5796/18

E - 5303/18

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

23AB 456968

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

DEVELOPMENT POWER OF ATTORNEY

Additional District Sub-Registrar
Garia South 24 Parganas
30 NOV 2018

TO ALL TO WHOM THESE PRESENTS SHALL COME , I , **SRI BIMAL KUMAR MITRA (PAN – AFBPM6789E)** , son of Late Basanta Kumar Mitra , by creed : Hindu , by occupation : Business , by Nationality : Indian , residing at 4/118, Vidyasagar Colony , Post Office : Naktala under Police Station formerly Patuli at present Netaji Nagar , Kolkata - 700 047, hereinafter referred to as the "**PRINCIPAL (OWNER)**" **SEND GREETINGS** :

38918

SRI BIPLAB DEY
ADVOCATE
The Calcutta City Courts' Bar Association
2 & 3, K. S. Roy Road, 2nd Floor
Kolkata-700 001

NAME.....
ADD.....
Rs.....
25 JUN 2018
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

25 JUN 2018
25 JUN 2018

Seal of the Govt. District Sub-Registrar, Garia, South 24 Parganas, West Bengal

Additional District Sub-Registrar,
Garia, South 24 Parganas

30 NOV

Tapan Halder
S/O. Late - Santi Halder
180, S.B. Das Rd.
P.O - Rajpur
P.S - Sonarpur
Occ:- Kol-149
Business

WHEREAS the owner herein is the absolute owner in respect of all that bastu land measuring about 07 Cottah 03 Chittack 35 Sq.ft. , more or less, lying and situate within Mouza : Laskarpur under R.S. Dag No. 576 & 577 , portion of R.S. Khatian No. 202 & 493 , at present L/R Dag No. 900 , 1247 under L/R Khatian No. 872, J.L. No. 57 , Being R.S. No. 174 , Touzi No. 3 - 5 , Pargana – Magura within Police Station - Sonarpur , Sub-Registration Office Sonarpur within the local limits of The Rajpur-Sonarpur Municipality under Ward No. 31 , having holding no – 84, Purba Para , Pin – 7000 130, District : South 24 Parganas .

AND WHEREAS the Developer herein namely **M/S. G. P. HOUSING PVT. LTD. (PAN-AAECG8061G)** , a Private Limited Company , registered under Companies Act "1956 , having its registered office at premises No. 19T, Baishnabghata Bye Lane under Police Station formerly Patuli now Netaji Nagar, Kolkata-700 047 , represented by its Director namely **SRI GOPAL KUNDU (PAN- AFXPK7428J)** , son of Late Dasarath Kundu , by creed : Hindu , by occupation : Business , by Nationality : Indian , resident of Premises No. 36B/1C, Baishnabghata Road and permanent address 19C, Baishnabghata Bye Lane , Post Office : Naktala under Police Station - Netaji Nagar , Kolkata-700 047 , proposed to enter into a Promotional Agreement with Sri Bimal Kumar Mitra ,the Principal herein to develop his property , lying and situate within Mouza : Laskarpur under R.S. Dag No. 576 & 577 within a portion of R.S. Khatian No. 202 & 493 , at present under L/R Dag No. 900 , 1247 within L/R Khatian No. 872 , J.L. No. 57 , Being R.S. No. 174 , Touzi No. 3 - 5 , Pargana – Magura within Police Station - Sonarpur , Sub-Registration Office : Sonarpur within the local limits of The Rajpur-Sonarpur Municipality under Ward No. 31 , having Holding no. 84 , Purba Para , District : South 24 Parganas , more fully mentioned and described in the **SCHEDULE** hereunder written , on the basis of sharing of Partly by built up area between the Developer and the Owner and partly by cash consideration , which are more fully mentioned and described in the **SECOND SCHEDULE** (Owner's Allocation) and **THIRD SCHEDULE** (Developer's Allocation) , of the Promotional agreement , on some terms and conditions appearing.

