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পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

AA 280399

1506-1-122768/2019

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to registration. The Signature Sheet and
endersoners: Sheets Attached to the
dectament are the part of the document.

Additional Elemet Sub-Registra: Cossiscore, Dum Dum, 24-Pgs. (North)

2 5 JAN 2019

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

0 4 JAN 2019

330006

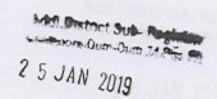
Street Kalkota - 90
Business



Add District Strb-Regiment Considers Durn-Culm 24 Page 575

KNOW ALL MEN BY THESE PRESENTS that (1) SRIMATI SUCHARITA MANDAL (PAN NO . ANOPM3845G) , wife of Ashoke Kumar Mandal, by Nationality Indian, by religion Hindu, by occupation housewife,(2) KUMARI ALOLIKA MANDAL, (PAN No. AXEPM3840M) (3) KUMARI NIRAJITA MANDAL, (PAN No. BGUPM3977K,) both daughters of Sri Ashoke Kumar Mandal, both by Nationality Indians, by religion Hindu, by occupation Service & student respectively, all are residing at South Station Road, Police Station Khardah, at present Police Station - Belghoria Post Office Agarpara, District: North 24-parganas, Kolkata - 700109 hereinafter called and referred to as the "PRINCIPALS" which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators and legal representatives) do here by say that we are the sole owners of ALL THAT piece and parcel of land measuring more or less 4(Four) Cottahs 6(Six) Chittacks 0(Zero) Sq.ft. more or less together with 1200 Sq.ft. out of which on the Ground Floor measuring more or less 600 Sq.ft. Covered area and on the First Floor measuring more or less 600 Sq.ft. Pucca structure thereon lying and situated at Mouza -Palpara, J.L.No.7, R.S. No.36, Touzi No.96B/1. appertaining to Dag No. 510 ,under Khatian No.273, comprised in the premises No.10/1, Bhattacharjee Para Lane ,Kolkata - 700036 under ward No. 27, Holding No. 507, P.S. Baranagar within the limits of Baranagar Municipality TOGETHER WITH ALL sorts of easement right, title and interest of the said premises which is more fully mentioned in the Schedule hereunder written and hereinafter referred to as the 'said Premises'.





NOW BY THESE PRESENTS we do hereby nominated constitute and appointed M/S MUNANI CONSTRUCTION a sole proprietorship firm having its registered office at 42/12 Nabin Chandtra Das Road, P.O. Noapara P.S. Baranagar District North 24 parganas Kolkata -700090. Represented by its sole proprietor SRI PARTHA PRATIM MAJUMDER (PAN NO. AHIPM 6958J) son of Sri Pradyut Kumar Majumder by faith Hindu by Occupation Business, residing at 42/12, Nabin Chandra Das Road, P.O. Noapara, P.S. Baranagar, Kolkata -700090, and to look after and to control all affair in respect of the property mentioned in the schedule hereunder written as per terms and conditions mentioned in the said development agreement has been registered on 25/01/2019at A.D.S.R.Cossipore Dum Dum and recorded in Book No: 1, being Deed No. 568 for the year 2019 of our said property.

Which Shake Majorne

AND WHEREAS as per the said Development Agreement we have handed over peaceful possession of our said land to the said Developer's concern and the said Concern will develop of the said land as mentioned in the Schedule hereunder written by constructing multi-storied or high rise building as per plan sanctioned-by the Authority Concern and to take all necessary steps for development and to sell of the entire property and for the above purpose it has become necessary to appoint the said M/S MUNANI CONSTRUCTION a sole proprietorship firm having its registered office at 42/12 Nabin Chandra Das Lane, P.S. Baranagar, District North 24 parganas Kolkata -700090, and to execute and perform all or any of the following acts, deeds, matters and things viz:

