

1572

1638



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

5/3

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 957183

66493

Certified that the document is admitted to registration the signature sheet / sheets and the endorsement sheet / sheets attached with this document are the part of this document

Registrar U/S 7(2)
North 24 Parganas
Bansal
(D.S.M.-I)

05 MAR 2018

POWER OF ATTORNEY FOR DEVELOPMENT

TO ALL TO WHOM THESE:

We, 1) **SRI UTPALENDU BISWAS (PAN No. ADLPB3624M)**, Son of Late Usha Ranjan Biswas, by Nationality-Indian, by Religion-Hindu, by Occupation-Retired, residing at- Flat no. 3B, Plot no. BA-67, Premises No. 02-146, Action Area 1B, P.O. New Town, P.S. New Town, Dist. North 24 Parganas, Kolkata-700156,

Contd...2

Alokendu Bandyopadhyay
Alokendu

12/02/18
 702
 No. Date Rs 100
 Name Sree Ganesh Construction
 Address Agarpara, Kol-109
 P.S. Gholi
 Dist. 24 Pgs (N)
 Name of Treasury :- Barrackpore
 Name of Vendor :- RANA SUR
 Date of Purchase
 Total Amount 210000
 Signature of Vendor

05 FEB 2018

Rana Sur
 12/02/18

Avishay Podder
 S/o Basudev Podder
 Sitizannagar, P.O. Kalyan
 P.S - Gholi, Kol-113.
 Service



Registrar U/S. 7(2)
 North 24 Parganas
 Barasat
 18.2.18
 05 FEB 2018


(2)

2) SRI AMALENDU BISWAS (PAN No. ADXPB4036F), Son of Late Usha Ranjan Biswas, by Nationality-Indian, by Religion-Hindu, by Occupation-Retired, residing at- East Station Road, Opp. Hati Bari, P.O. Agarpara, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700109,

3) SRI BIMALENDU BISWAS (PAN No. AGIPB4369H), Son of Late Usha Ranjan Biswas, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, residing at- East Station Road, P.O. Agarpara, P.S. Khardah, Kolkata-700109, do hereby appoint, constitute and nominate **SREE GANESH CONSTRUCTION**, a Proprietorship Business having its office at "Bishnupriya", Ground Floor, 'Dwarik Banerjee Road', P.O. Agarpara, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700109 represented by its proprietor namely: **SRI BISWAJIT KARMAKAR (PAN NO. AKHPK9010B)**, Son of Late Tarak Chandra Karmakar, By Nationality-Indian, by faith- Hindu, by occupation-Business, residing at: Tarapukur Main Road, P.O. Agarpara, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700109.

SEND GREETINGS:-

WHEREAS the land owners/executants hereof for all times heretofore have been by virtue of inheritance from their deceased father namely Sri Usha Ranjan Biswas (S/o. Late Uma Pada Biswas), who was the absolute and lawful owner of a piece and parcel of land admeasuring an area about 5Cottahs 8Chittaks, togetherwith a 1200sq.ft. two storied pucca residential building standing thereon lying and situates within Mouza: Osmanpur, J.L. No. 13, Re.Su. 42, Touzi No. 177 comprised and contained in C.S. Dag No. 519, corresponding to R.S. Dag Nos. 1116, 1117, under C. Section No. 20, Corresponding to R.S. Khatian No. 1218, P.S. Khardah at present P.S. Ghola, the present S.R.O. Barrackpore, at present A.D.S.R.O. Sodepur, within


Alokeendu Banerjee
Admission

Contd...3

(3)

the local limits of Panihati Municipality bearing Holding No. 238, R.N.Tagore Road, under Ward No. 25, being morefully described in the Schedule appearing hereinafter alongwith all the estate, right, easement, interest, appendages, hereditament etc. is the subject property and which is the prime object of this Development Agreement.

AND WHEREAS the predecessor-in-title i.e. the beloved father of the present Owners/executants hereof namely Sri Usha Ranjan Biswas (S/o. Late Uma Pada Biswas), who was the absolute and lawful owner of a piece and parcel of land admeasuring an area about 5Cottahs 8Chittaks, within Mouza: Osmanpur, J.L. No. 13, Re.Su. 42, Touzi No. 172, comprised and contained in C.S. Dag No. 519, corresponding to R.S. Dag Nos. 1116, 1117, under C.S. Khatian No. 20, Corresponding to R.S. Khatian No. 1218, P.S. Khardah, S.R.O. Barrackpore, within the local limits of Panihati Municipality by virtue of a Registered Bengali Deed of Sale, being No. 3422 from his predecessor namely Sri Rabindra Nath Bandyopadhyay @ Rabin Banerjee (Son of Late Balai Chandra Bandyopadhyay) and the said Deed of Sale was executed and registered on 02.08.1971 at the office of S.R. Barrackpore and the same was recorded in Book No. I, Vol. No. 58, noted within the pages from 29 to 33, being No. 3422, for the year 1971.

