V. 5879 20 I 5888/18



পশ্চিমবঙ্গা पश्चिम बंगाल WEST BENGAL

AA 268625

HOW THE

8 298182/18

DEWELOPMENT POWER OF ATTORNEY

Contd...P-2.

For ULTRA ENTERPRISE

L'Gakon Sarkon

KNOW ALL MEN BY THESE PRESENTS that I, SMT. DULALI
MAZUMDER (PAN-AETPM8151K) wife of Dr. Ramesh Chandra
Majumder, by faith- Hindu, by occupation- Medical Practitioner, by
nationality- Indian, residing at 210/A, Anandamath, P.O.-IchaporeNawabganj, P.S.-Noapara, District- North 24 Parganas, Pin-743144, West
Bengal, SEND GREETINGS.

WHEREAS I have entered into a Development Agreement on 22.11.2018 executed by myself as the Land Owner of the ONE PART and SRI DIBAKAR SARKAR (PAN-BAVPS7619P), son of Late Narayan Sarkar by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 470/B, Anandamath, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, the proprietor of M/S. ULTRA ENTERPRISE " a proprietorship firm, having its office at 470/B, Anandamath, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, West Bengal, as the Developer of the Other Part have agreed to develop the said property morefully and particularly described in the schedule hereunder written upon the term and conditions contained in the said registered agreement, duly registered at the office

ope

FOR ULTRA ENTERPRISE FEBARON Sonkon. of A.D.S.R., Barrackpore on 22-11-2018. Vide Deed No.150505275... for the year 2018.

AND WHEREAS as per the said agreement dated 22-11-24,8

I have agreed to give a power of attorney in favour of the said Developer as it may direct to enable it to get, the necessary building plan sanctioned by the North Barrackpore Municipal Authority and to do all other acts, things necessary in connection with the Development of the said property for the proposed building scheme.

the LAND OWNER herein do hereby nominate, constitute and appoint SRI DIBAKAR SARKAR (PAN-BAVPS7619P), son of Late Narayan Sarkar by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 470/B, Anandamath, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, the proprietor of M/S. ULTRA ENTERPRISE " a proprietorship firm, having its office at 470/B, Anandamath, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, West Bengal, to be my true and lawful attorney



FOR ULTRAENTERFRISE DEGREEN Senkan

Preprietor

Continue

to do and execute and perform all or any of the following acts, deeds, matters and things VIZ.

- 1. To prepare plans for development of the said property described in the schedule hereunder written and to submit the same to the concerned authorities for obtaining approval of the same.
- 2. To supervise the development work and to carry out and/or to get carried out through contractors, Architects and Surveyors as may be required by the said Attorney, construction of the proposed building on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.
- To carry on correspondence with and represent me before all concerned authorities in connection with the development of the said portion of the property.
- To pay various deposits to the municipal corporation and other concerned authorities as may be necessary for the propose of carrying



Horan Senkon.

CHURCH THE

Preprietor

KNOW ALL MEN BY THESE PRESENTS that I, SMT. DULALI

MAZUMDER (PAN-AETPM8151K) wife of Dr. Ramesh Chandra

Majumder, by faith- Hindu, by occupation- Medical Practitioner, by

nationality- Indian, residing at 210/A, Anandamath, P.O.-Ichapore
Nawabganj, P.S.-Noapara, District- North 24 Parganas, Pin-743144, West

Bengal, SEND GREETINGS.

WHEREAS I have entered into a Development Agreement on 22.11.2018 executed by myself as the Land Owner of the ONE PART and SRI DIBAKAR SARKAR (PAN-BAVPS7619P), son of Late Narayan Sarkar by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 470/B, Anandamath, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, the proprietor of M/S. ULTRA ENTERPRISE " a proprietorship firm, having its office at 470/B, Anandamath, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, West Bengal, as the Developer of the Other Part have agreed to develop the said property morefully and particularly described in the schedule hereunder written upon the term and conditions contained in the said registered agreement, duly registered at the office

age.

