

745/19

I-621/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 530537

Handwritten signature
15/2/19

12545

Q-43800/19

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar
Sealoh

15 FEB 2019

Q-43800/19

: DEVELOPMENT POWER OF ATTORNEY :

This **Development Power of Attorney** is made at Kolkata on this the 15th day of **February**, Two Thousand Nineteen, **(2019) AD**,

29 JAN 2019

1525
VALU 100/-
DATE
SOLD TO M/S Matrix Construction
SIGNATURE OF STAMP VENDOR
SRI PRASANTA CHATTERJEE
CVT. LICENSED STAMP VENDOR
SEALDAH CIVIL COURT
KOLKATA-700014

Matrix Construction
157/2A Acharya Brahm
Chanda Road
No 700004.



Identified by me,

Sukumar Sen
Son of Late Meghnad Sen
Business/Hindu/Indian
T/7H/1, Kalimuddin Lane,
P.O. Beadon Road,
P.S. Manicuttala,
Kolkata-700006.



[2]

BY

(1) Sri Amar Nath Garai (PAN : AEAPG9058C and Aadhaar No. : 5401 3980 3636 and Mobile No. 94339 05878), son of Late Biswanath Garai, by Occupation-Business, by Nationality- Indian, by Faith-Hindu and residing at 2/1B/1, Bidhan Nagar Road, P.O. and P.S. Ultadanga, Kolkata-700 067 and **(2) Sri Rana Garai (PAN : ALKPG6573H and Aadhaar No : 6021 3861 1891 and Mobile No. 94322 68722),** son of Late Rabindra Nath Garai, by Occupation-Business, by Nationality- Indian, by Faith-Hindu and residing at 2/1B/1, Bidhan Nagar Road, P.O. and P.S. Ultadanga, Kolkata-700 067 and **(3) Sri Alope Kumar Garai (PAN : AVGPG4998L and Aadhaar No. : 7181 9646 0793 and Mobile No. 93393 33570),** son of Late Atul Chadra Garai, by Occupation-Business, by Nationality-Indian, by Faith-Hindu and residing at 2/1B/1, Bidhan Nagar Road, P.O. and P.S. Ultadanga, Kolkata-700 067, hereinafter jointly called and referred to as the **Executants / Principals / Land Owners.** (Which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, successors, legal representatives, administrators and assigns), do hereby declare :



by
A.O.S.R., SEALDAH
15 FEB 2019
Dist.-South 24 Parganas

Whereas we the **Executants / Principals / Land Owners** herein being the present absolute joint owners of the property being **All That** piece and parcel of revenue redeemed **Bastu Land** measuring about **10 (Ten) Cottahs - 12 (Twelve) Chattaks - 22 (Twenty Two) Sq.Ft.** be the same a little more or less, including 50 years old brick built tin / tiles roofed and cemented floor, fully residential structures, having its **Covered Area 5760 Sq.Ft.** be the same a little more or less, togetherwith all easements appurtenances and common right available therein, lying, situated and being **Premises No. 2/1B/1, Bidhan Nagar Road** (prior amalgamated of another Premises No. 2/1B/2, Bidhan Nagar Road, being Assessee No. 11-013-03-0438-2) **P.O. and P.S. Ultadanga, Kolkata 700 067**, under the **K.M.C. Ward No. 013, Borough No. III, Assessee No. 11-013-03-0437-0** and **District of South 24-Parganas**, hereinafter referred to as the said **Joint Ownership Property**, free from all encumbrances morefully described in the **Schedule** mentioned property hereunder written.

And Whereas thus we, **Sri Amar Nath Garai, Sri Rana Garai** and **Sri Alope Kumar Garai**, being the **Executants / Principals / Land Owners** herein, Lawfull absolute joint owners and we are in peaceful possession and enjoyment of the said **Joint Ownership Property** and we are well seized and



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A.D. S.R., SEALDAH

15 FEB 2019

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possessed the same, free from all encumbrances, whatsoever, morefully described in the **Schedule** mentioned property hereunder written.