4 mother Fright Mynnedy



- To defend possession, manage and maintain of the said premises including the building to be constructed thereon on our behalf.
- 2.To appear and represent of the Baranagar Municipality for sanctioning Multi storied building plan, CESC, Income Tax Department Authorities under the Town and Country Planning Act. B.L. & L.R.O. and before all other statutory and local bodies and/or Authorities as and when necessary for the purpose of and/or in connection with construction of a building over and above the said premises in our names and on our behalf.
- 3.To prepare building plans for Development of the said property described in the schedule hereunder written and for sanctioning the Building Plan, all relevant papers regarding this land for signing, the Attorney will be sign in all papers on behalf of the Principals /Owners and submit the same before the Chairman of Baranagar Municipality or higher authority for obtaining approval of high rise building of the same and also to be revised plan to be submit from time to time for modification of the building in respect of the Schedule Property to be constructed on the said property and also to sign and submit the same before the Authority Concern.
- 4.To supervise the development work and to carry out and/or to get carried out through contractors, Architects and Surveyors as may be required by the said Attorney, construction of the proposed building on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.



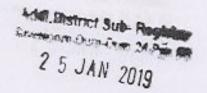
5.To carry on correspondence with and represent before all concerned authorities in connection with the development of the said property also with negotiate with the existing occupiers / tenants with understanding of the same.

6.To approach different authorities and office for the purpose of obtaining various permission and shall have right to adjoin lands to amalgamate the same into the single Holding if require and to gift of the land under the Schedule Property to the Municipality and/or by the same and other service connections including water and Electricity for CESC of carrying out and completing the Development of the said property and construction of building thereon to be made.

- 7. To appear before the Government of West Bengal departments and also for the Municipal Authority and all concerned authorities for the purpose of obtaining necessary "No-Objection Certificate" and/or permission and/or sanction in regard to the carrying out construction of the said building and completion thereof.
- 8. To appear before the office of the Municipality for mutation also with land ceiling clearance in respect of the Schedule property in the name of the land owner and to sign all documents and to submit before the concerned authorities and also to collect the same from the concerned authorities of our behalf.



If the probability and the same property and other probabilities of the land of the



 To do all acts, deeds, matters and things in respect of the said property for the purpose of construction and completion of the building on the said plot of land, which is morefully described in the schedule hereunder written.

10. To negotiate on terms and enter into agreement for sale or otherwise to deal with and-dispose of the several all flats and shops, garage and commercial space to be constructed and to receive consideration from the intending Purchaser/ purchasers thereof and to give proper and lawful discharge for the same only for the Developer Allocation, except to work Allocation.

11 .To appear and to act in any court of any Govt. Departments or Baranagar Municipality and to sign, execute, verify and file plaints, written statements and petitions, appeals, revision and review petitions and accept services Pleaders, Advocates and to discharge or terminate the same.

12. To appear and to present the Sale Deed and Agreement for Sale or any other deed or deeds for registration except owner allocation and admit on execution before the A.D.S.R.Cossipore /D.R. Barasat / Kolkata or R.A.Kolkata , any other authority having jurisdiction for to have the said deed or deeds registered or have to registered and perfected all such Agreement for Sale, instruments and other such writings executed by our said Attorney relating to sale of all Flats, Units and/or Spaces of the building constructed on our said premises and to do all acts, deeds and things which our said attorney or



Little District Sub- Page 100 Company of July 20 24 Page 100 Company of Sub- Page 100 Company of

attornies shall consider us under mentioned schedule of property as fully and effectually as we could do the same themselves only for the Developer Allocation.

13. To issue letters and, writings and/or undertakings as may be required from time to, time by the Baranagar Municipal Authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property.

14. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and covenant for all or any of the purposes aforesaid and effectually as we could do.