Schancon Sankar.

Processor Contd. P-3

of A.D.S.R., Barrackpore on 22-11-2018....Vide Deed No.150505275....for the year 2018.

AND WHEREAS as per the said agreement dated 22-11-2018

I have agreed to give a power of attorney in favour of the said Developer as it may direct to enable it to get the necessary building plan sanctioned by the North Barrackpore Municipal Authority and to do all other acts, things necessary in connection with the Development of the said property for the proposed building scheme.

NOW KNOW YE AND THESE PRESENTS WITNESS that I, the LAND OWNER herein do hereby nominate, constitute and appoint SRI DIBAKAR SARKAR (PAN-BAVPS7619P), son of Late Narayan Sarkar by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 470/B, Anandamath, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, the proprietor of M/S. ULTRA ENTERPRISE " a proprietorship firm, having its office at 470/B, Anandamath, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, West Bengal, to be my true and lawful attorney For ULTRA ENTERPRISE

Sap.

Dibaxan Sankar.

Preorietor

HARACE Post

to do and execute and perform all or any of the following acts, deeds, matters and things VIZ.

- 1. To prepare plans for development of the said property described in the schedule hereunder written and to submit the same to the concerned authorities for obtaining approval of the same.
- 2. To supervise the development work and to carry out and/or to get carried out through contractors, Architects and Surveyors as may be required by the said Attorney, construction of the proposed building on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.
- To carry on correspondence with and represent me before all
 concerned authorities in connection with the development of the said
 portion of the property.
- To pay various deposits to the municipal corporation and other concerned authorities as may be necessary for the propose of carrying



out the development work on the said property and construction of the structures thereon and to claim refund of such deposits paid by my said attorney and to give valid and effectual receipts on my behalf in connection with the refund of such deposits.

- 5. To approach different authorities and office for the purpose of obtaining various permission and other service connections including water and Electricity for carrying out and completing the Development of the said property and construction of building thereon.
- 6. To apply from time to time for modification of the building plans in respect of the building to be constructed on the said portion of the property.
- 7. To appear the Government department as also the Municipal Corporation and B.L. & L.R.O. and all concerned authorities for the purpose of obtaining necessary "No-Objection Certificate" and/or permission and/or mutation and/or sanction in regard to the carrying out construction of the said building and completion thereof.



- 8. To do all acts, deeds, matters and things in respect of the said property for the purpose of construction and completion of the building on the said plot of land, which is morefully described in the schedule hereunder written.
- 9. To negotiate on terms and enter into agreement for sale or otherwise to deal with and dispose of the several units to be constructed and to receive consideration from the intending purchasers thereof and to give proper and lawful discharge for the same save and except the owners allocation stated in the agreement dated 22-11-2019.
- other deed of deeds in respect of my under mentioned schedule of property SAVE AND EXCEPT THE OWNER'S ALLOCATION stated in the said Develoment Agreement, Vide No. 150505275 for the year 2018, dated 23-11-2018 and also to receive consideration money from the intending purchaser or purchasers and also to give valid receipt thereof on my behalf.

- 11. To appear and to act in any court or any Govt. Departments or Local Municipality and to sign, execute, verify and file plaints, written statements and petitions, appeals, revision and review petitions and accept services of all summons, notices and other process of law and to engaged Pleaders, Advocates, Solicitors and to discharge or terminate their appointments.
- or any other deed or deeds for registration and admit execution before the Additional District Sub-Registrar, Barrackpore, North 24 Parganas and District Registrar, North 24 Parganas, Barasat or Registrar of Assurance, Kolkata or any other authority having jurisdiction for to have the said deed or deeds registered and to do all acts, deeds and things which my said attorney shall consider necessary for conveying my under mentioned schedule of property as fully and effectually as I could do the same myself SAVE AND EXCEPTTHE OWNERS' ALLOCATION AS STATED IN THE DEVELOPMENT AGREEMENT, Vide