AND WHEREAS the said Sri Usha Ranjan Biswas while had been enjoying the actual physical possession on the said landed property he got his name mutated with the assessment register of Panihati Municipality bearing Holding No. 238, R.N.Tagore Road, under Ward No. 25, and enjoying the same by paying relevant taxes to the authority concerned regularly and he also mutated his name before the Office of B.L. & L.R.O. BKP-II, under R.S. Khatian No. 1218.



Alokendu Bandyopadhyay
Advocate

Contd...4

(4)

AND WHEREAS the said Usha Ranjan Biswas while has been enjoying the actual physical possession on the said landed property he died intestate on 05.05.2002 leaving behind him, his wife namely Smt. Ila Biswas and three sons namely Sri Utpalendu Biswas, Sri Amalendu Biswas and Sri Bimalendu Biswas as his surviving legal heirs and successors.

Be it mentioned here that the wife of Late Usha Ranjan Biswas namely Ila Biswas was also died intestate on 29.09.2013 leaving behind her above name three sons as her surviving legal heirs.

AND WHEREAS thus the three sons of deceased Usha Ranjan Biswas & Ila Biswas i.e. the land owners/executants no. 1 to 3 hereof inherited the said **5Cottahs 8Chittaks** of land and residential building standing thereon as undivided 1/3rd share in each part as Class-I legal heirs, as per the Law of Hindu Succession Act. 1956 as sixteen annas owners and have been jointly possessing the same as ezmal peacefully, quietly and without any interruption of others by paying the relevant rents and taxes regularly.

AND WHEREAS the Owners/Executants is now desirous of developing the said land by constructed Multi Storeyed building in accordance with the plan sanctioned by the Panihati Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the Executants.

AND WHEREAS We the executants hereof have entered into a **Registered Development Agreement being no. 150101632/2018** in Book no. I which was executed and Registered by us on **5th day of March, 2018** at the office of D.S.R.-I, North 24 Parganas at Barasat with the

Contd...5


Amalendu Biswas

(5)

developer **SREE GANESH CONSTRUCTION**, a Proprietorship Business having its office at "Bishnupriya", Ground Floor, 'Dwarik Banerjee Road', P.O. Agarpara, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700109 represented by its proprietor namely: **SRI BISWAJIT KARMAKAR**, Son of Late Tarak Chandra Karmakar, By Nationality-Indian, by faith- Hindu, by occupation-Business; residing at: Tarapukur Main Road, P.O. Agarpara, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700109 for construction of a Multistoried Building/Complex upon the said property consisting of several Numbers of Self Contained and independent Flats, Shop rooms, Godowns, Garages, Car Parking Space etc. on the terms, conditions and considerations mentioned in the said Agreement.

AND WHEREAS at the treaty of the said Agreement We have agreed to give a Power of Attorney in favour of the said Developers or as they may direct in order to enable them to get the plan sanctioned by the Panihati Municipality and other appropriate Authority to do all other acts and things.

AND WHEREAS the Developers have requested us to grant the said power of Attorney in favour of him **SREE GANESH CONSTRUCTION**, a Proprietorship Business having its office at "Bishnupriya", Ground Floor, 'Dwarik Banerjee Road', P.O. Agarpara, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700109 represented by its proprietor namely: **SRI BISWAJIT KARMAKAR**, Son of Late Tarak Chandra Karmakar, By Nationality-Indian, by faith- Hindu, by occupation-Business, residing at: Tarapukur Main Road, P.O. Agarpara, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700109. which we hereby do:-


Alokendu Bandyopadhyay
Advocate

Contd...6

(6)

NOW KNOW YE AND THESE PRESENTS WITNESS that

We, **1) SRI UTPALENDU BISWAS**, Son of Late Usha Ranjan Biswas, by Nationality-Indian, by Religion-Hindu, by Occupation-Retired, residing at-Flat no. 3B, Plot no. BA-67, Premises No. 02-146, Action Area 1B, P.O. New Town, P.S. New Town, Dist. North 24 Parganas, Kolkata-700156,

