

2505/12 (front)

I 2133/17

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

S 265921

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

(Signature)
 Addl. Dist. Sub-Registrar
 Alipore, South 24 Parganas

POWER OF ATTORNEY : 20 APR 2017

THIS POWER OF ATTORNEY made this the 19th day of April in the year Two Thousand and Seventeen BY **SRI KAMAL MONDAL**, son of Late Gobindalal Mondal, by faith Hindu, by occupation: business, permanently residing at 52, Rahim Ostagar Road, Police Station: Lake, Kolkata: 700045, assessed to Income Tax through **Permanent Account No. BUNPM5535J** and **SRI NIMAI MONDAL**, son of Late Pramatha Chandra Mondal, by faith Hindu, by occupation: Business, permanently residing at 52, Rahim Ostagar Road, Police Station: Lake, Kolkata: 700045, assessed to Income Tax through **Permanent Account, No. AKXPM4488M**, hereinafter jointly referred to as the **GRANTORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) IN FAVOUR OF (1) **SRI MOHAN KUMAR ROY**,

(Signature)
1/138/62

7-158
2/c
792

2017 APR 20 11:02 AM
2017 APR 20 11:02 AM

9035

17 2 APR 2017

No.....No. 50/- Date.....

Name:.....MALAY MUKHERJEE

Advocate

Address:.....High Court, Calcutta

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

- Nishan Kumar Roy

v (179)

2112

- Nishan Kumar Roy

v (179)

2119

- Kausik Mondal

v (179)

2120

- Nimai Mondal



Signature.....

19 APR 2017

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Subrata Mondal
Advocate
s/o Gobinda Mondal
Alipore Police Court
Kolkata - 700027

(PAN AEQPR4761P) son of Sri Janak Roy, a Hindu businessman, by Nationality – Indian, residing at D / 621, Lake Gardens, P. S. Lake, P. O. Lake Gardens, Kolkata – 700045, carrying on a proprietorship business under the name and style of **"Bidyarthi Builders"** having its office at 599, Lake Gardens, P.S. Lake, Kolkata:700045, hereinafter collectively referred to as the **"ATTORNEYS"**

WHEREAS:

- A) The Grantors are the sole and absolute owner of ALL THAT a piece and parcel of "Homestead" land containing by estimation an area of **06Cottah 11Chittack 20Sq. Feet equivalent to 449.231Sq. Meter** together with asbestos /corrugated tin shed dwelling hut, lying and situated in Mouza: Gobindapur, J. L. No. 38, Touzi No.230 and 234, R.S. No.09, appertaining to Revisional Settlement Dag No.154 comprised in Revisional Settlement Khatian No.139, Police Station: Lake (Formerly Tollygunge), now lying and situated within the Ward No.93 of the Kolkata Municipal Corporation, now being part of the Municipal Premises No.52, Rahim Ostarag Road, Post Office: Lake Gardens(700045), within the jurisdiction of ADSR-Alipore in the district of South 24 Parganas (more fully and particularly mentioned and described in the SCHEDULE hereunder written and hereinafter for the sake of brevity referred to as the said **PREMISES**).
- B) By and under a registered development agreement dated 18.04.2017, registered with the Office of the ADSR Alipore, South 24 Parganas being Deed No. T-160502073 for the year 2017, the Grantors herein granted exclusive development right unto and in favour of **SRI MOHAN KUMAR ROY, (PAN AEQPR4761P)** son of Sri Janak Roy, a Hindu businessman, by Nationality – Indian, residing at D / 621, Lake Gardens, P. S. Lake, P. O. Lake Gardens, Kolkata – 700045, carrying on a proprietorship business under the name and style of

Himani Handeal
Naval Marfat

Mohan Kumar Roy

"Bidyarthi Builders" having its office at 599, Lake Gardens, P.S. Lake, Kolkata:700045.