And Whereas while thus seized and possessed the said **Joint Ownership Property**, morefully described in the **Schedule** mentioned property hereunder writeen, we, the **Executants / Principals / Land Owners** herein, have since expressed our desire to construct a mutistoried building through a proper **Developer / Promotor** and thereafter getting such information from a reliable source, the **M/s. Matrix Construction (PAN : ABGFM 4974Q)**, a Partnership firm, having its Regd. office at 157/2A, Acharya Prafulla Chandra Road, P.O. Shyambazar, P.S. Shyampukur, Kolkata-700 004, represented by its two Partners namely **(1) Sri Uttam Kumar Kundu (PAN : AFYPK1781M and Aadhaar No. : 2735 1143 6624 and Mobile No. 93310 52340)**, son of Late Jadab Chandra Kundu, by Occupation-Business, by Nationality - Indian, by Faith - Hindu and residing at 13/8D, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067 and **(2) Sri Samiran Kundu (PAN : BEWPK1160G and Aadhaar No. : 6026 2958 4918 and Mobile No. 92300 21001)**, son of Sri Uttam Kumar Kundu, by Occupation-Business, by Nationality - Indian, by Faith - Hindu and residing at 13/8D, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067, approached / proposed before us to construct of such



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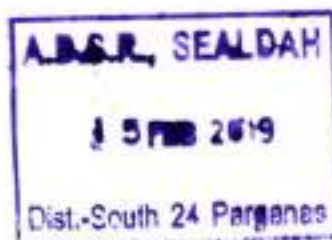
multistoried building consisting of several flats / rooms / shops / offices / units. On account of such proposal, we the **Executants / Principals / Land Owners** herein allowed the said **Developer / Promotor** herein to supervision and inspection of the said **Bastu Land** stated in the **Schedule** mentioned property hereunder written and after inspection of the **Schedule** mentioned property hereunder written and having been completely satisfied with its clarity of title and commercial viability, approached us to allow themselves to construct a multistoried building over the same.

And Whereas we, the **Executants / Principals / Land Owners** herein, being satisfied with the proposal passed by the said **Developer / Promotor** herein with the same and we are willing to commence with the construct a multistoried building on the **Schedule** mentioned property hereunder written in accordance with Law.

And Whereas we, the **Executants / Principals / Land Owners** herein and the concerned said **Developer / Promotor** herein have agreed to construct a multistoried building in accordance with certain terms and conditions and we along with said **Developer / Promotor** have entered into a **Development Agreement** to-day i.e. on the 15th day of February



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2019, which has been duly registered in the office of the A.D.S.R. Sealdah, District of South 24-parganas and recorded in Book No. I , Being No. 160600610 , For the year 2019.

And Whereas we, the **Executants / Principals / Land Owners** herein have agreed to execute a registered **Development Power of Attorney** after registered **Development Agreement** in favour of the said **Developer / Promotor** herein to enable themselves to proceed with the said construct a multistoried building over the said plot of **Bastu Land**, morefully described in the **Schedule** mentioned property hereunder written.

And accordingly we the abovenamed **Executants / Principals / Land Owners** herein do hereby appoint, nominate and constitute the **M/s. Matrix Construction (PAN : ABGFM 4974Q)**, a Partnership firm, having its Regd. office at 157/2A, Acharya Prafulla Chandra Road, P.O. Shyambazar, P.S. Shyampukur, Kolkata-700 004, represented by its two Partners namely **(1) Sri Uttam Kumar Kundu (PAN : AFYPK1781M and Aadhaar No. : 2735 1143 6624 and Mobile No. 93310 52340)**, son of Late Jadab Chandra Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu and residing at 13/8D, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067 and **(2) Sri Samiran Kundu (PAN : BEWPK1160G and Aadhaar No. : 6026 2958 4918**



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A.D.R. SEALDAN
15 FEB 2019
Dist. Court of Parganas

and **Mobile No. 92300 21001**), son of Sri Uttam Kumar Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu and residing at 13/8D, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067, as our **True and Lawful Constitute Attorney** to do all acts, deeds, things, perform execute and cause to be done, executed and performed relating to our the said **Joint Ownership Property** in our names and on our behalves that is to say :

1. To look after our interest and to do all acts, deeds and things in respect of the said **Joint Ownership Property** in the **Schedule** mentioned property hereunder written.

