

1457/18

I-01260/18

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

1605-1008065205/18

V 879913

Certified that the document is admitted to registration in accordance with the provisions of the Act and the rules thereunder and the same is attested with the signature of the officer in charge of this office.

[Signature]
Sub-Registrar

Copy
2.08
28.2.18

28 FEB 2018

DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS SHALL COME THAT SMT. SOVA RANI PAUL alias SHOBHA PAUL, (PAN-EGOPP6828M), wife of Late Jiban Krishna Paul, by faith Hindu, Indian, by occupation-Housewife, residing at B/60, Rabindra Pally, Block-B, P.O. Baghajatin, P.S. Jadavpur now Patuli, Kolkata -700086, hereinafter referred to as the 'OWNER/ PRINCIPAL' send greetings.

RUMPA CONSTRUCTION

Partner

Nishith Kumar Saha
Partner

11090

20 FEB 2018

DATE _____
 paid to M/S Rumpa Construction
 of 56/B, Nabapally, South Poy Nagar, P.O & P.S - Borschroni
 Rupees 50/- Vol-70070

Des

Sarban Das
 Deputy Magistrate
 Alipore Police Court
 South 24 Pgs., Calcutta



Ranjit Kumar Das

S/O Late - Jiban Krishna Das
 B/60, Rabindra Palley
 Post - Bagha Jatin
 P.S. Paluli
 Kcbr 86

Signature _____
 20 FEB 2018
 ADDL. DIST. SUB-REGISTRAR
 ALIPORE, SOUTH 24 PGS.

RUMPA CONSTRUCTION

Printed

WHEREAS the owner herein, being a Refugee, (came from East Pakistan now Bangladesh) got and acquired the right, title and interest in respect of ALL THAT piece and parcel of land measuring 3 Cottah 4 Chittak be the same a little more or less, situated at Mouza-Bademasur, J.L. No.31, comprised in E.P. No.162, appertaining to R.S Plot No. 602, under P.S. Jadavpur now Patuli, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.101, Sub-Registry/ A.D.S.R. Alipore, in the District of South 24-Parganas, more fully described in the First Schedule hereunder written by an Indenture of Gift, dated 01.08.1991, registered in the office of Addl. Dist. Registrar at Alipore, and recorded in Book No.1, Volume No.10, page from 121 to 126, Deed no.1156 for the year 1991, from the Governor of the State of West Bengal, through Refugee Relief and Rehabilitation Department.

AND WHEREAS being the absolute owner of the said land, the said Owner herein mutated his name in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as Municipal Premises No.71, Rabindra Pally, Block-B, vide Assessee No.31-101-18-0071-7, having its postal address B/60, Rabindra Pally, Block-B, Kolkata-700086, upon payment of rates and taxes thereto and started living thereon upon constructing a dwelling structure thereon.

AND WHEREAS the principal herein entered into an agreement for Development on dated 28/02/18... Registered in the office of A.D.S.R. Alipore, vide Being No. 12.52... for the year 2018, in respect of the said property more fully described in the schedule here under written with the Developer M/S.RUMPA CONSTRUCTION, (PAN-AASFR8425N), Partnership a firm, having its office at 56/B, Nabapally, South Roy Nagar, P.O.& P.S.Bansdrani, Kolkata-700070, represented by its Partners,

RUMPA CONSTRUCTION

Partner

Partner

Nisith Kumar Saha



Signature.....
128 FEB 2018
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

RUMPA CONSTRUCTION

(1) **SRI SANJIB DEY**, (PAN-AFYPD0828E), son of Sri Subhas Chandra Dey, residing at E-44, Kalachand Para, Garia, P.O. Garia, Kolkata-700084, (2) **SRI NISITH KUMAR SAHA**, (PAN-BADPS 0584D), son of Late Anil Kumar Saha, residing at 56/B, Nabapally, South Roy Nagar, P.O. & P.S. Banskroni, Kolkata-700 070, for Development of the said property by constructing G+III storied building at cost of the Developer under certain terms & conditions contained therein.

AND WHEREAS in the said agreement it was agreed by and between the parties thereto, the Principal herein will be entitled to get 50% of the F.A.R. or Sanctioned Flat & car parking space area of the sanction building plan in respect of the said land to be sanctioned by the Kolkata Municipal Corporation, out of which flat on 50% of the F.A.R. or Sanctioned Flat & car parking space area of the sanction building plan in respect of the said land, to be sanctioned by the Kolkata Municipal Corporation, out of which flat on **1st floor South-East side, flat on 2nd floor North-East side, 3rd floor South-West side** and (if it is constructed G+IV storied) **4th floor North-West side** together with undivided share of land, as Owner's Allocation and remaining portion of the constructed area in the proposed building together with undivided proportionate share of land with common areas and common facilities thereon to be allotted to Developer as DEVELOPER'S ALLOCATION.

