

29/2019

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 410861

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

08/1/19
14580/19
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
07 JAN 2019

DEVELOPMENT POWER OF ATTORNEY

(In connection of registered Development Agreement)

THIS DEVELOPMENT POWER OF ATTORNEY is made on this 7th day of January, Two Thousand Nineteen (2019).

BETWEEN

1) **SRI RABINDRA NATH BANIK**, son of Late Gouranga Chandra Banik, by Religion - Hindu, by occupation - Business,

34804

20 DEC 2018

NO. OF DATE.....
.....
.....
AMT.....

UDAY CHANDRĀ GAYEN
ADVOCATE
HIGH COURT, CALCUTTA

Mousumi Ghosh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



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Bidhannagar, (Salt Lake City)

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Identified by me -
Uday Chandrā Gayen
Advocate
s/o late Binay Chandrā Gayen.
15/1, Sadhana Anusathalaya Rd.
PO - Sreebheeni
PS - Lake Park,
Kolkata - 700048.

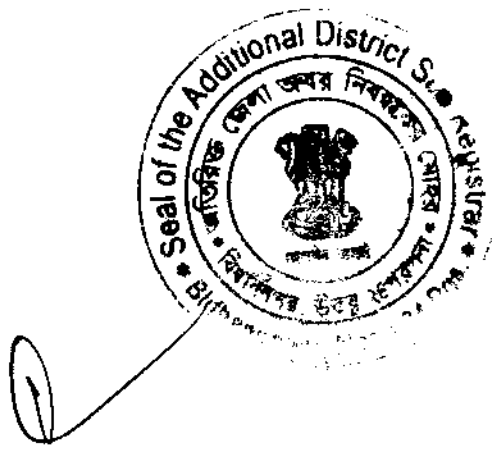
by Nationality - Indian, PAN No.**ADJPB1748C**, residing at 142, S.K. Deb Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, **AND 2) SRI RATHINDRA NATH BANIK**, son of Late Gouranga Chandra Banik, by Religion - Hindu, by occupation - Business, by Nationality - Indian, PAN No.**ADJPB1749D**, residing at 142, S.K. Deb Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700048, hereinafter jointly called the "**OWNERS**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

A N D

CALIBRE COMMERCIAL PVT. LTD, a Company Incorporated under the Companies Act, 1956, PAN No.**AADCC1272G**, having its registered office at 86B/2, Topsia Road (South), Gajraj Chambers, Post Office - Topsia, Police Station - Topsia, Kolkata - 700046, represented by its Director **MR. NARENDRA MANPURIA**, son of Mr. Sohan Lal Manpuria, by Religion - Hindu, by occupation - Business, by Nationality - Indian, PAN No.**AMRPM8788J**, residing at 136, Jessore Road, Avani Oxford Complex, Block-5, Flat No.6E & 6F, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, hereinafter called the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives successor-in-office and assigns) of the **SECOND PART**.

WHEREAS One Mahendra Sardar, was the sole and absolute owner as a sole Rayet, under the provisions of Lad and Land Reforms Act, 1953, the Property being ALL THAT piece and parcel of Bastu Land, measuring an area 15 Decimals, more or less, lying and situated at Mouza-Patipukur, J.L. No. 24, Touzi No. 1298/2833, in C.S. Dag No. 509, under C.S. Khatlan No. 186, P.S.- Dum Dum, within the jurisdiction of the South Dum Dum Municipality, P.S. Dum Dum, District North 24 Parganas.

AND WHEREAS the said Mahendra Sardar, died intestate on 26.02.1945, leaving behind him surviving his wife namely Joymani alias



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Joymati Dasi, as his only legal heirs, successors and/or legal representatives to the estate left behind him and, as such, after his death the said Joymani alias Joymati Dasi, became absolute owner of the property, as aforesaid.

AND WHEREAS by a registered Deed of Gift, written in Bengali language, dated 09.02.1948, registered in the office of the Sub-Registrar Cossipore Dum Dum, recorded in Book No. I, Volume No. 19, Pages 4 to 6, Being No. 551, for the year 1948, the said Joymani alias Joymati Dasi, the Donor therein, out of love and affection, conveyed and transferred ALL THAT piece and parcel of Bastu land, measuring an area 15 Decimals, more or less, lying and situated at Mouza - Patipukur, J.L. No. 24, Touzi No. 1298/2833, in C.S. Dag No. 509, under C.S. Khatlan No. 186, within the jurisdiction of the South Dum Dum Municipality, P.S.- Dum Dum, District North 24 Parganas, unto in favour of Smt. Sushila Bala Dasi, the Donee therein, absolutely and forever, morefully and particularly described in the Schedule thereunder written.

AND WHEREAS by a registered Kobala, written in Bengali language, dated 27.02.1948, registered in the office of the Sub-Registrar Cossipore Dum Dum, recorded in Book No. I, Volume No. 17, Pages 178 to 180, Beign No. 885, for the year 1948, the said Smt. Sushila Bala Dasi, sold, conveyed and transferred ALL THAT piece and parcel of bastu land, measuring an area 15 Decimals, more or less, lying and situated at Mouza-Patipukur, J.L. No. 24, Touzi No. 1298/2833, in C.S. Dag No. 509, under C.S. Khatian No. 186, within the jurisdiction of the South Dum Dum Municipality, P.S.- Dum Dum, District North 24 Parganas, unto in favour of Sri Bhim Chadra Dalui, for a valuable consideration mentioned therein, morefully and particularly described in the Schedule thereunder written.

