

296/2018

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Justified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this documents.

District Sub-Registrar  
Howrah

District Sub-Registrar-II  
Howrah

19 FEB 2018

**DEVELOPMENT POWER OF ATTORNEY**  
**AFTER REGISTERED DEVELOPMENT AGREEMENT**

**KNOWN ALL MEN BY THESE PRESENTS THAT WE, 1) SRI BISHNU PRASAD ROY (PAN - ACUPR0355B), Son of Late Sachi Mohan Roy, by faith Hindu, by Nationality Indian, by occupation - Retired, residing at 266, Parnashree Pally, P.S. - Parnashree, Behala, Kolkata, (2) SRI RAMA PRASAD ROY (PAN - AGSPR1636F), Son of Late Sachi Mohan Roy, by faith Hindu, by Nationality Indian, by occupation - Service, residing at Ashirbad Apartment, Flat No. 5K, 10 No. Jessor Road, P.S. -**

Handwritten signature and name: W.B. ESTATE DEVELOPER

জেলা-দক্ষিণ ২৪ পরগণা  
বালুইপুর সাব-রেজিস্ট্রারী অফিস  
জেলা-দক্ষিণ ২৪ পরগণা

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District Sub-Registrar-II  
Howrah

19 FEB 2018

Dum Dum, Kolkata - 28, (3) **SRI DEBU PRASAD ROY** (PAN - AOEPR0594Q), Son of Late Sachi Mohan Roy, by faith Hindu, by Nationality Indian, by occupation - Service, residing at Uttar Ghoshpara, Arunava Sarani, P.O. - Ghoshpara, P.S. - Nischinda, District - Howrah - 711227, (4) **SMT. KRISHNA MAZUMDER** (PAN - DESPM0034R), Wife of Late Dulal Mazumder, daughter of Late Sachi Mohan Roy, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, residing at 4, Natabar Dutta Row, P.S. - Muchipara, Kolkata, (5) **SMT. LAKSHMI NAG** (PAN - AYFPN4028E), Wife of Late Bimalendu Nag, daughter of Late Sachi Mohan Roy, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, residing at 143/6, P.G. Road, P.S. - Tiljala, Kolkata - 39 and (6) **SRI BIPLAB BRAHMA** (PAN - BIWPB9894E), son of Late Bivu Pada Brahma, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at A/16, Raja S.C. Mallick Road, Ramgarh Colony, P.S. - Jadavpur, Kolkata - 47 hereinafter jointly called and referred to as the **"PRINCIPALS/ EXECUTANTS"**.

**WHEREAS** the above named **PRINCIPALS/ EXECUTANTS** herein are the joint Owners and Occupiers of **ALL THAT** Piece and Parcel of Bastu Land measuring more or less 12 Cottah 14 Chittak along with 100 Sq.ft. R.T. Shed Structure standing thereon lying and situated at Mouza Bally, J.L. No. 14, R.S. Khatian No. 2611 under R.S. Plot No. 2996, P.S. Nischinda (Former Bally), District Howrah within the ambit of Nischinda Gram Panchayet within the Jurisdiction of District Registrar and Additional District Sub-Registrar at Howrah, which is more fully and particularly described in the Schedule hereunder

**AND WHEREAS** I i.e. THE **PRINCIPALS** have entered into an Agreement for Development with **"W.B. ESTATE DEVELOPERS"** (PAN - AABFW8984E) A partnership firm represented by its partners 1) **SRI**

**ACHINTYA KUMAR MONDAL** (PAN - AOFPM9393H) S/o Sri Kusha Dhwaja Mondal, by faith - Hindu, by Occupation - Business, residing at B.B.D Sarani, P.O. - Ghoshpara, P.S. -Nischinda, District - Howrah, Pin - 711227 and **2) SRI BIJAN KUMAR MONDAL** (PAN - AYLPM4783H) S/o Kusha Dhwaja Mondal, by faith - Hindu, by Occupation - Business, residing at B.B.D Sarani, P.O. - Ghoshpara, P.S. -Nischinda, District - Howrah, Pin - 711227 for developing the Schedule mentioned property by raising Residential and Commercial Complex contains several new Multistoried Buildings thereon and said Development Agreement was registered before D.S.R. Howrah and duly recorded in Book No.-1, Being No. ....<sup>257</sup>..... for the year 2018.

