

DEVELOPMENT POWER
OF
ATTORNEY
BETWEEN

PRINCIPALS – SRI PARITOSH CHATTERJEE & 5 OTHERS

AND

ATTORNEY – M/S. TRIDENT CONSTRUCTION

DRAFTED BY :

**Mr. Kalipada Charan,
Advocate,
1171, Purba Sinthee Road (Fakir Ghosh Place),
Sagarika Apartment, Flat No. 2, Dum Dum, Kolkata – 700 030.**

8300/17

T-7771/2017



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 710871

Certified that the document is submitted to registration. The Stipulate Sheet and endorsement Sheets Attached to the document are the part of the document.

Additional District Civil-Registrar
Comptone, Dum Dum, 24-Pgs. (North)

20 SEP 2017

**DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF THE
DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS that We, (1) **SRI PARITOSH CHATTERJEE** (having Pan AISPC1318H), son of Late Pratul Krishna Chatterjee, by faith - Hindu, by nationality - Indian, by occupation - Service, (2) **SRI PRANTOSH CHATTERJEE** (having Pan AIRPC6866F), son of Late Pratul Krishna Chatterjee, by faith - Hindu, by nationality - Indian, by occupation - Service, (3) **SMT. MITA CHAKRABORTY** (having Pan AXZPC4876A), wife of Sri Manajit Chakraborty and daughter of Late Pratul Krishna Chatterjee, by faith - Hindu, by nationality - Indian, by occupation - Housewife, (4) **SMT. CHHANDA CHAKRABORTY** (having Pan BGJPC4250Q), wife of Sri Asim Chakraborty and daughter of Late Pratul Krishna Chatterjee, by faith - Hindu, by nationality - Indian, by occupation - Housewife, (5) **SMT. SHILA SARKHEL** (having Pan FJEPS6416L), wife of Sri Biswanath Sarkhel and daughter of Late Pratul Krishna Chatterjee, by faith - Hindu, by nationality - Indian, by occupation - Housewife and (6) **SMT. CHABI SAHA** (having Pan FRSPS8642N), wife of Sri Laxman

52061

11 3 SEP 2017

Saha and daughter
Nationality - Indian
R. N. Guha Road
District -

Kalipada Charan,
Advocate,
1171, Purba Sinthee Road,
(Fakir Ghosh Place),
Sagarika Apartment, Flat No.-2,
Dum Dum, Kolkata-700 030.

Sl. No.....Date.....
Name.....
Add.....
AMT.....

SOUMITRA CHANDIA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



Identified By -
Bismajit Sarkar
Lat Clerk
5/0, Sani Balaram Sarkar
143, Surya Sen Nagar
Med-74

Adnl. District Sub-Registrar
Gowdapore Dum-Dum 24 Pgs

20 SEP 2017

Saha and daughter of Late Pratul Krishna Chatterjee, by faith - Hindu, by nationality - Indian, by occupation - Housewife, all residing at Premises No. 58, R. N. Guha Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District - North 24 Parganas, **SEND GREETINGS;**

WHEREAS we the Principals herein are the absolute Owners to the extent of undivided equal share each and jointly seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of a plot of homestead land hereditaments and premises containing by estimation an area of **04 (four) Cottahs** be the same a little more or less togetherwith a **cemented flooring** old dilapidated one storied building thereon measuring a covered area of **1500 Sq.ft.** thereon including all easement rights and appurtenances thereto lying situate at and being Municipal Holding No. 75, B. B. Bastuhara Samiti, Kolkata - 700 074 at Mouza - Dum Dum House, J. L. No. 19, R. S. No. 237, Pargana - Kalikata, Touzi No. 1070/2834 comprised in **R. S. Dag Nos. 1533 (P) & 1537 (P)** being L.O.P. No. 13 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 8 in the District of North 24 Parganas particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to as the "**SAID PROPERTY**" free from all encumbrances whatsoever.