2. To protect and safeguard our right, title and interest in respect of the **Schedule** mentioned property hereunder written.

3. To make construct a proposed multistoried building over the said plot of **Bastu Land** described in the **Schedule** mentioned property hereunder written as per **Development Agreement** executed between ourselves and our said **True and Lawful Constitute Attorney**.

4. To supervise and look-after the construction of the said proposed a multistoried building.

5. To receive the earnest money from the intending



by

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purchaser / purchasers of the flats / rooms / shops / offices / units from the allocated portion of the said **Developer / Promotor** herein after signing the **Agreement for Sale** and transfer of the proposed flats / rooms / shops / offices / units to the intending purchaser / purchasers and to realise consideration or sale price from the intending purchaser / purchasers in respect of the allocated portion of the said **Developer / Promotor** herein.

6. To apply before the C.E.S.C. Office for obtaining the electric meters for the said proposed a multistoried building for use of the flats / rooms / shops / offices / units owners in the said proposed multistoried building.

7. To swear any affidavit, declaration and indemnity bond etc. for the purpose of the **Schedule** mentioned property hereunder written if required in future on our behalves as as our said **True and Lawful Constitute Attorney** before any Judicial / Executive Magistrate and Notary Public.

8. To represent us before the K.I.T. office, the K.M.D.A. office, the Chief Valuer and Surveyor Deptt., Assessment-Collection (N) Deptt., Building Deptt. Water Supply Deptt., Seware / Drainage Deptt. and or any other Deptt. of the K.M.C. office, LA Collector office, Land and Land Reform Tribunal office, any Registration office, Govt. of W.B., any Court



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in respect of the **Schedule** mentioned property hereunder written as our said **True** and **Lawful Constitute Attorney**.

9. To do all needful acts, deeds and things and make signature for the procedural work for obtaining the building plan from the Building Department of the Kolkata Municipal Corporation Office, in respect of the said **Joint Ownership Property**, morefully described in the **Schedule** mentioned property hereunder written.

10. To appoint any Advocate, Advocates, Solicitors and Deed Writers on our behalf and to sign plaints, pleading, written statements, deed drafts etc. which our said **True** and **Lawful Constitute Attorney** shall deem fit and proper.

11. To appoint any LBS, LBA, Engineer, Chattered Engineer and Geo-Tech Engineer on our behalves and to apply and obtain electricity, water, sewerage, drainage or other connections or any other utility to the **Schedule** mentioned property hereunder written and / or to be made alteration therein and to close down and / or connect or disconnect the same and for that purpose to signature, execute and submit all papers, applications, plans and documents before the competent authorities and to excute all other acts, deeds and things as may be deemed fit and proper by our said **True** and **Lawful Constitute Attorney**.

12. To draw, design and make the structural and building plan and file the same before the Building Department of the Kolkata Municipal Corporation Office and to apply and obtain



by

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the complete sanction plan and completion certificate from the Building Department of the Kolkata Municipal Corporation Office.

13. To apply and proceed with the procedural work of regularization of building or any part of the building and obtain the same.

14. To sign, execute and admit any documents, statements, papers, undertakings, declaration as would be required for necessary permission by the appropriate authority or authorities.

15. To apply and obtain the internal and external drainage sanction of the building from the drainage department of the Kolkata Municipal Corporation Office.

16. To apply file and process the regularization of the building or any part of the building before the Kolkata Municipal Corporation Authority under Section 401 of the Kolkata Municipal Corporation Act' 1980 as well as 1990.

17. To do all needful acts, things and make signature for the procedural work for obtaining the sanctioned building plan from the Building Department of the Kolkata Municipal Corporation Office or for any modification and / or alteration of plan or for revise plan, if any, in respect of the said **Joint Ownership Property** described in the **Schedule** mentioned property hereunder written.



by
A.D.S.R., SEALDAH
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18. To take charge and possession of the said **Joint Ownership Property** described in details in the **Schedule** mentioned property hereunder written and every part thereof and to supervise, manage and look after as our said **True and Lawful Constitute Attorney**.

19. To apply for and obtain all permission, sanctions and / or consent form the Government of West Bengal and from the other Government auhtorities and / or statutory bodies and to pay the requisite permission, fees etc.

