situated under Mouza Sultanpur, J.L. No. 10, E.P. No. 347, 347/A, 347/B & 347/C, S.P. No. 339,339/1,339/2 & 339/3, C.S. Plot No. 2533(P), within the local limits of Dum Dum Municipality being Municipal at **Holding No. 252, Motilal Colony, Kolkata-700 081, Ward No. 04**, under Additional District Sub- Registry office Cossipore Dum Dum, in the District 24 Parganas (North) and morefully mentioned in the Schedule "A" hereunder written.

AND WHEREAS the 1) Smt. Nihar Bala Majumder, 2) Sri Pintu Majumder, 3) Smt. Arati Ghosh(Majumder), 4) Smt. Chya Rani Majumder, 5) Sri Tapan Majumder, 6) Sri Sisir Majumder, 7) Sri Pradip Majumder, 8) Smt. Sandhya Majumder, 9) Sri Keshab Chandra Majumder, 10) Smt. Basana Rani Majumder herein are in possession and enjoyment in respect of the said land measuring about **02 Cottahs 14 Chittacks 42 sft.** more or less of land by mutating their name in the recorded of the Dum Dum Municipality under **Holding No. 252, Motilal Colony, Kolkata - 700081, Ward No.04**, which is herein referred to as the said Holding and morefully described in Schedule "A" herein below.

AND WHEREAS the said 1) Smt. Nihar Bala Majumder, 2) Sri Pintu Majumder, 3) Smt. Arati Ghosh(Majumder), 4) Smt. Chya Rani Majumder, 5) Sri Tapan Majumder, 6) Sri Sisir Majumder, 7) Sri Pradip Majumder, 8) Smt. Sandhya Majumder, 9) Sri Keshab Chandra Majumder, 10) Smt. Basana Rani Majumder the Owners herein and the said "SRIJANI CONSTRUCTION" a proprietorship firm being represented by its Sole Proprietor SRI TARAK PAUL, son of Late Basudeb Paul, by faith - Hindu, by occupation - Business, Pan No.AKIPP2330E, residing at 8, Manikpur Ramkrishnagarh, P. O. Italgacha P.S. Dum Dum, Kolkata - 700079, District - North 24-Parganas, hereinafter called the "THE PROMOTER/DEVELOPER" by and between under a Development Agreement executed on 18/05/2017 and registered in the office of the Addl. District Sub-Registrar Cossipore Dum Dum, in the District of 24 Parganas(North) the aforesaid a plot of land totaling measuring about **02 Cottahs 14 Chittacks 42 sft.** be the same a little more or less together with all appurtenances thereto lying situate under Mouza Sultanpur, Dag No. 2218, J.L. No. 10, R.S. No. 148, Touzi No. 173, Khatian No. 1196, under Municipal **Holding No. 252, Motilal Colony, Kolkata - 700081**, Ward No.04, which is herein referred to as the said Holding and morefully described in Schedule "A" herein below.

AND WHEREAS after that the said Chya Rani Majumder died intestate on 03.12.2017 leaving behind her three sons namely Sri Tapan Majumder, Sri Sisir Majumder & Pradip Majumder and her one un-married daughter namely Smt. Sandhya Majumder as her legal heirs and representatives

AND WHEREAS the Owner herein is in absolute possession and enjoyment of the said plot of land by mutating her name in the Dum Dum Municipality and by paying rates and taxes to the Government, Municipal and other authorities.

AND WHEREAS in accordance with the terms and conditions of the said Development Agreement executed between me and "SRIJANI CONSTRUCTION" a proprietorship firm being represented by its Sole Proprietor SRI TARAK PAUL, son of Late Basudeb Paul, by faith - Hindu, by occupation - Business, Pan No.AKIPP2330E, residing at 8, Manikpur Ramkrishnagarh, P.O. Italgacha P.S. Dum Dum, Kolkata - 700079, District - North 24-Parganas, and said Promoter/ Developer will develop the land as mentioned hereunder by constructing building as per sanctioned plan which will be duly approved by Dum Dum Municipality and the total building except Owner's Allocation, the Promoter/Developer shall be at liberty to sell the Developer's Allocation to the purchasers.

AND WHEREAS We are sufficiently entitled to the said landed property as mentioned in the Schedule hereunder as We have absolute right title and interest in the said property and also have absolute authority to appoint our Constituted Attorney to act on our behalf for development as aforesaid in respect of the under mentioned Schedule property.