AND WHEREAS in terms of the said Development agreement I, the Principal, do hereby nominate constitute authorize an appoint the said Developer **M/S.RUMPA CONSTRUCTION**, (PAN-AASFR8425N), Partnership a firm, having its office at 56/B, Nabapally, South Roy Nagar, P.O. & P.S. Banskroni, Kolkata-700070, represented by its Partners, (1) **SRI SANJIB DEY**, (PAN-AFYPD0828E), son of Sri Subhas

RUMPA CONSTRUCTION

Partner

Partner

Nisith Kumar Saha

Chandra Dey, residing at E-44, Kalachand Para, Garia, P.O. Garia, Kolkata-700084, (2) SRI NISITH KUMAR SAHA, (PAN-BADPS 0584D), son of Late Anil Kumar Saha, residing at 56/B, Nabapally, South Roy Nagar, P.O. & P.S. Bansdroni, Kolkata-700070, as my true and lawful Attorney to do all the necessary acts, deeds and things in my name and on my behalf as mentioned hereunder.

1. On my behalf to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc. required by law in connection with management of our aforesaid property.
2. To represent ourselves before the Kolkata Municipal Corporation and other Govt. or semi Govt. offices and Department in all respect .
3. To sign & submit the proposed building plan on putting his signatures and appear before the Building Department of the K.M.C. and if any deviation is occurred then to sign & submit the building plan for regularization and appear before the said Building Department of the K.M.C. and to pay sanction fees and other fees to the Kolkata Municipal Corporation for sanction of such Building plan and other and/or to appear and represent before the Kolkata Municipal Corporation, Tribunal for hearing and to sign and execute such all plans forms, application and papers for submission to the K.M.C. for sanction of proposed building plan or revised /modified building plan and also appear before the Tribunal of the K.M.C. Building Department, for hearing .
4. To sign & submit the plan of internal and external water connection and appear before the water supply Department of the K.M.C. and to sign & submit the plan of internal and external drainage and sewerage

RUMPA CONSTRUCTION

Partner

Partner *Nisith Kumar Saha*

connection and to appear before the drainage Department of K.M.C. and to apply for the obtain connection for water sewerage electricity gas and to apply for and avail all other facilities which may be required for the said land.

5. To pay all charges and expenses including the Kolkata Municipal Corporation rates and taxes, building tax and other levies which may be required for the said land during the period of construction.

6. To install electric service line, meter and/or sub-meter if necessary to obtain low/high tension electricity connection.

7. To negotiate with the intending purchaser (s) for sale of the flats and spaces out of Developer's allocation or any part thereof and to enter into agreement(s) for sale, with such intending buyers and to accept the payment from them and for this purpose execute all necessary papers and documents as may be necessary in the matter on the terms and conditions as would be mutually agreed upon between my Attorney and respective purchaser (s).

8. To commence, prosecute defend all suits, actions, applications, reference or other proceedings in any court of law, or before any proper authorities and to appoint advocate and/or any other authority and also to sign, verify and affirm all plaints, written statements, petitions, accounts, inventories, applications or other documents and papers that may be necessary in this regard.

9. To represent me before any authorities concerned, which may be required for sale of the said Developer's allocation or any part thereof.

RUMPA CONSTRUCTION

Partner

Partner

Nisith Kumar Saha

10. To sign and acknowledge and all registered or insured letters, notice, summons and to received delivery of the same in the said property.

11. My Attorney shall be entitled to enter into agreement for sale upon acceptance of earnest money from intending buyers in respect of the said Developer's allocation or any part thereof as well as the said land or any portion thereof. My Attorney shall execute and register deed of sale in favour of such intending purchaser(s) in respect of the portion of the said land and also any portion in respect of the said Developer's allocation.

12. To sell and transfer and execute deed of sale in respect of the flat from the said Developer's allocation and interest of the said property unto and in favour of the Purchaser or Purchasers and present such deed/s before the registering authorities having jurisdiction and admit execution thereof on my behalf and I could do the same if I was present and to have the same registered under the provision of Indian Registration Act.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and transfer of my said property and all acts, deeds by our said Attorney shall be taken as my acts, deeds and things as if I was personally present done the same myself. **AND** I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorney, which will be done by virtue of this Power of Attorney and this General Power of Attorney.

