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1/26/06

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

W 157366

Date: \_\_\_\_\_  
 To: \_\_\_\_\_  
 For: \_\_\_\_\_  
 Signature: \_\_\_\_\_

18 AUG 2016

rusp

DEVELOPMENT POWER OF ATTORNEY

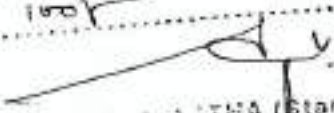
KNOWN ALL MEN BY THESE PRESENTS SHALL COME  
 THAT SRI FATIK CHANDRA PAUL, son of Late Sarat  
 Chandra Paul, by faith Hindu, Indian, by occupation-Business,  
 residing at B/61, Rabindra Pally, P.O. Baghajatin, P.S. Jadavpur  
 now Patuli, Kolkata-700086, (hereinafter referred to as the  
 'OWNER/PRINCIPAL' send greetings.

RUMPA CONSTRUCTION

Partner

Partner

Serial..... 584 ..... Date..... 01-06-16 .....  
 Name..... M/S Rumpa Construction .....  
 Address..... 56/B, Nabupally South Ray Nagar, P.O. & P.S. - Bansdrian .....  
 Rs..... 1000 ..... Kol-70

  
 A. K. PRASAD (Stamp Vendor)  
 Alipore Police Court, Kol-27

Identified by

Dulal ch. paul  
 s/o Fattek ch. paul  
 B/61, Rakesh Pally  
 P.S. Patuli  
 P.O. Baghpat  
 Kolkata - 86



— Saijib say



v CT9  
 5610

Signature.....   
 12  
 ADDL. DIST. SUB-REGISTRAR  
 ALIPORE, SOUTH 24 PGS.

— Saijib say



v CT9  
 5611

— साजिब साय

ALIPORE POLICE COURT

Alipore

Alipore

**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 Cottahs be the same a little more or less, situated at Mouza- Bademasur, J.L. No. 31, comprised in E.P. no.161, appertaining to C.S Plot No. 602 & 607, 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. I, Volume no.10, pages from 117 to 120, Deed no.1155 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,45, Rabindra Pally, vide Assessee No. 31-101-18-0162-0, having its postal address B/61, Rabindra Pally, Kolkata – 700 086, 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 08/07/2016 Registered in the office of A.D.S.R. Alipore, vide Being No. 46.23. for the year 2016 , 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. Bansdronei, Kolkata 700 070, represented by its

RUMPA CONSTRUCTION

*Hisht Keny Saha*  
Partner

Partner

Partners,(1) **SRI SANJIB DEY**, (PAN-AFYPD0828E), son of Sri Subhas Chandra Dey, residing at E-44, Kalachand Para, P.O. Garia, P.S. Bansdrone, Kolkata-700084, (2) **SRI NISITH KUMAR SAHA**, (PAN-BADPS0584D), son of Late Anil Kumar Saha, residing at 56/B, Nabapally, South Roy Nagar, P.O. & P.S. Bansdrone, Kolkata 700 070, for Development of the said property by constructing G+II 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 constructed area of the sanction building plan to be sanctioned by the Kolkata Municipal Corporation, comprised of four number of 2 BHK flats, out of which one on **Ground floor Back side**, one on **1<sup>st</sup> floor back side**, one on **2<sup>nd</sup> floor back side** and one on **3<sup>rd</sup> floor front side**, together with undivided proportionate share in the 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. Bansdrone, Kolkata 700 070, represented by its Partners, (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-

RUMPA CONSTRUCTION

Nisith Kumar Saha  
Partner

Partner

BADPS0584D), son of Late Anil Kumar Saha, residing at 56/B, Nabapally, South Roy Nagar, P.O. & P.S. Bansdrani, Kolkata 700 070, , 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 my said property.
2. To represent myself 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, 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 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

**RUMPA CONSTRUCTION**

Partner

*Anil Kumar Saha*  
Partner

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

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

**RUMPA CONSTRUCTION**

Partner

Partner

*Nishu Kumar Saha*

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. Our 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 Cottahs be the same a little more or less, together with tile shed structure standing thereon, situated at Mouza-Bademasur, J.L. No. 31, comprised in E.P. no.161, appertaining to C.S Plot No. 602 & 607, being Municipal Premises No,45, Rabindra Pally, vide Assessee No. 31-101-18-0162-0, having its postal address B/61,

RUMPA CONSTRUCTION

*Atish Kumar Saha*  
Partner

Partner

Rabindra Pally, 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 24-Parganas, since South 24-Parganas being butted and bounded as follows,  
On the North: E.P. No. 158 & Ex. land

On the South: 16'ft. wide Road,

On the East: E.P.No.162.

