

5980/2020

I-5861/2020

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 513185

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

Addl. District Sub-Registrar
Behala, S.No. 24 Parganas

15 SEP 2020

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, We, (1) SRI MANAS MAITRA, (PAN - AGEPM5176F), (Aadhaar No. 623892718747), (Mobile No. 9968426870), son of late Nirmal Chandra Maitra, by faith- Hindu, by occupation- Service, by nationality- Indian, residing at 5/4, Kailash Ghosh Road, Police Station-

R R DEVELOPERS

Partners

1117

J. No. _____
VOMM - S. P. SAMA, ADVERTISING
SAMA, S. P. SAMA, ADVERTISING

30 JUN 2020



R R DEVELOPERS

Partners

A.D.S.R. Behala
15 SEP 2020
Dist - South 24 Pgs.

R R DEVELOPERS

Major Information of the Deed

Deed No :	I-1607-05861/2020	Date of Registration	15/09/2020
Query No / Year	1607-2001104720/2020	Office where deed is registered	
Query Date	10/09/2020 6:49:51 PM	1607-2001104720/2020	
Applicant Name, Address & Other Details	Bikram Roy Aipure, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8777822818, Status : Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4305] Other than Immovable Property, Declaration (No of Declaration : 2)		
Set Forth value	Market Value		
Rs. 1/-	Rs. 22,49,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(d))	Rs. 21/- (Article E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S. - Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kailash Ghosh Road, Premises No: 12, Ward No: 123 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	3 Katha 12 Chatak	1/-	22,49,998/-	Property is on Road, Last Reference Deed No: 1607-I-10323-2019
Grand Total :				6.1875Dec	1/-	22,49,998/-	

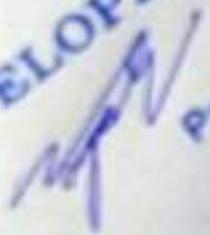
Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	MANAS MAITRA Son of Late NIRMAL CHANDRA MOITRA Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office	 15/09/2020	 L1 15/09/2020	 15/09/2020

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1/4 KAILASH GHOSH ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AGxxxxxx6F, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/09/2020
Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office

2	Name	Photo	Finger Print	Signature
	TAPAS MAITRA Son of Late NIRMAL CHANDRA MAITRA Executed by: Self, Date of Execution: 15/09/2020 Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office			
		15/09/2020	LTI 15/09/2020	15/09/2020

5/4 KAILASH GHOSH ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AExxxxxx0M, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/09/2020
Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>NARAYAN CHANDRA SEN Son of RAMENDRA MOHAN SEN Executed by: Self, Date of Execution: 15/09/2020 Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>15/09/2020</td> <td>LTI 15/09/2020</td> <td>15/09/2020</td> </tr> </tbody> </table> <p>Son of RAMENDRA MOHAN SEN Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AVxxxxxx7A, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/09/2020 Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office</p>	Name	Photo	Finger Print	Signature	NARAYAN CHANDRA SEN Son of RAMENDRA MOHAN SEN Executed by: Self, Date of Execution: 15/09/2020 Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office					15/09/2020	LTI 15/09/2020	15/09/2020
Name	Photo	Finger Print	Signature										
NARAYAN CHANDRA SEN Son of RAMENDRA MOHAN SEN Executed by: Self, Date of Execution: 15/09/2020 Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office													
	15/09/2020	LTI 15/09/2020	15/09/2020										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>ANJANA SEN (Presentant) Wife of NARAYAN CHANDRA SEN Executed by: Self, Date of Execution: 15/09/2020 Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>15/09/2020</td> <td>LTI 15/09/2020</td> <td>15/09/2020</td> </tr> </tbody> </table> <p>Wife of NARAYAN CHANDRA SEN Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CSxxxxxx4M, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/09/2020 Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office</p>	Name	Photo	Finger Print	Signature	ANJANA SEN (Presentant) Wife of NARAYAN CHANDRA SEN Executed by: Self, Date of Execution: 15/09/2020 Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office					15/09/2020	LTI 15/09/2020	15/09/2020
Name	Photo	Finger Print	Signature										
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	15/09/2020	LTI 15/09/2020	15/09/2020										