- 13. To issue letters and writings and/or undertakings as may be required from time to time by the local Municipal Authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of construction work of buildings thereon.
- 14. To appoint pleaders, solicitors, advocate to appear and in any court or any Govt. Departments or local Municipality and to revoke such appointments and to substitute any others in their place and stead.
- 15. This Development Power of Attorney is always revocable.
- 16. **GENERALLY TO DO AND PERFORM** all acts, deeds, matters and things necessary and covenant for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as I could do.
- 17. AND I HEREBY AGREE to ratify and confirm whatsoever the said Attorneys shall do in the premises by virtue of these presents AND



Dulal i mozudon

I HEREBY DECLARE that I shall enforce this power of attorney within contractual period or its mutually extended period of time.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of a plot of Bastu land measuring more or less 4 (Four) Cottahas TOGETHERWITH a 100 Sq.ft. tiles shed structure standing thereon TOGETHERWITH all easements rights appertaining thereto, lying and situated at Mouza- Ichapore, J.L.No.3, R.S.No.89, Touzi No.617 of the Collector of North 24 Parganas, comprised and contained in R.S.Dag No.3292 (P), under L.O.P.No.273, corresponding to L.R.Dag No.6091, under L.R.Khatian No. 22293 under the limits of A.D.S.R.O., Barrackpore, within the jurisdiction of North Barrackpore Municipality being Municipal Holding No.136 of Anandamath "A" Block, under Ward No.7 (new), under P.S.-Noapara, District- North 24 Parganas, Which is butted and bounded as under:

ON THE NORTH

12 ft. wide Municipal Road.

ON THE SOUTH

Property of Narayan Singh.

ON THE EAST

Property of LOP No.274.

ON THE WEST

LOP No.272, property of Radheyshyam

Achariya and house of Shisir Achariya.

Gr.

IN WITNESSES WHEREOF. I have hereunto put my respective

hands and seals on 22-rollday of November - 2018.

SIGNED, SEALED AND DELIVERED

INTHE PRESENCE OF:

of-tchopure-Nowalegan

Signat

. We have this power

Signature of the EXECUTANT.

Dulali meizuden

We have gone through the contents of this power and ready to act accordingly.

2) Sanat Kr Sin.

47 H. D. Paul St

PO!- Tchapur, Nawabgani
PS!- Noapara.

Dist: - 24. p. C. S. (N)

FOR ULTRA ENTERPRISE

Débakan Sankon.

Proprietor

Signature of the ATTORNEY.

Drafted by me: -

Kolyaneswareghoes

(Sri Kalyanswar (Hosh)