20. To prepare, signature, execute, enter into, modify, cancel, alter, draw, approve, rectify, acknowledge and deliver and / or register and / or give consent to and confirmation to all Deed(s) of Conveyance, Assignment, papers, documents, agreements, supplementary agreements, nominations, assignments, rectifications, declarations, affidavits, undertakings, acknowledgement, confirmations, notices and all other documents and writing for and on behalf of us as may be required to be so done for transfer to title of the said part of the building including its proportionate share in the said **Bastu Land** as described in the **Schedule** mentioned property hereunder written in respect of said **Developer / Promotor** allocation either in favour of the intending purchaser / purchasers or in favour of their nominee(s) and for that purpose to put all necessary signature and / or thumb



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A.D.S.R., SEALDAH
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impression on the said Deed/s and all other documents and writing connected thereto in our names and for and on our behalves.

21. To get fresh / additional / reinstallation of water / sewer / electricity power connection and other services in the part of the building and for the purpose to do all the acts, deeds and things on our behalves.

22. To receive registered letters, insured letters, money order, telegrams, postal orders, the other papers and relevant documents from the Post Office, Railway Deptt., K.M.C. Office, Collector office, Police and other Government Departments, and non-government organization or any other authorities from time to time for us and on our behalves in respect of the **Schedule** mentioned property hereunder written.

23. To take delivery of and submit and or any documents of title, clearance, plant, etc. as would be required and found necessary or expedient by our said **True and Lawful Constitute Attorney**.

24. To execute any Agreement / Deed for the above mentioned purpose and to put all necessary signatures and / or thumb impressions on the said Deed(s) and all other documents and writings connected thereto in our names and on our behalves.



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A.D.S.R., SEALDAH
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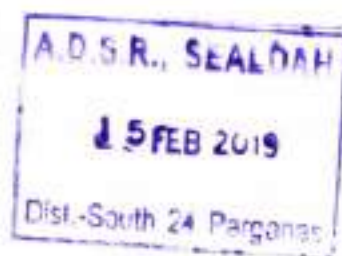
25. To collect, demand recover and receive and acknowledge the receipt of any consideration earnest money, advance, rent, electricity charges, maintenance charges and all or any amounts receivable in respect of the said **Joint Ownership Property** by cash and / or cheque/s or pay orders or demand drafts and to make all just and reasonable allowance therein in respect thereof and to take all necessary step/steps whether by action, distress or otherwise to recover any sum or money in arrear in respect of the said **Joint Ownership Property** or part thereof and to raise bills and grant valid receipts and other receipts acknowledgements and discharges thereof.

26. To make and signature application to the appropriate dempartment of the Government, local authorities or other competent authority for all and any licencses, permissions, and consent required by any Law.

27. To prepare, signature, execute, enter into, modify, cancel, draw, approve, rectify, deliver and / or register and or give consent and confirmation to all papers, documents, agreements, supplementary agreements, nominations, assignments, deed(s), rectifications, declarations, affidavits, undertakings, acknowledgements, confirmations, notices and all other documents and writings as in any way be required



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to be do done in exercise of power conferred under this presents.

28. To appear and represent us before any Notary Public, Registrar of Assurances-I, II, III and IV Kolkata, Additional District Sub-Registrar, Sealdah, District of South 24- Parganas, District Sub-Registrar, Alipore, District of South 24-Parganas, Metropolitan Magistrate and / or other office or offices or Authority or Authorities having jurisdiction and to present deed / deeds for registration before them and to acknowledge and present and register and / or to have admitted registered and perfected all deeds, instruments and writting execute signed or made by our said **True and Lawful Constitute Attorney** by virtue of the power hereby conferred.

29. To appoint any Arbitrator in respect of any dispute touching the said **Schedule** mentioned property hereunder written, to accept the award of the said Arebitrator and / or file application for the rule of the Court of the decision of the said Arbitrator.

30. To represent us and appear before any registration authority such as Registrar of Assurances-I, II, III and IV Kolkata, Additional District Sub-Registrar, Sealdah, District of South 24- Parganas and District Sub-Registrar, Alipore, District South 24-Parganas, to registration of any type of **Deed of Conveyance** on any other kind of deeds in favour



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of the intending purchaser/purchasers on our behalves upto the **Developer's / Promotor's** Allocated portion as reserved by the aforesaid **Development Agreement**.