AND WHEREAS during his life time said Sri Bhim Chadra Dalui, executed and registered a Deed of Settlement on 15.06.1948, recorded in Book No. I, Volume No. 30, Pages 284 to 286, Being No. 2221, for the year 1948, and the said Sri Bhim Chadra Dalui, settled his property and he decided his said Property, as aforesaid, jointly entitled to his four brothers namely Sri Nakul Chandra Dalui, Sri Balaram Chandra Dalui, Sri



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Krishan Chandra Dalui, Sri Sahadeb Chandra Dalui, all sons of Late Abinash Chandra Dalui, together with Sri Sambhu Charan Singha, son of Late Bhuban Charan Singha, the said settlement contents therein that after demised of the said Sri Bhim Chandra Dalui, the said four brothers namely Sri Nakul Chandra Dalui, Sri Balaram Chandra Dalui, Sri Krishan Chandra Dalui, Sri Sahadeb Chandra Dalui, together with Sri Sambu Charan Singha, as aforesaid are entitled absolutely and forever.

AND WHEREAS the said Sri Bhim Chandra Dalui, died on 29.06.1948 and in terms of the said Settlement, said Four Brothers Sri Nakul Chandra Dalui, Sri Balaram Chandra Dalui, Sri Krishan Chandra Dalui, Sri Sahadeb Chandra Dalui, together with Sri Sambu Charan Singha, developed the property as per property mention in the said deed of Settlement absolutely and forever.

AND WHEREAS by a Registered Kobala, written in Bengali Language, dated 30-08-1961, registered in the office of Sub-Registrar Cossipore Dum Dum, recorded in Book No. I, Volume No. 187, pages 109 to 113, Being No. 7091, for the year 1961, Sri Nitya Nanda Banik, Sri Monoranjan Banik, and Sri Gouranga Chandra Banik, all sons of Mohanta Lal Banik, jointly purchased ALL THAT piece and parcel of Bastu Land, measuring an area 15 Decimals, more or less, lying and situated at Mouza-Patipukur, J.L. No. 24, Touzi No. 1298/2833, in C.S. Dag No. 509, under C.S. Khatian No. 186, Police Station - Dum Dum, within the jurisdiction of the South Dum Dum Municipality, District North 24 Parganas, from the said Sri Nakul Chandra Dalui, Sri Balaram Chandra Dalui, Sri Krishna Chandra Dalui, Sri Sahadeb Chandra Dalui, and Sri Sambhu Charan Singha, the Vendors therein, for a valuable consideration mentioned therein, morefully and particularly described in the Schedule thereunder written, and each having the owner of undivided one-third part or share therein.

AND WHEREAS said Sri Nitya Nanda Banik and Sri Monoranjan Banik, during their life time, executed and registered a Deed of Settlement on 09-07-1980, registered in the office of the Registrar of Assurances, Calcutta, recorded in Book No.I, Volume No.5, pages 178 to 190, Being No.5247, for the year 1980, and said Sri Nitya Nanda Banik



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and Sri Monoranjan Banik, settled their share in the property and they decided their share in the property being ALL THAT undivided two/third share in piece and parcel of Bastu Land, measuring an area 15 Decimals, more or less, lying and situated at Mouza-Patipukur, J.L. No. 24, Touzi No. 1298/2833, in C.S. Dag No. 509, under C.S. Khatian No. 186, within the jurisdiction of the South Dum Dum Municipality, Police Station - Dum Dum now Lake Town, District North 24 Parganas, jointly entitled to their brother namely the said Sri Gouranga Chandra Banik, the said Settlement contents therein that after demise of the said Sri Nitya Nanda Banik and Sri Monoranjan Banik, their brother namely the said Sri Gouranga Chandra Banik, as aforesaid is entitled absolutely and forever and in case said Gouranga Chandra Banik predeceased the said property devolved upon his legal heirs and/or legal representatives, absolutely and forever.

AND WHEREAS the said Gouranga Chandra Banik, died intestate on 14-04-2006, leaving him surviving his two sons namely Sri Rathindra Nath Banik and Sri Rabindra Nath Banik, as his only legal heirs, successors and/or legal representatives to the estate left behind him and, as such after his death the said Sri Rathindra Nath Banik and Sri Rabindra Nath Banik, together become the owners of the property, as aforesaid, according to Hindu Succession Act, 1956, applicable thereto, and his wife predeceased.

AND WHEREAS said Monoranjan Banik, died on 30-05-2012, and said Nitya Nanda Banik, died intestate on 21-05-2015, and in terms of the said Settlement their brother said Gouranga Chandra Banik, devolved the property as per property mention in the said deed of Settlement absolutely and forever.