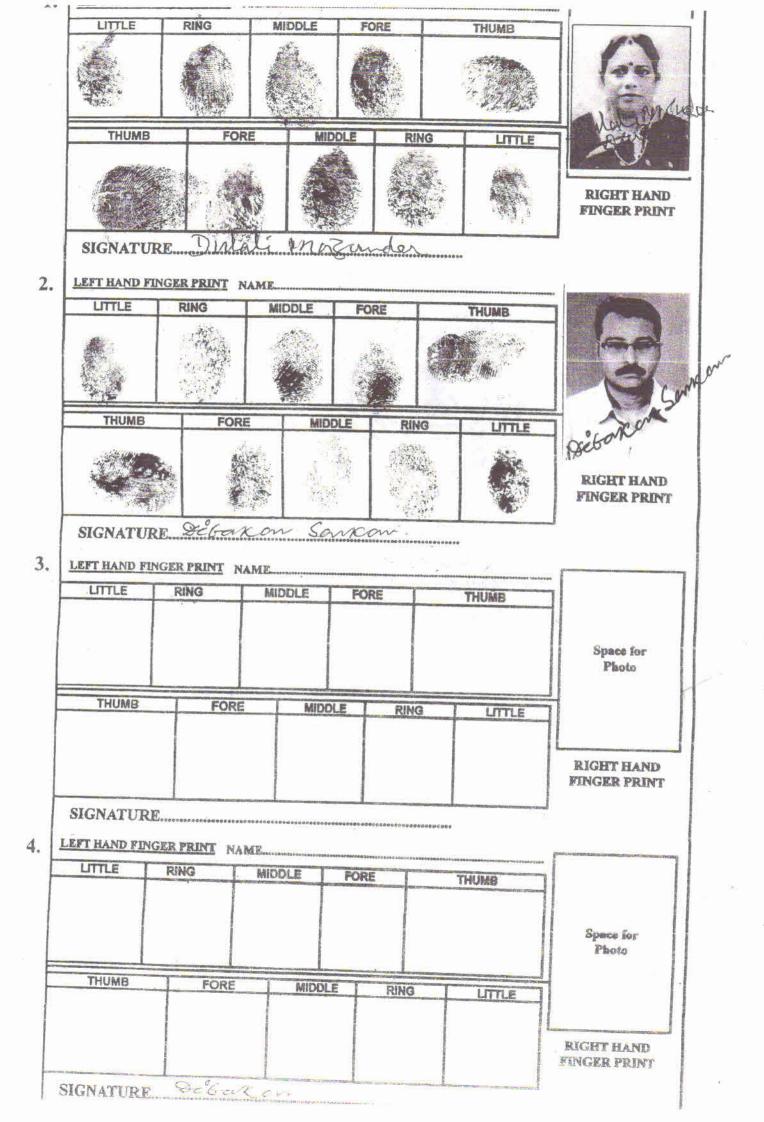
Deed Writer

License No. W.B.-D, W.-X-38/1990

A. D.S. R. O. Barrackpore

TYPED BY ME

(Sri Subinor Biswas)



Major Information of the Deed

Deea No:	1-1505-05288/2018	Date of Registration	22/11/2018	
Query No / Year	1505-1000298182/2018	Office where deed is r	egistered	
Query Date	22/11/2018 1:45:32 PM	A.D.S.R. BARRACKPO Parganas	RE, District: North 24-	
Applicant Name, Address & Other Details	Kalyaneswar Ghosh Sastitala Ichapore, Thana: Noapara, 743144, Mobile No.: 9330923505, S		as, WEST BENGAL, PIN -	
Transaction		Additional Transaction		
[0138] Sale, Development Development Agreement	Power of Attorney after Registered	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value		Market Value		
Rs. 20,00,000/-		Rs. 28,29,997/-		
Stampduty Paid(SD)		Registration Fee Paid		
Rs. 100/- (Article:48(g))	N. D. HA. O. S. STATE & N	Rs. 21/- (Article:E, E)	COTTON TO THE TOTAL OF A SAME IN A SECOND SE	
Remarks	Development Power of Attorney after No/Year]:- 150505275/2018 Receiv issuing the assement slip.(Urban are	red Rs. 50/- (FIFTY only)	Agreement of [Deed from the applicant for	

Land Details:

District: North 24-Parganas, P.S:- Noapara, Municipality: NORTH BARRACKPORE, Road: Ananda Math A Block, Mouza: Ichapur, Ward No: 7, Holding No:136

Sch No	Plot Number	Khatian Number	Land Proposed		Area of Land	· · · · · · · · · · · · · · · · · · ·	Market Value (In Rs.)	Other Details
L1	RS-3292	RS-273	Bastu	Bastu	4 Katha	19,70,000/-		Width of Approach Road: 12 Ft., Adjacent to Metal Road,
	Grand	Total:			6.6Dec	19,70,000 /-	27,99,997 /-	

Structure Details:

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
		loor: 100 Sq Ft.,F	Residential Use, Ce		e of Structure: 0Year, Roof Type:

Major Information of the Deed :- I-1505-05288/2018-22/11/2018

Principal Details:

0	Name,Address,Photo,Finger	orint and Signatu	ıre	The second secon		
	Name	Photo	Fringerprint	Signature		
	Smt Dulali Mazumder (Presentant) Wife of Dr Ramesh Chandra Mazumder Executed by: Self, Date of Execution: 22/11/2018 , Admitted by: Self, Date of Admission: 22/11/2018 ,Place : Office			Durali Magurder		
		22/11/2018	LTI 22/11/2018	22/11/2018		
	42/11/2010					

Attorney Details:

SI No	Name, Address, Photo, Finger print and Signature
1	MS Ultra Enterprise 470/B, Anandamath, P.O:- Ichapore Nawabgunj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144, PAN No.:: BAVPS7619P, Status:Organization, Executed by: Representative

Representative Details:

Name	Photo	Finger Print	Signature
Shri Dibakar Sarkar Son of Late Narayan Sarkar Date of Execution - 22/11/2018, , Admitted by: Self, Date of Admission: 22/11/2018, Place of Admission of Execution: Office			Fishkon Canker.
	Nov 22 2018 3:42PM	LTI 22/11/2018	22/11/2018

Identifier Details:

Name & address

Mr Sanat Kumar Sen Son of Late Chandra Nath Sen

47, H D Pal Street, P.O.- Ichapore Nawabgunj, P.S.- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Identifier Of Smt Dulali Mazumder, Shri Dibakar Sarkar

Major Information of the Deed :- I-1505-05288/2018-22/11/2018

Transf	er of property for L1	
SI.No	From	To. with area (Name-Area)
1	Smt Dulali Mazumder	MS Ultra Enterprise-6.6 Dec
Trans	fer of property for S1	
SI.No	From	To. with area (Name-Area)
1	Smt Dulali Mazumder	MS Ultra Enterprise-100.00000000 Sq Ft

Endorsement For Deed Number: 1 - 150505288 / 2018

On 22-11-2018

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 : 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 13:28 hrs on 22-11-2018, at the Office of the A.D.S.R. BARRACKPORE by Smt Dulali Mazumder ,Executant.

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 28.29.997/-

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

Execution is admitted on 22/11/2018 by Smt Dulali Mazumder, Wife of Dr Ramesh Chandra Mazumder, 210/A, Anandamath, P.O. Ichapore Nawabgunj, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession Professionals

Indetified by Mr Sanat Kumar Sen, , , Son of Late Chandra Nath Sen, 47, H D Pal Street, P.O: Ichapore Nawabgunj, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by profession Business

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

Execution is admitted on 22-11-2018 by Shri Dibakar Sarkar, Proprietor, MS Ultra Enterprise, 470/B, Anandamath, P.O.- Ichapore Nawabguni, P.S.- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144

Indetified by Mr Sanat Kumar Sen. , , Son of Late Chandra Nath Sen, 47, H D Pal Street, P.O. Ichapore Nawabgunj, Thana. Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743144, 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/-

Major Information of the Deed :- I-1505-05288/2018-22/11/2018

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 539, Amount: Rs.100/-, Date of Purchase: 05/10/2018, Vendor name: S Bhowmik



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE

North 24-Parganas, West Bengal

Major Information of the Deed - I-1505-05288/2018-22/11/2018

School Sonker

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2018, Page from 153657 to 153678 being No 150505288 for the year 2018.



Digitally signed by ASIS KUMAR DUTTA Date: 2018.11.29 12:07:03 +05:30 Reason: Digital Signing of Deed.

A-

(Asis Kumar Dutta) 11/29/2018 12:04:24 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BARRACKPORE West Bengal.

(This document is digitally signed.)

Schaxon Sonkon.



IDENTITY CARD WB/19/132/201103

পরি চয় পত্র



Elector's Name

SEN SANAT

নিব'চিকের নাম Father/Mother/

: মেন সনং

Husband's Name : CHANDRANATH

পিতা/মাতা শ্বামীর নাম চন্দ্রনাথ

Sex

Giani

Age as on 1.1.1995 : 30

१११११६०-६ वयम : ००

Sanat Kr - Sen .