AND WHEREAS we are engaged in jobs and also with multifarious activities, it has become necessary for me to appoint said "SRIJANI CONSTRUCTION" a proprietorship firm being represented by its Sole Proprietor SRI TARAK PAUL, son of Late Basudeb Paul, by faith – Hindu, by occupation – Business, Pan No.AKIPP2330E, residing at 8, Manikpur Ramkrishnagarh, P. O. Italgacha P.S. Dum Dum, Kolkata - 700079, District – North 24-Parganas, as our Constituted Attorney to act on our behalf and to look after and to control all affairs in respect of the Schedule land as per terms and conditions to a Joint Venture Agreement NOW BY THESE PRESENTS WE 1) SMT. NIHAR BALA MAJUMDER, wife of Late Lalit Mohan Majumder, by faith – Hindu, by Occupation – Housewife, by Nationality – Indian, Pan No.BRYPM6625B, 2) SRI PINTU MAJUMDER, son of Late Lalit Mohan Majumder, by faith – Hindu, by Occupation – Business, by Nationality – Indian, Pan No.AZBPM5123A, 3) SMT. ARATI GHOSH(MAJUMDER), wife of Sri Pralhad Ghosh, daughter of Late Lalit Mohan Majumder, by faith – Hindu, by Occupation – Housewife, by Nationality – Indian, Pan No.BWLPG5114R, 4) SRI TAPAN MAJUMDER, son of Late Rash Mohan Majumder, by faith-Hindu, by Occupation- Service, Pan No.AVXPM2727L, 5) SRI SISIR MAJUMDER, son of Late Rash Mohan Majumder, by faith-Hindu, by Occupation- Service, Pan No.ADGPM2547R, 6) SRI PRADIP MAJUMDER, son of Late Rash Mohan Majumder, by faith-Hindu, by Occupation- Business, Pan No.ALSPM8594N, 7) SMT. SANDHYA MAJUMDER, daughter of Late Rash Mohan Majumder, by faith-Hindu, by Occupation- Business, Pan No.BDLPM2662R, 8) SRI KESHAB CHANDRA MAJUMDER, son of Late Raj Kumar Majumder, by faith-Hindu, by Occupation - Service, by Nationality-Indian, Pan No.BXCPCM9098Q, 9) SMT. BASANA RANI MAJUMDER, wife of Sri Keshab Chandra Majumder, by faith-Hindu, by Occupation- Housewife, by Nationality – Indian, Pan No. BXCPCM9097B, all residing at 2 No. Mouilal Colony, P.S. Dum Dum, P.O. Rajbati, Kolkata - 700081, we do hereby appoint "SRIJANI CONSTRUCTION" a proprietorship firm being represented by its Sole Proprietor SRI TARAK PAUL, son of Late Basudeb Paul, by faith – Hindu, by occupation – Business, Pan No.AKIPP2330E, residing at 8, Manikpur Ramkrishnagarh, P.O. Italgacha P.S. Dum Dum, Kolkata - 700079, District – North 24-Parganas, as our lawful Attorney to act for us and in our names on our behalf and to execute, exercise and perform all and every acts, deeds, matters, things as mentioned hereinafter follows :-

1. To enter into hold and defend possession of the said land every part thereof and also to manage, maintain and administer the said land and every Part thereof. To look after said land and to control all the areas for the purpose of Development of the said land and to construct a Multi-storied building thereon as per sanctioned Plan which is to be approved by the Concerned Authority.
2. To sign, execute and submit all development Plans, documents, statements, papers, undertaking declarations as may be required for necessary sanction, Modification and/or alteration of Development plans by the local Municipality and other appropriate authorities.
3. To appear and represent me before any Authority/Authorities including the Calcutta Metropolitan Developments Authority, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 and any other relevant department/departments of the Government of West Bengal in connection with sanction, modification and/or alteration of Development plans etc. of the aforesaid land.
4. To pay fees, obtain sanction, modification and such other order/orders and permissions from the respective Authorities which will be expedient for sanction, modification and/or alterations 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, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
5. To receive the excess amount of 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 raising construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to demolish and/or to remove any house, building and/or structure of whatsoever nature which is in existence on the said premises, which our said Attorney shall think fit and proper.
7. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other public utility services to the said premises and/or to make alteration therein and to close down and/or to remove the name 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.
8. To apply for and to obtain building materials from the concerned Authorities for construction of the building on the said premises on aforesaid terms.
9. To shift and/or to connect the existing electricity connection, if any, in the said premises in such a manner as the said Attorney may deem fit and proper.

10. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for the said premises or any part thereof and similarly to receive all incoming receivable for an account of the said premises or any part thereof including the rent and/or license fees from the occupants otherwise thereof, if any.
11. To appear and represent me before all Authorities for fixation and/or finalization of the normal 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.
12. To negotiate with public in general for sale of the Flat/Flats, Floors, which will be available under Developer's Allocation in proposed building on the said premises along with proportionate share of land underneath in terms of the said Development agreement on any terms and conditions as the said Attorney shall think fit and proper.
13. To collect advance or part payment or full consideration value from the intending purchasers of flats/along with the proportionate share of land underneath on our behalf except the portions which will be kept reserved for me, being the Owner's Allocation as per Agreement and the said Attorney shall appropriate the sale-proceeds.
14. To advertise in different newspapers and display hoarding in different places, engages Agency or Agencies for selling of flat/flats along with the proportionate share of land by the said Attorney as he will think fit and proper.
15. To file and submit declaration, statements, application and/or returns to the competent Authority or any other necessary Authority or Authorities in connection with the matters herein contained.
16. To transfer flats in the proposed buildings along with the proportionate share of land, which will be the part and parcel of the Developer's Allocation be the represented by our Attorney on such terms and conditions as our said Attorney shall think fit and proper.
17. To take steps for Registration of Flats/Appurtenances of the allocated portions of the Developer along with the proportionate share of land represented by our Attorney under the provision or provisions of the West Bengal Apartment Ownership Act 1972 and/or on any other prevailing law or laws as the case may be.
18. To present any deed or deeds of sale, conveyance, or conveyances for registration and the same will be executed by him for and on our behalf before the Addl. District Sub-Registrar Cossipore, Dum Dum or the District Registrar Barasat having authority for and to get them registered according to law and to do al other acts and deeds in respect of the aforesaid property or portion of it which our said attorney shall consider necessary for the purpose of transferring and/or conveying the said property or portion of it so such purchaser or purchasers as fully and effectually in all respect as we could have been done by ourself.

20. To file and defend suits, case, appeals and applications of whatsoever nature for and on our behalf of or to be instituted or preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.
21. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign any verify applications thereof.
22. To sign, declare and/or affirm any plaint, written, statements, petition, Affidavit, Verification, Vakalatnama, Warrant or any appeal or and other documents or papers in any proceedings or in any way connected thereof.
23. To deposit and withdraw fees documents and manage in and from any Court or Courts and/or any other person or persons or Authority and give valid receipts and discharge thereof.
24. To effect mutation in the office of the collector and/or Municipal records and to do all acts on our behalf before Dum Dum Municipality in respect of **2 Cottahs 14 Chittacks 42 Sq.ft.** more or less lying along with 100 Sq.ft R.T. Shed Structure, Cemented Floor, and situated at Mouza Sultanpur, J.L. No. 10, E.P. No. 347, 347/A, 347/B & 347/C, S.P. No. 339,339/1,339/2 & 339/3, C.S. Plot No. 2533(P), P.S Dum Dum, in **Holding No. 252, Motilal Colony, Kolkata - 700081**, under Ward No. 04 of Dum Dum Municipality, District : North 24-Parganas, under the aeges of the Additional District Sub- Registrar, Cossipore, Dum Dum, in the District 24 Parganas (North), which is fully described in the Schedule herein below.
25. To for all or any of the purposes hereinbefore stated to appear and represent me before all Authorities having jurisdiction and to sign, execute and submit papers and documents and obtain the proposed/ revised plan building/site plan and to obtain the completion Certificate from the Competent Authority.
26. To delegate such powers as the said Attorney in his absolute discretion shall think fit and proper and upon such delegation the said power of Attorney shall be deemed to have been granted by the Executant as the said delegate or delegates as the case may be.
27. To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/ revised Site/building plan from the Authority and to obtain the completion Certificate from the concerned Authority.
28. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all acts that may be necessary in connection with any of such case.

Be it noted that this Power of Attorney is being granted in favour of the said attorney with out any consideration and no interest or right of the attorney is created on the property which is the subject matter of this power of attorney and that further the said attorney shall hereby obtain or have power to make any construction Development work on the said property.