**NOW BY THESE PRESENTS WE, THE PRINCIPALS** do hereby appoint, authorize and nominate "**W.B. ESTATE DEVELOPERS**" (PAN - AABFW8984E) A partnership firm represented by its partners **1) SRI ACHINTYA KUMAR MONDAL** (PAN - AOFPM9393H) S/o Sri Kusha Dhwaja Mondal, by faith - Hindu, by Occupation - Business, residing at B.B.D Sarani, P.O. - Ghoshpara, P.S. -Nischinda, District - Howrah, Pin - 711227 and **2) SRI BIJAN KUMAR MONDAL** (PAN - AYLPM4783H) S/o Kusha Dhwaja Mondal, by faith - Hindu, by Occupation - Business, residing at B.B.D Sarani, P.O. - Ghoshpara, P.S. -Nischinda, District - Howrah, Pin - 711227 as our true and lawful attorney for and on our behalf to do all acts, deeds and things hereunder mentioned.

- 1) To develop, construct multi-storied building at our aforementioned property i.e. landed property measuring about 12 Cottah 14 Chittak along with 100 Sq.ft. R.T. Shed Structure standing thereon lying and situated at Mouza Bally, J.L. No. 14, R.S. Khatian No. 2611 under R.S. Plot No. 2996, P.S. Nischinda (Former Bally), District Howrah within the ambit of Nischinda Gram Panchayet in terms of the Development Agreement

dated 19.02.18, which was registered in the Office of the D.S.R., Howrah and duly recorded in Book No.- I , Being No. 257 for the Year 2018.

- 2) To engage Engineer, L.B.S., Designer, Masons, Architect, Lawyer, Labours and any other kind of technical know-how for the purpose of erection of the said construction and / or project at the said premises, for and on our behalf.
- 3) To demolish the old structures standing on the said land fully described in the Schedule written herein below for the purpose of making new Residential and Commercial Complex contains several new Multistoried Buildings thereon on the Schedule mentioned property as per the Development Agreement.
- 4) To demolish the existing structures, in any and at all and remove the same by way of sale or otherwise and to realize sale proceeds thereof.
- 5) To pay tax, revenue, effect mutation if not done as well as to deposit sanction fees and to take all steps necessary to be taken by us from Howrah Zilla Parishad for the purpose of raising the construction at our above mentioned property.
- 6) To affirm and sign necessary declaration form and applications and to swear affidavit for such purpose and to submit the same and appear before the Competent Authority.
- 7) To put or affix sign Board on the said premises and to publish notification in the news paper for inviting application for booking of the proposed Flats.
- 8) To obtain sanction building plan and to observe all the formalities before Howrah Zilla Parishad, Settlement Department and all other statutory authorities like WBSEB., Calcutta Telephones etc. for and our behalf.
- 9) To issue "No Objection" certificate on our behalf to any intending purchaser for any house building and/or commercial loan from any Bank,

company, firm and other Financial institution for the Flat/Commercial area to be purchased by such purchaser.