AND WHEREAS by virtue of a Development Agreement dated **20th day of September, 2017** duly registered in the office of the Additional District Sub-Registrar at Cossipore Dum Dum in **Book No. I, Being No. _____ for the year 2017** made between We the Principals herein therein referred to as the Owners of the One Part and **M/S. TRIDENT CONSTRUCTION (having Pan AAMFT6588Q)**, a Partnership Firm having its registered office at Premises No. 110, Lake Town, Block - A, Second Floor, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas, being represented by its Partners namely (1) **SRI TUFAN MUKHERJEE (having Pan BAGPM4178J)**, son of Sri Uttam Kumar Mukherjee, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at "Gaitri Bhawan", Radha Nagar Road, Chhinnamasta Mandir, Post Office - Radhanagar Road, Police Station - Hirapur, District - Burdwan, Pin - 713 325, (2) **SRI SANJIB DAS (having Pan ALFPD2584G)**, son of Sri Subodh Das, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 1, Subhash Nagar, Post Office - Sukchar, Police Station - Sodepur, Kolkata - 700 115, District - North 24 Parganas and (3) **SRI ABHISEKH MISHRA (having Pan AOEPM0692Q)**, son of Sri Ashok Kumar Mishra, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 105/16, Girish Ghosh Road, 17 Bally, Post Office - Bally, Police Station - Howrah, District - Howrah, Pin - 711 204 therein referred to as the Developer of the Other Part, we the Principals desire to develop the said Property by constructing of a multi storied building thereon more particularly mentioned and described in the First Schedule hereunder written through the said Developer upon such terms and conditions as contained therein the said Development Agreement.

AND WHEREAS at the treaty of the said Development Agreement we the Principals herein jointly have agreed to execute a Development Power of Attorney in favour of the Developer as it may direct in order to enable to

get sanction of the building plan/additional/revised/modified plan/completion certificate from the **South Dum Dum Municipality** and/or other concerned Authority and construction of the proposed building, booking and sale of the Developer's Allocation and all matters ancillary thereto and to sign on the said proposed building plan to be sanctioned from the said municipal authority, additional/revised/modified plan/completion certificate and all other concerned documents as may be required for development of the said Property on behalf of us and in our names and to sign on the sanctioned building plan/additional/revised/modified plan on our behalf and in our names and to get the same from the said concerned authority and further to do all other acts, deeds and things in relation to the development of the said Property and every part thereof.

AND WHEREAS the Developer has requested us to grant the said Development Power of Attorney in favour of its **two Partners** namely Sri Tufan Mukherjee and Sri Abhisekh Mishra and which We do hereby done and executed by these presents.

NOW KNOW YOU AND THESE PRESENTS WITNESSETH that We the Principals herein do and each of us doth hereby nominate, constitute and appoint the said (1) **SRI TUFAN MUKHERJEE (having Pan BAGPM4178J)**, son of Sri Uttam Kumar Mukherjee, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at "Gaitri Bhawan", Radha Nagar Road, Chhinnamasta Mandir, Post Office - Radhanagar Road, Police Station - Hirapur, District - Burdwan, Pin - 713 325 and (2) **SRI ABHISEKH MISHRA (having Pan AOEPM0692Q)**, son of Sri Ashok Kumar Mishra, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 105/16, Girish Ghosh Road, 17 Bally, Post Office - Bally, Police Station - Howrah, District - Howrah, Pin - 711 204 being the two Partners of the said **M/S. TRIDENT CONSTRUCTION** to be our true and lawful constituted Attorneys for and on behalf of us to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To hold, occupy, defend possession of the said Property or any part or parts thereof on behalf of us as the said Attorneys may deem fit and proper.
2. To prepare and to get sanctioned building plan/additional/revised/modified plan/completion certificate from the **South Dum Dum Municipality** and/or any other appropriate authority for development of the said Property particularly mentioned and described in the First Schedule hereunder written and to amend or modify the same and to obtain the said plan from the **South Dum Dum Municipality** and other concerned authorities and further to submit proposals from time to time for the amendments of such Building Plan to the said Municipal Authority and other concerned authorities for the purpose of obtaining approval to such amendments and to sign on the said plan and any other documents as may be required for development of the said Property on behalf of us and in our names.

3. To enter upon the said Property or any part or parts thereof either alone or alongwith others for the purpose of commencing construction work on the said Property and erecting the proposed Building thereon.
4. To supervise the development work in respect of the said proposed Building on the said Property and to carry out and/or to get carried out through Contractors or Sub-Contractors and/or in such manner as may be determined by the said Attorneys and to erect the construction of the building comprised of the said Property in accordance with the building plan to be sanctioned by the **South Dum Dum Municipality** and other concerned authorities and in accordance with all the applicable rules and regulations made by the Government of West Bengal, **South Dum Dum Municipality**, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.
5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and in all its Departments, **South Dum Dum Municipality** and/or Town Planning Department and other concerned authorities in connection with the development of the said Property.
6. To appear before the D.L. & L.R.O., S.D.L. & L.R.O. and B.L. & L.R.O. and/or any other concerned Government Office to get mutation our names in the record of rights and for any purpose in respect of the said Property and also the said proposed Building, if required, on behalf of us and/or in our names as may deem fit and proper by the said Attorneys.
7. To appear and represent us before all concerned authorities and parties as may be necessary in connection with the development of the said Property as aforesaid.
8. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personnel and workmen for carrying out the development of the said Property as also construction of building thereon comprised of the said Property and to pay their fees, consideration moneys, salaries and/or wages.
9. To appoint any Agent to sell the Developer's Allocation and every part thereof on any terms and conditions as the said Attorneys may deem fit and proper.
10. To pay various deposits to the **South Dum Dum Municipality** and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said Property and construction of the building thereon the said Property and to claim refund of such deposits so paid by the Attorneys and to