AND WHEREAS said Sri Rathindra Nath Banik and Sri Rabindra Nath Banik, by virtue of Inheritance and also according to the said Deed of Settlement became owner of the property and absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of bastu land, measuring an area 9 (nine) Cottahs, equivalent to 15 Decimals, more or less, lying and situated at Mouza-Patipukur, J.L. No. 24, Touzi No. 1298/2833, in C.S. Dag No. 509, under C.S. Khatian



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No. 186, within the jurisdiction of the South Dum Dum Municipality, Police Station – Lake Town (formerly Dum Dum), District North 24 Parganas.

AND WHEREAS subsequently said Sri Rathindra Nath Banik and Sri Rabindra Nath Banik, jointly mutated their names in the record of the South Dum Dum Municipality, and obtained Municipal Holding No.585, S.K. Deb Road, Police Station – Lake Town, Kolkata – 700 048, in respect of the land, as aforesaid, after that duly made a Tiles shed structure upon the said land.

AND WHEREAS the Owners herein namely SRI RABINDRA NATH BANIK, AND SRI RATHINDRA NATH BANIK, absolute owners and absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of bastu land, measuring an area 9 (nine) Cottahs, equivalent to 15 Decimals, more or less, lying and situated at Municipal Holding No.585, S.K. Deb Road, Police Station – Lake Town, Kolkata – 700 048, in Municipal Ward No.34, in Mouza – Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag No.509, under C.S. Khatian No.186, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District -24 Parganas (North), hereinafter called the said "LAND", morefully and particularly described in the FIRST SCHEDULE hereunder written.

AND WHEREAS the Owners herein decided to develop the aforesaid land (morefully and particularly described in the FIRST SCHEDULE hereunder written, and accordingly entered into a registered Development Agreement, dated 7/01/2019 registered in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Being No. 25 , for the year 2019, with the Developer herein, together with certain terms and conditions mentioned thereunder written.

AND WHEREAS in terms of the said Development Agreement, the Owners hereby executed this Power of Attorney regarding construction and all related works of construction including right to sale the Developer's allocation and other terms and condition stated in the



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said Development Agreement and Owners herein execute this Power of Attorney as follows:

GENERAL POWER OF ATTORNEY

BE it known to all that We, **1) SRI RABINDRA NATH BANIK**, son of Late Gouranga Chandra Banik, by Religion – Hindu, by occupation – Business, by Nationality – Indian, PAN No.**ADJPB1748C**, residing at 142, S.K. Deb Road, Post Office – Sreebhumi, Police Station – Lake Town, Kolkata – 700 048, AND **2) SRI RATHINDRA NATH BANIK**, son of Late Gouranga Chandra Banik, by Religion – Hindu, by occupation – Business, by Nationality – Indian, PAN No.**ADJPB1749D**, residing at 142, S.K. Deb Road, Post Office – Sreebhumi, Police Station – Lake Town, Kolkata – 700048, herein mentioned as the **OWNERS** –the **EXECUTANTS** hereof, per terms of the development agreement this document as a whole We Owners agreeing to execute this General Power of Attorney in favour of the Developer herein respecting the plot as aforesaid, that being necessary for completion of the development project respecting the same, NOW IT BE KNOWN TO ALL MEN BY THESE PRESENTS that We, 1) SRI RABINDRA NATH BANIK, AND 2) SRI RATHINDRA NATH BANIK, being the party of the First part, do hereby nominate, constitute and appoint **MR. NARENDRA MANPURIA**, son of Mr. Sohan Lal Manpuria, by Religion – Hindu, by occupation – Business, by Nationality – Indian, PAN No.**AMRPM8788J**, residing at 136, Jessore Road, Avani Oxford Complex, Block-5, Flat No.6E & 6F, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700055, director of **CALIBRE COMMERCIAL PVT. LTD**, a Company Incorporated under the Companies Act, 1956, PAN No.**AADCC1272G**, having its registered office at 86B/2, Topsia Road (South), Gajraj Chambers, Post Office – Topsia, Police Station – Topsia, Kolkata – 700046, being the Developer, the party of the Second part herein, as our true and lawful ATTORNEY for ourselves and in our names and on our behalf and to act and/or represent us to do, execute and perform or cause to be done all acts, deeds and things, that is to say :–

1. To construct building/buildings so to be constructed according to the plan as shall be sanctioned respecting the plot by the South Dum



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Dum Municipality at being land, morefully and particularly described in the First Schedule hereunder written.