- 10)** To make correspondences, negotiate with staffs of Howrah Zilla Parishad and other authorities and even with the intending Buyers / Purchasers for the purpose of Booking the Flat/Shops / Units / Godowns/Garage and proportionate land share out of the Developer's Allocation and to take and / or accept consideration either in part or in entirety in respect of the Developer's Allocation as per Development Agreement dated 19.2.18, which was duly recorded in Book No. I, Being No. 257 for the year 2018 and registered the Deeds of Sale in favour of the intending Purchaser / Purchasers out of the Developer's Allocation before the concerned Registry Office .
- 11)** To confirm and execute any Deed/ Deeds of Sale as Vendors or otherwise for recognizing and acknowledging the right of the Developer in selling the constructed area along with undivided land share in respect of Developer's allocation to the intending Purchaser/ Purchasers.
- 12)** For all or any of the purpose hereinbefore mentioned to appear and represent us before all authorities having jurisdiction and to sign , execute and submit all papers and documents as and when be required in connection with the construction of the proposed building and after such construction for Sale of the Developer's Allocation.
- 13)** To represent us before all Government, Semi-Government, Statutory Authorities and other Private and Public Sectors as men in possession with right to develop the said property with further right to represent us on the strength of Power of Attorney hereby given.
- 14)** It is made clear that this Power of Attorney is granted for the purpose of smooth construction and development work of the Schedule mentioned

*property and selling the flats/commercial area in respect of the Developer's allocation to the intending Purchasers.*

- 15)** *To settle all local, political and / or any other disputes in respect of the said property at the time of execution construction work for and on our behalf.*
- 16)** *To engage Lawyer, Advocate, Solicitor, Attorney, Barrister, Clerk, Mohorar, Authorizes representatives for acting in connection with our above mentioned property.*
- 17)** *The Principals hereby empower the Attorney to execute any Deed of Declaration, Deed of Gift in favour of the Howrah Zilla Parishad and Deed of Exchange cum Amalgamation for the purpose of smooth running of construction of the Multi-Storied building over the Schedule mentioned property.*
- 18)** *To initiate, defend all suits, cases, proceedings in Courts including Civil, Criminal Administrative, original Side, Appellate Side, Hon'ble High Court, Calcutta and even to the Supreme Court of India, Tribunals, Local Authority, Government, Semi-Government Department and Private and Public Sectors / Departments Company, Trust, Partnership Firm, Registered and Unregistered Society for and on our behalf.*
- 19)** *To amalgamate any other adjacent property along with the Schedule mentioned property on our behalf and to sign and execute proper Deed of Amalgamation on our behalf.*
- 20)** *To settle all disputes either with the neighbours, local club if any for and on our behalf.*

- 21)** To execute and register Deed of Sale in favour of intending Purchaser / Purchasers on ownership basis or otherwise in respect of the Developer's Allocation mentioned in Development Agreement dated 19.2.18, which was registered in the office of the District Sub Registrar at Howrah and duly recorded in Book No. I, Being No. 257 for the year 2018 and to represent us being Vendors in the said Deed/Deeds.
- 22)** To accept consideration money including advance, attend registration office, execute documents and to deliver possession of the property to the intending Purchasers for and on our behalf except the Owners' Allocation and/or not encumbered the same in any manner what so ever.
- 23)** To obtain all licenses requires therefore in case of necessity and other necessary as and when the same required for and on our behalf.
- 24)** To receive notices, letters and the correspondences in our names and to reply the same and also appreciate the same.
- 25)** To take electric, water, telephones, gas and other required facilities for each Flat / Shop / Unit etc. if necessary at all.
- 26)** To manage, control, supervise and maintain the said property and to develop and dispose the same as per terms of the original Development Agreement.
- 27)** To receive and refund any amount from and/ or to any persons against proper receipts for and on our behalf.
- 28)** To execute and register necessary Deed of Gift in favour of Howrah Zilla Parishad (if necessary) and Deed of Boundary Declaration for obtaining sanction building plan (if necessary) from Howrah Zilla Parishad and



*any other relevant and necessary Deed for smooth running the Development Work on the Schedule mentioned property*