AND WHEREAS the Principal and/or Owner herein namely Sri Bimal Kumar Mitra , after reviewing the aforesaid proposal by the Developer to develop his said

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Additional District Sub-Registrar,
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property , lying and situate within Mouza : Laskarpur under R.S. Dag No. 576 & 577 within a portion of R.S. Khatian No. 202 & 493 , at present under L/R Dag No. 900 , 1247 within L/R Khatian No. 872, J.L. No. 57 , Being R.S. No. 174 , Touzi No. 3 - 5 , Pargana – Magura within Police Station - Sonarpur , Sub-Registration Office : Sonarpur within the local limits of The Rajpur-Sonarpur Municipality under Ward No. 31 , having Holding no. 84 , Purba Para , District : South 24 Parganas , more fully mentioned and described in the **SCHEDULE** hereunder written and which is owned and possessed by Sri Bimal Kumar , the Principal herein , subject to the terms and conditions contained in the said Promotional Agreement dated Book No I 5299/18 has agreed to permit the Developer to develop the said property , more fully described in the **SCHEDULE** hereunder , on the basis of sharing of partly by built up area between the Developer and the Owner and partly by cash consideration , which are more fully mentioned and described in the **SECOND SCHEDULE** (Owner's Allocation) and **THIRD SCHEDULE** (Developer's Allocation) of the Promotional Agreement , as per the plan to be sanctioned by The Rajpur-Sonarpur Municipality for the above said property. ✓

AND WHEREAS the Principal and/or Owner herein namely Sri Bimal Kumar Mitra entered into a registered Promotional Agreement dated B. No. I 5299/18 with the Developer company namely **M/S. G. P. HOUSING PVT. LTD.** , having its Office at 19T, Baishnabghata Bye Lane , Kolkata – 700 047 and represented by its Director namely **Sri Gopal Kundu ,** son of Late Dasarath Kundu , by creed : Hindu , by occupation : Business , by Nationality : Indian , resident of Premises No. 36B/1C, Baishnabghata Road and permanent address 19C, Baishnabghata Bye Lane , Post Office : Naktala under Police Station - Netaji Nagar , Kolkata-700 047 , for construction of a ground plus four (G+IV) storied residential building , consisting of 4 (four) nos. of residential apartments in each floor and Car parking spaces with necessary additional rooms, pump room, generator room, care taker/darwan's room, servants' toilet, lift etc. as may be decided by the Developer for construction thereof on the premises , more fully described in the **SCHEDULE** hereunder and for the sake of brevity referred to as the **"SAID PROPERTY"** at the cost of the Developer and shall include the car parking spaces and other spaces intended for the enjoyment of the building by its occupants.

AND WHEREAS in view of the aforesaid terms of clause (iii) under Article – VI of the said registered Promotional Agreement dated B. No- I 5299/18 I am desirous of appointing ***SRI GOPAL KUNDU*** , son of Late Dasarath Kundu , resident of 36B/1C, Baishnabghata Road and permanent address 19C,

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Baishnabghata Bye Lane , Post Office : Naktala under Police Station - Netaji Nagar , Kolkata-700 047 , the Director of the Developer company namely M/S. G. P. Housing Pvt. Ltd , to be my ***true and lawful attorney*** for construction of the proposed ground plus four (G+IV) residential building , in terms of the plan to be sanctioned by The Rajpur-Sonarpur Municipality and for sale of the Developer's allocation TOGETHERWITH undivided proportionate share of land appurtenant to Developer's allocation to the intending Purchaser/Purchasers by execution of Agreement for Sale and registration of the Deed of Conveyances or Sale Deed.