- give valid and effectual receipts on behalf of us in connection with the refund of such deposits.
11. To approach the officers of the **South Dum Dum Municipality** for the purpose of obtaining various permissions and other service connections including water connection for carrying out and completing the development of the said Property and construction of building thereon in the said Property and also to obtain water connection and all other service connections to the building to be constructed.
 12. To make necessary applications to the Calcutta Electric Supply Corporation Ltd. (CESC Ltd) for obtaining electric power for the said Property and the said Building to be constructed thereon.
 13. To make necessary representations including filing of complaints and appeals before the Assessor and Collector of **South Dum Dum Municipality** and other concerned authorities in regard to the fixation of rateable value in respect of the building on the said Property and/or any portion thereof by the Assessor and Collector of **South Dum Dum Municipality**.
 14. To amalgamate the said Property to any other adjacent plot of land and to apply from time to time for modifications of the Building Plan in respect of the building to be constructed on the said Property and/or the amalgamated property.
 15. To apply for and obtaining water connection for the building to be constructed on the said Property and/or Occupation and Completion Certificate in respect of the said Building from the **South Dum Dum Municipality** and other concerned authorities.
 16. To give such letters and writings and/or undertakings as may be required from time to time to the **South Dum Dum Municipality** and/or other concerned authorities for the purpose of carrying out the development work in respect of the said Property.
 17. To give necessary letters, writings and undertaking to the **South Dum Dum Municipality**, Fire Brigade Department and/or any other Government authority for occupying the said Building comprised in the said proposed Building and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said proposed Building to be constructed thereon the said Property.
 18. To do all other acts, deeds, matters and things in respect of the said Property described in the First Schedule hereunder written including to represent before and correspond with the **South Dum Dum Municipality** and other concerned authorities for any of the matters relating to the proposed Building to be constructed

on the said Property and any other matters pertaining to the said Property.

19. To hold and defend possession, manage and maintain the said Property and the said proposed Building or any part or parts thereof from time to time and conduct all correspondence relating to the said Property with any person or persons authority or authorities.
20. To enter into Agreement or Agreements for Sale of the flats, units, shops, car parking spaces and other areas togetherwith the undivided impartible proportionate share or interest in the land underneath the said Building to be constructed including undivided impartible proportionate share or interest in all common areas pertaining to the Developer's Allocation at the said Building mentioned in the Third Schedule hereunder written to any intending Purchaser or Purchasers at such price which the said Attorneys in **their** absolute discretion think fit and proper and/or to cancel and/or repudiate the same.
21. To receive from the intending Purchaser or Purchasers full consideration money and/or any earnest money and/or advance or advances and also the balance of consideration money at or before the completion of such sale of the flats, units, shops, car parking spaces and other areas togetherwith undivided impartible proportionate share or interest in the land underneath the said Building to be constructed including undivided impartible proportionate share or interest in all common areas pertaining to the Developer's Allocation and to give good, valid receipt and discharge for the same which will protect the Purchaser or Purchasers without seeing the application of the money.
22. Upon such receipt as aforesaid in our names and as our acts and deeds to sign, execute and deliver any Agreement for Sale, Conveyance or Conveyances in relation to the Developer's Allocation in favour of the said Purchaser or Purchasers or his/her/their nominees or assignees.
23. To sign and execute all other deeds, instruments and assurances which it shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the Developer's Allocation or any part or parts thereof as we could do ourselves.
24. To present any such Agreement for Sale, Deed of Conveyance or Conveyances or any other Deeds or Documents for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said Agreement, Conveyance etc. registered and to do all acts, deeds and things which the said Attorneys shall consider necessary for conveying the Developer's Allocation at the said Property or any part or parts thereof to the said

Purchaser or Purchasers as fully and effectually in all respects as we could do the same ourselves.