R R DEVELOPERS


Partners

ier Details :

	Photo	Finger Print	Signature
BIKROM ROY P.O. Mr. SWARAJ ROY PURE JUDGES COURT, P.O. KUPURE, P.S. - Alipore, District - South 24 Parganas, West Bengal, India, PIN - "700027"			
	15/09/2020	15/09/2020	15/09/2020
Identifier Of MANAS MAITRA, TAPAS MAITRA, NARAYAN CHANDRA SEN, ANJANA SEN			

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15-09-2020

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 11:35 hrs on 15-09-2020, at the Office of the A.D.S.R. BEHALA by ANJANA SEN, one of the Claimants.

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

Execution is admitted on 15/09/2020 by 1. MANAS MAITRA, Son of Late NIRMAL CHANDRA MOITRA, 5/4 KAILASH GHOSH ROAD, P.O. BARISHA, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service, 2. TAPAS MAITRA, Son of Late NIRMAL CHANDRA MAITRA, 5/4 KAILASH GHOSH ROAD, P.O. BARISHA, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service, 3. NARAYAN CHANDRA SEN, Son of RAMENDRA MOHAN SEN, 1/1 KALISH GHOSH ROAD, P.O. BARISHA, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 4. ANJANA SEN, Wife of NARAYAN CHANDRA SEN, 1/1 KAILASH GHOSH ROAD, P.O. BARISHA, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business.

Indetified by Mr BIKROM ROY, Son of Mr SWARAJ ROY, ALIPURE JUDGES COURT, P.O. ALIUPURE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp Type: Impressed, Serial no 513185, Amount: Rs.100/-, Date of Purchase: 30/05/2020, Vendor name: Amel Kr Saha

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Partners

Sandip Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BEHALA

South 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.
tered in Book - I
ame number 1607-2020, Page from 207652 to 207688
ing No 160705861 for the year 2020.



Digitally signed by SANDIP BISWAS
Date: 2020.09.18 15:49:03 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 2020/09/18 03:49:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

R R DEVELOPERS


Partners

(This document is digitally signed.)

Haridevpur, Kolkata- 700008, (2) **SRI TAPAS MAITRA**, (PAN - AENPM3020M), (Aadhaar No. 414150925466), (Mobile No. 900775376), son of late Nirmal Chandra Maitra, by faith- Hindu, by occupation- Service, by nationality- Indian, residing at 5/4, Kailash Ghosh Road, Police Station- Haridevpur, Kolkata- 700008 hereinafter jointly and collectively called and referred to as the **PRINCIPALS**;

WHEREAS the Principals herein are the joint lawful owner of ALL THAT piece and parcel of land measuring 3 (three) Cottahs 12 (twelve) Chittaks 0 sq. ft. more or less recorded as C.S. Dag No. 695, Khatian No. 227, of Mouza- Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, within the limits of Kolkata Municipal Corporation being Premises No. 12, Kailash Ghosh Road, having Assessee No. 411230900120, under Ward No. 123, Police Station- Haridevpur, , Kolkata- 700008, District: South 24 Parganas;

AND WHEREAS the Principals herein on 25th day of September, 2019 jointly entered into a Development Agreement with **R. R. DEVELOPERS**, (PAN- AASFR0735R), a registered Partnership Firm having its registered office at 1/1, Kailash Ghosh Road, House No. 79, Post Office- Barisha, Police Station- Haridevpur, Kolkata- 700008, represented by its Partners namely- (1) **NARAYAN CHANDRA SEN**, (PAN- AVEPS4497A), (Aadhaar No. 431597515955), (Mobile No.