NOW KNOW I ALL MEN AND THESE PRESENTS WITNESSETH THAT , I , SRI BIMAL KUMAR MITRA (PAN - AFBPM6789E) , son of Late Basanta Kumar Mitra , by creed : Hindu , by occupation : Business , by Nationality : Indian , residing at 4/118, Vidyasagar Colony , Post Office : Naktala under Police Station formerly Patuli at present Netaji Nagar, Kolkata - 700 047, do hereby and hereunder nominate , constitute and appoint ***SRI GOPAL KUNDU*** , son of Late Dasarath Kundu , by religion : Hindu , by occupation : Business, by Nationality : Indian , resident of 36B/1C, Baishnabghata Road and permanent address is 19C, Baishnabghata Bye Lane , Post Office : Naktala under Police Station – Netaji Nagar , Kolkata – 700 047 , the Director of the Developer company namely M/S. G. P. Housing Pvt. Ltd , as my ***true and lawful attorney*** in my name and on my behalf to do, execute and perform interalia , all or any of the following acts , deeds , matters and things in respect of the scheduled property, namely :-

1. To look after, manage, supervise, conduct and do all and every act, deed, matter or thing necessary for the purpose of preserving , protecting and/or securing the said property by raising boundary wall around the said property and also for the purpose of developing the said property by demolishing any structure thereon or by excavating the land comprised within the said property or by filling up the land comprised within the said property and/or by causing all and every kind of construction on the said property and by doing and executing all or every kind of matters and things relating to the said property.

2. To sign and submit any plan or plans to The Rajpur-Sonarpur Municipality on behalf of the Owner and after having sanctioned by The Rajpur Sonarpur Municipality , the attorney herein shall be entitled to receive that plan or plans and/or revised plan and/or modify or alter plan or plans from The Rajpur Sonarpur Municipality or any appropriate author or authorities on

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Additional District Sub-Registrar,
Garia South 24 Parganas

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behalf of the Owner to enable the attorney to construct the said building on the said premises and to obtain all such clearance , approvals , permission and/or authorities as shall be necessary for the purpose of construction of building on the premises.

3. To get all plan or plans to be sanctioned , approved , altered , modified , renewed etc. from The Rajpur-Sonarpur Municipality for construction or for taking filtered and unfiltered water connection and/or taking drain and sewer connection for the said property from the local authority or The Rajpur-Sonarpur Municipality or any other authority concerned.

4. To cause all further or new plan or plans to be prepared and to sign and submit or cause to be submitted such plan or plans for construction of building or buildings on the said property and also to sign, file and submit all applications, petitions, affidavits as may be required for the purpose of getting such plans approved from The Rajpur-Sonarpur Municipality or by other appropriate authorities and also to appear and represent me before The Rajpur-Sonarpur Municipality or other concerned authorities in connection with the aforesaid matter.

5. To cause all further revised plan or plans to be prepared and to sign and submit or cause to be submitted such plan or plans for regularization of the construction already done or being done shifting from the sanctioned plan or for construction making changes of user in the proposed building or buildings on the said property and also to sign, file and submit all applications, petitions, affidavits as may be required for the purpose of getting such revised plan approved by the appropriate authorities and also to appear and represent me before the concerned authorities in connection with the aforesaid matter.

6. To do and cause to be done all kinds of matters and things relating to the said property and to enter into and take possession of the said property or any portion thereof as my said attorney shall think fit and proper for the purpose of construction, re-construction or development of the said property on such terms and conditions as my said attorney shall think fit and proper.

7. To demolish, remove the existing structure on the said property and to make, alter, renovate, built or rebuilt buildings, erection, structures on the said property or any portion thereof and to complete all such construction, structures, boundary wall, on the said property and to obtain building completion or occupancy certificate and to apply and obtain independent

Additional District Sub-Registrar,
Alipore South 24 Parganas
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Gas, Electric, Telephone connection and other amenities and facilities required for the beneficial use and enjoyment of the said property or the buildings or flats or units to be constructed thereon.

8. To appoint contractors, sub-contractors, labours, labour contractors, Architect, Engineers, Surveyors etc. for the purpose of removing structures from the said property and to make, alter, renovate, built or re-built buildings, erection and structures on the said property or any portion thereof and to complete all such constructions, structures and boundary walls, on the said property on such terms and conditions as my Attorney shall think fit and proper and for this purpose to sign and execute all contracts, agreement. etc. as may be required.

9. To apply for and obtain permit and/or quotas of all sorts of building materials including cement and/or steel from Govt. or semi Govt. Institutions and accept delivery of the same by signing challan and to make advances, payments etc. therefore as the case may be.