25. To insure the property against all risks such as fire, tempest, riots, civil commotion, malicious acts, explosions, bombs, short circuits, bursting of gas cylinders, floods, earthquakes or otherwise causing any damage to the building or any portion thereof for the full value of the said Building and other assets and lives therein as the said Attorneys may think fit and proper.
26. To ask, receive and realize from all Occupiers or Purchasers of flats, units, shops, car parking spaces and other areas, charges, expenses, rates, cesses and other sums due or that might become due and payable by him/her/them and on non-payment to take appropriate steps for realization thereof.
27. To accept writ or summons or other legal processes or notices, to appear before any Officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial Officer and represent us and in connection therewith file appeals or revision or representation and appoint Advocates and Lawyers to appear and act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said flats, units, shops, car parking spaces and other areas or spaces pertaining to the Developer's Allocation.
28. To sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petitions in connection with any suit, proceeding, appeal, revision, review before any Officer, Authority, Court, Tribunal, Magistrate or any other person for and on behalf of us.
29. To receive from any person, officer, authority, Tribunal or Court any document, money or other things and give release and receipt thereof.
30. Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.
31. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.
32. We the Principals herein do and each of us doth hereby agreed to ratify and confirm whatsoever the said Attorneys shall do in relation to the said Property by virtue of these presents and we the Principals do hereby further declare that we will not do anything inconsistent with this Development Power of Attorney.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT piece or parcel of a plot of homestead land hereditaments and premises containing by estimation an area of **04 (four) Cottahs** be the same a little more or less togetherwith a **cemented flooring** old dilapidated one storied building thereon measuring a covered area of **1500 Sq.ft.** thereon including all easement rights and appurtenances thereto lying situate at and being Municipal Holding No. 75, B. B. Bastuhara Samiti, Kolkata - 700 074 at Mouza - Dum Dum House, J. L. No. 19, R. S. No. 237, Pargana - Kalikata, Touzi No. 1070/2834 comprised in **R. S. Dag Nos. 1533 (P) & 1537 (P)** being L.O.P. No. 13 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 8, Additional District Sub-Registration office at Cossipore Dum Dum in the District of North 24 Parganas and butted and bounded in the manner as follows :-

- ON THE NORTH** : By L.O.P. No. 14;
ON THE SOUTH : By Road;
ON THE EAST : By L.O.P. No. 15;
ON THE WEST : By L.O.P. No. 14B.

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE OWNERS' ALLOCATION)

The Developer shall, at **its** own costs and expenses, construct, finish, complete and deliver to the Owners, undisputed possession of a total covered area of **2200 Sq.ft.** more or less on the **Ground Floor, First Floor and Second Floor** which includes **600 Sq.ft.** on the **Ground Floor, 1000 Sq.ft.** on the **First Floor and 600 Sq.ft.** on the **Second Floor** in habitable condition and according to the Plan (**Owners' Allocation**) which includes other spaces or areas comprised of the said building. It is clarified that the Owners' Allocation shall include proportionate undivided, impartible and indivisible share in the common areas, amenities and facilities made available in the said building such as paths, passages, stairway, electric meter room, pump room, over head water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said building.

THE THIRD SCHEDULE ABOVE REFERRED TO
(THE DEVELOPER'S ALLOCATION)

The Developer shall be fully and completely entitled to get the balance of the constructed area of the said proposed building comprised of the said Property after allocating the Owners' areas stated above and other common areas comprising of the said building and open spaces of the said Property (**Developer's Allocation**). It is clarified that the Developer's Allocation shall include the proportionate undivided, impartible and indivisible balance share in (1) the Common Portions and/or areas and (2) the land contained in the said Property.

IN WITNESS WHEREOF We the Principals and the constituted Attorneys herein both have set and subscribed our respective hands and seals on this 20th day of September, Two Thousand and Seventeen (2017).

SIGNED, SEALED AND DELIVERED

by the Principals at Kolkata
in the presence of :-

1. *Abhijit Hazra*
733, Block A, Lake town, Kol - 89
2. *Biswanjit Sarkar*
Law Clerk
143, Swaya San Nagar
Kol-74

- 1) *Parvathy Chatterjee*
- 2) *Pranab Chatterjee*
- 3) *Mita Chatterjee*
- 4) *Chanda Chatterjee*
- 5) *मीना सहाय*
- 6) *प्रमिता*

Signature of the Principals

SIGNED, SEALED AND DELIVERED

by the Attorneys at Kolkata
in the presence of :-

1. *Abhijit Hazra*
2. *Biswanjit Sarkar*
Law Clerk

TRIDENT CONSTRUCTION
Sujan Mukherjee
Partner

TRIDENT CONSTRUCTION
Subhjit
Partner

Signature of the Attorneys

Drafted by :-

Kalipada Charan
(Kalipada Charan),
Advocate,
Erl. No. WB/881/86,
1171, Purba Sinthee Road,
(Fakir Ghosh Place),
Sagarika Apartment,
Flat No. 2, Dum Dum,
Kolkata - 700 030,
(Sealdah Court).