- 29)** *To sign and verify plaints, written statements, petitions, objection, swear affidavit, adduce evidences and appear before all statutory bodies, Government or Semi- Government Departments and all Courts and also to compromise and compound settle and adjust all disputes with all or any person / persons whomsoever.*
- 30)** *To produce and defend all legal proceedings, administrative proceedings or any other proceedings in connection with the raising of construction work and transferring of the property and delivery of possession for and on our behalf.*
- 31)** *To submit any revised plan, deposit fines, file as made plan and to execute in case of necessity of Deed of Déclaration, Deed of Rectification or any other instruments in order to convey the intending Purchasers / Buyers a perfect title in the Schedule mentioned property for and on our behalf.*
- 32)** *To obtain any refund of stamp duty, court fees or any other amount relating to our Schedule mentioned Property from anybody or any Government Departments or any other organization on our behalf.*
- 33)** *This Power of Attorney will be automatically cancelled after completion of the proposed Multi storied building and also after sale of the entire Developer's allocation, which is mentioned in the said Development Agreement.*
- 34)** *To form Owners' Association and to give assistance to the Shop / Unit / Flat Owners etc. and /or maintenance work of the newly constructed*

masonry Residential and Commercial Complex contains several new Multistoried Buildings thereon in the said property for and on our behalf.

**AND GENERALLY TO DO** all acts, deeds, matters, things for smooth execution and discharge of the said Development process according to the respective shares and We hereby ratify and confirm and agree to ratify and confirm all and whatsoever that our said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed by virtue of this Power.

We hereby agree that all acts, deeds and things lawfully done by our said Attorney shall be construed as acts, deeds and things done by us and We undertake to ratify and confirm all and whatsoever for all the time being.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** Piece and Parcel of Bastu Land measuring more or less 12 Cottah 14 Chittak along with 100 Sq.ft. R.T. Shed Structure standing thereon lying and situated at Mouza Bally, J.L. No. 14, R.S. Khatian No. 2611 under R.S. Plot No. 2996, L.R. Dag No. \_\_\_\_\_, P.S. Nischinda (Former Bally), District Howrah within the ambit of Nischinda Gram Panchayet together with all sorts of easement rights over the common passage attached thereto and all sorts of other rights attached thereto within the Jurisdiction of District Sub - Registrar and Additional District Sub-Registrar at Howrah, which is butted and bounded as follows :-

ON THE NORTH : 20 ft wide Road

ON THE SOUTH : House of Biswanath Banerjee

ON THE EAST : 8 ft wide Road

ON THE WEST : Children Park

**IN WITNESS WHEREOF** We hereby put our signature on this power on this  
the 19<sup>th</sup> day of February, 2018.

**WITNESSES:**

1. Swapna Roy  
Bally Howrah

2. S. Nandy  
Howrah

✓ Bishnu Prasad Roy  
✓ Rama Prasad Roy  
✓ Deleupromod Roy  
✓ Nishu Mondal  
✓ Lakshmi Dasg  
✓ Biplob Dasg

\_\_\_\_\_  
**Signatures of the Executant**

**This Power is being accepted by  
W. B. Estate Developers**

Achintya Kumar Mondal  
Partner  
W. B. Estate Developers  
Biplob K. Mondal  
Partner

\_\_\_\_\_  
**Signatures of the Attorneys**

**Drafted by me,**








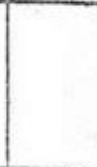



Silip Kumar Majumdar

**Advocate**









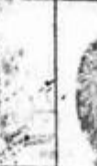


**Typed by me**

W.B. 1051/1974.