10. To sign, issue, deliver letters, notices effecting the change of ownership of the flats in the proposed building and/or with regard to construction of building or buildings and/or completion thereof to all Govt. authorities, concerned offices and departments of the Govt., Municipal Authorities etc.

11. To do, execute and perform any act or acts, deed or deeds, matters or things whatsoever which in the opinion of my said attorney ought to be done, executed and performed in relation to property , lying and situate within Mouza : Laskarpur under R.S. Dag No. 576 & 577 within a portion of R.S. Khatian No. 202 & 493 , at present under L/R Dag No. 900 , 1247, within L/R Khatian No. 872, J.L. No. 57 , Being R.S. No. 174 , Touzi No. 3 - 5 , Pargana – Magura within Police Station - Sonarpur , Sub-Registration Office : Sonarpur within the local limits of The Rajpur-Sonarpur Municipality under Ward No. 31 , having Holding no. 84 , Purba Para , District : South 24 Parganas , for the purpose of construction of the proposed building on the said property , as fully or effectually , as I myself could do the same , if I was personally present.

12. To sign and submit all applications as may be required for the purpose of securing and obtaining all necessary permission, consent and/or Certificates from The Rajpur Sonarpur Municipality , Gas Authorities and all other authorities relating to or concerning the said property or relating to the

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construction of building or buildings on the said property and/or in connection with the supply of electricity and/or water and/or Gas and/or any other amenities for the said property or any portion thereof.

13. To negotiate for sale of and sell and convert into money and/or transfer, assign or lease or exchange the Developer's allocation of the said property or any portion thereof on such consideration as my said attorney shall think fit and proper at its sole discretion and to sign and execute agreements for sale and after full payment of agreed consideration to the Owner may execute conveyance, assignment, lease, mortgage, deed of exchange or any deed or deeds whatsoever in respect of Developer's allocation of the said property and to receive payment of advance, consideration money or rent, premium, solarium or compensation for the same and to grant and sign receipts for such payments which such receipt shall exonerate the person paying the same without seeing the application thereof.

14. In addition to the powers as aforesaid and without restricting or limiting the same in any manner whatsoever, to agree upon and to enter into any agreement for sale or to cancel and/or repudiate the same, to settle the price and all terms and conditions of any transfer, to receive earnest money and the balance of purchase money by installment and to grant receipt of acknowledgement for the same, to execute deed of conveyance or conveyances in favour of the buyers or transferees or his or their nominee or nominees and to book , sell the flat or flats , car parking spaces proposed to be constructed thereon in the Developer's allocation and take such other step in connection with the said property.

15. In addition to the powers as aforesaid and without restricting or limiting the same in any manner whatsoever, to enter into agreement for sale and after making full agreed consideration to the owners , grant, sell, convey, transfer, assign and assure on ownership basis or otherwise for such consideration , as the said attorney shall think fit in their absolute discretion in respect of Developer's allocation of the said property or any portion thereof together with undivided proportionate share or interest of land in the said property appurtenant to Developer's allocation and together with undivided proportionate share or interest in the common portions and facilities comprised within the said property appurtenant to Developer's allocation including path ways, boundary walls, entrances, gates, common passages, lawn, compounds, open spaces, lobbies, stair-case, terrace, common landing, filtered and unfiltered water connection, tube-well, motor

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Secretary to Govt. of Orissa
Housing & Urban Development Department

Additional Chief Secretary to Govt.

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pump, generator, electricity and all other easements, appurtenances and privileges thereto and other convenience for beneficial use and enjoyment of the flats, units, car parking spaces and/or other constructed portion or vacant portion to be transferred and to deliver possession of the Developer's allocation in the building including undivided proportionate share in common portions appurtenant to Developer's allocation to the transferee , purchaser or lessee etc. as the case may be.

16. To appear and represent me before the Registrar or Sub-Registrar of Assurance(A.R.A.), Calcutta, District Registration Office : Sonarpur , Sub-Registrar at Sonarpur , or other offices of the Govt. having authority to accept conveyance or conveyances, sale deed or deeds, instrument or instruments, writing or writings whatsoever so executed by as aforesaid for , in the name of and on behalf of me , for registration of the same and to complete registration formalities of the same by admitting execution thereof.

