

3758/17

P-3593



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 769331

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 ৩-১-৩৬৩৮২/১৭
 ৩-১-৩৬৩৮২/১৭

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, SMT. KEYA SEN (PAN DGYPS7063G) wife of Sri Bhaskar Sen, by faith Hindu, by Nationality Indian, by occupation housewife, residing at 18, Ananda Garh (D.P. Nagar), P.O. & P.S. Belghoria, Kolkata-700056, District North 24 Parganas

Certified that the document in relation to registration, the signature sheet and endorsement which are attached to the document are a part of the document.

Additional Deputy Sub-Registrar
 Belghoria, 24 Parganas (N)

- 6 NOV 2017

26 OCT 2017

26 OCT 2017

144579
D. Up Ke Sahas Abo
M. OPOR Key

26 OCT 2017
S. CHATTERJEE
Legal & Agency Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1



Add. District Sub-Registrar
Baghoria, 24 Pgs (N)

- 6 NOV 2017

being the owners of **ALL THAT** piece or parcel of land measuring an area of **1(one) cottah 9 (nine) chhatack 29 (twenty nine) square feet** be the same a little more or less together with Tiles Shed having an area of 100 square feet standing thereon out of 2(two) cottahs 13 (thirteen) chhatack be the same a little more or less together with two storied building standing thereon appertaining to Mouza Basudebpur, J.L. No. 2, R.S. No. 13, E/P No. 1030, S.P. No. 1780, C.S. & R.S. Plot Nos. 798 & 799, P.S. Belghoria, District North 24 Parganas appertaining to Mouza Basudebpur, J.L. No. 2, R.S. No. 13, E/P No. 1030, S.P. No. 1780, C.S. & R.S. Plot Nos. 798 & 799, lying and situated at Premises No. 18, Anandagarh, Holding No. 128 — under Kamarhati Municipality, Ward No. 26, P.S. Belghoria, Kolkata-700056, District North 24 Parganas morefully described in the schedule herein below, do hereby nominate constitute appoint **NIGAMANANDA ABASAN PRIVATE LIMITED** (PAN AAECN4139Q) a Private Limited Company under the Companies Act, 2013 having its Registered Office at Room No. 4 & 5, Ground Floor, Tarun Tirtha, 71, Tarun Pally, P.O. & P.S. Belghoria, Kolkata-700056, District North 24 Parganas being represented by its Director **SRI GAUTAM KAR** (PAN AMUPK9834E) son of late Bimal Chandra Kar by faith Hindu, by Nationality Indian, by occupation business, residing at 75, Nabin Pally, Police Station Belghoria, Kolkata-700056, District North 24-Parganas, vide Resolution dated 30.10.2017 passed by the Board of Directors as our true and lawful attorney to do execute and perform the following acts deeds and things for ourselves in our names and on our behalf.

WHEREAS with an intention to develop our aforementioned property by raising multi storied building after demolishing existing structure fully mentioned in the schedule hereunder written we have executed and Registered a Development Agreement on 06.11.2017 at the Office of the Additional District Sub-Registrar, Belghoria North 24 Parganas in Book No.

I, Being No. ~~1526035757~~ for the year 2017 with **NIGAMANANDA ABASAN PRIVATE LIMITED** a Private Limited Company under the Companies Act, 2013 having its Registered Office at Room No. 4 & 5, Ground Floor, Tarun Tirtha, 71, Tarun Pally, P.O. & P.S. Belghoria, Kolkata-700056, District North 24 Parganas being represented by its Director **SRI GAUTAM KAR**, son of Late Bimal Chandra Kar, by faith -Hindu, by Nationality - Indian, by occupation - Business, residing at 75, Nabin Palli, P.S. Belgharia, Kolkata -700056, District- North 24-Parganas, vide Resolution dated 30.10.2017 passed by the Board of Directors therein referred to as the Developer for construction multi storied building upon the said land after demolishing the existing old structure the terms and conditions fully mentioned in the said Development Agreement dated 06.11.2017 for which the said **NIGAMANANDA ABASAN PRIVATE LIMITED** being represented by its Director **SRI GAUTAM KAR** represent ourselves as and when required looking after or arranging or managing or taking necessary steps for Develop the said property and sale the developers allocation excluding our allocation of the said property.