TEN FINGER PRINT

 <i>Paritash Chetani</i>					
	Left Hand				
					
	Right Hand				
 <i>Prantash Chetani</i>					
	Left Hand				
					
	Right Hand				
 <i>Mita Chetani</i>					
	Left Hand				
					
	Right Hand				

TEN FINGER PRINT

Chandni Chakrabarty



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

Shriya Sanyal



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

Shriya Sanyal



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

TEN FINGER PRINT

 <i>Jufan Meekhorik</i>																
	Left Hand															
																
	Right Hand															
	 <i>Amul Mula</i>															
							Left Hand									
																
Right Hand																
<div style="border: 1px solid black; height: 100px; width: 100%;"></div>																
							Left Hand									
																
						Right Hand										

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARITOSH CHATTERJEE
PRATUL CHATTERJEE

15/12/1967

परिचय पत्र संख्या

AISPC1318H

हस्ताक्षर

Signature



Paritosh Chatterjee

In case this card is lost / found, kindly inform / return to
Director, Tax PAN Services Unit, UTISI,
Plot No. 3, Sector 11, CBD Colaba,
Navi Mumbai - 400 614.

यदि कार्ड के खोने/प्राप्त होने का पता चले, कृपया सूचित करें/वापस करें।
अध्यक्ष, कर पैन सेवा इकाई, यूसीटीएसआई,
प्लॉट नं. 3, सेक्टर 11, सीबीडी कोलाबा,
नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRANTOSH CHATTERJEE

PROTUL CHATTERJEE

12/01/1008
Permanent Account Number
AIRPC8866F

Prantosh Chatterjee
Signature



Prantosh Chatterjee

आयकर विभाग / एन.टी.डी. सेवा केंद्र / एन.टी.डी. सेवा केंद्र
एन.टी.डी. सेवा केंद्र, एन.टी.डी. सेवा केंद्र
एन.टी.डी. सेवा केंद्र, एन.टी.डी. सेवा केंद्र
एन.टी.डी. सेवा केंद्र, एन.टी.डी. सेवा केंद्र - 400 001

If this card is lost / damaged / not used, please inform / notify us
Income Tax PAN Services Unit, NSIC,
Lot Plot, Times Tower,
Kandla Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 011.
Tel: 011-22-3401-4551, Fax: 011-22-3401-0664,
E-mail: 1245ts@nsic.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MITA CHAKRABORTY
PRATUL CHATTERJEE
06/08/1957

Permanent Account Number

AXZPC4876A

Mita Chakraborty

Signature



Mita Chakraborty

आयकर विभाग

INCOME TAX DEPARTMENT

CHHANDA CHAKRABORTY

PUTUL CHATTERJEE

19/05/1976

Permanent Account Number

BGJPC4250Q

Chanda Chatterjee
Signature



भारत सरकार

GOVT. OF INDIA



Chanda Chakraborty

आयकर विभाग
INCOME TAX DEPARTMENT

SHILA SARKHEL

PRATUL CHATTERJEE

02/03/1985

Permanent Account Number

FJEPS6416L


Signature



भारत सरकार
GOVT. OF INDIA



18/03/13

शिला सार्केल

यदि कार्ड के लोभ/चोरी या कृपया लुपित हो/मिले,
आयकर विभाग को सूचित करें, पता: 101, मन्दीर
3 वीं मंजिल, मन्दीर स्थिति,
प्लॉट नं. 101, सर्वे नं. 997/8,
मॉडल C/101, न्यू डीप बंगला चौक, पुणे - 411 014.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax TAN Services Unit, NSDL
1st Floor, Mandir Building,
Plot No. 101, Survey No. 997/8,
Model C/101, Near Deep Bungalow Chowk,
Pune - 411 014.
Tel: 9021 721 8081
e-mail: tan@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHABI SAHA
PRATUL CHATTERJEE
29/04/1968



Permanent Account Number
FRSPS8642N



प्रति प्रथम

Signature



प्रति प्रथम

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीधे लौटाएं :
आयकर पैन सेवा यूनिट, UTTIN,
प्लॉट नं: 3, सेक्टर 11, ए.सी.डी. बेलपुर,
नवी मुंबई-400 614.