FORM FOR TEN FINGER IMPRESSION

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

Signature Aekintya Kusma Mandat


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

Signature Dyan K. Mandat


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

Signature \_\_\_\_\_


FORM FOR TEN FINGER IMPRESSION

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	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Mishra 2/10/2018

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

Signature Dipak Mishra












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

Signature Lakshmi Prasad












FORM FOR TEN FINGER IMPRESSION

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	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Rishm Prasad Roy

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	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Rama Prasad Roy

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

Signature Debu Prasad Roy



भारत सरकार  
GOVERNMENT OF INDIA



बिष्णु प्रसाद राय  
BISHNU PRASAD ROY  
पिता : सचि मोहन राय  
Father : SACHI MOHAN ROY  
जन्म साल / Year of Birth : 1940  
पुरुष / Male



4656 0543 6060

आधार - साधारण मानुषेअर अधिकाअर

*Bishnu Prasad Roy*



भारतीय बिशुअर आरुधिकाअर  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाअर:  
२७७, पनड्री पली, पनड्री पली अड  
३, कोलकाता, पश्चिमबंग, 700060

Address:  
266, PARNASREE PALLY,  
Parnasree Pally S.O,  
Parnasree Pally, Kolkata,  
West Bengal, 700060

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001



ভারতীয় স্মারক পরিচয় প্রাপ্তিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

স্মারকপত্রের আইডি / Enrollment No. : 1111/32481/01140

To  
 Rama Prasad Roy  
 রমা প্রসাদ রায়  
 10  
 JESSORE ROAD  
 Dumdum (m)  
 Dumdum North 24 Parganas  
 West Bengal - 700026

06/03/2014



KL808720566FT

R0872056



আপনার সংখ্যা / Your Aadhaar No. :

*RPR*

**4031 0073 4068**

- সাধারণ মানুষের অধিকার



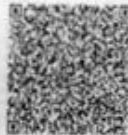
ভারত সরকার  
 Government of India



রমা প্রসাদ রায়  
 Rama Prasad Roy  
 পিতা - সচী মোহন রায়  
 Father - Sachi Mohan Roy

স্মারক/DOB: 10/04/1958  
 লিঙ্গ / Male

**4031 0073 4068**



- সাধারণ মানুষের অধিকার



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAMA PRASAD ROY  
SACHI MOHAN ROY  
10/04/1958

Permanent Account Number  
AGSPR1636F



Signature

*RPR*

In case this card is lost / found, kindly inform / return to /  
Income Tax PAN Services Unit, UHISI,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.  
यह कार्ड खो जाने या कल्पना मुद्रित करे, जोटाए,  
आयकर पैन सेवा यूनिट, UHISI,  
प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,  
नवी मुंबई - 400 614.

*RPR*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DEBU PROSAD ROY  
SACHI MOHAN ROY  
15/02/1962

Permanent Account Number

AOEPR0594Q

*Debu Prosad Roy*  
Signature



Duplicate

ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

MLN0933267



নির্বাচকের নাম : দেবুপ্রসাদ রায়  
Elector's Name : Debuprasad Roy  
নির্ভার নাম : শচী রায়  
Father's Name : Shachi Roy  
লিঙ্গ/Sex : পু/ M  
জন্ম তারিখ  
Date of Birth : 15/02/1962

MLN0933267

ঠিকানা:  
উত্তর গুহোপারা: হরনাথ সারানি, বালি (নিম্নমা), পিন-৭১১২২৭

Address:  
NORTH GHOSH PARA ARUNAVA SARANI,  
BALLY, NISCHINDA, HOWRAH- 711227

*ম. দাশ*

Date: 26/01/2014

Facsimile Signature of the Electoral  
Registration Officer for  
184-Domjur Constituency

বিধান পরিদপ্তর এবং জেলা বিধান পরিদপ্তর দ্বারা এই কার্ডটি প্রস্তুত করা হয়েছে।  
যদি কার্ডের তথ্য পরিবর্তন করা হয় তবে এটি নতুন করে প্রস্তুত করা হবে।  
যদি কার্ডের তথ্য পরিবর্তন করা হয় তবে এটি নতুন করে প্রস্তুত করা হবে।  
In case of change in address, mention the Card No. at the respective forms for the address change and fill it at the changed address and to obtain the card with same number.