AND WHEREAS in view of the circumstances as aforesaid we are desirous of appointing Attorney in our names and on our behalf to look after and take necessary steps for Develop the said property by raising **Multi Storied** building after demolishing the old structure and sale the developers allocation keeping intact our allocation in terms of Development Agreement dated 06.11.2017 of the said property, more fully and particularly described in the Schedule hereunder written.

NOW KNOW ALL MEN BY THESE PRESENTS that I SMT. KEYA SEN, do hereby nominate constitute **NIGAMANANDA ABASAN PRIVATE LIMITED** being represented by its Director **SRI GAUTAM KAR** as my true and lawful Attorney for myself and in my name and on my behalf to

Keya Sen

Keya Sen

do, execute and perform or cause to be done deeds and things that is to say:

1. To look after manage and deal with the said property and to do or cause to be done all acts deeds matters and things in respect of Agreement for sale, Deed of Conveyance, any other agreement of the said property excluding owners allocation.
2. To cause prepare necessary new building plan, revised plan of my said property for construction multistoried building thereat and to sign on the said plan and receive the said plan after sanction by the **Kamarhati Municipality** on my behalf.
3. To appear, for and represent us and to sign letters, sanction the building plan necessary documents before the **Kamarhati Municipality**, B.L.& L.R.O., Treasury, Revenue offices, before any Magistrate and in all Court have Civil, Criminal, Original or Appellate Revisional Jurisdiction including High Court any Tribunals and / or Income Tax, Gift Tax or Wealth Tax Offices, Electricity Offices and in all other Government or Semi-Government offices in respect of the said property in my name and in my behalf.
4. To negotiate the terms and conditions for enter into and conclude any Agreement for sale, Deed of Conveyance and any other agreement of my said Property excluding owners allocation in terms of Development Agreement dated 06.11.2017 morefully and particularly described in the Schedule hereunder written, to any Purchaser or Purchasers at such price which our said Attorney, in its absolute discretion things fit and proper and / or

to cancel and / or repudiate the same in my name and on my behalf.

5. To receive from the intending Purchaser or Purchasers, Tenant, Licensee and other Agreement holder any earnest money and / or advance or advances and also the balance of Purchase money or any other agreement, on completion of such sale of flat, units, garage, shop etc alongwith proportionate share of land of the said multistoried building from the developers allocation fully mentioned in the schedule hereunder written and/ or other agreement and to give good, valid receipt thereof at his own risk.
6. Upon such receipt as aforesaid in my name on my behalf and as my act and deed, to sign execute and deliver any deed or deeds of conveyance or conveyances, Agreement for sale, Sale Deed and any others agreement of my said property more fully and particularly described in the Schedule hereunder written in favour of such Purchaser or Purchasers or other agreement holder or their nominee or nominees or assignee.
7. To sign and execute all other deeds, instruments that he shall consider necessary and to enter into and / or agree to such covenants as may be required for fully and effectually in all respect to the said property.
8. To present and sign any such sale deed or deed of conveyance or conveyances or other document or documents like Agreement for Sale, Deed of Gift, Deed of Conveyance and any other Deed or Documents etc. excluding owner allocation in

terms of Development Agreement dated 06.11.2017 for registration when executed by him to admit execution thereof and receipt of consideration and appear before the appropriate Registering Authority for Registration the said property according to law and to do all other acts deeds and things which our attorney shall consider necessary for the transferring and / or conveying the said property to such Purchaser or Purchasers, or any other agreement as fully and effectually in all respects.