Your PAN Card Application Status

Application Coupon number U - 621211280
Application Type For new PAN Card (Form 49A) as a Resident Indian
Applicant Name TRIDENT CONSTRUCTION
Status YOUR APPLICATION IS PROCESSED SUCCESSFULLY
PAN (AAMFT6388Q) CARD DISPATCHED THROUGH APRED POST
VIBE CONSIGNMENT NO EW3442269NIN ON 18/07/2017
Region EASTERN REGION

[Back](#)

Designed by: UTITSL

TRIDENT CONSTRUCTION

Sujan Mukherjee
Partner

TRIDENT CONSTRUCTION

Arundhathi
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

TUFAN MUKHERJEE

UTTAM KUMAR MUKHERJEE

05/05/1984

Person's PAN with Number

BAGPM4178J

Tufan Mukherjee



Tufan Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

ABHISEKH MISHRA
ASHOK KUMAR MISHRA

11/09/1982

Permanent Account Number
AOEPM0692Q

Abhisekh Mishra
Signature



Abhisekh



**NATIONAL INSTITUTE OF LEGAL SERVICES
AND TRAINING WILSONS ASSOCIATION**
GROUND FLOOR SEALDAH COURT COMPLEX
1, Bellaghatta Road, Kolkata - 700 014

IDENTITY CARD

NAME : BISWAJIT SARKAR
S/D/W OF : BALARAM SARKAR
ADDRESS : 143, SURYA SEN NAGAR
SOUTH DUM DUM (N),
MOTLHEEL, 24 PGS WEST
BENGAL, KOLKATA- 700074
DATE OF BIRTH : 31.11.1991
EC NO. : 106
WORKING PLACE : SEALDAH CRIMINAL COURT
DATE OF ISSUE : 01/01/2018



[Handwritten Signature]
Signature of the Chairman

Biswajit Sarkar

Major Information of the Deed

Deed No :	I-1506-07771/2017	Date of Registration	20/09/2017
Query No / Year	1506-1000325599/2017	Office where deed is registered	
Query Date	20/09/2017 2:32:15 PM	A.D.S.R COSSIPORE DUMDUM, District North 24-Parganas	
Applicant Name, Address & Other Details	Biswajit Sarkar Thana Dum Dum, District: North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. 8420429127, Status Others		
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 3/-	Rs 51,25,002/-		
Stampduty 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]- 150607742/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S. - Dum Dum, Municipality: SOUTH DUM DUM, Road: Bahiragata Bharatiya Bastuhara Samiti, Mouza: Dumdum House, Ward No: 8, Holding No: 75




Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1533	RS-13	Bastu	Bastu	2 Katha	1/-	20,00,001/-	Property is on Road Adjacent to Metal Road.
L2	RS-1537	RS-13	Bastu	Bastu	2 Katha	1/-	20,00,001/-	Property is on Road Adjacent to Metal Road.
TOTAL :					6.6Dec	2 /-	40,00,002 /-	
Grand Total :					6.6Dec	2 /-	40,00,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1500 Sq Ft.	1/-	11,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	1 /-	11,25,000 /-	

Personal Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Fingerprint	Signature
Shri PARITOSH CHATTERJEE Son of Late Pratul Krishna Chatterjee Executed by: Self, Date of Execution: 20/09/2017 , Admitted by: Self, Date of Admission: 20/09/2017 ,Place : Office	 20/09/2017	 LTI 20/09/2017	 20/09/2017






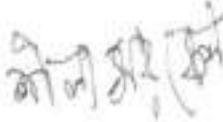


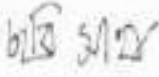
58, R. N. Guha Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AISPC1318H, Status :Individual, Executed by: Self, Date of Execution: 20/09/2017 , Admitted by: Self, Date of Admission: 20/09/2017 ,Place : Office

Name	Photo	Fingerprint	Signature
Shri PRANTOSH CHATTERJEE Son of Late Pratul Krishna Chatterjee Executed by: Self, Date of Execution: 20/09/2017 , Admitted by: Self, Date of Admission: 20/09/2017 ,Place : Office	 20/09/2017	 LTI 20/09/2017	 20/09/2017

58, R. N. Guha Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIRPC6866F, Status :Individual, Executed by: Self, Date of Execution: 20/09/2017 , Admitted by: Self, Date of Admission: 20/09/2017 ,Place : Office

Name	Photo	Fingerprint	Signature
Smt MITA CHAKRABORTY Wife of Shri Manajit Chakraborty And Daughter Of Late Pratul Krishna Chatterjee Executed by: Self, Date of Execution: 20/09/2017 , Admitted by: Self, Date of Admission: 20/09/2017 ,Place : Office	 20/09/2017	 LTI 20/09/2017	 20/09/2017

58, R. N. Guha Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXZPC4876A, Status :Individual, Executed by: Self, Date of Execution: 20/09/2017 , Admitted by: Self, Date of Admission: 20/09/2017 ,Place : Office