R R DEVELOPERS



Partners



R R DEVELOPERS
[Signature]
Partners


A.D.S.R. Behala
15 SEP 2020
Dist. - South 24 Pgs.

R R DEVELOPERS
Partners

9831100669), son of Ramendra Mohan Sen, by faith- Hindu, by occupation- Business, by nationality- Indian, and (2) **SMT. ANJANA SEN**, (PAN- CSFPS5884M), (Aadhaar No. 677505866640), (Mobile No. 9836653629), wife of Narayan Sen, by faith- Hindu, by occupation- Business, by nationality- Indian, both are residing at 1/1, Kailash Ghosh Road, Parama Abasan, House No. 79, Post Office- Barisha, Police Station- Haridevpur, Kolkata- 700008, District of South 24- Parganas, for development of our aforesaid property by way of construction of a multistoried building by demolishing the existing structures standing thereon on the terms and conditions contained in the said Development Agreement which was duly executed and registered in the Office of the A.D.S.R. Behala, being Book No. I, Volume No. 160710341, Pages from 328870 to 328910, being No. 10323 for the year 2019 for smooth functioning of construction work, in the aforesaid owners have executed registered Development Agreement and registered Power of Attorney duly registered in the office of the Additional District Sub-Registrar, Behala recorded in Book No. I, Volume No. 1607-2019, Pages from 328870 to 328910, Being No. 160710341 for the year 2019;

AND WHEREAS as in terms of the said Development Agreement, the Owner's allocation at present has been stated thus:-

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OWNER'S ALLOCATION : It has been agreed by and between the parties herein that the parties hereto that the Owner's Allocation shall mean on completion of the proposed G+3 storied building all Owners herein shall be entitled to get in the manner as follows :-

- a. The Owners herein of the First Part shall be allotted three nos. flats of measuring 718 sq. ft. super built up area (on First Floor, Second Floor and Third Floor each) along with two numbers shop measuring 100 sq. ft. each and one car parking space measuring 100 sq. ft. on the Ground floor of the newly constructed G+III storied building thereon.
- b. And the Owners shall be paid Rs. 5,00,000/- as one time non-refundable advance at the time of signing of Registered Development Agreement and power of Attorney with the Developers as follows:-
 - i. Rs. 1,50,000/- (Rupees One lakhs fifty thousand) only has already been paid by the Developer.
 - ii. Balance consideration of Rs. 3,50,000/- (Rupees Three lakhs fifty thousand) only will be paid by the Developer to the owners at the time of handing over

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the possession of their vacant Land or on the date of registration of this Agreement.

TOGETHER WITH undivided proportionate share of land and land underneath the building, together with all easement right thereto along with common user, right, benefits, facilities attached thereto. In the proposed G+3 storied building together with undivided proportionate share of land and land underneath the building, together with all easement right thereto along with common user, right, benefits, facilities attached thereto.

AND THE DEVELOPERS ALLOCATION in terms of the said Agreement at present has been stated thus :-

DEVELOPER'S ALLOCATION :- Shall mean the entire remaining constructed area out of the total F.A.R. of the newly constructed building according to the Sanction Plan to be sanctioned by the Kolkata Municipal Corporation of the new G+3 (Ground plus Three) storied building, including the common facilities and together with the absolute right in dealing with prospective buyer/buyers and intending transferee/ transferees, lessee as the case may be. The owner shall have no responsibility or share towards the amount received by the

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developer in its own account from the aforesaid sale proceeds of the Developer's Allocation.

AND WHEREAS the Developer shall be exclusively entitled to the Developer's allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of without any title, right, claim or interest therein whatsoever with the quiet and peaceful possession of the Developer's Allocation. The owner shall only transfer by way of proper deed of conveyance/s either in favour of the Developer or in favour of the nominee/s of the developer, the undivided impartible share of the land excepting the proportionate share of land of the owners.