2) SRI AMALENDU BISWAS, Son of Late Usha Ranjan Biswas, by Nationality-Indian, by Religion-Hindu, by Occupation-Retired, residing at- East Station Road, Opp. Hati Bari, P.O. Agarpara, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700109,

3) SRI BIMALENDU BISWAS, Son of Late Usha Ranjan Biswas, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, residing at- East Station Road, P.O. Agarpara, P.S. Khardah, Kolkata-700109, do hereby nominate, constitute and appoint the within named Developer to be our true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To appear and represent us before the Panihati Municipality for amalgamating the separate Holdings into a single Holding by inserting our holding property and sign the relevant applications for that purpose on behalf of us AND to prepare plan on behalf of the Executants for development of the said property described in the Schedule hereunder and to submit the same to the Panihati Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.

2. To approach on behalf of Executants all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of


Alokendu Bandyopadhyay
Advocate

Contd...7

(7)

development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.

3. To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property.

4. To supervise the development work in respect of Building on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Panihati Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Panihati 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 in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).

6. To appear and represent us before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.

7. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personal and workmen for carrying out the development of the said property as



Alokendu Bandyopadhyay

Advocate

Contd...8

(8)

also construction of building/s thereon and to pay their fees, consideration moneys salaries and/or wages.

- 8.** To pay various deposits to the Panihati 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 structures thereon and to claim refund of such deposits so paid by our said Attorney and to give and effectual receipts in our name and on our behalf in connection with the refund of such deposits.
- 9.** To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Panihati Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.
- 10.** To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Panihati Municipality a lease in respect of any portion of the said property for the purpose of enabling the Panihati Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.
- 11.** To make necessary applications to the W.B.S.E.D.C.L./C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.
- 12.** To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Panihati Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Panihati Municipality.



Alokendu Bandyopadhyay

Attorn

Contd...9

(9)

- 13.** To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.
- 14.** To apply for and obtaining water connection for the Buildings to be constructed on the said property and/ or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Panihati Municipality and other concerned authorities.
- 15.** To give such letters and writings and/or undertaking as may be required from time to time by the Panihati Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/ or completion Certificate in respect of the said building/s or any part or parts thereof.
- 16.** To give necessary letters, writings and undertakings to the Panihati Municipality Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings.
- 17.** To approach the Panihati Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).
- 18.** To approach the Government of West Bengal in all its Departments including the B.L. & L.R.O. office as well as the Panihati Municipality for the purpose of mutation of the subject landed property and in all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.

19. To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Panihati Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.


20. (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.

(ii) To make applications and submit the amended or new Building Plans to the Panihati Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.

(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.

21. (i) To enter into Agreement for sale of Building (**except Owner's allocation**) as per Agreement that will be constructed on the said property in the names of Attorney or the name of


Alokendu Bandyopadhyay
Advocate

Contd...11

(11)


the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.

(ii) To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

(iii) The Land owners shall handover physical possession of the land with the existing structure to the developer and/or its representatives within 7 days after execution of the Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

(iv) The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.

(v) The owners/executants shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer for sale of such flats, shops or Garages **(except Owner's allocation)** in respect of the building or buildings that may be constructed on the said plot and also to exercise and sign conveyance or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents


Alokendu Bandyopadhyay
Advocate

Contd...12

(12)

before the sub registrar of A.D.S.R.O. Sodepur, North 24 Parganas, D.R. North 24 Parganas at Barasat and the Registrar of Assurance-II at Kolkata.

22. To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof (**except Owner's allocated portion**) in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose.

23. To lodge the Conveyance, Lease and/or other documents or transfer that may be executed by the said attorney for registration and to admit execution thereof before the concerned Sub-Registrar, Dist. Registrar or Registrar of Assurance.

24. To make application on the Panihati Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance, Lease and/or other documents of transfer as aforesaid may have been executed.

25. To execute Lease in respect of the said property (**except Owner's allocated portion**) and/or portion or portions and/or structure or structures standing thereon in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney.

26. To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by us of any agreement, deed, conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and efficiently as we could do.

27. (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as our said Attorney may think fit and proper.


Alokendu Bandyopadhyay
Advocate

Contd...13

(13)

(b) To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

28. (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof.