9. To ask, demand, receive and to appoint lawyers, solicitors, advocates on my behalf and to defend suits against me in any Court of law, execution proceeding or otherwise all moneys payments etc. in of any transaction related to and / or connected with any dues claims and demands arising from the dealings including the sale of the said property stated herein below.
10. To institute any suit contest, compromise, withdraw submit to arbitration any suit proceedings claims demand etc. and to all reasonable matters and things as may appear to my said Attorney necessary for such sale or any other purpose.
11. To commence prosecute enforce defend answer and oppose and actions and other legal proceedings and demands touching any of the matters concerning the said Property or any part thereof.
12. To sign any correspondence declare and / or affirm any plaint written statement petition affidavit verification Vakalatnama memo of appeal Registered undertaking declaration etc. or any other documents or papers in any proceedings or in any way connected therewith.

13. To appoint engineers, architects, surveyors, supervisors, caretakers, masons, carpenters, electricians, plumber etc and all other persons require for during construction and completion of the said multi storied building at his own costs.
14. It is hereby declared that all costs & expenses to be spent and incurred in performance of the powers and authorities hereby conferred shall be borne by the my said attorney as the costs of the construction of the said multi storied building fully mentioned in the schedule hereunder written.

AND I, the undersigned Executant, do hereby agree and undertake to ratify and confirm all and whatsoever other act or acts, deeds or proceedings that may be done by the said Attorney on my behalf and in my name by virtue of this Development Power of Attorney and same shall be binding on me and be of full force and effect.

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of land measuring an area of **1(one) cottah 9 (nine) chhattack 29 (twenty nine) square feet** be the same a little more or less together with Tiles Shed having an area of 100 square feet standing thereon out of total land measuring an area of 2(two) cottahs 13 (thirteen) chhattack be the same a little more or less together with two storied building standing thereon appertaining to Mouza Basudebpur, J.L. No. 2, R.S. No. 13, E/P No. 1030, S.P. No. 1780, C.S. & R.S. Plot Nos. 798 & 799, P.S. Belghoria, District North 24 Parganas appertaining to Mouza Basudebpur, J.L. No. 2, R.S. No. 13, E/P No. 1030, S.P. No. 1780, C.S. & R.S. Plot Nos. 798 & 799, lying and situated at Premises No. 18, Anandagarh, Holding No. 128—under Kamarhati Municipality, Ward No.

26, P.S. Belghoria, Kolkata-700056, District North 24 Parganas and the same is butted and bounded by:

- ON THE NORTH BY** : 12'-00" wide Anandagarh Road;
ON THE SOUTH BY : House of Sri Ujjal Sarkar & Ors;
ON THE EAST BY : Existing land with building of Sri Bhaskar Sen &
ON THE WEST BY : House of Sri Sukumar Sen.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on this the 06th day of November 2017

SIGNED AND DELIVERED by
 the **EXECUTANT** at Kolkata in
 the

presence of :

1. *Dilip Kumar Saha*
Advocate
High Court, Calcutta

2. *Somnath Ghosh*
of 36 Patna Road
Nimta, Kuli-49

Keya Sen

 Signature of the Executant

NIGAMANANDA ABASAN PVT. LTD.

Comtanu Sen
 Director

 Signature of the Attorney

Drafted by

Dilip Kumar Saha

Dilip Kumar Saha

Advocate

High Court, Calcutta

WB/1426/1995

SPECIMEN FORM FOR TEN FINGERPRINTS



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

Kanya Sen

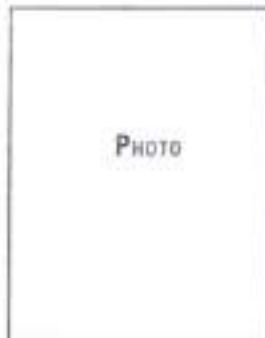
Signature _____



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

Ananta Sen

Signature _____



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

Signature _____

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA

KEYA SEN

SIBNATH SEN

20/09/1983

Permanent Account Number

DGYPS7063G

Keya Sen
Signature



00000011

Keya Sen

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NIGAMANANDA ABASAN PRIVATE
LIMITED

18/07/2012

Permanent Account Number

AAECN4139Q

6002013

NIGAMANANDA ABASAN PVT. LTD.