AND WHEREAS in so far as necessary all dealing by the developer in respect of the Developer's allocation in the said new building shall be in the name of the owners for which purpose the owners undertake to give the Developer a Development Power of Attorney in a form and manner reasonably required by the Developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the owners nor there shall be any clause inconsistent with or against the terms mentioned in this agreement. Unless the developer violates the terms and conditions of the agreement the owners shall be debarred from revoking rescinding

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the development agreement as well as the Development Power of Attorney;

AND WHEREAS that the owners shall execute the deed of conveyance in favour of the Developer or its nominee/s in respect of such part/s of the new building as falling under Developer's allocation as shall be required by the Developer and all costs and all expenses on that behalf will be borne and paid by the Developer;

AND WHEREAS on 27th day of April 2020 one of joint owner namely Nimesh ^aMitra died intestate leaving behind his legal heirs other two owners namely Manas ^aMitra and Tapas ^aMitra who have inherited his 1/3rd share of the aforesaid landed property left by their brother Nimesh Mitra as per Hindu Succession Act, 1956. The aforesaid Nimesh Mitra one of the joint owner died as bachelor.

AND WHEREAS at present due to demise of Nimesh ^aMitra one of the joint owner, the aforesaid registered Development Power of Attorney has become inoperative time as per provision of law, as such for the smooth functioning and operation of the project by Developer Company it is necessary to execute and register further development Power of Attorney in favour of Narayan Chandra Sen and Anjana Sen, both are Partners of R.R. Developers (PAN No. AASFR0735R) as the

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Partners of said company has been facing difficulties in functioning of the development work at the aforesaid landed property and day to day work on behalf of the present Principals accordingly said partners of company approached the Principals herein executed and registered a Development Power of Attorney in favour of both the Partners.

AND WHEREAS as we the principals herein not in a position to look after, manage, control, supervise and properly administrative our aforesaid property directly by us and it has become expedient and necessary to appoint an Attorney further who will look after, manage, control supervise and administer our aforesaid property on our behalf.

AND WHEREAS for the reason as stated above and also due to our personal difficulties it has become expedient and necessary further to appoint an "ATTORNEY" who will look after, manage, control, supervise and administer our aforesaid property on our behalf.

NOW YE BY ALL THESE PRESENTS MEN BY THESE PRESENTS,

We, (1) **SRI MANAS MAITRA**, (PAN - AGEPM5176F), (Aadhaar No. 6238 9271 8747), son of late Nirmal Chandra Maitra, by faith- Hindu, by occupation- Service, by nationality- Indian, residing at 5/4, Kailash Ghosh Road, Police Station- Haridevpur, Kolkata- 700008, (2) **SRI TAPAS MAITRA**, (PAN - AENPM3020M), (Aadhaar No. 4141 5092

R R DEVELOPERS


Partners

5466), son of late Nirmal Chandra Moitra, by faith- Hindu, by occupation- Service, by nationality- Indian, residing at 5/4, Kailash Ghosh Road, Police Station- Haridevpur, Kolkata- 700008 do hereby nominate, appoint and constitute **R. R. DEVELOPERS**, (PAN- AASFR0735R), a registered Partnership Firm having its registered office at 1/1, Kailash Ghosh Road, Parama Abasan, House No. 79, Post Office- Barisha, Police Station- Haridevpur, Kolkata- 700008, represented by its Partners namely- (1) **NARAYAN CHANDRA SEN**, (PAN- AVEPS4497A), (Aadhar No. 431597515955), son of Ramendra Mohan Sen, by faith- Hindu, by occupation- Business, by nationality- Indian, and (2) **SMT. ANJANA SEN**, (PAN- CSFPS5884M), (Aadhar No. 677505866640), wife of Narayan Sen, by faith- Hindu, by occupation- Business, by nationality- Indian, both are residing at 1/1, Kailash Ghosh Road, Parama Abasan, House No. 79, Post Office- Barisha, Police Station- Haridevpur, Kolkata- 700008, District of South 24- Parganas, as our lawful **ATTORNEYS** in our names and on our behalf to do the following acts, deeds and things that is to say :-