SCHEDULE ABOVE REFERRED TO:

ALL THAT Land measuring 3 Cottah 4 Chiittak be the same a little more or less, together with 300 sq.ft. tile shed structure standing thereon, situated at Mouza-Bademasur, J.L. No.31, comprised in E.P. no.162, appertaining to R.S Plot No.602(P), being Municipal Premises No.71,

RUMPA CONSTRUCTION

Partner

Partner *Nisita Kumar Saha*

Rabindra Pally,Block-B, vide Assessee No.31-101-18-0071-7,having its postal address B/60, Rabindra Pally, Block-B, Kolkata – 700 086, under P.S. Jadavpur now Patuli, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.101, Sub-Registry/A.D.S.R. Alipore, in the District of South 24-Parganas being butted and bounded as follows :-

- On the North: Ex. land
- On the South: 16'ft. wide Road,
- On the East: 16'ft. wide Road,
- On the West: E.P. No.161

IN WITNESS WHERE I, the Principal herein hereunto set and subscribed my respective hand and signature on the....^{2⁸th}..... Day of February..... 2018.

SIGNED & DELIVERED

In presence of:-

1. *Ranjit Kumar Pal*
B/60, Rabindra Pally
KOL - 86

স্বাক্ষরিত করি নি
স্বাক্ষর করি নি
 3.87er.

OWNER/PRINCIPAL
I accept the power hereby given

2. *Ashin Kar*
Alipore Police Court
KOL-24

Sanjib Singh
 Partner,
DEVELOPER

Nisith Kumar Saha,
 Partner.

Drafted By
Atan Saha
 Advocate,
 Alipore Police Court,
 Kolkata-700027

RUMPA CONSTRUCTION












Partner Partner *Nisith Kumar Saha*

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name গঙ্গাধর দেবী গুপ্ত সর্গার
 Signature গঙ্গাধর দেবী গুপ্ত

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name SANJIB DEY
 Signature Sanjib dey

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name _____
 Signature Nisith Kumar Saha

RUMPA CONSTRUCTION

Partner

Partner Nisith Kumar



RUMPA CONSTRUCTION

Partner

Partner



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJIB DEY

SUDHASH CHANDRA DEY

25/12/1967

Permanent Account Number

AFYPO0020E

Sanjib Dey

Signature



25/12/2007

RUMPA CONSTRUCTION

Partner

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NISITH KUMAR SAHA

ANIL KUMAR SAHA

11/08/1960

Permanent Account Number

8ADPS0584D

*Nisith Kumar
Saha*



RUMPA CONSTRUCTION

Partner

Partner *Nisith Kumar Saha*

आयकर विभाग
INCOME TAX DEPARTMENT
RUMPA CONSTRUCTION



भारत सरकार
GOVT. OF INDIA

01/07/2013

Manuscript/Invoice Number

AASFR0425N

RUMPA CONSTRUCTION

Partner

Partner

Nigam Kumar Saha

Major Information of the Deed

Deed No :	I-1605-01260/2018	Date of Registration	28/02/2018
Query No / Year	1605-1000065205/2018	Office where deed is registered	
Query Date	28/02/2018 2:41:41 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	MADAN MOHAN MOITRA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9674860524, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 33,07,500/-		
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]:- 160501252/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rabindrapally Block B, , Premises No. 71, Ward No: 101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 4 Chatak	1/-	32,17,500/-	Width of Approach Road: 18 Ft.,
Grand Total :					5.3625Dec	1 /-	32,17,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

	Total :	300 sq ft	1 /-	90,000 /-	
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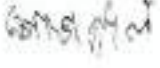
RUMPA CONSTRUCTION

Partner

Partner *Hirith Kumar Saha*

Major Information of the Deed :- I-1605-01260/2018-28/02/2018




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Mrs SOVA RANI PAUL, (Alias: Mrs SHOBHA PAUL) Wife of Late JIBAN KRISHNA PAUL Executed by: Self, Date of Execution: 28/02/2018 , Admitted by: Self, Date of Admission: 28/02/2018 ,Place : Office			
		28/02/2018	LTI 28/02/2018	28/02/2018
,B/60 RABINDRA PALLY, Block/Sector: B, P.O:- BAGHAJATIN, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EGOPP6828M, Status :Individual, Executed by: Self, Date of Execution: 28/02/2018 , Admitted by: Self, Date of Admission: 28/02/2018 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M/S RUMPA CONSTRUCTION 56/B NABAPALLY SOUTH ROY NAGAR, P.O - BANSDRONI, P.S - Bansdrani, District -South 24-Parganas, West Bengal, India, PIN - 700070 , PAN No. : AASFR8425N, Status :Organization, Executed by: Representative