31. To enter into Agreement / Agreements for transfer of flats / rooms / shops / offices / units with the intending Purchaser / Purchasers togetherwith proportionate share of **Bastu Land** with common uses or rights in respect of said **Developer / Promotor** allocation only.

32. To signature, execute and admit any documents, statements, papers undertakings, declarations, as may be required for necessary permission by the appropriate authority or authorities on our behalves.

33. To sell the allocation portion of the said **Developer / Promotor** in the said proposed multistoried building to the intending purchaser / purchasers after receiving the consideration money.

And we do hereby agree to ratify and confirm all and whatever other act or acts our said **True and Lawful Constitute Attorney** shall Lawfully do, execute, or cause to be done, executed or performed in connection with the sale or sales and other matters by viture of this **Development Power of Attorney** notwithstanding no express power in that behalves hereunder provided. **The Development Agreement and Development Power of Attorney will not be revokable until having the consent of the both parties.**



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A.D.S.R., SEALDAH
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: **THE SCHEDULE ABOVE REFERRED TO :****(THE PROPERTY / BASTU LAND / PREMISES)**

All That piece and parcel of revenue redeemed **Bastu Land** measuring about **10 (Ten) Cottahs - 12 (Twelve) Chattaks - 22 (Twenty Two) Sq.Ft.** be the same a little more or less, including 50 years old brick built tin / tiles roofed and cemented floor, fully residential structures, having its **Covered Area 5760 Sq.Ft.** be the same a little more or less, togetherwith all easements appurtenances and common right available therein, lying, situated and being **Premises No. 2/1B/1, Bidhan Nagar Road** (prior amalgamated of another Premises No. 2/1B/2, Bidhan Nagar Road, being Assessee No. 11-013-03-0438-2) **P.O. and P.S. Ultadanga, Kolkata 700 067**, under the **K.M.C. Ward No. 013, Borough No. III, Assessee No. 11-013-03-0437-0** and **District of South 24-Parganas**, butted and bounded in the following manner :

ON THE NORTH BY	: Premises No. 2B, Bidhan Nagar Road (Portion)
ON THE SOUTH BY	: Aprox 39'-08" wide, Bidhan Nagar Road (K.M.C. Road)
ON THE EAST BY	: Premises No. T-3A, Bidhan Nagar Road
ON THE WEST BY	: Partly by 10 feet and Partly by 11 feet 6 inches wide, Bidhan Nagar Road (K.M.C. Road) and after Premises No. 2B and Premises No. 2/1A/H/1, Bidhan Nagar Road



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A.D.S.R., SEALDAH
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In Witnesses Whereof the said **Executants / Principals / Land Owners** and the said **Lawful Constitute Attorney** hereof doth hereunto set and subscribe their respective signature on this the day, month and year written above.

SIGNED AND DELIVERED BY THE EXECUTANTS / PRINCIPALS / LAND OWNERS IN THE PRESENCE OF :

Arijeet Garai
(Sri Arjeet Garai)
S/o. Sri Amar Nath Garai
Occupation : Business
Address : 2/1B/1, Bidhan Nagar Road
P.O. and P.S. Ultadanga
Kolkata-700 067

Saswati Garai
(Smt. Saswati Garai)
Wife of Sri Rana Garai
Occupation : House wife
Address : 2/1B/1, Bidhan Nagar Road
P.O. and P.S. Ultadanga, Kolkata-700 067

SIGNED AND DELIVERED BY THE LAWFUL CONSTITUTE ATTORNEY IN THE PRESENCE OF WITNESSES :

Bhairab Mondal
(Sri Bhairab Mondal)
S/o. Late Dulal Mondal
Occupation : Private Service
Address : 157/2A, A.P.C. Road
P.O. Shyambazar, P.S. Shyampukur
Kolkata-700 004

Sukumar Sen
(SRI SUKUMAR SEN)
S/o. Late Meghnad Sen
Occupation : Business
Address : T/7H/1, Kallmuddin Lane
P.S. Manicktala, Kolkata-700 006