- 1) To represent us in all offices, courts, officers of the competent authority Housing Department (Promotional Cell), Kolkata Municipal Corporation (Building Department, Water Works Department, Sewerage Department), Behala Police Station,

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Office of the CESC in respect of our property morefully described in the Schedule hereunder written and construction of a G+III storied building thereon;

- 2) To take measurement of our said land by appointing Surveyor and to test soil of the land by appropriate authority at the costs of the Attorneys in presence of the owner.
- 3) To appoint an architect and LBS for preparation of building plans for construction of G+III storied buildings, with lift supplementary building plans and additional building plans if necessary at their cost and responsibility and to sign our name thereon by their pen and got them sanctioned in our name from K.M.C.;
- 4) To sign all necessary papers in our name by their pen required for sanctioning the plan for construction of a multistoried building.
- 5) To get the water connection plan, sewerage plan in connection with construction of the proposed multistoried building with lift building by their architect and to sign our name thereon by their pen;

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- 6) To negotiate on terms for and to agreed to and enter into and conclude any agreement for sale for the flats, car parking space, shop rooms in the ground floor from the Developer's allocation only with proportionate share in the land with common rights and enjoyment etc. of the said proposed multistoried building under the promoter's allocation only to any intending PURCHASER nominated by the said promoters/ developers at such price which our said Attorneys in their absolute discretion think proper;
- 7) To handover the entire consideration money to be received by our Attorneys from the said intending PURCHASERS to the said Promoters/Developers namely M/s. R.R. DEVELOPERS.
- 8) To receive from the Intending Purchaser/Purchasers of developer's allocation or any earnest money and/or advance/ advances and also the balance of purchase money and to give good, valid receipt and discharge for the same which will protect the Purchaser/Purchasers.
- 9) To raise funds by mortgages loan or **hypothecation of the property with any Nationalized Bank or financial**

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organization for the purpose of the said premises by deposit of title deed or any other methods. In all such case the Attorneys will be solely responsible for repayment of such dues and in no case they can bind the owners. In case of **Project financing attorneys shall have right to sign the all documents relating to Loan of any Bank or financial Authorities.**

- 10) Upon such receipt as aforesaid in our name and as our acts and deeds to sign, and deliver any conveyance or conveyances in respect of any flat/flats under the allocation of the said Promoters/Developers in the said proposed multistoried building with lift building in favour of the said intending Purchaser or Purchasers nominated by the Developer;
- 11) To sign and execute all other deeds, instruments and assurances which our said Attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the Developer's allocation flats, car parking spaces and shop rooms and spaces as We could do ourselves if personally present;

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- 12) To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Additional Registrar or District Registrar having authority for and to have the said conveyance or conveyances registered in respect of the Developer's allocation only and to do all acts, deeds and things which our said Attorneys shall consider necessary for conveying the said Developer's allocation flats, car parking spaces, shop rooms and spaces, proportionate share in the undivided and impartible land and to do all acts, deeds and things which our said Attorneys shall consider necessary for conveying the said properties to the said intending purchaser/ purchasers nominated by the Promoters/ Developers, only after the possession of our allocated flats being delivered to us by the Developers.
- 13) To cancel and/or repudiate the agreements for sale of the developer's allocated flats according to the discretion of our said Attorneys;
- 14) To as or demand and receive money from the intending Purchaser/Purchasers nominated by the promoters;