- C) It is not possible for the Grantors to look after and manage the said Premises and/or the day to day affairs in connection with development of the said Premises and as such the Grantors have agreed to nominate appoint and constitute jointly/ severally **SRI MOHAN KUMAR ROY, (PAN AEQPR4761P)** son of Sri Janak Roy, a Hindu businessman, by Nationality – Indian, residing at D / 621, Lake Gardens, P. S. Lake, P. O. Lake Gardens, Kolkata – 700045, (hereinafter collectively referred to as the ATTORNEYS) to be our true and lawful attorneys and in our names places and stead to do the following acts deeds and things in respect of the said Premises

NOW KNOW YE AND THESE PRESENTS WITNESSETH that we said **Owners/ Grantors** do hereby jointly and severally appoint nominate and constitute said (1) **SRI MOHAN KUMAR ROY, (PAN AEQPR4761P)** son of Sri Janak Roy, a Hindu businessman, by Nationality – Indian, residing at D / 621, Lake Gardens, P. S. Lake, P. O. Lake Gardens, Kolkata – 700045, to be our true and lawful Attorney in our names, places and stead to do the following acts and deeds and things in respect of the said Premises that is to say :

1. To defend and manage the said Premises.
2. To sign and execute all deeds in respect of the said premises, transfer documents, instruments or papers and/or grant tenancy and/or lease and/or to enter into agreement for sale, including the Deed of Conveyance and/or Conveyances and to cause the same to be registered as and when necessary and to receive realize and collect all sale/rental proceeds accruing therefrom and to grant effectual receipts and/or discharges therefore and to deposit such rentals and/or sale

proceeds in such manner as may be directed by the Grantor, in writing.

3. To mortgage and/or charge the said Premises and to deposit the title deeds for creating an equitable charge and/or mortgage and for the aforesaid purpose to sign and execute all deeds documents instruments and papers as may be necessary and/or required and to cause the same to be registered with the authorities concerned.
4. To pay all taxes rates charges expenses and other outgoings whatsoever payable in respect of the said Premises and also to represent us at the assessment department of the Kolkata Municipal Corporation before any official therein for and on account of the said Premises and to insure the same against any loss or damage by fire and/or other risks and to pay all premium for such insurances.
5. To warn off, prohibit and if necessary proceed against in due forms of law against all trespassers on the said Premises or any parts thereof and to take appropriate steps whether by action or otherwise including filing of complaints in Police Station and their Departments and to represent the Principals before the Kolkata Police Authority and to approach appropriate court of law, if required for the said premises and to abate nuisances as may be necessary to protect the said premises.
6. To apply and obtain such Certificate and/or permission under any law relating to ceiling on Urban land or other law relating to land and/or Building (both urban and Rural) or under the Income Tax Act or under any other law or laws for the time being in force as may be required for more fully effectuating the powers herein contained with regard to the said premises.

7. To represent the Grantor(s) in any of the Courts, various departments of Kolkata Municipal Corporation and Officers of Urban Land Ceiling Department, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, CESC Limited, Chief Electrical Inspector, Govt. of West Bengal, West Bengal Pollution Board, Environment Department, Dept. of Micro Wave, Competent Authority appointed under West Bengal Building Registration (Promotion of construction and Transfer by Promoters Rules) 1995, Government of West Bengal, Income Tax Officers, Revenue Offices or any other relevant Office(s) or before any authority or authorities or Society or Body Corporate or other person(s) for any purpose relating to the said Premises and as may become necessary for fully effectually and/or any of the powers herein and hereby conferred.
8. To appoint Advocates and other legal agents, sign declare and/or affirm any vakalatnamas, complaints, writs, written statements, petitions, consents, including application, affidavits, undertakings, declarations, Vakalatnamas, memorandum of Appeal or any other documents or papers as may be required from time to time and to defend and prosecute any legal action or proceedings including filing of writ applications; To appear and give evidence; To prefer any appeal revisions or reviews from any order or decree as the case may be.
9. To carrying out all soil tests, survey of land of the said premises and for the aforesaid purposes to appoint surveyors, experts and to sign building plans for sanction by the Kolkata Municipal Corporation and to receive the same from the Kolkata Municipal Corporation.