On the West: E.P. No.160

**IN WITNESS WHERE** I, the Principal herein, have hereunto set and subscribed my hand and signature on the *8th*... Day of *July*..... 2016.

SIGNED & DELIVERED

In presence of:-

1. *Dulal Ch. Paul*  
*1/61, Rabindra Pally*  
*P.O. Baghaja*  
*Kat-86*

2. *Ashwika*  
*Alipore Police Court*  
*Kolkata-22*

*[Signature]*  
*২০১৬ ২৬ জুলাই*

OWNER/PRINCIPAL

We accept the power hereby given

**RUMPA CONSTRUCTION**

*[Signature]*  
Partner.

*[Signature]*  
Partner.

DEVELOPER

Drafted By

*[Signature]*  
Advocate,  
Alipore Police Court,  
Kolkata-700027  
F 460999

**RUMPA CONSTRUCTION**

Partner

*[Signature]*  
Partner



Thumb

1st finger

middle finger

ring finger

small finger



left hand



right hand



Name \_\_\_\_\_

Signature \_\_\_\_\_

Thumb

1st finger

middle finger

ring finger

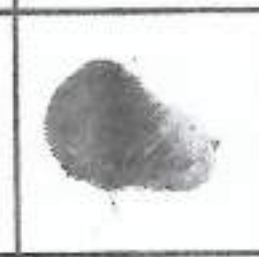
small finger



left hand



right hand



Name \_\_\_\_\_

Signature \_\_\_\_\_

Thumb

1st finger

middle finger

ring finger

small finger



left hand



right hand



Name \_\_\_\_\_

Signature \_\_\_\_\_

RUMPA CONSTRUCTION

Partner

Partner












Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16051000261046/2016

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

| Sl No. | Name of the Executant  | Category  |   | Finger Print  | Signature with date   |
|--------|--|---|---|---|---|
| 1      | Mr Fatik Chandra Paul<br>B/81, Rabindra Pally,<br>P.O:- Baghajatin, P.S:-<br>Patuli, Kolkata, District:-<br>South 24-Parganas,<br>West Bengal, India, PIN<br>- 700086                  | Principal   |    |     |    |
| 2      | Mr Sanjib Dey E-44,<br>Kalachand Para, P.O:-<br>Garia, P.S:- Banskroni,<br>Kolkata, District:-South<br>24-Parganas, West<br>Bengal, India, PIN -<br>700084                             | Represent<br>ative of<br>Attorney<br>[M/s.<br>Rumpa<br>Constructi<br>on ] |   |   |   |
| 3      | Mr Nisith Kumar Saha<br>56/B, Naba Pally, South<br>Roy Nagar, P.O:-<br>Banskroni, P.S:-<br>Banskroni, Kolkata,<br>District:-South 24-<br>Parganas, West Bengal,<br>India, PIN - 700070 | Represent<br>ative of<br>Attorney<br>[M/s.<br>Rumpa<br>Constructi<br>on ] |  |  |  |

RUMPA CONSTRUCTION

Partner

Partner 

| Sl No. | Name and Address of identifier  | Identifier of   | Signature with date                      |
|--------|---|---|--|
| 1      | Mr Dulal Ch Paul<br>Son of Mr Fatick Ch Paul<br>B/61, Rabindra Pally, P.O:-<br>Baghajatin, P.S:- Patuli, Kolkata,<br>District:-South 24-Parganas, West<br>Bengal, India, PIN - 700086 | Mr Fatik Chandra Paul, Mr Sanjib Dey, Mr<br>Nisith Kumar Saha | <i>Dulal ch. Paul</i><br><i>12/08/16</i> |

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

**RUMPA CONSTRUCTION**

Partner

Partner *Nisith Kumar Saha*

## Major Information of the Deed

|   |  |   |                      |
|---|--|---|----------------------|
| Deed No :   | I-1605-05666/2016  | Date of Registration                          | 8/18/2016 4:09:58 PM |
| Query No / Year   | 1605-1000261046/2016   | Office where deed is registered               |                      |
| Query Date  | 08/07/2016 5:16:14 PM  | A.D.S.R. ALIPORE, District: South 24-Parganas |                      |
| Applicant Name, Address & Other Details   | MADAN MOHAN MOITRA<br>ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027,<br>Mobile No. : 9339504162, Status : Others |   |                      |
| Transaction   | Additional Transaction   |   |                      |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement |  |   |                      |
| Set Forth value   | Market Value   |   |                      |
| Rs. 2/-   | Rs. 24,74,998/-  |   |                      |
| Stampduty Paid(SD)  | Registration Fee Paid  |   |                      |
| Rs. 100/- (Article:48(g))   | Rs. 7/- (Article:E)  |   |                      |
| Remarks   | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)   |   |                      |