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- 15) To collect, receive, realize all such amount or amounts due and payable by them to the promoters/developers and to give and execute all necessary receipts and discharges for the same.
- 16) To institute suits or other legal proceedings authorized by law for recovery of all or any of such debts or claims of the said Developers and to sign any plaint, petition or other pleadings, Vokatnama to execute any decree or order;
- 17) To compromise any such suit or other proceedings or to refer to arbitration any dispute and to prosecute and defend any bankruptcy and insolvency proceedings;
- 18) To appear for and represent us before all Municipal bodies, Corporation, Improvement Trust, Promoters Cell, Collectorate, Revenue Offices, Settlement Officers, before any Magistrate, in all Courts having all civil, criminal original, appellate Revisional or special jurisdiction including jurisdiction of the Hon'ble High Court under Article 226 of the Constitution of India, before any Tribunal of Arbitration or other Tribunal or Judicial authority;

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19) To institute, defend and prosecute enforce or resist any suit or other actions and proceedings, appeals in any court anywhere within India in its Civil, Criminal, revenue and revision or before any Tribunal on our behalf, to execute Vokatnama and other authorities, to act and plead, to sign and verify complaints, written statements, petitions and other pleadings including pleadings under Articles 226 of the Constitution of India, and also to present any memorandum of appeal, to accept services of summons notice and other legal processes, enforce judgment, execute any decree or order to appoint and engage on our behalf pleaders, Attorneys, advocates, counsel and other legal agents as our said Attorneys may think fit and proper and to adjust, settle or account, to refer to arbitration all disputes and differences to compromise cases, to withdraw the same and to receive delivery of documents or payments of any money or moneys from any Court office or parties to the list either in execution of decree or order or otherwise as he shall think that may be necessary or requisite in connection therewith;

20) To settle, compromise or compound any debt or claim whether in favour or against us and WE, do hereby and at all times

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hereafter shall ratify and confirm all and whatsoever other act or acts our said Attorneys shall lawfully and bonafide do or cause to be done by virtue of these presents;


SCHEDULE-'A' ABOVE REFERRED TO:

(Description of the Entire property)

ALL THAT piece and parcel of land measuring 3 (three) Cottahs 12 (twelve) Chittaks 0 sq. ft. more or less recorded as C.S. Dag No. 695, Khatian No. 227, of Mouza- Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, within the limits of Kolkata Municipal Corporation being Premises No. 12, Kailash Ghosh Road, having Assessee No. 411230900120, under Ward No. 123, Police Station- Haridevpur, , Kolkata- 700008, District: South 24 Parganas, together with all right, title, interest and right of easement attached hereto, which is butted and bounded as follows :-

On the NORTH : By K.M.C. Road;
On the SOUTH : By 174, Kailash Ghosh Road;
On the EAST : By 30/37, Kailash Ghosh Road;
On the WEST : By K.M.C. Road (Kailash Ghosh Road);

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SCHEDULE-'B' ABOVE REFERRED TO:**(Description of the Owners' Allocation)**

THAT the Owners allocation shall mean on completion of the proposed G+3 storied building all Owners herein shall be entitled to get in the manner as follows :-

- c. The Owners herein of the First Part shall be allotted three nos. flats of measuring 718 sq. ft. super built up area (on First Floor, Second Floor and Third Floor each) along with two numbers shop measuring 100 sq. ft. each and one car parking space measuring 100 sq. ft. on the Ground floor of the newly constructed G+III storied building thereon.
- d. And the Owners shall be paid Rs. 5,00,000/- as one time non-refundable advance at the time of signing of Registered Development Agreement and power of Attorney with the Developers as follows:-
 - i. Rs. 1,50,000/- (Rupees One lakhs fifty thousand) only has already been paid by the Developer.
 - ii. Balance consideration of Rs. 3,50,000/- (Rupees Three lakhs fifty thousand) only will be paid by the Developer to the owners at the time of handing over

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the possession of their vacant Land or on the date of registration of this Agreement.

TOGETHER WITH undivided proportionate share of land and land underneath the building, together with all easement right thereto along with common user, right, benefits, facilities attached thereto. In the proposed G+3 storied building together with undivided proportionate share of land and land underneath the building, together with all easement right thereto along with common user, right, benefits, facilities attached thereto.