15.AND WE HEREBY AGREE to rectify and confirm whatsoever the said attorney shall do in the premises by virtue of these presents AND we shall enforce this power of attorney for conveying the under mentioned schedule property and effectually do the same free from all encumbrances relating thereto.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring more or less 4 (Four) cottahs 6 (Six) chhitacks together with two storied building thereon having pacca construction in total measuring more or less 1200 square feet out of which the

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ground floor measuring more or less 600 square feet covered area and the first floor measuring more or less 600 square feet area of more or less all having cemented floors, situated at Mouza Palpara, J.L. No. 7, R.S. No. 136, Touzi No. 96B/1, appertaining to Dag No. 510, under Khatian No. 273, being premises No 10/1, Bhattacharjee Para Lane, Kolkata - 700036, Police Station Baranagar, District: North 24-parganas, within the jurisdiction of Additional District Sub-Registrar at Cossipore Dum Dum under the local limits of Baranagar Municipality, Ward No. 27, Holding No. 507, in the District of North 24-parganas, butted and bounded as follows: -

ON THE NORTH BY: -16' feet wide Bhattacharjee Para Lane.

ON THE SOUTH BY: - Premise No. 10, Bhattacharjee Para Lane.

ON THE EAST BY: - Premises No. 8/2, Bhattacharjee Para Lane.

ON THE WEST BY: - Premise No. 10/1/A, Bhattacharjee Para Lane.



Addi. District Sub- Regions Cum-District M. P. ..

provided the said on several to have said manage that and are said to read the said.

regions with the service height of a village made on the street property of the service of

IN WITNESS WHEREOF all the parties herein have set and subscribed their respective signatures on the 25 Th day of Jonus y, and in the year of 2019.

SIGNED AND DELIVERED

IN PRESENCE OF WITNESSES

1) Gantam Maity 72/18 Dr. Nelmoni Barkar Street Kalkata - 90 Svehanila Mandal. Alolika Mondal Virojita Mandal

(SIGNATURE OF THE PRINCIPALS)

2) Putul Chatterree 411 k.c. Solth Lane Kol-30.

Prepped by :-

Ramesh Mukherjee Portha Phillicense No. DWXI-24
ADSR. Cossipore Dum Dum

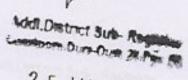
of MUNANI CONSTRUCTION.

(SIGNATURE OF THE ATTORNEY/ DEVELOPER)

Printed by :-

Pultil Challey ca Putul Chatterjee Dum Dum .





SPECIMEN FORM FOR TEN FINGERPRINTS

SI	Signature of the				T	
No	Executants / Presentants	-	-			
		Little	Ring	Middle Hand)	Fore	Thumb
			(66)	T.		
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	Pantha Pantin Majomoln	***	(Right	t Hand)		
		Little	Ring	Middle	Fore	Thumb
	The second second		(Left	Hand)	Tore	mumb
		14				
	WAKE!	Thumb	Fore (Right	Middle Hand)	Ring	Little
	Suchabita Mandal.					
		Little	Ring	Middle	Fore	Thumb
			(Left	Hand)	1016	mumo
4						
	Water State of the	Thumb	Fore (Right	Middle Hand)	Ring	Little
	Alolika Mondol				4 - 3 1	



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SPECIMEN FORM FOR TEN FINGERPRINTS

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0	Executants / Presentants					
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			(Left	Hand)		
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School District Sub-Records Commoners Durn-Dum 24.Pm.

आयकर विनाम INCOMETAX DEPARTMENT

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भारत सरकार GOVT. OF INDIA

SUCHARITA MANDAL RABINDRA NATH DAS 09/04/1960

Permanent Account Number

ANQPM3845G

Suchasita Markel.

Signature



Svehasita Mandal

आयकर विमान INCOMETAX DEPARTMENT

SUCHARITA MANDAL-RABINDRA NATH DAS 09/04/1960

Permanent Account Number

ANQPM3845G

Sucharita Mandal.