TYPED BY ME,

Kaushik Ghosh
(SRI KAUSHIK GHOSH)
C/o. M/S. PRERONA LASER PROCESS
B/247/H/8, SATIN SEN SARANI
P.S. NARKELDANGA, KOLKATA-54

1. Amar Nath Garai
2. Rana Garai
3. Aloke Kumar Garai

(Sri Amar Nath Garai)
(Sri Rana Garai)
(Sri Aloke Kumar Garai)
—Signature of Executants /
Principals / Land Owners—

MATRIX CONSTRUCTION

1. Uttam K Kundu
Partner(s)

2. Samiran Kundu
Partner(s)

(Sri Uttam Kumar Kundu)
(Sri Samiran Kundu)
—Signature of Lawful
Constitute Attorney—

DRAFTED BY ME,

Kazi Tozammel Hossain
(KAZI TOZAMMEL HOSSAIN)
-Advocate-
Sealdah Civil Court
Enrolment No. F-165/176/1995
Kolkata-700 014



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A.D.S.R., SEALDAH
↓ 5 FEB 2019
Dist.-South 24 Parganas



LEFT
HAND

Amar Nath Garai

(SRI AMAR NATH GARAI)

—Signature of Executant /
Principal / Land Owner No. 1—

RIGHT
HAND

Small
Finger

Ring
Finger

Middle
Finger

Indication
Finger

Thumb
Finger



Thumb
Finger

Indication
Finger

Middle
Finger

Ring
Finger

Small
Finger



LEFT
HAND

Rana Garai

(SRI RANA GARAI)

—Signature of Executant /
Principal / Land Owner No. 2—

RIGHT
HAND

Small
Finger

Ring
Finger

Middle
Finger

Indication
Finger

Thumb
Finger



Thumb
Finger

Indication
Finger

Middle
Finger

Ring
Finger

Small
Finger



LEFT
HAND

Alok Kumar Garai

(SRI ALOKE KUMAR GARAI)

—Signature of Executant /
Principal / Land Owner No. 3—

RIGHT
HAND

Small
Finger

Ring
Finger

Middle
Finger

Indication
Finger

Thumb
Finger



Thumb
Finger

Indication
Finger

Middle
Finger

Ring
Finger























Small
Finger





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A.D.S.R., SEALDAH
15 FEB 2019
Dist.-South 24 Parganas

PHOTO PEST & FINGER IMPRESSION SHEET NO- "2" OF "2"

 <p align="center">LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
<p>MATRIX CONSTRUCTION</p> <p><u>Uttam Ku Kundu</u> (SRI UTTAM KUMAR KUNDU) —Signature of Lawful Constitute Attorney—</p> <p align="right">RIGHT HAND</p>					
	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
 <p align="center">LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
<p>MATRIX CONSTRUCTION</p> <p><u>Samiran Kundu</u> (SRI SAMIRAN KUNDU) —Signature of Lawful Constitute Attorney—</p> <p align="right">RIGHT HAND</p>					
	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger



by
A.B.S.R., SEALDAH
15 FEB 2019
Dist.-South 24 Parganas

Major Information of the Deed

Deed No :	I-1606-00621/2019	Date of Registration	15/02/2019
Query No / Year	1606-1000043800/2019	Office where deed is registered	
Query Date	15/02/2019 12:15:49 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Uttam Kumar Kundu 13/8D, Ariff Road, Thana : Ultadanga, District : South 24-Parganas, WEST BENGAL, PIN - 700067, Mobile No. : 9331052340, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 8,02,77,269/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160600610/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Ultadanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhan Nagar Road, Road Zone : (Canal West Road – Rail Bridge On Road) , Premises No: 2/1B/1, , Ward No: 013 Pin Code : 700067






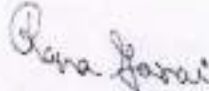



Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		10 Katha 12 Chatak 22 Sq Ft	1/-	7,73,61,269/-	Width of Approach Road: 40 Ft., , Project Name :
Grand Total :					17.7879Dec	1 /-	773,61,269 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5760 Sq Ft.	1/-	29,16,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 5760 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5760 sq ft	1 /-	29,16,000 /-	