Except the above the owners shall not claim or demand any area in the Building to be constructed in the said Premises or shall not demand any further amount for the sale of Flat/s and other spaces in the Developers' allocation of the Building of newly construction building at the Premises.

SCHEDULE-'C' AS ABOVE REFERRED TO:

(Description of the Developer's Allocation)

Developer allocations shall mean remaining portion of the constructed area as per sanction plan of the Kolkata Municipal Corporation of the aforesaid premises save and except the owners allocation as mentioned herein above.

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IN WITNESSES WHEREOF the **PRINCIPALS** and **ATTORNEYS** have set and subscribed their respective signatures, hands and seals on the 15th day of September 2020 (Two Thousand Twenty) A.D.

SIGNED, SEALED AND DELIVERED
By the **PRINCIPALS** and **ATTORNEYS**
In presence of:

WITNESSES:

- 1) *Asim Mukhopadhyay*
Advocate
Alipore Judges
Court Kolkata 700027
- 2) *1 Bishwajit*
Chatterjee
6/27

Tapan Maitra

Shreish

Signature of the **PRINCIPALS**

Sujata
Dejara Sen

Drafted by me & prepared
in my office :

Signature of the **ATTORNEYS**

Asim Mukhopadhyay
{Ashim Mukhopadhyay}
Advocate

Alipore Judges' Court,
Kolkata- 700 027

Asim Mukhopadhyay
ADVOCATE

Computer Print by me. Regn. No WB/180/2004

JOY BISHWAS
Alipore Judges' Court, Kol- 27

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Sujata
Partners



Name IVANAS MATRA

Signature [Signature]

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Signature [Signature]

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name NARAYAN CHANDRA SEN

Signature [Signature]

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name HANJANA SEN

Signature [Signature]

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

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[Signature]
Partners



**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	2001104720/2020	Office where deed will be registered
Query Date	10/09/2020 6:49:51 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Bikram Roy Aipure, Thana: Aipore, District: South 24-Parganas, WEST BENGAL, Mobile No: 8777822818, Status: Advocate	
Transaction	Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4305] Declaration [No of Declaration: 2]	
Set Forth value	Market Value	
Rs. 1/-	Rs. 22,49,998/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 70/- (Article 48(d))	Rs. 21/- (Article E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kailash Ghosh Road, Premises No: 12, Ward No: 123, Pin Code: 700006

Sch No	Plot Number	Khatian Number	Land Use/Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu		3 Katha 12 Chatak	1/-	22,49,998/-	Property is on Road. Last Reference Deed No: 1607-I-10323-2019
Grand Total :					6.1875Dec	1/-	22,49,998/-	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	MANAS MAITRA Son of Late: NIRMAL CHANDRA MOITRA 5/4 KAILASH GHOSH ROAD, P O - BARISHA, P.S - Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No: AGxxxxxx6F, Aadhaar No Not Provided by UIDAI/Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2001104720 of 2020, Printed On: Sep 10 2020 10:45AM, Generated from: www.registration.gov.in

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[Signature]
Partners

APAS MAITRA Son of Late NIRMAL CHANDRA MAITRA, 5/4 KAILASH GHOSH ROAD, P.O. - BARISHA, P.S. - Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. AExxxxxx0M, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	NARAYAN CHANDRA SEN Son of RAMENDRA MOHAN SEN, 1/1 KALISH GHOSH ROAD, P.O. - BARISHA, P.S. - Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AVxxxxxx7A, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	ANJANA SEN Wife of NARAYAN CHANDRA SEN, 1/1 KAILASH GHOSH ROAD, P.O. - BARISHA, P.S. - Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. CSxxxxxx4M, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Mr BIKROM ROY Son of Mr SWARAJ ROY ALIPURE JUDGES COURT, P.O. - ALIUPURE, P.S. - Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Identifier Of MANAS MAITRA, TAPAS MAITRA, NARAYAN CHANDRA SEN, ANJANA SEN

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 10-10-2020) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 10-10-2020).
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.