17. To present for registration and duly register according to law any agreement or agreements for sale, deed or deeds, conveyance or conveyances, document or documents, instrument or instruments, writing or writings whatsoever executed in my name and on my behalf and to admit execution thereof and also to present for registration any agreement or agreements for sale, deed or deeds, conveyance or conveyances, document or documents, instrument or instruments, writing or writings whatsoever executed by any other person or persons in my favour in connection with the Developer's allocation of the said property or any portion thereof in terms of the registered Promotional Agreement dated B.NOI 5299/18 and to get them or any of them registered according to law and for the purposes aforesaid or any of them or for any other purposes to appear before any Inspector General of Registration, Registrar of Assurances , Sonarpur , Additional Registrar of Assurances, Sonarpur , District Registrar, Sub-Registrar, Joint Sub-Registrar of Deeds and Assurances, other registration officer or officers as occasion shall or may require to present there and to sign all or any endorsements or other acknowledgements and to do all other acts, deeds and things which may be necessary for effecting and completing registration of such deeds, documents, instruments, writings or any of them.

18. To appear and represent us before the State of West Bengal (Land Acquisition Collector) and other authorities in connection with the said property.

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Additional District Sub-Registrar,
Garia South 24 Parganas

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19. To institute, conduct or prosecute any suit or legal proceedings that may be necessary to be filed against adjoining owner of the said property and/or other person or persons in connection with the said property and the building and buildings and structures to be erected thereon and also to defend any suit or proceedings against me and to give necessary instructions on my behalf and also to sign Vakalatnama, Plaints, Written Statements, Petitions, Affidavits and other pleadings and papers that may be required to be filed in connection with such suit and proceedings and to verify and affirm the same, swear affidavits on my behalf and to do other acts, deeds, matters and things as may be necessary for proper conduct thereof.

20. To commence, initiate, institute, file, prosecute, defend any case, suit, appeal, or legal proceedings in respect of the said property and in connection therewith to make, sign, verify affirm present and file vakalatnama, warrant of attorney, plaints, written statement, petition including writ petition, affidavit, memorandum of appeal, letter or other necessary papers and documents of any description whatsoever in connection therewith.

21. To appear before any Judge, Court, Tribunal authority, office, including Municipal offices, Collector, office, Fire Brigade office, Polices, Survey or other authorities and to do all things necessary in connection therewith.

22. To serve and accept summons, notices, warrant, subpoenas or other processes of court and authorities concerned including Municipality and to do all things necessary in connection therewith.

23. To retain, employ and discharge counsel, Advocate, Attorney, Solicitor, Agent, Pleader and to conduct all proceedings whether legal or not and to pay fees, costs, charges and expenses incurred in connection therewith.

24. To settle, compromise and also to refer to disputes in any such suit and proceedings upon such terms and conditions as my said Attorney shall think fit.

25. To settle terms of compromise, compound, adjust or withdraw suits, cases, proceedings and also to refer to arbitration all disputes or differences, to appoint arbitrator or arbitrators, to file statements of facts or counter statements of facts, to proceed with or oppose arbitration proceedings and

to apply for judgment or award or to set aside award.

26. To sign, verify and file all applications for execution of decrees and orders of any courts and to accept satisfaction and/or discharge thereof.

27. To sell, or dispose of any goods and/or stock of building materials, plumbing materials in connection with the construction of the ground plus four (G+IV) storied building on the said property and to receive the price or money for the same from any party whomsoever.

28. And generally to do, execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of my said attorney ought to be done, executed and performed in relation to my said property or other concerned affairs ancillary or incidental thereto as fully or effectually as I myself could do the same if I was personally present.

29. It is expressly mentioned that by this Power of Attorney , said Sri Gopal Kundu , can execute and register any Deed of Conveyance or Conveyances in respect of the Developer's Allocation , more fully described in the Third Schedule hereunder written , in favour of intending Purchaser/Purchasers.