Name	Photo	Fingerprint	Signature
Smt CHHANDA CHAKRABORTY Wife of Shri Asim Chakraborty AnddaughterofLatePratulKri shnaChatterjee Executed by: Self, Date of Execution: 20/09/2017 , Admitted by: Self, Date of Admission: 20/09/2017 ,Place : Office			
20/09/2017	LTI 20/09/2017	20/09/2017	
58, R. N. Guha Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BGJPC4250Q, Status :Individual, Executed by: Self, Date of Execution: 20/09/2017 , Admitted by: Self, Date of Admission: 20/09/2017 ,Place : Office			
Name	Photo	Fingerprint	Signature
Smt SHILA SARKHEL Wife of Shri Biswanath Sarkhel AnddaughterofLatePratulKri shnaChatterjee Executed by: Self, Date of Execution: 20/09/2017 , Admitted by: Self, Date of Admission: 20/09/2017 ,Place : Office			
20/09/2017	LTI 20/09/2017	20/09/2017	
58, R. N. Guha Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FJEPS6416L, Status :Individual, Executed by: Self, Date of Execution: 20/09/2017 , Admitted by: Self, Date of Admission: 20/09/2017 ,Place : Office			
Name	Photo	Fingerprint	Signature
Smt CHABI SAHA Wife of Shri Laxman Saha AnddaughterofLatePratulKri shnaChatterjee Executed by: Self, Date of Execution: 20/09/2017 , Admitted by: Self, Date of Admission: 20/09/2017 ,Place : Office			
20/09/2017	LTI 20/09/2017	20/09/2017	
58, R. N. Guha Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FRSPS8642N, Status :Individual, Executed by: Self, Date of Execution: 20/09/2017 , Admitted by: Self, Date of Admission: 20/09/2017 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S. TRIDENT CONSTRUCTION 110, Lake Town, Second Floor, Block/Sector: A, P.O:- Sreebhumi, P.S.- Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700048 , PAN No. : AAMFT6588Q, Status :Organization, Executed by: Representative

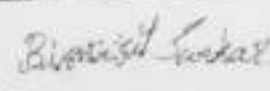
Representative Details :

Name, Address, Photo, Finger print and Signature

1	Name	Photo	Finger Print	Signature
<p>Shri TUFAN MUKHERJEE (Presentant) Son of Shri Uttam Kumar Mukherjee Date of Execution - 20/09/2017, , Admitted by: Self, Date of Admission: 20/09/2017, Place of Admission of Execution: Office</p>	 <p>Sep 20 2017 5:49PM</p>	 <p>LTI 20/09/2017</p>	 <p>20/09/2017</p>	
<p>"Gairi Bhawan", RadhaNagarRoad, ChhinnamastaMandir, P.O - Radhanagar Road, P.S.- Hirapur, District-Burdwan, West Bengal, India, PIN - 713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BAGPM4178J Status : Representative, Representative of : M/S TRIDENT CONSTRUCTION (as Partner)</p>				
2	Name	Photo	Finger Print	Signature
<p>Shri ABHISEKH MISHRA Son of Shri Ashok Kumar Mishra Date of Execution - 20/09/2017, , Admitted by: Self, Date of Admission: 20/09/2017, Place of Admission of Execution: Office</p>	 <p>Sep 20 2017 5:47PM</p>	 <p>LTI 20/09/2017</p>	 <p>20/09/2017</p>	
<p>105/16, Girish Ghosh Road, 17 Bally, P.O:- Bally, P.S.- Howrah, District:-Howrah, West Bengal, India, PIN - 711204 Sex Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AOEPM0692Q Status : Representative, Representative of : M/S. TRIDENT CONSTRUCTION (as Partner)</p>				

Identifier Details :

Name & address

<p>Biswajit Sarkar Son of Belaram Sarkar 143 Surya Sen Nagar, P.O.- MoliJheel, P.S.- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri PARITOSH CHATTERJEE, Shri PRANTOSH CHATTERJEE, Smt MITA CHAKRABORTY, Smt CHHANDA CHAKRABORTY, Smt SHILA SARKHEL, Smt CHABI SAHA, Shri TUFAN MUKHERJEE, Shri ABHISEKH MISHRA</p> 	<p>20/09/2017</p>
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Transfer of property for L1