(b) We do hereby agree and undertake that we shall not in any way write any letters and/or correspond with the Government of West Bengal in all its departments, the Panihati Municipality in all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of Attorney. We do hereby expressly agree and undertake that if any such instructions shall be issued by us the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by us.

(c) To obtain project loan from any Bank, Financial Institutions by Mortgaging the under mentioned Scheduled Property save and except the Owner's Allocation as stated in the Development Agreement.

29. For us and in our name to accept service of any write of summons or other legal process and to appear in any court and before all courts. Magistrates or Judicial or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/ other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such


Anokendu Bandyopadhyay

Attorney

Contd...14

(14)

money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/ belonging or payable to us by any person/firm or body corporate and also to appoint any solicitor and/ or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of the said Attorney.

30. To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead.

31. To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.


Atokendri Bandyopadhyay
Advocate

Contd...15

32. To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to us either alone or jointly with other on any account whatsoever including under any Deed or Mortgage or Deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same.

33. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as we could in our person do.

34. 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 purpose according to Laws and Customs of India and particularly of West Bengal.

35. AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon the Developer Firm.

36. AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND WE HEREBY DECLARE that WE shall not do anything inconsistent with this Power of Attorney.

37. AND we hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the Panihati Municipality and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

38. Words in this indenture importing singular shall include plural and vice-versa.


Alokendu Bandyopadhyay
Advocate

Contd...16

(16)

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land measuring an area **5Cottahs 8Chittaks** of land classified as "**BASTU**", togetherwith a 1200 sq.ft. two storied pucca residential building standing thereon, lying and situate, within **Mouza: Osmanpur**, J.L. No. 13, Re.Su. 42, Touzi No. 172, comprised and contained in C.S. Dag No. 519, corresponding to **R.S. Dag Nos. 1116, 1117**, under C.S. Khatian No. 20, Corresponding to R.S. Khatian No. 1218, P.S. Khardah, A.D.S.R.O. Sodepur, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, Dist. North 24 Parganas, within the local limits of Panihati Municipality bearing Holding No. 238 R.N.Tagore Road, under Ward No. 25, TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Power of Attorney for Development.

BUTTED AND BOUNDED

On the North : 6ft. Wide R.N.Tagore Road bye lane.
On the South : 25ft. Wide R.N.Tagore Road.
On the East : 7ft. Wide R.N.Tagore Road bye lane.
On the West : House of Uttam Roy & Swapan Das.


Atokendu Bandyopadhyay
Advocate

Contd...17

(17)

IN WITNESSES WHEREOF the parties/Executants hereto have hereunto set and subscribed their respective hands on this 5th day of March, 2018 A.D.

SIGNED AND DELIVERED

in presence of following

WITNESSES:

1. Prasanna Paul
Sodepur, Kol - 110

Atalendu Bhowmik

(Amalendu Prisway)

2. Anishek Paul
Srisaamagar
Kol - 113.

Dimalendu Prasad

**SIGNATURE OF THE
EXECUTANTS/OWNERS**

3. Asit Kumar
Bandyopadhyay
Dakshinpara, P.S. Barand
Kol - 700124

SREE GANESH CONSTRUCTION
Binajit Karmakar

SIGNATURE OF THE ATTORNEY

Drafted by:

Atalendu Bandyopadhyay
Adv.

Atalendu Bandyopadhyay
Enl. no - WB - 570/2009 Advocate
District Judges' Court, Barasat
North 24 Parganas (W.B.)

Laser Setter:

Prasanna Paul



(1) Name : **SRI BIMALENDU BISWAS**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Bimalendu Biswas

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI BISWAJIT KARMAKAR**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator *Biswajit Karmakar*

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Biswajit Karmakar

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



Utpalendu

(1) Name : **SRI UTPALENDU BISWAS**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Utpalendu Biswas

SIGNATURE OF THE PRESENTANT

(2) Name : **SRI AMALENDU BISWAS**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Amalendu

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Amalendu Biswas (Amalendu biswas)

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

Major Information of the Deed

Deed No :	I-1501-01638/2018	Date of Registration :	05/03/2018
Query No / Year	1501-1000066493/2018	Office where deed is registered	
Query Date	05/03/2018 12:54:43 PM	D.S.R. - I NORTH 24-PARGANAS, District. No	24-Parganas
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124. Mobile No. : 9830075574, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 60,00,000/-	Rs. 1,04,28,750/-		
Stamp duty Paid/SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 11/- (Article: E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of (Deed No./Year):- 150101632/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Rabindra Nath Tagore Road, Mouza: Ochhmanpur, Ward No: 25, Holding No:238