2. To sign application affidavits and affirm the same on behalf of the Owners herein which may be necessary for the construction of the said building and to carry correspondence on behalf of the Owners herein with all concerned authorities and body/bodies including the the South Dum Dum Municipality, Government of West Bengal, Police, Fire Brigade etc. in connection with the said construction and development of the said premises under reference to make sign and submit application, letters and other writings to the appropriate authorities local bodies for all and any licences, permission, sanctions and consents required for the proposed construction and development of the said premises.
3. To execute Agreement for Sale, Deed of Conveyance on behalf of the Owners herein in respect of the flats, other spaces togetherwith proportionate share of land wherein the said proposed building/ buildings to be constructed by the said Attorney, which have been allotted to the Developer partners in accordance with the said development agreement excepting the Owners' allocation mentioned in Article-II(1) of the said Development Agreement, and also mentioned in the Second Schedule hereunder written, and to receive payments from the intending purchaser/purchasers and to grant receipt to them subject always to the terms, conditions, stipulations and undertakings contained in these presents.
4. To procure purchasers of the flats, shops, car parking spaces and other spaces of the said proposed building (excluding the Owners' allocation) to be constructed by the Attorney on behalf of the Owners/Principal at the said premises.
5. To represent before the Registrar or any registration office namely Additional Registrar of Assurances-IV, District Sub-Registrar -II, Barasat, Additional District Sub-Registrar Bidhannagar, Salt Lake City, for the purpose of registration of the Agreement/ Agreements, Deed of Conveyance or Conveyances in respect of any saleable space

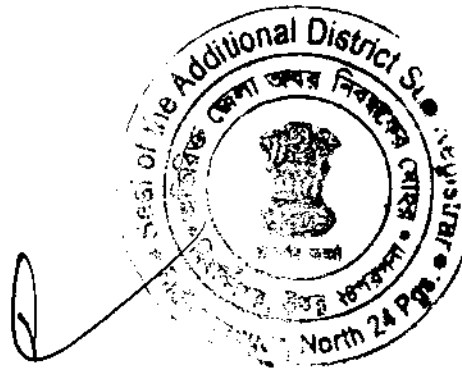


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or part or portions within the allocation of the Developer as shall be constructed by the said Attorney/Developer at the said premises togetherwith other portions thereof.

6. To enter into, hold, defend, possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof.
7. To develop the said land by construction of building and/or structure thereon and for the said purpose to do all soil testing, excavation and all other work whatsoever.
8. To sign and submit all papers, documents, applications, undertakings, declarations and plans to be required for having building plan sanctioned respecting the said plot and to have the said plan modified and/or altered if necessary at any point of time by the South Dum Dum Municipality, other competent authorities, and in connection therewith to make, sign, execute and submit necessary applications and declarations by giving undertakings paying fees, obtaining, sanction and such order or orders and permission as shall be expedient and also obtain sanction of the building plan and Completion Certificate/Occupancy Certificate in respect of the proposed building upon the said plot mentioned as aforesaid.
9. To appear before the necessary quarters including the South Dum Dum Municipality, Calcutta Metropolitan Development authorities in connection with sanction of plan and other purpose.
10. To apply for and obtain such permission as shall be necessary for obtaining steel, cement, bricks and other materials for construction of building and constructional equipments to appoint Architects and constructions for the purpose of the development and construction of the said land.
11. To apply for, appear before and obtain electricity, gas telephone, water, sewerage and or other of any other utilities from appropriate authorities or from the South Dum Dum Municipality and/or other competent authorities.



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12. To ward off and prohibit, if necessary and to proceed in due forum of Law against and trespassers on the said land or any part thereof, and to take appropriate steps thereby against action or otherwise, and to abate all nuisance.
13. To accept notice, and serve papers from Courts, Tribunal and/or Authority and/or persons.
14. To receive and pay and/or deposit all monies, Court fees, receive refunds and grant valid receipts and discharges in respect thereof.
15. To sign and submit papers applications and documents for having the mutation affected in all public and with all authorities and/or persons including B.L. & L.R.O. and the said South Dum Dum Municipality having jurisdiction in respect of the said land, or any portion thereof, and to deal with such authority and/or authorities in any manner to have mutation effected.
16. To pay all outgoings from the date of execution of this present including fees for obtaining, Municipal tax, rent, revenue and other charges whatsoever payable for and on account of the said land and building and receive refund and/or have other monies including compensation for requisition and/or acquisition from appropriate authorities and to grant valid receipt and/or discharge thereof.
17. To take bookings form the intending buyers, to enter into Agreement for sale of the said Developer's allocation and receive the full amount of consideration for sale of any portion within the allocation of the Developer, inclusive of the value of the proportionate share in the land.
18. To affix sign board, or install any hoarding on the said Scheduled plot of land in the name of the Attorney, the Developer as aforesaid.
19. To advertise in the news papers for procuring purchasers for selling the flats/shop/car parking spaces and other space in the said proposed building.



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20. For all any of the purpose herein before stated to appear and represent the principal before all authorities having jurisdiction and to sign execute and submit papers and documents for the purpose.
21. To appear, and represent the Owners before any Notary Public, District Sub-Registrar -II, Barasat, Additional District Sub-Registrar Bidhannagar, Salt Lake City, Additional Registrar of Assurances-IV, Metropolitan Magistrate and other office/offices or Authority/ Authorities having jurisdiction and to present for registration, and to acknowledge the Registrar or have Registered and perfected all Deeds, instruments and writings, and signed by the said Attorney in any manner concerning the said Developer's allocation in the said premises.
22. To ask demand, receive, to appoint lawyers, solicitors, advocate on our behalf and to defend suits or cases for or against us in any Court of Law, execution proceeding or otherwise all moneys payments etc., in and out any transaction related to and/or connected with any dues claims and demands arising from the dealings including the sale of our said property.
23. To institute, contest, commence, compromise, withdraw, submit to arbitration any suit, actions, proceedings, claims, demands etc. and to reasonable matters and things as may appear to our said Attorney necessary for such sale.
24. To commence, prosecute, enforce, defend, answer and oppose and actions and other legal proceedings and demands touching any of the matters concerning our said property or any part thereof.
25. To sign, correspondences any letter, declare and/or affirm any plaint written statement, petition, affidavit, verification, vakalatnama memo of appeal or any other documents or papers in any proceedings or in any way connected therewith before any Government or Semi Government authorities and also represent the same provided the attorney shall do or perform all work legally and perfectly according to law.
26. To adduce evidence through any of the partners of the attorney in connection with any matter respecting the plot and/or the project or