Query No: 2021104720 of 2020, Printed On: Sep 15 2020 10:45AM, Generated from wiberegistration.gov.in

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Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

This eAssessment Slip can be used for registration of respective deed in any registration office of west bengal.

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 **Partners**



No. 0080544

FORM 6

ফর্ম ৬

(See Rule 9 of West Bengal Registration of Births and Deaths Rules, 2000)
(পশ্চিমবঙ্গ জন্ম-মৃত্যু রেজিস্ট্রেশন বিধি, ২০০০-এর ৯ নং বিধি দেখুন)Government of West Bengal
(পশ্চিমবঙ্গ সরকার)Department of Health & Family Welfare
(স্বাস্থ্য ও পরিবার কল্যাণ দপ্তর)CERTIFICATE OF DEATH
(মৃত্যু প্রমাণপত্র)(Issued under Sec. 12/Sec. 17 of the Registration of Births and Deaths Act, 1969)
(১৯৬৯ সনের জন্ম-মৃত্যু রেজিস্ট্রেশন আইনের ১২/১৭ ধারা অনুযায়ী প্রস্তুত হইল)This is to certify that the following information has been taken from the original record of death which is in the register for KOLKATA MUNICIPAL CORPORATION of P.S.
KOLKATA District of West Bengal.

এই মর্মে নিশ্চিতভাবে জ্ঞাত করা যাইতেছে যে নিম্নবর্ণিত বিবরণী মূল দৃষ্টান্ত হইতে লওয়া হইয়াছে। উক্ত নথি পশ্চিমবঙ্গ রাজ্যের কলকাতা জেলার

খানার খানার অন্তর্ভুক্ত কলকাতা পৌরসংস্থের মৃত্যু রেজিস্টারে লিপিবদ্ধ আছে।

Name : NIMESH MAITRA
(নাম)Registration No.: HG021/2020/000998
(রেজিস্ট্রেশন নং) (OLD REGN.NO: 998/20/T)Sex (M / F) : MALE Age : 52Y 0M 0D Date of Registration : 27/04/2020
(লিঙ্গ (পুরুষ/স্ত্রী)) (বয়স) (রেজিস্ট্রেশন তারিখ)Date of Death : 27/04/2020
(মৃত্যুর তারিখ)Place of Death : 5/4 KAILASH GHOSH RD PURBA BARISHA KOLKATA 700008
(যে স্থানে মৃত্যু হইয়াছে)Name of Father/Husband : LATE NIRMAL CHANDRA MAITRA
(পিতা/স্বামীর নাম)Permanent Address of Deceased : 5/4 KAILASH GHOSH RD PURBA BARISHA KOLKATA 700008
(মৃতের স্থায়ী ঠিকানা) W.B.Address of Deceased at the time of Death :
(মৃত্যুর সময়ে মৃতের ঠিকানা)Name of the Mother of the Deceased :
(মৃতের মাতার নাম)Signature of the Issuing Authority
with Date & Seal

(জারিকারী প্রাধিকারী কর্তৃপক্ষের স্বাক্ষর ও সিল/মোহর)

SIRITY B. GHAT E. (T)
K.M.C. 27-4-2020Note: In case of death, no disclosure shall be made of particulars regarding the cause of death as entered in the register. See provision of Section 11(1) of the Registration of Births and Deaths Act, 1969.
(মৃত্যুর রেজিস্টারে লিপিবদ্ধ মৃত্যুর কারণটি প্রকাশ করা যাইবে না। ১৯৬৯ সনের জন্ম-মৃত্যু রেজিস্ট্রেশন আইনের ১১(১) ধারা দেখুন।)Date of Issue : 27/04/2020
(প্রদানের তারিখ)Place of Issue : HG019
(প্রদানের স্থান)Type :
(ধরন)

SIRITY B. GHAT E. (T)