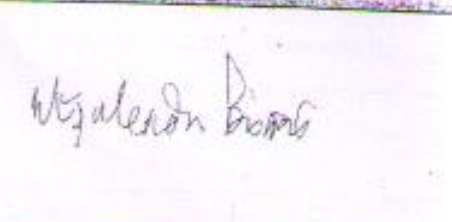

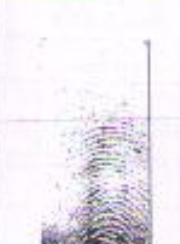
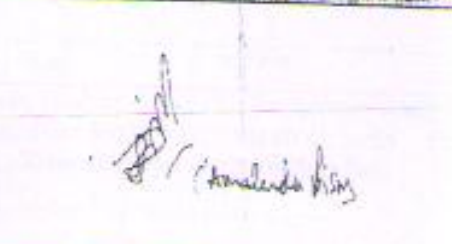


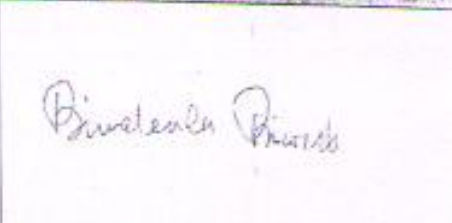
Sch No	Plot Number	Khatian Number	Land Use		Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-1116	RS-1218	Bastu	Bastu	2 Katha 12 Chatak	26,00,000/-	47,64,375/-	Width of Approach Road: 25 Ft. Adjacent to Metal Road,
L2	RS-1117	RS-1218	Bastu	Bastu	2 Katha 12 Chatak	26,00,000/-	47,64,375/-	Width of Approach Road: 25 Ft. Adjacent to Metal Road,
TOTAL :								
Grand Total :					9.075Dec	52,00,000 /-	95,28,750 /-	
Grand Total :					9.075Dec	52,00,000 /-	95,28,750 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1200 Sq Ft.	8,00,000/-	9,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	8,00,000 /-	9,00,000 /-	

Major Information of the Deed :- I-1501-01638/2018-05/03/2018

Principal Details :










Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Utpalendu Biswas Son of Late Usha Ranjan Biswas Executed by: Self, Date of Execution: 05/03/2018 , Admitted by: Self, Date of Admission: 05/03/2018 ,Place : Office			
	05/03/2018	LTI	05/03/2018	05/03/2018
Flat No. 3B, Plot No. BA-67, Premises No. 02-146,, P.O:- New Town, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADLPB3624M, Status :Individual, Executed by: Self, Date of Execution: 05/03/2018 , Admitted by: Self, Date of Admission: 05/03/2018 ,Place : Office				
2	Name	Photo	Fingerprint	Signature
	Mr Amalendu Biswas (Presentant) Son of Late Usha Ranjan Biswas Executed by: Self, Date of Execution: 05/03/2018 , Admitted by: Self, Date of Admission: 05/03/2018 ,Place : Office			
	05/03/2018	LTI	05/03/2018	05/03/2018
East Station Road, Opp. Hati Bari,, P.O:- Agarpara, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADXPB4036F, Status :Individual, Executed by: Self, Date of Execution: 05/03/2018 , Admitted by: Self, Date of Admission: 05/03/2018 ,Place : Office				
3	Name	Photo	Fingerprint	Signature
	Mr Bimalendu Biswas Son of Late Usha Ranjan Biswas Executed by: Self, Date of Execution: 05/03/2018 , Admitted by: Self, Date of Admission: 05/03/2018 ,Place : Office			
	05/03/2018	LTI	05/03/2018	05/03/2018
East Station Road,, P.O:- Agarpara, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGIPB4369H, Status :Individual, Executed by: Self, Date of Execution: 05/03/2018 , Admitted by: Self, Date of Admission: 05/03/2018 ,Place : Office				