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matters arising out the same before any person or quarter on behalf of the Owners as they may do being personally present there before for such purpose.

AND Principals/Owners hereby ratify confirm and agree or undertake to ratify and confirm all whatsoever their said Attorney by agents appointed under this power hereinabove contained shall lawfully do, or cause to be done in the right of, or by virtue of these presents, including such confirmation and other works.

FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of bastu land, measuring an area 9 (nine) Cottahs, equivalent to 15 (fifteen) Decimals, more or less, together with Tiles shed structure standing thereon, measuring an area 350 (three hundred fifty) Square feet, more or less, lying and situated at Municipal Holding No.585, S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Municipal Ward No.34, in Mouza - Patipukur, J.L. No.24, Touzi No.1298/2833, in C.S. Dag No.509, under C.S. Khatian No.186, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District -24 Parganas (North), butted and bounded as follows :

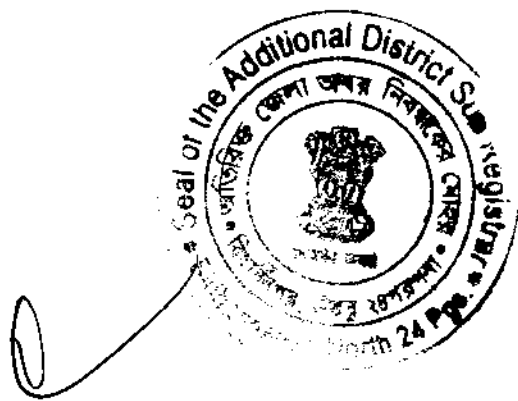
ON THE NORTH : By 16'-0" wide passage;
ON THE SOUTH : By 33'-0" wide S.K. Deb Road;
ON THE EAST : By 25'-0" wide S.K. Deb Road;
ON THE WEST : By others plot.

SECOND SCHEDULE ABOVE REFERRED TO:

(OWNERS' ALLOCATION)

ALL THAT flats/units the proposed Multi-storeyed building, in the form as under :

- a) 50% (fifty percent) constructed area on the Ground floor.
- b) Entire Second floor.
- c) Entire Fourth floor.
- d) One unit being residential Flat, on the Sixth floor (North-east side), measuring built-up area 980 (nine hundred eighty) Square feet, more or less.



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The aforesaid flats/units, as contained in the proposed building, lying and situate at Municipal Holding No.585, S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Municipal Ward No.34, within the jurisdiction of the South Dum Dum Municipality, District -24 Parganas (North), including undivided proportionate share of the said land where on the said building shall be constructed as well as of all common spaces/land of said holding with right to use common portions thereof, and/or facilities within the said building.

THIRD SCHEDULE ABOVE REFERRED TO:

(DEVELOPER'S ALLOCATION)

ALL THAT remaining constructed area of the proposed Multi-storeyed building, in the form as under :

- a) 50% (fifty percent) constructed area on the Ground floor.
- b) Entire First floor.
- c) Entire Third floor.
- d) Entire Fifth floor.
- d) Save and except one unit being residential Flat, on the Sixth floor (North-east side), measuring built-up area 980 (nine hundred eighty) Square feet, more or less, remaining area on the Sixth floor.

The aforesaid flats/units, morefully and particularly described the THIRD SCHEDULE hereunder written, as contained in the building, lying and situate at Municipal Holding No.585, S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Municipal Ward No.34, within the jurisdiction of the South Dum Dum Municipality, District -24 Parganas (North), togetherwith undivided proportionate share of the said land where on the said building shall be constructed as well as of all common spaces/land of said holding with right to use common portion thereof, and/or facilities within the said building, excluding the Owners' share and allocation therein as mentioned above.



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IN WITNESS WHEREOF we, the executants hereof, have hereunto set and subscribed our hands and/or signature on this the _____ day of _____, 2019 A.D.