Representative Details :




SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SANJIB DEY (Presentant) Son of Mr SUBHAS CHANDRA DEY Date of Execution - 28/02/2018, , Admitted by: Self, Date of Admission: 28/02/2018, Place of Admission of Execution: Office			
		Feb 28 2018 3:28PM	LTI 28/02/2018	28/02/2018
,E44 KALACHAND PARA, P.O - GARIA, P.S - Patuli, District -South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AFYPD0828E Status : Representative, Representative of : M/S RUMPA CONSTRUCTION (as PARTNERS)				

RUMPA CONSTRUCTION


Partner

Nisith Kumar
Partner

Major Information of the Deed - I-1605-01260/2018-28/02/2018

2	Name	Photo	Finger Print	Signature
	Mr NISITH KUMAR SAHA Son of Late ANIL KUMAR SAHA Date of Execution - 28/02/2018, Admitted by: Self, Date of Admission: 28/02/2018, Place of Admission of Execution: Office	 Feb 28 2018 3:29PM	 L1 28/02/2018	 28/02/2018
, 56/B NABAPALLY SOUTH ROY NAGAR, P.O - BANSDRONI, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700070, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BADPS0584D Status : Representative, Representative of : M/S RUMPA CONSTRUCTION (as PARTNERS)				

Identifier Details :

Name & address	
Mr RANJIT KUMAR PAUL Son of Mr JIBAN KRISHNA PAUL B/60 RABINDRA PALLY, P.O - BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mrs SOVA RANI PAUL, Mr SANJIB DEY, Mr NISITH KUMAR SAHA	28/02/2018
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SOVA RANI PAUL	M/S RUMPA CONSTRUCTION-5.3625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SOVA RANI PAUL	M/S RUMPA CONSTRUCTION-300.00000000 Sq Ft

Endorsement For Deed Number : I - 160501260 / 2018

On 28-02-2018

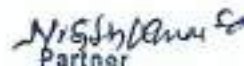
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899

RUMPA CONSTRUCTION

Major Information of the Deed I-1605-01260/2018-28/02/2018

Partner


Partner

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

Presented for registration at 14.00 hrs on 28-02-2018, at the Office of the A.D.S.R. ALIPORE by Mr SANJIB DEY ,

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 33,07,600/-

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

Execution is admitted on 28/02/2018 by Mrs SOVA RANI PAUL, Alias Mrs SHOBHA PAUL, Wife of Late JIBAN KRISHNA PAUL, B/60 RABINDRA PALLY, Sector: B, P.O. BAGHAJATIN, Thana: Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife

Identified by Mr RANJIT KUMAR PAUL, , Son of Mr JIBAN KRISHNA PAUL, B/60 RABINDRA PALLY, P.O. BAGHAJATIN, Thana: Patuli, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Business

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

Execution is admitted on 28-02-2018 by Mr SANJIB DEY, PARTNERS, M/S RUMPA CONSTRUCTION, 56/B NABAPALLY SOUTH ROY NAGAR, P.O.- BANSDRONI, P.S.- Bansdrani, District-South 24-Parganas, West Bengal, India, PIN - 700070

Identified by Mr RANJIT KUMAR PAUL, , Son of Mr JIBAN KRISHNA PAUL, B/60 RABINDRA PALLY, P.O. BAGHAJATIN, Thana: Patuli, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Business

Execution is admitted on 28-02-2018 by Mr NISITH KUMAR SAHA, PARTNERS, M/S RUMPA CONSTRUCTION, 56/B NABAPALLY SOUTH ROY NAGAR, P.O - BANSDRONI, P.S.- Bansdrani, District-South 24-Parganas, West Bengal, India, PIN - 700070

Identified by Mr RANJIT KUMAR PAUL, , Son of Mr JIBAN KRISHNA PAUL, B/60 RABINDRA PALLY, P.O. BAGHAJATIN, Thana: Patuli, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, 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 Stamp Rs 50/-

Description of Stamp

1. Stamp type: Impressed, Serial no 11090, Amount: Rs.50/-, Date of Purchase: 20/02/2018, Vendor name: S Das



Md Shadman

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

RUMPA CONSTRUCTION

Partner



Nisith Kumar Saha
Partner

Major Information of the Deed : I-1605-01260/2018-28/02/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2018, Page from 44821 to 44838

being No 160501260 for the year 2018.



Digitally signed by MD SHADMAN
Date: 2018.03.13 14:44:27 +05:30
Reason: Digital Signing of Deed.

(Md Shadman) 13/03/2018 14:44:08
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)