AND GENERALLY to act as our Attorney in relation to all matters touching our said land and building and on our behalf to do all instruments, acts, matters, Deeds and things as fully and effectually as if done by me personally.

A N D WE hereby ratify and confirm and agree or undertake to ratify and confirm all and whatsoever our said Attorney appointed under this Power of Attorney in the manner hereinabove contained shall lawfully do or cause to be done in the right or by the virtue of these presents included in such conditions and other works will be completion of the whole Deed/Transaction as per the said Agreement.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land measuring an area 2 Cottahs 14 Chittacks 42 Sq.ft. more or less lying along with 100 Sq.ft R.T. Shed Structure, Cemented Floor, and situated at Mouza-Sultanpur, J.L. No. 10, E.P. No. 347, 347/A, 347/B & 347/C, S.P. No. 339,339/1,339/2 & 339/3, C.S. Plot No. 2533(P), Khatian No. 339, P.S Dum Dum, under Dum Dum Municipality being Holding No.252, Motilal Colony, Kolkata - 700081, Ward No.04, Additional District Sub-Registrar Cossipore Dum Dum in the district of 24 Paraganas(North).

The property is butted and bounded as follows :

On the North	: Other Land;
On the South	: 14 feet Road;
On the East	: Other Land;
On the West	: Other Land;

Tejovan Majumdar

IN WITNESS WHEREOF the owners have hereunto set and subscribed their hands and seals on this
17th day of February, 2018.

SIGNED, SEALED & DELIVERED

in the presence of:

1. Mahesh
32, Dr. Sankar Patra Char Road
KOL - 700025.

- Pratik Mazumder
- Pratik Mazumder
- Azadi Ghosh (Mazumder)
- Tapan Majumdar
- Puspendra Majumdar
- Sirish Majumdar
- Sourabh Majumdar

Pratik Mazumder
Pratik Mazumder

SIGNATURE OF THE EXECUTANTS

SRIJANI CONSTRUCTION
Tarak Paul
Proprietor

SIGNATURE OF THE ATTORNEY

2.

Renuka Subramanian
24/66, Sessore Road
KOL - 25.






DEED PREPARED BY:

Ajit Das

Ajit Das
Advocate, High Court, Kol.
Enl.No. WB.947/494/98.

PAGE NO -
SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
Person Present

 <p>निर्देशिका श्रीमती सुश्री शशि</p>	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
 <p>श्री. मण्डल</p>	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
 <p>श्रीमती (मंडल)</p>	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
 <p>श्री. मण्डल</p>	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
 <p>श्रीमती (मंडल)</p>	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				



FORM NO. 1
 STANDARD FORM FOR TEN FINGERPRINTS



Tapm Mym Din

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Sisir Majumdar

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Pnashy Majumdar

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

FORM FOR TEN IMPRESSIONS



Handwritten name in Devanagari script, likely 'Sankar'.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Handwritten name in Devanagari script, likely 'Sankar'.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Handwritten name in Devanagari script, likely 'Sankar'.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PAGE NO. _____
 SPECIMEN FORM FOR TEN FINGERPRINTS



Taran Paul

	Little	Ring Middle (Left Hand)		Fore	Thumb
		Ring	Middle		
	Thumb	Fore Middle (Right Hand)		Ring	Little
		Fore	Middle		
	Little	Ring Middle (Left Hand)		Fore	Thumb
		Ring	Middle		
	Thumb	Fore Middle (Right Hand)		Ring	Little
		Fore	Middle		
	Little	Ring Middle (Left Hand)		Fore	Thumb
		Ring	Middle		
	Thumb	Fore Middle (Right Hand)		Ring	Little
		Fore	Middle		



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No./Year	1506000095/2018	Date of Application	01/02/2018
Query No / Year	15061000033720/2018		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Applicant Name of Query No	Mr Kamal Sutradhar		
Stamp duty Payable	Rs 70/-		
Registration Fees Payable	Rs 21/-		
Applicant Name of the Visit Commission	Mr K Sutradhar		
Applicant Address	24/66 jessore road kol 28		
Place of Commission	2NO, MOTILAL COLONY, P O - RAJBARI, P S:- Dum Dum, District -North 24- Parganas, West Bengal, India, PIN - 700081		
Expected Date and Time of Commission	01/02/2018 1:00 AM		
Fee Details	J1: 250/-, J2: 250/-, PTA-J(2): 50/-, Total Fees Paid: 550/-		
Remarks			