Comptan kes
Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GAUTAM KAR

BIMAL CHANDRA KAR

31/01/1966

Permanent Account Number

AMUPK9834E


Signature



21050105

Gautam Kar

Major Information of the Deed

Deed No :	I-1526-03593/2017	Date of Registration	06/11/2017
Query No / Year	1526-1000363821/2017	Office where deed is registered	
Query Date	06/11/2017 11:54:55 AM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Keya Sen 18 Ananda Garh D. P. Nagar, Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, PIN - 700056, Mobile No. : 8697106109, Status : Seller/Executant		
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. 13,12,221/-		
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]:- 152603575/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADAH KAMARHATI, Road: Anandagarh Main Road, Mouza: Basudebpur, Premises No. 18, Ward No: 26, Holding No:700056

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-798	RS-1030	Bastu	Bastu	1 Katha	1/-	7,99,999/-	Width of Approach Road: 12 Ft.,
L2	RS-799	RS-1030	Bastu	Bastu	9 Chatak 29 Sq Ft	1/-	4,82,222/-	Width of Approach Road: 12 Ft.,
TOTAL :					2.6446Dec	2 /-	12,82,221 /-	
Grand Total :					2.6446Dec	2 /-	12,82,221 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

Principal Details :




Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger print	Signature
	Smt Keya Sen Wife of Mr Bhaskar Sen Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office			
		06/11/2017	LTI 06/11/2017	06/11/2017

18 Ananda Garh D P Nagar, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DGYP57063G, Status :Individual, Executed by: Self, Date of Execution: 06/11/2017
 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office


Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Nigamananda Abasan Private Limited 71 Tarun Pally, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 , PAN No.:: AAECN4139Q, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Gautam Kar (Presentant) Son of Late Bimal Chandra Kar Date of Execution - 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017, Place of Admission of Execution: Office			
		Nov 6 2017 1:12PM	LTI 06/11/2017	06/11/2017
75 Nabin Pally, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMUPK9834E Status : Representative, Representative of : Nigamananda Abasan Private Limited (as director)				

Identifier Details :

Name & address	
Mr Sanjay Ghosh Son of Late Dharani Dhar Ghosh 36 Patna Road, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Keya Sen, Mr Gautam Kar	06/11/2017
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Keya Sen	Nigamananda Abasan Private Limited-1.65 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Keya Sen	Nigamananda Abasan Private Limited-0.994583 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Keya Sen	Nigamananda Abasan Private Limited-100.00000000 Sq Ft

Endorsement For Deed Number : I - 152603593 / 2017

On 06-11-2017

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.

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

Presented for registration at 12:52 hrs on 06-11-2017, at the Office of the A.D.S.R, Belghoria by Mr Gautam Kar ,.

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 13,12,221/-

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

Execution is admitted on 06/11/2017 by Smt Keya Sen, Wife of Mr Bhaskar Sen, 18 Ananda Garh D P Nagar, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife

Identified by Mr Sanjay Ghosh, , , Son of Late Dharani Dhar Ghosh, 36 Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 06-11-2017 by Mr Gautam Kar, director, Nigamananda Abasan Private Limited, 71 Tarun Pally, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056

Identified by Mr Sanjay Ghosh, , , Son of Late Dharani Dhar Ghosh, 36 Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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 144579, Amount: Rs.100/-, Date of Purchase: 26/10/2017, Vendor name: S Chatterjee



Anupam Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2017, Page from 101452 to 101468
being No 152603593 for the year 2017.



Digitally signed by ANUPAM HALDER
Date: 2017.11.07 15:36:21 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 11/7/2017 3:35:47 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)