Signature



मारत सरकार GOVT. OF INDIA







Alolika Mandal

आयकर विमाग

INCOME TAX DEPARTMENT

NIRAJITA MANDAL

ASHOKE KUMAR MANDAL

02/05/1992 Permanent Account Number BGUPM3977K

- Ninegith Mandal

Signature

मारत सरकार GOVT OF INDIA



Niragita Mandal





Transhin Vindin 11 layer 12 1,

Major Information of the Deed

Deed No :	I-1506-00580/2019	Date of Registration	25/01/2019
Query No / Year	1506-1000022768/2019	Office where deed is n	egistered
Query Date	25/01/2019 2:32:24 PM	A D.S.R. COSSIPORE 24-Parganas	DUMDUM, District: North
Applicant Name, Address & Other Details	Partha Pratim Mukherjee 42/12, N C Das Road Thana : Baran Mobile No. : 9804306175, Status :Bu		rganas, WEST BENGAL,
Transaction		Additional Transaction	
[0138] Sale, Development I Development Agreement	Power of Attorney after Registered	[4305] Other than Immo Declaration [No of Deck	
Set Forth value		Market Value	
Rs. 2/-	The Course System Heading	Rs. 59,53,125/-	
Stampduty Paid(SD)		Registration Fee Paid	MARK WEST
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after No/Year] 150600568/2019 Receiv issuing the assement slip (Urban are	ed Rs. 50/- (FIFTY only)	Agreement of [Deed from the applicant for

Land Details:

District: North 24-Parganas, P.S.- Baranagar, Municipality: BARANAGAR, Road: Bhattacharjee Para Lane, Mouza: PalparaPremises No: 10/1, , Ward No: 27, Holding No:507 Pin Code : 700036

Sch No	Plot Number	Khatian Number	Land Proposed	Charles and the state of	Area of Land		Market Value (In Rs.)	Other Details
L1	RS-510	RS-273	Bastu	Bastu	4 Katha 6 Chatak	1/-		Width of Approach Road: 16 Ft., Project Name:
	Grand	Total:			7.2188Dec	1 /-	50,53,125 /-	

Structure Details:

Sch	Structure	Area of	Setforth	Market value	Other Details
No	Details	Structure	Value (In Rs.)	(In Rs.)	
S1	On Land L1	1200 Sq Ft	1/-	9,00,000/-	Structure Type: Structure

Gr. Floor, Area of floor: 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No. 1, Area of floor: 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete

Total:	1200 sq ft	1/-	9,00,000 /-	

Principal Details:

0	Name,Address,Photo,Finger	orint and Signatur	e	
	Name	Photo	Fringerprint	Signature
	Smt Sucharita Mandal Wife of Mr Ashoke Kumar Mandal Executed by: Self, Date of Execution: 25/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Office			Sudianta Manhal
		25/01/2019	LTI 25/01/2019	25/01/2019

South Station Road, P.O:- Agarpara, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANQPM3845G, Status: Individual, Executed by: Self, Date of Execution: 25/01/2019, Admitted by: Self, Date of Admission: 25/01/2019, Place: Office

2	Name	Photo	Fringerprint	Signature
	Smt Alolika Mandal Daugther of Mr. Ashoke Kumar Mandal Executed by: Self, Date of Execution: 25/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Office			Alokika Mandah
		25/01/2019	LTI 25/01/2019	25/01/201P

South Station Road, P.O:- Agarpara, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXEPM3840M, Status: Individual, Executed by: Self, Date of Execution: 25/01/2019, Admitted by: Self, Date of Admission: 25/01/2019, Place: Office

3	Name	Photo	Fringerprint	Signature
	Smt Nirajita Mandal Daugther of Mr Ashoke Kumar Mandal Executed by: Self, Date of Execution: 25/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Office		Well I and	Nicazita Mandah
	· Office	25/01/2019	LTI 25/01/2019	25:01/2019

South Station Road, P.O:- Agarpara, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: BGUPM3977K, Status:Individual, Executed by: Self, Date of Execution: 25/01/2019, Admitted by: Self, Date of Admission: 25/01/2019, Place: Office

Attorney Details :