Address PARTNO 88

UTTAR BARRACKPUR

NORTH 24 - PARCANAS

ঠিকানা পার্ট নং: ৬৬

উত্তর বারোক প্র

উত্ত ২৪ - পর গনা

Facsimile Signature Electoral Registration Officer

নিব'াই ক -নিবুঠ্য ন আধি কাৰি ক

For 132-NOAPARA . Assembly Constituent,

১৩২-সোয়াপাড়

বি ধানসভা নিব চি ন কে ছ

Place : BARRACKPUR

স্থান : ব্যারাক পুর

Date : 20/04/95

€ 1984 = 20/05/24

FOR ULTRA ENTERPRISE

Schakan Sanka.

PERMANENT ACCOUNT NUMBER

AETPM8151K

THE NAME
DULALI MAZUMDER

GRI BI THE FATHER'S NAME
BIPIN BEHARI MAZUMDER

GRAN RICH DATE OF BIRTH
01-05-1955

EXCLUSION SIGNATURE

DULALI MAZUMDER

COMMISSIONER OF INCOME-TAX W. B. N.

of when

इस कार्ड के खा / मिल जाने पर कृप्या जारी करने बन्ने व्यक्तिकारी को सूबित / यसमा कर है ए_{पु}क्त आयकर अध्युक्त[पद्धति एवं नकनीकी] चन्ने एउसे Caner

707 565.

is a see that and it has found kindly informationers to

a section within its

hand Chemissioner of Income-tay(Nystems & Technical),

and State States

FOR ULTRA ENTERPRISE
SCHOOL SONKON.

Prepriedor





ভারত সরকার Unique Identification Authority of India Government of India

তানিকাভৃত্তির আই ভি / Enrollment No.: 1111/19615/00177

Dulali Mazumder ख्लाली सङ्गतनात्र

210/A ANANDAMATH Ichapur Nawabganj Nababganj Ichhapur, North 24 Parganas West Bengal - 743144



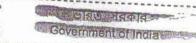
KL971958332FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4200 5219 6334





इताली सङ्ग्रमाव Dulali Mazumder শিতা: বিশিন বিহারী সন্থানদার Father : Bioin Biharl Mazumder

> ৰুপতাৰিপ / DOB: 01/05/1955 মহিলা / Female

4200 5219 6334



আধার – সাধারণ মানুষের অধিকার

FOR ULTRA ENTERPRISE Debakon Sonkon Preprietor

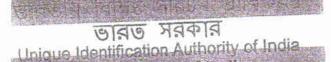


grébaran Sarran

Schan Soukor







Government of India

তানিকাভূত্তির অই ডি / Enrollment No.: 1111/21135/00228

TO DIBAKAR SARKAR দিবাকর সরকার

470/B ANANDA MATH Ichapur Nawabgan Ichapur Nawabgani, North 24 Parganas West Bengal - 743144



KL965678277FT

96567827



আপনার আধার সংখ্যা / Your Aadhaar No. : 3066 8839 3888

আধার – সাধারণ মান্যের অধিকার



ভারত সরকার

Government of India

দিবাকর সরকার DIBAKAR SARKAR শিতা: নাৰাকা চন্দ্ৰ সক্ষণা

Father: Narayan Chandra Sarkar

ছাদতারিখ / DOB: 10/07/1975 Male / Male

3066 8839 3888



Loren Sarken. সাধারণ মান্থের







1021

- আখার পরিচ্য়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয় !
- পরিচযের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- আধার সারা দেশে মালা !
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাম্ভির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



র পর্যাত প্রারচন সামিকরণ Unique Identification Authority of India

ठिकासाः, बि, वानन सर्ठ ইচা পুর নবামগঞ্জ, ইছাপুর নউআবগঞ্জ উত্তর ২৪ পরণনা, পশ্চিম বস,

Address: 470/B, ANANDA MATH, Ichapur Nawabganj, North 24 Parganas, Ichapur Nawabganj, West Bengal, 743144

3066 8839 3888



W help@uldai.gov.in

WWW www.uidai.gov.in

Sigaron Sourier