SIGNED AND DELIVERED BY THE OWNERS/EXECUTANTS AT KOLKATA IN PRESENCE OF:

1. *Uday Chandra Gayen Adv.*

Rabindra Nath Banik
1) SRI RABINDRA NATH BANIK

Rathindra Nath Banik
2) SRI RATHINDRA NATH BANIK
..... OWNERS/FIRST PART

2. Mahadeb Kundu
Block-1, Patipukur
Kolkata-700048

SIGNED, SEALED & DELIVERED BY THE CONSTITUTED ATTORNEY/ DEVELOPER AT KOLKATA IN THE PRESENCE OF:

1. *Narendra Manpuria*
136, Jessore Road,
Kolkata - 700055

Narendra Manpuria
MR. NARENDRA MANPURIA
DIRECTOR OF
"CALIBRE COMMERCIAL PVT. LTD."
... CONSTITUTED ATTORNEY/
DEVELOPER/SECOND PART

2. Mahadeb Kundu

Drafted by :
Uday Chandra Gayen
Uday Chandra Gayen
Advocate,
High Court, Calcutta.
Reg. No. WB/1430/2002.














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Bidhannagar, (Salt Lake City)












10 7 JAN 2019












Signature of the
executants/Presenttants

Under Rule 44A of the I.R. Act 1908

SPECIMEN FOR TEN FINGERS PRINT

	<i>Robinson Nwinybaev</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							
							

	<i>Robinson Nwinybaev</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							
							

	<i>Nwanda Mumpaka</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							
							



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Major Information of the Deed

Deed No :	I-1504-00030/2019	Date of Registration	07/01/2019
Query No /Year	1504-1000004580/2019	Office where deed is registered	
Query Date	07/01/2019 1:36:11 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Uday Chandra Gayen 15/1, S. A. Road, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700048, Mobile No. : 9874351831, 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. 2/-	Rs. 2,57,55,004/-		
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]:- 150400025/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: S.K.Deb Road.(canal st. to jyoti weaving mill), Mouza: Patipukur, Ward No: 34, Holding No:585 Pin Code : 700048

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-509	LR-186	Bastu	Bastu	9 Katha	1/-	2,56,50,004/-	Width of Approach Road: 33 Ft., , Project Name :
Grand Total :					14.85Dec	1 /-	256,50,004 /-	


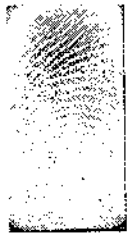
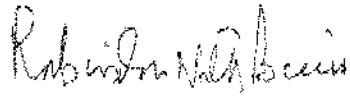


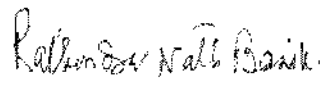
Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	350 Sq Ft.	1/-	1,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		350 sq ft	1 /-	1,05,000 /-	

Major Information of the Deed :- I-1504-00030/2019-07/01/2019



Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Rabindra Nath Banik (Presentant) Son of Late Gouranga Chandra Banik Executed by: Self, Date of Execution: 07/01/2019 , Admitted by: Self, Date of Admission: 07/01/2019 ,Place : Office			
		07/01/2019	LTI 07/01/2019	07/01/2019
142, S.K. Deb Road, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADJPB1749D, Status :Individual, Executed by: Self, Date of Execution: 07/01/2019 , Admitted by: Self, Date of Admission: 07/01/2019 ,Place : Office				
2	Name Shri Rathindra Nath Banik Son of Late Gouranga Chandra Banik Executed by: Self, Date of Execution: 07/01/2019 , Admitted by: Self, Date of Admission: 07/01/2019 ,Place : Office			
		07/01/2019	LTI 07/01/2019	07/01/2019
142, S.K. Deb Road, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADJPB1749D, Status :Individual, Executed by: Self, Date of Execution: 07/01/2019 , Admitted by: Self, Date of Admission: 07/01/2019 ,Place : Office				



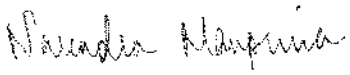
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Calibre Commercial Private Limited 86B/2, Topsia Road, South, P.O:- Topsia, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 , PAN No.:: AADCC1272G, Status :Organization, Executed by: Representative			

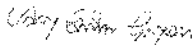
Major Information of the Deed :- I-1504-00030/2019-07/01/2019



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Narendra Manpuria Son of Mr Sohan Lal Manpuria Date of Execution - 07/01/2019, , Admitted by: Self, Date of Admission: 07/01/2019, Place of Admission of Execution: Office	Photo  Jan 7 2019 2:13PM	Finger Print  LTI 07/01/2019	Signature  07/01/2019
136, Jessore Road,, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMRPM8788J Status : Representative, Representative of : Calibre Commercial Private Limited (as director)				

Identifier Details :

Name & address	
Mr Uday Chandra Gayen Son of Late Binay Chandra Gayen 15/1, S. A. Road, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Rabindra Nath Banik, Shri Rathindra Nath Banik, Mr Narendra Manpuria	07/01/2019
	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Rabindra Nath Banik	Calibre Commercial Private Limited-7.425 Dec
2	Shri Rathindra Nath Banik	Calibre Commercial Private Limited-7.425 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Rabindra Nath Banik	Calibre Commercial Private Limited-175.00000000 Sq Ft
2	Shri Rathindra Nath Banik	Calibre Commercial Private Limited-175.00000000 Sq Ft

Major Information of the Deed :- I-1504-00030/2019-07/01/2019



On 07-01-2019

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 14:05 hrs on 07-01-2019, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri Rabindra Nath Banik , 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 2,57,55,004/-