आयकर विभाग  
INCOME TAX DEPARTMENT  
KRISHNA MAJUMDAR  
SACHI MOHAN SINGHA ROY  
01/07/1948  
Permanent Account Number  
DESPM0034R  
Signature



*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTIISI  
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, UTIISI  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভাষিকাকৃতির আই ডি/Enrollment No.: 1040/19556/31501

To

23/09/2012 কৃষ্ণা মজুমদার  
Krishna Majumdar  
4 NATABAR DUTTA ROW  
BOWBAZAR Bowbazar S.O  
Bowbazar Kolkata  
West Bengal 700012  
8013333318

12518884



MN125188843DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**8516 7696 3336**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



কৃষ্ণা মজুমদার  
Krishna Majumdar  
পিতা : শচী মোহন সিংহ রায়  
Father : SACHI MOHAN SINGHA ROY  
জন্ম সাল / Year of Birth : 1948  
মহিলা / Female



**8516 7696 3336**

আধার - সাধারণ মানুষের অধিকার



ভারতের নির্বাচন কমিশন  
পরিচয় কার্ড  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

KNH6659940



নির্বাচকের নাম : বিপ্লব ব্রহ্ম  
Elector's Name : Biplob Brahma  
পিতার নাম : বিষ্ণু পদম ব্রহ্ম  
Father's Name : Bisnu Pada Brahma  
লিঙ্গ/সেক্স : পুরুষ M  
জন্ম তারিখ : 26/03/1978  
Date of Birth :

আয়কর বিভাগ  
INCOME TAX DEPARTMENT  
BIPLAB BRAHMA  
BIVUPADA BRAHMA



ভারত সরকার  
GOVT. OF INDIA

26/03/1978  
Permanent Account Number  
BIWPB9894E

*Biplab Brahma*  
Signature



KNH6659940

Address:  
A/16, RAJA S.C MALLICK ROAD,  
RAMGARH COLONY, JADAVPUR,  
KOLKATA-700047

*Biplab Brahma*

Date: 28/01/2014  
Facsimile Signature of the Electoral  
Registration Officer for  
150-Jadavpur Constituency

In case of change in address, please inform the  
Registration Officer for updating the details in  
the register. Failure to do so may result in  
the change of address not being reflected in  
the register.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভাসিকাত্তির আই ডি/Enrollment No.: 1040/19867/01525

To  
লক্ষ্মী নাগ  
Lakshmi Nag  
143/6 P. G. ROAD  
TILJALA Tiljala S.O  
Tiljala Kolkata  
West Bengal 700039

1507319



MN151751196DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6813 6142 9734**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



লক্ষ্মী নাগ  
Lakshmi Nag  
পিতা : সচিমোহন সিংহরায়  
Father : SACHIMOHAN SINGHARAY  
জন্ম সাল / Year of Birth : 1952  
মহিলা / Female



**6813 6142 9734**

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

LAKSHMI NAG

SACHIMOHAN SINGHARAY

08/04/1952

Permanent Account Number

AYFPN4028E

*Lakshmi Nag*

Signature



30042015

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

LAKSHMI NAG

SACHIMOHAN SINGHARAY

08/04/1952

Permanent Account Number

AYFPN4028E

*Lakshmi Nag*

Signature



30042015



## Major Information of the Deed

Deed No :	I-0513-00265/2018	Date of Registration	19/02/2018
Query No / Year	0513-1000052736/2018	Office where deed is registered	
Query Date	19/02/2018 1:11:43 PM	D.S.R. - II HOWRAH, District: Howrah	
<b>Applicant Name, Address &amp; Other Details</b>	SANDIP NANDI HOWRAH COURT,Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9830621873, Status :Others		
Transaction		Additional Transaction	
<b>[0138] Sale, Development Power of Attorney after Registered Development Agreement</b>			
Set Forth value		Market Value	
Rs. 10,30,000/-		Rs. 1,02,27,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 39/- (Article:E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 051300257/2018		

### Land Details :




District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part)