	From	To. with area (Name-Area)
	Shri PARITOSH CHATTERJEE	M/S. TRIDENT CONSTRUCTION-0.55 Dec
	Shri PRANTOSH CHATTERJEE	M/S. TRIDENT CONSTRUCTION-0.55 Dec
3	Smt MITA CHAKRABORTY	M/S. TRIDENT CONSTRUCTION-0.55 Dec
4	Smt CHHANDA CHAKRABORTY	M/S. TRIDENT CONSTRUCTION-0.55 Dec
5	Smt SHILA SARKHEL	M/S. TRIDENT CONSTRUCTION-0.55 Dec
6	Smt CHABI SAHA	M/S. TRIDENT CONSTRUCTION-0.55 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri PARITOSH CHATTERJEE	M/S. TRIDENT CONSTRUCTION-0.55 Dec
2	Shri PRANTOSH CHATTERJEE	M/S. TRIDENT CONSTRUCTION-0.55 Dec
3	Smt MITA CHAKRABORTY	M/S. TRIDENT CONSTRUCTION-0.55 Dec
4	Smt CHHANDA CHAKRABORTY	M/S. TRIDENT CONSTRUCTION-0.55 Dec
5	Smt SHILA SARKHEL	M/S. TRIDENT CONSTRUCTION-0.55 Dec
6	Smt CHABI SAHA	M/S. TRIDENT CONSTRUCTION-0.55 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri PARITOSH CHATTERJEE	M/S. TRIDENT CONSTRUCTION-250.00000000 Sq Ft
2	Shri PRANTOSH CHATTERJEE	M/S. TRIDENT CONSTRUCTION-250.00000000 Sq Ft
3	Smt MITA CHAKRABORTY	M/S. TRIDENT CONSTRUCTION-250.00000000 Sq Ft
4	Smt CHHANDA CHAKRABORTY	M/S. TRIDENT CONSTRUCTION-250.00000000 Sq Ft
5	Smt SHILA SARKHEL	M/S. TRIDENT CONSTRUCTION-250.00000000 Sq Ft
6	Smt CHABI SAHA	M/S. TRIDENT CONSTRUCTION-250.00000000 Sq Ft

Endorsement For Deed Number : I - 150607771 / 2017

On 20-09-2017

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

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

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

Admitted for registration at 15:22 hrs on 20-09-2017, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri TUFAN MUKHERJEE .
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 51,25,002/-

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

Execution is admitted on 20/09/2017 by 1 Shri PARITOSH CHATTERJEE, Son of Late Pratul Krishna Chatterjee, 58, R. N. Guha Road, P.O. Dum Dum, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 2. Shri PRANTOSH CHATTERJEE, Son of Late Pratul Krishna Chatterjee, 58, R. N. Guha Road, P.O. Dum Dum, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 3. Smt MITA CHAKRABORTY, Wife of Shri Manajit Chakraborty And Daughter of Late Pratul Krishna Chatterjee, 58, R. N. Guha Road, P.O. Dum Dum, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 4. Smt CHHANDA CHAKRABORTY, Wife of Shri Asim Chakraborty And daughter of Late Pratul Krishna Chatterjee, 58, R. N. Guha Road, P.O. Dum Dum, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 5. Smt SHILA SARKHEL, Wife of Shri Biswanath Sarkhel And daughter of Late Pratul Krishna Chatterjee, 58, R. N. Guha Road, P.O. Dum Dum, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 6. Smt CHABI SAHA, Wife of Shri Laxman Saha And daughter of Late Pratul Krishna Chatterjee, 58, R. N. Guha Road, P.O. Dum Dum, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife
Identified by Biswajit Sarkar, . . Son of Balaram Sarkar, 143 Surya Sen Nagar, P.O. Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-09-2017 by Shri ABHISEKH MISHRA, Partner, M/S TRIDENT CONSTRUCTION, 110, Lake Town, Second Floor, Block/Sector: A, P.O. - Sreebhumi, P.S. - Lake Town, District - North 24-Parganas, West Bengal, India, PIN - 700048
Identified by Biswajit Sarkar, . . Son of Balaram Sarkar, 143 Surya Sen Nagar, P.O. Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-09-2017 by Shri TUFAN MUKHERJEE, Partner, M/S TRIDENT CONSTRUCTION, 110, Lake Town, Second Floor, Block/Sector: A, P.O. - Sreebhumi, P.S. - Lake Town, District - North 24-Parganas, West Bengal, India, PIN - 700048
Identified by Biswajit Sarkar, . . Son of Balaram Sarkar, 143 Surya Sen Nagar, P.O. Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk


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 52061, Amount: Rs.100/-, Date of Purchase: 13/09/2017, Vendor name: S Chanda


Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2017, Page from 233234 to 233263

being No 150607771 for the year 2017.



Digitally signed by MOHUL
MUKHOPADHYAY

Date: 2017.09.22 18:09:24 +05:30

Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 22-09-2017 18:08:02

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

DATED THE 20 TH DAY OF SEPTEMBER , 2017

DEVELOPMENT POWER
OF
ATTORNEY
BETWEEN

PRINCIPALS – SRI PARITOSH CHATTERJEE & 5 OTHERS

AND

ATTORNEY – M/S. TRIDENT CONSTRUCTION

DRAFTED BY :

Mr. Kalipada Charan,
Advocate,
1171, Purba Sinthee Road (Fakir Ghosh Place),
Sagarika Apartment, Flat No. 2, Dum Dum, Kolkata – 700 030.