Major Information of the Deed :- I-1501-01638/2018-05/03/2018

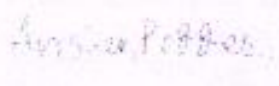
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sree Ganesh Construction "Bishnupriya", Ground Floor, Dwarik Banerjee Road, P.O:- Agarpara, P.S:- Ghola, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700109 , PAN No.:: AKHPK9010B, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1" style="width:100%"> <tr> <th style="width:40%">Name</th> <th style="width:15%">Photo</th> <th style="width:15%">Finger Print</th> <th style="width:30%">Signature</th> </tr> <tr> <td> Mr Biswajit Karmakar Son of Late Tarak Chandra Karmakar Date of Execution - 05/03/2018, , Admitted by: Self, Date of Admission: 05/03/2018, Place of Admission of Execution: Office </td> <td>  <small>Mar 6 2018 1:21PM</small> </td> <td>  <small>LTI 05/03/2018</small> </td> <td>  <small>05/03/2018</small> </td> </tr> </table> <p>Tarapurkur Main Road, , P.O:- Agarpara, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKHPK9010B Status : Representative, Representative of : Sree Ganesh Construction (as Proprietor)</p>	Name	Photo	Finger Print	Signature	Mr Biswajit Karmakar Son of Late Tarak Chandra Karmakar Date of Execution - 05/03/2018, , Admitted by: Self, Date of Admission: 05/03/2018, Place of Admission of Execution: Office	 <small>Mar 6 2018 1:21PM</small>	 <small>LTI 05/03/2018</small>	 <small>05/03/2018</small>
Name	Photo	Finger Print	Signature						
Mr Biswajit Karmakar Son of Late Tarak Chandra Karmakar Date of Execution - 05/03/2018, , Admitted by: Self, Date of Admission: 05/03/2018, Place of Admission of Execution: Office	 <small>Mar 6 2018 1:21PM</small>	 <small>LTI 05/03/2018</small>	 <small>05/03/2018</small>						

Identifier Details :

Name & address	Date
Mr Avishek Podder Son of Mr Basudev Podder Sri Ram Nagar, P.O:- Natagarh, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700113, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Utpalendu Biswas, Mr Amalendu Biswas, Mr Bimalendu Biswas, Mr Biswajit Karmakar	05/03/2018
	

Major Information of the Deed :- I-1501-01638/2018-05/03/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Utpalendu Biswas	Sree Ganesh Construction-1.5125 Dec
2	Mr Amalendu Biswas	Sree Ganesh Construction-1.5125 Dec
3	Mr Bimalendu Biswas	Sree Ganesh Construction-1.5125 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Utpalendu Biswas	Sree Ganesh Construction-1.5125 Dec
2	Mr Amalendu Biswas	Sree Ganesh Construction-1.5125 Dec
3	Mr Bimalendu Biswas	Sree Ganesh Construction-1.5125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Utpalendu Biswas	Sree Ganesh Construction-400.00000000 Sq Ft
2	Mr Amalendu Biswas	Sree Ganesh Construction-400.00000000 Sq Ft
3	Mr Bimalendu Biswas	Sree Ganesh Construction-400.00000000 Sq Ft

Endorsement For Deed Number : I - 150101638 / 2018**On 05-03-2018****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 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:05 hrs on 05-03-2018, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Mr Amalendu Biswas, 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 1,04,28,750/-

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

Execution is admitted on 05/03/2018 by 1. Mr Utpalendu Biswas, Son of Late Usha Ranjan Biswas, Flat No. 3B, Plot No. BA-67, Premises No. 02-146,, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Retired Person, 2. Mr Amalendu Biswas, Son of Late Usha Ranjan Biswas, East Station Road, Opp. Hati Bari,, P.O: Agarpara, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Retired Person, 3. Mr Bimalendu Biswas, Son of Late Usha Ranjan Biswas, East Station Road,, P.O: Agarpara, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Service Indetified by Mr Avishek Podder, , Son of Mr Basudev Podder, Sri Ram Nagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Major Information of the Deed :- I-1501-01638/2018-05/03/2018

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

Execution is admitted on 05-03-2018 by Mr Biswajit Karmakar, Proprietor, Sree Ganesh Construction, "Bishnupriya", Ground Floor, Dwarik Banerjee Road, P.O:- Agarpara, P.S:- Ghola, Panihati, District-North 24-Parganas, West Bengal, India. PIN - 700109

Identified by Mr Avishek Podder, . . Son of Mr Basudev Podder, Sri Ram Nagar, P.O: Natagarh, Thana: Ghola, . North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11/- (E = Rs 7/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 11/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no 7022, Amount: Rs.100/-, Date of Purchase: 12/02/2018, Vendor name: R Sur



Supriya Chattopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1501-01638/2018-05/03/2018