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2996	RS-2611	Bastu	Bastu	12 Katha 14 Chatak	10,00,000/-	1,01,97,000/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>					<b>21.2438Dec</b>	<b>10,00,000 /-</b>	<b>101,97,000 /-</b>	









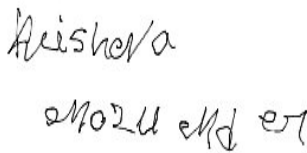
### Structure Details :

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
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>	



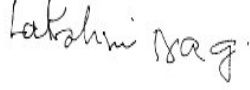



### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	<b>Mr Bishnu Prasad Roy</b> Son of Late Sachi Mohan Roy Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office			
		19/02/2018	LTI 19/02/2018	19/02/2018

Major Information of the Deed :- I-0513-00265/2018-19/02/2018

266, Parnashree Pally, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700214 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACUPR0355B, Status :Individual, Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Fingerprint</b>	<b>Signature</b>
	<b>Mr Rama Prasad Roy</b> Son of Late Sachi Mohan Roy Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office			
	19/02/2018	LTI 19/02/2018	19/02/2018	
10 Jessor Road, P.O:- Dumdum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGSPR1636F, Status :Individual, Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office				
3	<b>Name</b>	<b>Photo</b>	<b>Fingerprint</b>	<b>Signature</b>
	<b>Mr Debu Prasad Roy</b> Son of Late Sachi Mohan Roy Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office			
	19/02/2018	LTI 19/02/2018	19/02/2018	
Arunava Sarani, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AOEP0594Q, Status :Individual, Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office				
4	<b>Name</b>	<b>Photo</b>	<b>Fingerprint</b>	<b>Signature</b>
	<b>Mrs Krishna Mazumder</b> Wife of Late Dulal Mazumder Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office			
	19/02/2018	LTI 19/02/2018	19/02/2018	
4 Natabar Dutta Row, P.O:- Muchipara, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DESPM0034R, Status :Individual, Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office				



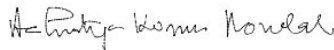
Major Information of the Deed :- I-0513-00265/2018-19/02/2018

5	Name	Photo	Fingerprint	Signature
	<b>Mrs Lakhshmi Nag</b> Daugther of Late Sachi Mohan Roy Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office	 19/02/2018	 LTI 19/02/2018	 19/02/2018
143/6, P G Road, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYFPN4028E, Status :Individual, Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office				
6	Name	Photo	Fingerprint	Signature
	<b>Mr Biplab Brahma (Presentant)</b> Son of Late Bivu Pda Brahma Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office	 19/02/2018	 LTI 19/02/2018	 19/02/2018
A/16, Raja S C Mallick Road, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BIWPB9894E, Status :Individual, Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office				

**Attorney Details :**




SI No	Name,Address,Photo,Finger print and Signature
1	<b>W B Estate Developers</b> B B D Sarani, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227 , PAN No.:: AABFW8984E, Status :Organization, Executed by: Representative

**Representative Details :**


SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Achintya Kumar Mondal</b> Son of Mr Kusha Dhawaja Mondal Date of Execution - 19/02/2018, , Admitted by: Self, Date of Admission: 19/02/2018, Place of Admission of Execution: Office	 Feb 19 2018 1:28PM	 LTI 19/02/2018	 19/02/2018

Major Information of the Deed :- I-0513-00265/2018-19/02/2018

B B D Sarani, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOFPM9393H Status : Representative, Representative of : W B Estate Developers (as partner)

2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Bijan Kumar Mondal</b> Son of Mr Kusha Dhawja Mondal Date of Execution - 19/02/2018, , Admitted by: Self, Date of Admission: 19/02/2018, Place of Admission of Execution: Office	 Feb 19 2018 1:28PM	 LTI 19/02/2018	 19/02/2018
	B B D Sarani, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYLPM4783H Status : Representative, Representative of : W B Estate Developers (as partner)			