Major Information of the Deed :- I-1606-00621/2019-15/02/2019

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Shri Amar Nath Garai (Presentant) Son of Late Biswanath Garai Executed by: Self, Date of Execution: 15/02/2019 , Admitted by: Self, Date of Admission: 15/02/2019 ,Place : Office	Photo  15/02/2019	Fingerprint  LTI 15/02/2019	Signature  15/02/2019
2/1B/1, Bidhan Nagar Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEAPG9058C, Status :Individual, Executed by: Self, Date of Execution: 15/02/2019 , Admitted by: Self, Date of Admission: 15/02/2019 ,Place : Office				
2	Name Shri Rana Garai Son of Late Rabindra Nath Garai Executed by: Self, Date of Execution: 15/02/2019 , Admitted by: Self, Date of Admission: 15/02/2019 ,Place : Office	Photo  15/02/2019	Fingerprint  LTI 15/02/2019	Signature  15/02/2019
2/1B/1, Bidhan Nagar Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALKPG6573H, Status :Individual, Executed by: Self, Date of Execution: 15/02/2019 , Admitted by: Self, Date of Admission: 15/02/2019 ,Place : Office				
3	Name Shri Alope Kumar Garai Son of Late Atul Chandra Garai Executed by: Self, Date of Execution: 15/02/2019 , Admitted by: Self, Date of Admission: 15/02/2019 ,Place : Office	Photo  15/02/2019	Fingerprint  LTI 15/02/2019	Signature  15/02/2019
2/1B/1, Bidhan Nagar Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AVGPG4998L, Status :Individual, Executed by: Self, Date of Execution: 15/02/2019 , Admitted by: Self, Date of Admission: 15/02/2019 ,Place : Office				







Major Information of the Deed :- I-1606-00621/2019-15/02/2019

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Matrix Construction 157/2A, A. P. C. Road, P.O:- Shyambazar, P.S:- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700004 PAN No.:: ABGFM4974Q, Status : Organization, Executed by: Representative

Representative Details :

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Uttam Kumar Kundu Son of Late Jadab Chandra Kundu Date of Execution - 15/02/2019, , Admitted by: Self, Date of Admission: 15/02/2019, Place of Admission of Execution: Office	 Feb 15 2019 1:02PM	 LTI 15/02/2019	 15/02/2019
13/8D, Arif Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFYPK1781M Status : Representative, Representative of : Matrix Construction (as Partner)				
2	Name	Photo	Finger Print	Signature
	Shri Samiran Kundu Son of Shri Uttam Kumar Kundu Date of Execution - 15/02/2019, , Admitted by: Self, Date of Admission: 15/02/2019, Place of Admission of Execution: Office	 Feb 15 2019 1:02PM	 LTI 15/02/2019	 15/02/2019
13/8D, Arif Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BEWPK1160G Status : Representative, Representative of : Matrix Construction (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sukumar Sen Son of Late Meghnad Sen T/7H/1, Kalimuddin Lane, P.O:- Beadon Street, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN - 700006	 15/02/2019	 15/02/2019	 15/02/2019
Identifier Of Shri Amar Nath Garai, Shri Rana Garai, Shri Aloke Kumar Garai, Shri Uttam Kumar Kundu, Shri Samiran Kundu			

Major Information of the Deed :- I-1606-00621/2019-15/02/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Amar Nath Garai	Matrix Construction-5.92931 Dec
2	Shri Rana Garai	Matrix Construction-5.92931 Dec
3	Shri Aloke Kumar Garai	Matrix Construction-5.92931 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Amar Nath Garai	Matrix Construction-1920.00000000 Sq Ft
2	Shri Rana Garai	Matrix Construction-1920.00000000 Sq Ft
3	Shri Aloke Kumar Garai	Matrix Construction-1920.00000000 Sq Ft

Endorsement For Deed Number : I - 160600621 / 2019**On 15-02-2019****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 12:45 hrs on 15-02-2019, at the Office of the A.D.S.R. SEALDAH by Shri Amar Nath Garai, 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 8,02,77,269/-