8/07/2019
2019-07-08

10. To execute any conveyance or any other deed, documents writings or assurances in one lot or as many as lots and to lodge the same for registration and admit the execution thereof as the said Attorneys may desire or deem fit.
11. To appear and represent the Grantors before any Notary Public, Addl. Registrar, Sub-Registrar, Dist. Sub-Registrar Addl. Dist. Sub-Registrar, Metropolitan Magistrate and other Officer or Officers and/or authority or authorities having jurisdiction in respect thereof and to present for registration and to acknowledge and register or have registered and perfected all such deeds instruments and writings executed and signed by my said Attorneys concerning the said premises or any part or portion thereof and/or forming part thereof.
12. To sign, execute and enter into any agreements with any person or persons or prospective buyer or buyers in the said premises or any part thereof and to receive from such person or persons or prospective buyer or buyers the amount or amounts and to deposit the same in respective bank accounts of the Grantors or in such manner as may be directed by the Grantors in writing.
13. To sign and execute deed of conveyances in respect of the said premises or any part thereof in favour of the purchaser(s) and to present the said deed of deeds of conveyance before the registering authority for registration of the same and to admit execution before the registering authority.
14. To sign any and all plans, applications and to submit the same with Kolkata Municipal Corporation or any other authority or authorities and to receive any or all sanctions, approvals, certificates, no objections and other clearances

and or approval from the Kolkata Municipal Authority and/or any other authority or authorities.

15. To receive all plans, notices and other documents from the Kolkata Municipal Corporation and any other office or offices in connection with the said premises.

Be it noted that this Power of Attorney is being granted in favour of the said Attorneys without any consideration and no interest of the attorneys is created on the said premises which is the subject matter of this Power of Attorney.

AND GENERALLY to do all such acts deeds and things in our name as we could have done lawfully in respect of the said Premises and we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the Attorneys under these presents and also not specifically mentioned and required shall lawfully do or cause to be done into or about the said Premises by virtue of these presents and also such powers and/or authority being granted separately to be read with this without any further act deed or thing on the part of the Grantors.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or commit or cause to be done or comments in and about the premises as aforesaid by virtue of these presents.

THE SCHEDULE AS ABOVE REFERRED TO (THE SAID PREMISES)

ALL THAT a piece and parcel of "Homestead" land containing by estimation an area of **06Cottah 11Chittack 20 Sq.Feet (equivalent to 449.231 Sq.Metre)** together with asbestos /corrugated tin shed dwelling hut, lying and situated in Mouza: Gobindapur, J. L. No. 38, Touzi No.230 and 234, R.S. No.09, appertaining to Revisional Settlement Dag No.154 comprised in Revisional Settlement Khatian No.139, Police Station: Lake (Formerly Tollygunge), now lying and situated within the Ward No.93 of the Kolkata Municipal Corporation, now

being part of the Municipal Premises No.52, Rahim Ostagar Road, Post Office: Lake Gardens(700045), within the jurisdiction of ADSR-Alipore in the district of South 24 Parganas, butted and bounded as follows:

On the North: By Part of LOT-B and LOT-C;
On the South: By Rahim Ostagar Road;
On the East: By 4'-0" wide common passage;
On the West: By 10'-0" wide common passage.

OR HOWSOEVER OTHERWISE the said premises butted bounded, known numbered and distinguished.

IN WITNESS WHEREOF WE the GRANTORS have set and subscribed our hands and seals this th day of April 2017.

SIGNED SEALED AND DELIVERED by the GRANTORS at Kolkata in the presence of:

1. *Mishu Roy*
S/O Mishu Lal Roy
140 P.A.S. Road
Kolkata - 45
2. *Lalita Shaw*
S/O LT. RAJENDRA MISHRA
159 JADPUR GARIBAN
KOLKATA - 700045.

Kansal Mansal
Nimai Mansal
For BIDYARTHI BUILDERS
Mohan Kumar Roy
Proprietor

Drafted by me & Prepared in my office,

Subrata Mondal
Advocate
P/1328/07
Alipore Police Court
Kolkata - 700027

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name KAMAL MONDAL

Signature Kamal Mondal



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name NIMAL MONDAL

Signature Nimal Mondal



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name MOHAN KUMAR RAY

Signature Mohan Kumar Ray

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name KAMAL MONDAL

Signature Kamal Mondal



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name NIMAI MONDAL

Signature Nimai Mondal



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name MOHAN KUMAR RAY

Signature Mohan Kumar Ray



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16051000138162/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr KAMAL MONDAL 52, RAHIM OSTAGAR ROAD, P.O:- LAKE GARDENS, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN - 700045	Principal			
2	Mr NIMAI MONDAL 52, RAHIM OSTAGAR ROAD, P.O:- LAKE GARDENS, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN - 700045	Principal			
3	Mr MOHAN KUMAR ROY D/621, LAKE GARDENS, P.O:- LAKE GARDENS, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN - 700045	Represent ative of Attorney [M/S BIDYART HI BUILDER S]			

SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Subrata Mondal Son of Mr Gobinda Mondal Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mr KAMAL MONDAL, Mr NIMAI MONDAL, Mr MOHAN KUMAR ROY	<i>Subrata Mondal</i> 19/04/2017

(Amitava Chanda)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 ALIPORE
 South 24-Parganas, West
 Bengal



Major Information of the Deed

Deed No :	I-1605-02133/2017	Date of Registration	20/04/2017
Query No / Year	1605-1000138162/2017	Office where deed is registered	
Query Date	19/04/2017 2:44:13 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subrata Mondal Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9899178938, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 6,35,000/-	Rs. 2,10,12,841/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160502073/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rahim Ostagar Road, , Premises No. 52, Ward No: 93

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		6 Katha 11 Chatak 20 Sq Ft	6,00,000/-	2,08,92,841/-	Property is on Road
Grand Total :					11.0802Dec	6,00,000 /-	208,92,841 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	35,000/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		400 sq ft	35,000 /-	1,20,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr KAMAL MONDAL Son of Late GOBINDA MONDAL 52, RAHIM OSTAGAR ROAD, P.O.- LAKE GARDENS, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700045 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:BUNPM5535JStatus :Individual, Executed by: Self, Date of Execution: 19/04/2017 , Admitted by: Self, Date of Admission: 19/04/2017 ,Place : Pvt. Residence
2	Mr NIMAI MONDAL Son of Late PRAMATHA CHANDRA MONDAL 52, RAHIM OSTAGAR ROAD, P.O.- LAKE GARDENS, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AKXPM4488MStatus :Individual, Executed by: Self, Date of Execution: 19/04/2017 , Admitted by: Self, Date of Admission: 19/04/2017 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S BIDYARTHI BUILDERS 599, LAKE GARDENS, P.O:- LAKE GARDENS, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 PAN No.:AEQPR4761P Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MOHAN KUMAR ROY (Presentant) Son of Mr JANAK ROY D/621, LAKE GARDENS, P.O:- LAKE GARDENS, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AEQPR4761P Status : Representative, Representative of : M/S BIDYARTHI BUILDERS (as POPRITOR)

Identifier Details :

Name & address
Mr Subrata Mondal Son of Mr Gobinda Mondal Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr KAMAL MONDAL, Mr NIMAI MONDAL, Mr MOHAN KUMAR ROY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KAMAL MONDAL	M/S BIDYARTHI BUILDERS-5.5401 Dec
2	Mr NIMAI MONDAL	M/S BIDYARTHI BUILDERS-5.5401 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr KAMAL MONDAL	M/S BIDYARTHI BUILDERS-200 Sq Ft
2	Mr NIMAI MONDAL	M/S BIDYARTHI BUILDERS-200 Sq Ft

Endorsement For Deed Number : I - 160502133 / 2017

On 19-04-2017

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

Presented for registration at 19:15 hrs on 19-04-2017, at the Private residence by Mr MOHAN KUMAR ROY ,

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 2,10,12,841/-

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

Execution is admitted on 19/04/2017 by 1. Mr KAMAL MONDAL, Son of Late GOBINDA MONDAL, 52, RAHIM OSTAGAR ROAD, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Business, 2. Mr NIMAI MONDAL, Son of Late PRAMATHA CHANDRA MONDAL, 52, RAHIM OSTAGAR ROAD, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Business

Identified by Mr Subrata Mondal, , Son of Mr Gobinda Mondal, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-04-2017 by Mr MOHAN KUMAR ROY, POPRITOR, M/S BIDYARTHI BUILDERS, 599, LAKE GARDENS, P.O:- LAKE GARDENS, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045

Identified by Mr Subrata Mondal, , Son of Mr Gobinda Mondal, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Amitava Chanda

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

On 20-04-2017

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.

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/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 9035, Amount: Rs.50/-, Date of Purchase: 12/04/2017, Vendor name: S Das



Amitava Chanda

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2017, Page from 55280 to 55296

being No 160502133 for the year 2017.



Digitally signed by AMITAVA CHANDA
Date: 2017.04.24 15:53:02 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 24-04-2017 15:53:01
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)