MILL	office Details .
SI No	Name, Address, Photo, Finger print and Signature
100	MUNANI CONSTRUCTION 42/12, Nabin Chandra Das Road, P.O:- Noapara, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700090, PAN No.:: AHIPM6958J, Status::Organization, Executed by: Representative

Major Information of the Deed :- I-1506-00580/2019-25/01/2019

Representative Details:

proprietor)

(Presentan	Pratim Majumder t) radyut Kumar	2 61		D D. A.a
25/01/2019, Self, Date of 25/01/2019,	, Admitted by: Admission:			Perful Partial
		Jan 25 2019 3:22PM	%TI 25/01/2019	25/01/2019

Name	& address
Mr Goutam Maity Son of Late Bishnu Pada Maity 72/18 Dr Nilmoni Sarkar Street, P.O:- Noapara, P.S:- Bara	nagar, DistrictNorth 24-Parganas, West Bengal, India, PIN
Alolika Mandal, Smt Nirajita Mandal, Mr Partha Pratim Ma	ss, Citizen of: India, , Identifier Of Smt Sucharita Mandal, Smt jumder

Trans	fer of property for L1	
SI.No	From	To. with area (Name-Area)
1	Smt Sucharita Mandal	MUNANI CONSTRUCTION-2.40625 Dec
2	Smt Alolika Mandal	MUNANI CONSTRUCTION-2.40625 Dec
3	Smt Nirajita Mandal	MUNANI CONSTRUCTION-2 40625 Dec
Trans	fer of property for S1	
SI.No	From	To. with area (Name-Area)
1	Smt Sucharita Mandal	MUNANI CONSTRUCTION-400.00000000 Sq Ft
2	Smt Alolika Mandal	MUNANI CONSTRUCTION-400.00000000 Sq Ft
3	Smt Nirajita Mandal	MUNANI CONSTRUCTION-400 00000000 Sq Ft

Major Information of the Deed :- I-1506-00580/2019-25/01/2019

Endorsement For Deed Number: 1 - 150600580 / 2019

On 25-01-2019

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.

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

Presented for registration at 13.48 hrs. on 25-01-2019, at the Office of the A.D.S.R. COSSIPORE. DUMDUM by Mr. Partha Pratim 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 59.53,125/-

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

Execution is admitted on 25/01/2019 by 1. Smt Sucharita Mandal, Wife of Mr Ashoke Kumar Mandal, South Station Road, P.O: Agarpara, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession House wife, 2. Smt Alolika Mandal, Daughter of Mr Ashoke Kurnar Mandal, South Station Road, P.O. Agarpara, Thana. Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Service, 3. Smt Nirajita Mandal, Daughter of Mr Ashoke Kumar Mandal, South Station Road, P.O. Agarpara, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by

Indetified by Mr Goutam Maity, , , Son of Late Bishnu Pada Maity, 72/18 Dr Nilmoni Sarkar Street, P.O. Noapara, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Business

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

Execution is admitted on 25-01-2019 by Mr Partha Pratim Majumder, proprietor, MUNANI CONSTRUCTION, 42/12, Nabin Chandra Das Road, P.O:- Noapara, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN -

Indetified by Mr Goutam Maity, , , Son of Late Bishnu Pada Maity, 72/18 Dr Nilmoni Sarkar Street, P.O: Noapara, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Business

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

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

1. Stamp: Type: Impressed, Serial no 2006, Amount: Rs 100/-, Date of Purchase: 11/01/2019, Vendor name: Ranjita Paul

Your

Suman Basu ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

North 24-Parganas, West Bengal

Major Information of the Deed .- I-1506-00580/2019-25/01/2019

ertificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2019, Page from 26466 to 26486
being No 150600580 for the year 2019.



Digitally signed by SUMAN BASU Date: 2019.01.28 17:28:44 +05:30 Reason: Digital Signing of Deed.

Your

(Suman Basu) 28/01/2019 17:27:57

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)