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

Execution is admitted on 07/01/2019 by 1. Shri Rabindra Nath Banik, Son of Late Gouranga Chandra Banik, 142, S.K. Deb Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 2. Shri Rathindra Nath Banik, Son of Late Gouranga Chandra Banik, 142, S.K. Deb Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business

Indetified by Mr Uday Chandra Gayen, , , Son of Late Binay Chandra Gayen, 15/1, S. A. Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-01-2019 by Mr Narendra Manpuria, director, Calibre Commercial Private Limited, 86B/2, Topsia Road, South, P.O:- Topsia, P.S:- Topsia, District -South 24-Parganas, West Bengal, India, PIN - 700046

Indetified by Mr Uday Chandra Gayen, , , Son of Late Binay Chandra Gayen, 15/1, S. A. Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Advocate


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

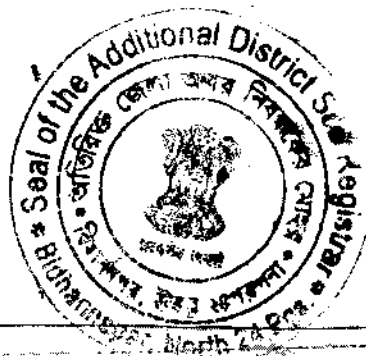
1. Stamp: Type: Impressed, Serial no 34804, Amount: Rs.100/-, Date of Purchase: 20/12/2018, Vendor name: Mousumi Ghosh


Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Major information of the Deed :- I-1504-00030/2019-07/01/2019



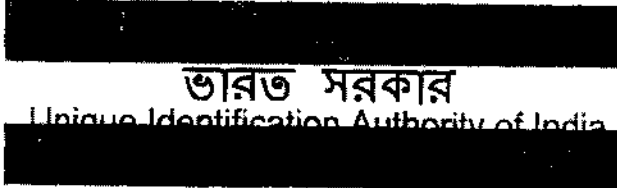
PERMANENT ACCOUNT NUMBER
 ADDRESS
 THE NAME
 RABINDRA NATH BANK
 FATHER'S NAME
 GOURANGA CHANDRA BANK
 DATE OF BIRTH
 01-11-1955
 SIGNATURE
 RABINDRA NATH BANK
 COMMISSIONER OF INCOME TAX, WB.



इस कार्ड के जो / जिस नाम पर कुर्की जारी हुई
 वही अधिकारी को सूचित / ज्ञात कर दे
 सहायक आयकर अधिकारी,
 पी-7,
 चौकटगेट स्क्वायर,
 कोलकाता - 700 069.

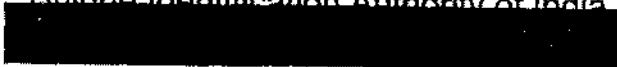
In case this card is lost/found, kindly inform/return to
 the issuing authority:
 Assistant Commissioner of Income-tax,
 P-7,
 Chowringhee Square,
 Calcutta- 700 069.

Rabindra Nath Bank



ভারত সরকার

Unique Identification Authority of India



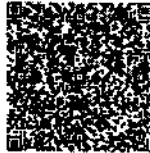
তালিকাভুক্তির আই ডি / Enrollment No.: 1111/18675/07296

To
রবীন্দ্র নাথ বসিক
Rabindra Nath Banik
142 S.K.DEB.ROAD
SREEBHUMI
South Dum Dum (M)
Shreebhumii
North 24 Parganas
West Bengal 700048
9831008592

28/08/2014
166077316



ML660773162FT



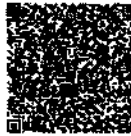
আপনার আধার সংখ্যা / Your Aadhaar No. :

2364 5311 2667

আধার - সাধারণ মানুষের অধিকার



রবীন্দ্র নাথ বসিক
Rabindra Nath Banik
পিতা : গৌরঙ্গ চন্দ্র বসিক
Father : GOURANGA CHANDRA BANIK
জন্মতারিখ / DOB : 01/11/1956
সুন্দর / Male



2364 5311 2667

আধার - সাধারণ মানুষের অধিকার

Rabindra Nath Banik



Government of India



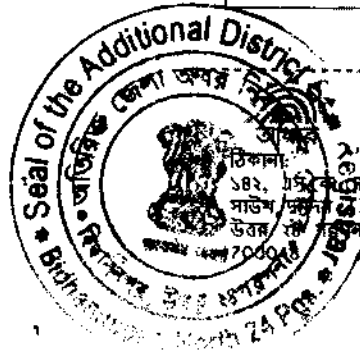
তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizen
- To establish identity, authenticate online

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিপ্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future



প্রমাণিত/প্রমাণিত

Address:
142, S.K.DEB.ROAD,
SREEBHUMI, South D
(M), Shreebhumii, North
Parganas, West Bengal

2364 5311 2667

1947
1800 300 1947

help@uidai.gov.in

PERMANENT ACCOUNT NUMBER
ADJFB1749D

NAME
RATINDRA NATH BANK

FATHER'S NAME
GOURANGA CHANDRA BANK

DATE OF BIRTH
00-00-1900

SIGNATURE
Ratindra Nath Bank

COMMISSIONER OF INCOME TAX



इस कार्ड के खो / गिर जाने पर
 जारी प्राधिकारी को सूचित / या
 अधिकार प्राप्त कर वापस
 करें।
 धारणी स्वामी
 कलकत्ता - 700 000