### Land Details :

District: South 24-Parganas, P.S:- Patull, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rabindrapally Block B, , Premises No. 45, Ward No: 101

| 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                   |             |                | Bastu             |              | 3 Katha        | 1/-                     | 23,99,998/-           | Width of Approach Road: 16 Ft., |
| <b>Grand Total :</b> |             |                |                   |              | <b>4.95Dec</b> | <b>1 /-</b>             | <b>23,99,998 /-</b>   |                                 |

### Structure Details :

| Sch No   | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1   | On Land L1        | 100 Sq Ft.        | 1/-                     | 75,000/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| <b>Total :</b>   |                   | <b>100 sq ft</b>  | <b>1 /-</b>             | <b>75,000 /-</b>      |                           |

### Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Mr Fatik Chandra Paul</b><br>Son of Late Sarat Chandra Paul B/61, 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, Status :Individual, Executed by: Self, Date of Execution: 12/08/2016<br>, Admitted by: Self, Date of Admission: 12/08/2016 ,Place : Pvt. Residence |

**RUMPA CONSTRUCTION**

Partner

*Nishu Kumar Saha*  
Partner

**Journey Details :**

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>M/s. Rumpa Construction</b><br>56/B, Naba Pally, South Roy Nagar, P.O:- Bansdrani, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070 PAN No. AASFR8425N, Status : Organization |

**Representative Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mr Sanjib Dey</b><br>Son of Mr Subhas Chandra Dey E-44, Kalachand Para, P.O:- Garia, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFYPD0828E, Status : Representative, Representative of : M/s. Rumpa Construction (as PARTNER)                        |
| 2     | <b>Mr Nisith Kumar Saha</b><br>Son of Late Anil Kumar Saha 56/B, Naba Pally, South Roy Nagar, P.O:- Bansdrani, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BADPS0584D, Status : Representative, Representative of : M/s. Rumpa Construction (as PARTNER) |

**Identifier Details :**

| Name & address   |
|--|
| Mr Dulal Ch Paul<br>Son of Mr Fatik Ch Paul<br>B/61, Rabindra Pally, P.O:- Baghajatin, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr Fatik Chandra Paul, Mr Sanjib Dey, Mr Nisith Kumar Saha |
|  |

**Transfer of property for L1**

| SI.No | From                  | To. with area (Name-Area)        |
|-------|-----------------------|----------------------------------|
| 1     | Mr Fatik Chandra Paul | M/s. Rumpa Construction-4.95 Dec |

**Transfer of property for S1**

| SI.No | From                  | To. with area (Name-Area)         |
|-------|-----------------------|-----------------------------------|
| 1     | Mr Fatik Chandra Paul | M/s. Rumpa Construction-100 Sq Ft |

**RUMPA CONSTRUCTION**

Partner

Nisith Kumar Saha  
Partner

Endorsement For Deed Number : I - 160505666 / 2016

08-07-2016

**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 24,74,998/-



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

**On 12-08-2016**

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

Presented for registration at 22:45 hrs on 12-08-2016, at the Private residence by Mr Sanjib Dey ..

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

Execution is admitted on 12/08/2016 by Mr Fatik Chandra Paul, Son of Late Sarat Chandra Paul, B/61, Rabindra Pally, P.O: Baghajatin, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Business

Identified by Mr Dulal Ch Paul, Son of Mr Fatick Ch Paul, B/61, Rabindra Pally, P.O: Baghajatin, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, By caste Hindu, By Profession Other

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

Execution is admitted on 12/08/2016 by Mr Sanjib Dey PARTNER, M/s. Rumpa Construction, 56/B, Naba Pally, South Roy Nagar, P.O:- Bansdroni, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070

Identified by Mr Dulal Ch Paul, Son of Mr Fatick Ch Paul, B/61, Rabindra Pally, P.O: Baghajatin, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, By caste Hindu, By Profession Others

Execution is admitted on 12/08/2016 by Mr Nisith Kumar Saha PARTNER, M/s. Rumpa Construction, 56/B, Naba Pally, South Roy Nagar, P.O:- Bansdroni, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070

Identified by Mr Dulal Ch Paul, Son of Mr Fatick Ch Paul, B/61, Rabindra Pally, P.O: Baghajatin, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, By caste Hindu, By Profession Others



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

**RUMPA CONSTRUCTION**

Partner

  
Partner

18-08-2016

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

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

**Payment of Fees**

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 584, Amount: Rs.100/-, Date of Purchase: 01/06/2016, Vendor name: A K Purokayastha



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

**RUMPA CONSTRUCTION**

Partner

*Nisha Kuma-SR*  
Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2016, Page from 157011 to 157027  
being No 160505666 for the year 2016.



Digitally signed by AMITAVA CHANDA  
Date: 2016.09.02 14:59:55 +05:30  
Reason: Digital Signing of Deed.

(Amitava Chanda) 02-09-2016 14:59:53  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)