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

Execution is admitted on 15/02/2019 by 1. Shri Amar Nath Garai, Son of Late Biswanath Garai, 2/1B/1, Road: Bidhan Nagar Road, P.O: Ultadanga, Thana: Ultadanga, South 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business, 2. Shri Rana Garai, Son of Late Rabindra Nath Garai, 2/1B/1, Road: Bidhan Nagar Road, P.O: Ultadanga, Thana: Ultadanga, South 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business, 3. Shri Aloke Kumar Garai, Son of Late Atul Chandra Garai, 2/1B/1, Road: Bidhan Nagar Road, P.O: Ultadanga, Thana: Ultadanga, South 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business

Indetified by Mr Sukumar Sen, , Son of Late Meghnad Sen, T/7H/1, Road: Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

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

Execution is admitted on 15-02-2019 by Shri Uttam Kumar Kundu, Partner, Matrix Construction, 157/2A, A. P. C. Road, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700004

Indetified by Mr Sukumar Sen, , Son of Late Meghnad Sen, T/7H/1, Road: Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Execution is admitted on 15-02-2019 by Shri Samiran Kundu, Partner, Matrix Construction, 157/2A, A. P. C. Road, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700004

Indetified by Mr Sukumar Sen, , Son of Late Meghnad Sen, T/7H/1, Road: Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Payment of Fees

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

Major Information of the Deed :- I-1606-00621/2019-15/02/2019

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 1525, Amount: Rs. 100/-, Date of Purchase: 29/01/2019, Vendor name: PRASANTA CHATTERJEE



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1606-00621/2019-15/02/2019

स्थायी लेखा संख्या /	PERMANENT ACCOUNT NUMBER	
	AEAPG9058C	
	नाम / NAME	
	AMAR NATH GARAI	
	पिता का नाम / FATHER'S NAME	
	BISWA NATH GARAI	
	जन्म तिथि / DATE OF BIRTH	
	23-12-1956	
हस्ताक्षर / SIGNATURE		
	आमर नाथ गराई, प.स. XI	
	COMMISSIONER OF INCOME-TAX, W.B. - XI	

Amar Nath Garai

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RANA GARAI

RABINDRA NATH GARAI

26/10/1976

Permanent Account Number

ALKPG6573H

Rana Garai
Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :-

आयकर पैन सेवा यूनिट, भुविटसल
प्लॉट नं: 3, सेक्टर 11, सीडी बेलापुर,
नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ALOK KUMAR GARAI

ATUL CHANDRA GARAI

01/05/1958

Permanent Account Number
AVGPG4998L

Aloke Kumar Garai
Signature



Aloke Kumar Garai .



आयकर विभाग
INCOME TAX DEPARTMENT
UTTAM KUMAR KUNDU
JADAB CHANDRA KUNDU
12/03/1962
Permanent Account Number
AFYPK1781M
ॐ श्री गणेशाय नमः
Signature

भारत सरकार
GOVT. OF INDIA





87982313

इस कार्ड को खोने / खोनेवाला दंडित किया जावेगा / ध्यान
आपका PAN निम्न प्रकार है, पुराना हो रहा
1. यहाँ पर, यदि आपका PAN नम्बर 341, 342 या 347/8
संख्या काटने पर, तो आपका PAN नम्बर
पुनः - 411 016

*If this card is lost / someone's lost card is found,
please inform / return to:*
Income Tax PAN Services Unit, NSDL,
34, Bawa, Market Street,
Plot No. 341, Survey No. 9078,
Model Colony, Near Deep Banglow Chowk,
Pune - 411 016

Tel: 91-20-3721 8000, Fax: 91-20-3721 8001
e-mail: pan@nsdl.co.in



1. The first of these is the fact that the
 2. second of these is the fact that the
 3. third of these is the fact that the
 4. fourth of these is the fact that the
 5. fifth of these is the fact that the
 6. sixth of these is the fact that the
 7. seventh of these is the fact that the
 8. eighth of these is the fact that the
 9. ninth of these is the fact that the
 10. tenth of these is the fact that the

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2019, Page from 23127 to 23164

being No 160600621 for the year 2019.



Digitally signed by KAUSHIK ROY
Date: 2019.02.19 17:16:22 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 19-02-2019 17:12:11
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)