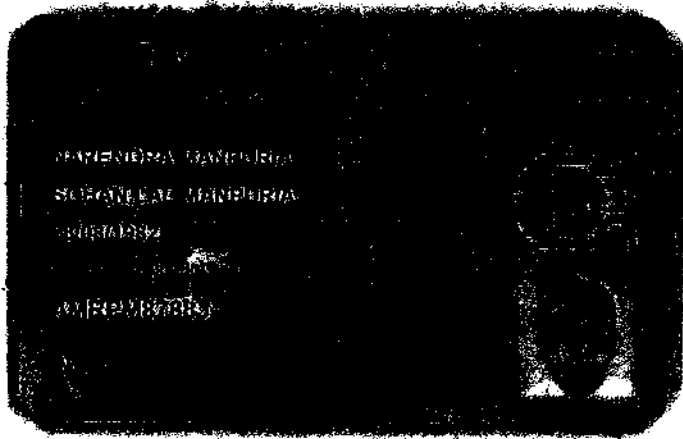
In case this card is lost/found, kindly inform to
 the issuing authority.

Ratindra Nath Bank

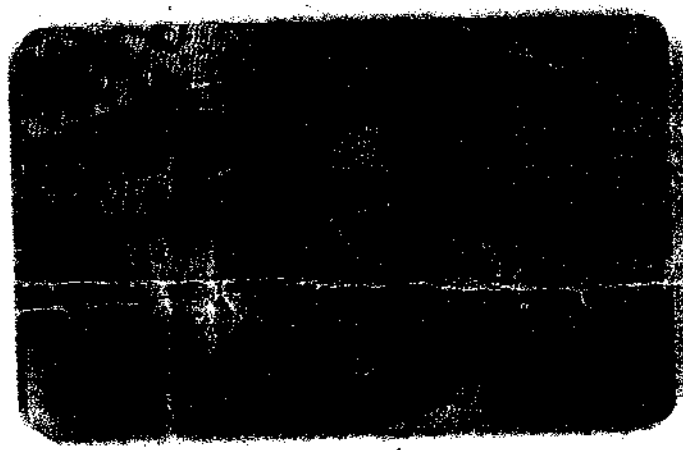


Narendra Khanna






Barpura





भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रम / Enrollment No.: 1088/47425/00434

To
 नरेन्द्र मनपुरिया
 Narendra Manpuria
 S/O: Sohan Lai Manpuria
 Flat No 6E/F, Block 5, Lobby 1, Avani Oxford Phase 1
 136, Jessore road
 Near Laketown Swimming Pool Laketown
 Bangur Avenue
 Bangur Avenue
 Jessore Road North 24 Parganas
 West Bengal 700055
 9830308493
 08/10/2015
 2945979225

 MP949792256FT




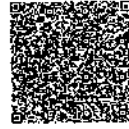
आपका आधार क्रमांक / Your Aadhaar No. :

6314 5899 6486

आधार - आम आदमी का अधिकार

भारत सरकार
 Government of India


 नरेन्द्र मनपुरिया
 Narendra Manpuria
 जन्म तिथि / DOB : 28/08/1982
 पुरुष / Male



6314 5899 6486

आधार - आम आदमी का अधिकार

Narendra Manpuria

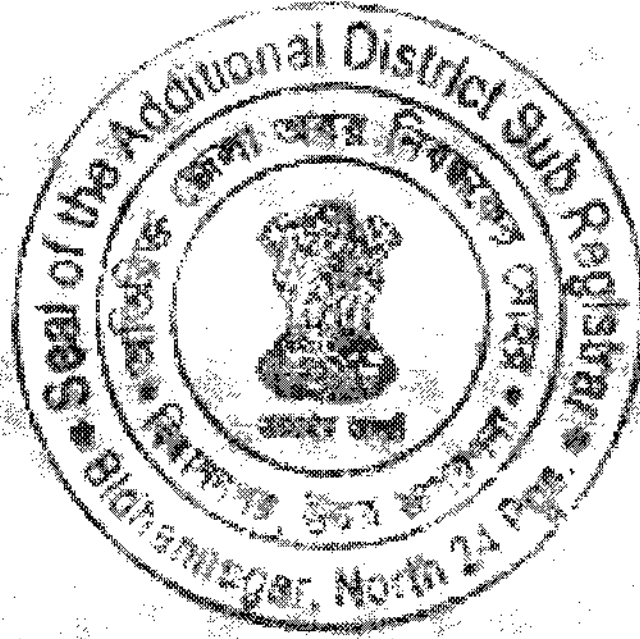


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2019, Page from 1321 to 1351

being No 150400030 for the year 2019.



Digitally signed by Debajyoti
Bandyopadhyay
Date: 2019.01.09 12:53:32 +05:30
Reason: Digital Signing of Deed.

Handwritten signature

(Debajyoti Bandyopadhyay) 01/09/19 12:52:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)