30. And I hereby agree and undertake to ratify and confirm all and whatsoever my said attorney under the , power in that behalf hereinbefore contained, shall lawfully do, execute and perform under and by virtue of this deed notwithstanding no express power in that behalf is hereunder provided.

THE SCHEDULE ABOVE REFERRED TO
(The Said Premises)

ALL THAT piece or parcel of Bastu land measuring about 07 Cottah 03 Chittack 35 Sq.ft. ,more or less togetherwith a structure , measuring about 1000 Sq.ft. , more or less , standing thereon , lying and situate within Mouza : Laskarpur under R.S. Dag No. 576 & 577 within a portion of R.S. Khatian No. 202 & 493 , at present under L/R Dag No. 900 , 1247, within L/R Khatian No. 872, J.L. No. 57 , Being R.S. No. 174 , Touzi No. 3 - 5 , Pargana – Magura within Police Station - Sonarpur , Sub-Registration Office : Sonarpur within the local limits of The Rajpur-Sonarpur Municipality under Ward No. 31 , having Holding no. 84 , Purba Para , District : South 24 Parganas , butted and bounded by in the following manner :

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Additional District Sub-Registrar,
Garia South 24 Parganas

30 NOV

on the North	: 40' wide R.S.M. Road.
on the South	: Land of Late Kanu Dey , having no..... Laskarpur, J.R.Ghosh Garden , Kolkata – 700 153.
on the East	: Land of Nihar Ranjan Choudhury & Mrittika Flats
on the West	: 16' wide R.S.M. Road

IN WITNESS WHEREOF , I , Sri Bimal Kumar Mitra has hereunto set and subscribed my hand on the 30th day of November , 2018.

SIGNED & DELIVERED

in presence of :

WITNESSES :

1. Tapas Halder
180, S.B. Das Rd.
Kol- 149.

2. Biraj Mitra
4/118 Vidyasagar
Colony
Kolkata-47

Bimal Kumar Mitra

SIGNATURE OF THE PRINCIPAL

Accepted the Power

Gopal Kundu

SIGNATURE OF THE CONSTITUTED ATTORNEY

Drafted by me :
Joydip Das
Adv.
WB-404-2004.
Alipore Judges court, Kol-27

Additional District Sub-Registrar,
Garia South 24 Parganas

30 NOV 2011

SPECIMEN FORM FOR TEN FINGERPRINTS

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

Bimal Kumar Mitra Bimal Kumar Mitra

Gopal Kumar

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

PHOTO

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

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Additional District Sub-Registrar,
Garia South 24 Parganas

30 NOV

Bimal Kumar Mitra

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लाट नं: ३, सेक्टर ११, सी.बी.डी. बेलापुर,
नवी मुंबई-४०० ६१४.

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFXPK7428J

नाम /NAME

GOPAL KUNDU

पिता का नाम /FATHER'S NAME

DASARATHI KUNDU

जन्म तिथि /DATE OF BIRTH

01-01-1969

हस्ताक्षर /SIGNATURE

Gopal Kundu

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

पाने प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Gopal Kundu

Major Information of the Deed

Deed No :	**I-1629-05303/2018**	**Date of Registration**	**30/11/2018**
Query No / Year	**1629-1000306367/2018**	**Office where deed is registered**	
Query Date	**30/11/2018 2:18:26 PM**	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapas Halder 180, S. B. Das Road,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700149, Mobile No. : 9674489029, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 7,00,000/-		Rs. 76,32,271/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 60/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 162905299/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

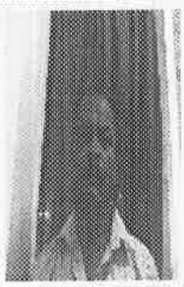
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road, Mouza: Laskarpur, Ward No: 31, Holding No:84