**Identifier Details :**

Name & address	
Mr SANDIP Nandi Son of Mr S. K. Nandi HOWRAH COURT, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Bishnu Prasad Roy, Mr Rama Prasad Roy, Mr Debu Prasad Roy, Mrs Krishna Mazumder, Mrs Lakhshmi Nag, Mr Biplab Brahma, Mr Achintya Kumar Mondal, Mr Bijan Kumar Mondal	19/02/2018
	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Bishnu Prasad Roy	W B Estate Developers-3.54063 Dec
2	Mr Rama Prasad Roy	W B Estate Developers-3.54063 Dec
3	Mr Debu Prasad Roy	W B Estate Developers-3.54063 Dec
4	Mrs Krishna Mazumder	W B Estate Developers-3.54063 Dec
5	Mrs Lakhshmi Nag	W B Estate Developers-3.54063 Dec
6	Mr Biplab Brahma	W B Estate Developers-3.54063 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Bishnu Prasad Roy	W B Estate Developers-16.66666700 Sq Ft
2	Mr Rama Prasad Roy	W B Estate Developers-16.66666700 Sq Ft
3	Mr Debu Prasad Roy	W B Estate Developers-16.66666700 Sq Ft
4	Mrs Krishna Mazumder	W B Estate Developers-16.66666700 Sq Ft
5	Mrs Lakhshmi Nag	W B Estate Developers-16.66666700 Sq Ft
6	Mr Biplab Brahma	W B Estate Developers-16.66666700 Sq Ft

Major Information of the Deed :- I-0513-00265/2018-19/02/2018

**Endorsement For Deed Number : I - 051300265 / 2018**

**On 19-02-2018**

**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 13:21 hrs on 19-02-2018, at the Office of the D.S.R. - II HOWRAH by Mr Biplab Brahma , 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 1,02,27,000/-

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

Execution is admitted on 19/02/2018 by 1. Mr Bishnu Prasad Roy, Son of Late Sachi Mohan Roy, 266, Parnashree Pally, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700214, by caste Hindu, by Profession Retired Person, 2. Mr Rama Prasad Roy, Son of Late Sachi Mohan Roy, 10 Jessor Road, P.O: Dumdum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 3. Mr Debu Prasad Roy, Son of Late Sachi Mohan Roy, Arunava Sarani, P.O: Ghoshpara, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Service, 4. Mrs Krishna Mazumder, Wife of Late Dulal Mazumder, 4 Natabar Dutta Row, P.O: Muchipara, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 5. Mrs Lakhshmi Nag, Daughter of Late Sachi Mohan Roy, 143/6, P G Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 6. Mr Biplab Brahma, Son of Late Bivu Pda Brahma, A/16, Raja S C Mallick Road, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service

Indetified by Mr SANDIP Nandi, , , Son of Mr S. K. Nandi, HOWRAH COURT, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 19-02-2018 by Mr Achintya Kumar Mondal, partner, W B Estate Developers, B B D Sarani, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227

Indetified by Mr SANDIP Nandi, , , Son of Mr S. K. Nandi, HOWRAH COURT, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-02-2018 by Mr Bijan Kumar Mondal, partner, W B Estate Developers, B B D Sarani, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227

Indetified by Mr SANDIP Nandi, , , Son of Mr S. K. Nandi, HOWRAH COURT, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

Major Information of the Deed :- I-0513-00265/2018-19/02/2018

## 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 51, Amount: Rs.100/-, Date of Purchase: 09/10/2017, Vendor name: P Dey

*Tapas Dutta*

**Tapas Dutta**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II HOWRAH**  
**Howrah, West Bengal**

Major Information of the Deed :- I-0513-00265/2018-19/02/2018

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 0513-2018, Page from 7559 to 7589**

**being No 051300265 for the year 2018.**



**(Tapas Dutta) 26-02-2018 18:17:35  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
West Bengal.**

**(This document is digitally signed.)**