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	LR-900	LR-872	Bastu	Bari	4 Katha	3,00,000/-	42,90,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-1247	LR-872	Bastu	Bari	3 Katha 3 Chatak 35 Sq Ft	3,00,000/-	28,92,271/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			**11.9396Dec**	**6,00,000 /-**	**71,82,271 /-**	
	Grand Total :				**11.9396Dec**	**6,00,000 /-**	**71,82,271 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1500 Sq Ft.	1,00,000/-	4,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	**1500 sq ft**	**1,00,000 /-**	**4,50,000 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Fringerprint**	**Signature**
	Mr Bimal Mitra, (Alias: Mr Bimal Kumar Mitra) (Presentant) Son of Late Basanta Kumar Mitra Executed by: Self, Date of Execution: 30/11/2018 , Admitted by: Self, Date of Admission: 30/11/2018 ,Place : Office	 30/11/2018	 LTI 30/11/2018	Bimal Kumar Mitra 30/11/2018
	4/118, Vidyasagar Colony, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFBPM6789E, Status :Individual, Executed by: Self, Date of Execution: 30/11/2018 , Admitted by: Self, Date of Admission: 30/11/2018 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**G. P. Housing Private Limited** 19T, Baishnabghata Bye Lane, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 , PAN No.:: AAECG8061G, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Gopal Kundu Son of Late Dasarath Kundu Date of Execution - 30/11/2018, , Admitted by: Self, Date of Admission: 30/11/2018, Place of Admission of Execution: Office	 Nov 30 2018 2:38PM	 LTI 30/11/2018	Gopal Kundu 30/11/2018
	36B/1C, Baishnabghata Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFXPK7428J Status : Representative, Representative of : G. P. Housing Private Limited (as Director)			

Identifier Details :

Name & address
Mr Tapas Halder Son of Late Santi Halder 180, S. B. Das Road, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Bimal Mitra, Mr Gopal Kundu

Major Information of the Deed :- I-1629-05303/2018-30/11/2018

Tapan Dalal.	30/11/2018

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Bimal Mitra	G. P. Housing Private Limited-6.6 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Bimal Mitra	G. P. Housing Private Limited-5.33958 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Bimal Mitra	G. P. Housing Private Limited-1500.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road, Mouza: Laskarpur, Ward No: 31, Holding No:84

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 900(Corresponding RS Plot No:- 558/ 1620/ 1829), LR Khatian No:- 872	Owner:বিমল কুমার মিত্র, Gurdian:বসন্তকুমার মিত্, Address:বিদ্যাসাগর কলোনী কলিকাতা-700047 , Classification:বাড়ী, Area:0.07 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1247(Corresponding RS Plot No:- 576/ 577), LR Khatian No:- 872	Owner:বিমল কুমার মিত্র, Gurdian:বসন্তকুমার মিত্, Address:বিদ্যাসাগর কলোনী কলিকাতা-700047 , Classification:বাড়ী, Area:0.05 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 162905303 / 2018

On 30-11-2018

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 13:27 hrs on 30-11-2018, at the Office of the A.D.S.R. GARIA by Mr Bimal Mitra Alias Mr Bimal Kumar Mitra,Executant.

Major Information of the Deed :- I-1629-05303/2018-30/11/2018

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 76,32,271/-

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

Execution is admitted on 30/11/2018 by Mr Bimal Mitra, Alias Mr Bimal Kumar Mitra, Son of Late Basanta Kumar Mitra, 4/118, Vidyasagar Colony, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by Mr Tapas Halder, , , Son of Late Santi Halder, 180, S. B. Das Road, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Business

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

Execution is admitted on 30-11-2018 by Mr Gopal Kundu, Director, G. P. Housing Private Limited, 19T, Baishnabghata Bye Lane, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047

Indetified by Mr Tapas Halder, , , Son of Late Santi Halder, 180, S. B. Das Road, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Business

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Draft Rs 50/-, by Stamp Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 38918, Amount: Rs.10/-, Date of Purchase: 25/06/2018, Vendor name: Suranjan Mukherjee

Description of Draft

1. Draft(other) No: 927012000404, Date: 30/11/2018, Amount: Rs.50/-, Bank: STATE BANK OF INDIA (SBI), NAKTALA

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

Major Information of the Deed :- I-1629-05303/2018-30/11/2018