

1 - 29/2019

Power of Attorney

Total Page No - 8

10/2019

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 881279

3.329828/18

329828/18

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT

07 JAN 2019

TO ALL TO WHOM THESE PRESENTS

Prof. Dr. P. K. Sinha
Rajshahi.

457/18

नमर ४ 2122
 मम ७ तारीख ४ 10018,
 क्षेत्रादे नाम ४ श्री Majumder, Adv.,
 ठिकाना ४ Sealdah Cal.
 मूला ४
 क्षेत्रादे ४

जेमा ४ उतर २४ परगना
 मंदिन डा. ४ १६ AUG 2018
 भाटे भा. ४ ४३.300000

छेलाती बारागाड
 छेलाती ४ श्री मध्यादि द्या

Dependra Prasad Sinha



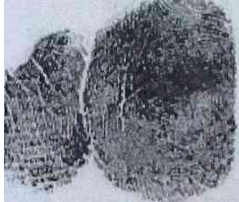
1344
 1345

Dependra Prasad Sinha



1344
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✓ Balu Karmela



1344
 1345

✓ Roy S. L.



Addl. District Sub-Registrar
 Bidhannagar, (Salt Lake City)

24 DEC 2018

Identified by
 Sanjay Kumar Majumder
 Advocate

We (1) **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha, by faith - Hindu, by Occupation - Business, by Nationality, Indian, having PAN No. **AMUPS0833P**, (2) **MS. PAYEL SINHA**, Daughter of Mr. Dipendra Prosad Sinha, by faith - Hindu, by Occupation - Housewife, by Nationality, Indian, having PAN No. **ATNPS9120P**, both residing at 35A/2B, South Sinthi Road, Post Office - Sinthi, P.S. - Sinthi, District - 24 Parganas North, Kolkata - 700050, West Bengal, hereinafter called the Principle, do hereby **SEND GREETINGS** in favour of :-

SRI BABLU KARMAKAR son of Sri Biswanath Karmakar, by faith Hindu, by Nationality Indian, by occupation Business, having PAN No. ALLPK0694E, residing at BE, 29/15, Desh Bandhu Nagar, Post office at Desh Bandhu Nagar, Police Station at Baguiati, District North 24 Parganas, Kolkata -700059, herein the proprietor "**M/S. B.K ENTERPRISE**" a proprietorship concern, having its registered office at BB 1/6, Desh Bandhu Nagar, Post office at Desh Bandhu Nagar, Police Station at Baguiati, District North 24 Parganas, Kolkata -700059, hereinafter called and referred to as the **ATTORNEY**.

WHEREAS We are the above mentioned Land Owners are the joint owners of **ALL THAT** piece and parcel of Bastu land measuring an area more or less 14 decimal comprised in L.R/R.S. Dag No. 2461 and bastu land measuring more or less 4 decimal in L.R/R.S. Dag No.2462, i.e. Total land measuring more or Less 18 Decimal and /or 10 Cottahs 12 Chittacks, in L.R. Khatian No. 23034 (Khatian number Dipendra Prasad Sinha), 23035 (Khatian number Payel Sinha) under C.S. Dag No. 3454, 3454/3921, R.S. Dag No.2461, 2462, C.S. Khatian No. 537 and 1529, R.S. Khatian No. 969 and 1641, together with 750 Sq.ft. very Old Pucca Structure standing thereon at Mouza - Gopalpur, P.S- Airport, under Touzi No. 126B/1, J.L. No. 2, R.S. No.140, Rajarhat Gopalpur Municipality and /or Bidhannagar Municipal Corporation being Holding No. R.G.M. 5/45, BI-G, Purbachal, under ward No.4, Sub Registry Office at Bidhannagar, Salt Lake City, presently under ADSR Rajarhat, New Town, District of North 24 Parganas, Kolkata - 700136, which is more fully described in the Schedule hereunder written.

WHEREAS we have entered into a Development Agreement on 24th day of December 2018... with **M/S. B.K ENTERPRISE**" a proprietorship concern, having its registered office at BB 1/6, Desh Bandhu Nagar, Post office at Desh Bandhu Nagar, Police Station at Baguiati, District North 24 Parganas, Kolkata -700059, represented by its sole proprietor **SRI BABLU KARMAKAR** son of Sri Biswanath Karmakar, by faith Hindu, by Nationality Indian, by occupation Business, having PAN No. ALLPK0694E, residing at BE, 29/15, Desh Bandhu Nagar, Post office at Desh Bandhu Nagar, Police Station at Baguiati, District North 24 Parganas, Kolkata -700059, to develop the aforesaid property under some terms condition mentioned therein which duly registered in the office of the Bidhannagar Being No. 1504/02458... for the Year 2019.

WHEREAS we are busy to our own day to day work / service at the same time having no contemplation and insufficient of Funds to construct new building on the land

Dipendra Prosad Sinha
Payel Sinha



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

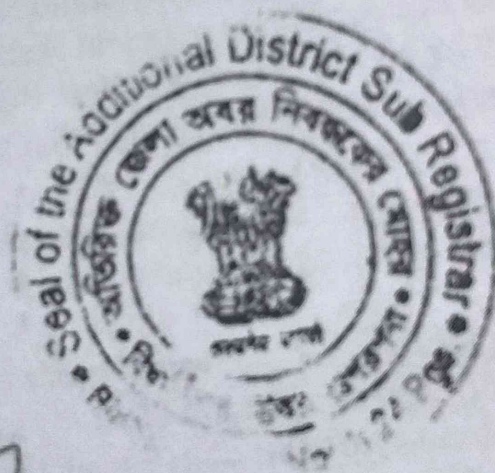
24 DEC 2018

comprised in the said Premises as per Plan to be sanctioned by the local authority of the above facts it is not possible for me to look after, manage and control the whole affairs including construction and of the new proposed multi-storied building on the aforesaid premises hence I do hereby pleased to nominate, constitute and appoint **SRI BABLU KARMAKAR** son of Sri Biswanath Karmakar, by faith Hindu, by Nationality Indian, by occupation Business, having PAN No. ALLPK0694E, residing at BE, 29/15, Desh Bandhu Nagar, Post office at Desh Bandhu Nagar, Police Station at Baguiati, District North 24 Parganas, Kolkata -700059, to be our lawful ATTORNEYS to act for us in our name and on our behalf and for the sake of brevity hereinafter referred to jointly as the ATTORNEY.

NOW KNOW YE AND THESE PRESENTS WITNESSETH we the above named **Principal** do hereby appoint, nominate and constitute **SRI BABLU KARMAKAR** son of Sri Biswanath Karmakar, by faith Hindu, by Nationality Indian, by occupation Business, having PAN No. ALLPK0694E, residing at BE, 29/15, Desh Bandhu Nagar, Post office at Desh Bandhu Nagar, Police Station at Baguiati, District North 24 Parganas, Kolkata -700059, as our true and lawful ATTORNEY to do all or any of the act, deeds, matters, things, perform, execute and came to be done, executed and performed whatsoever relating to the said property which fully described in the Schedule herein below and also relating to the **SAID PREMISES** solely and/or severally hereinafter as mentioned below in our name and our behalf that is to say :-

1. To appear and represent us before any authority and authorities including the Rajarhat Gopalpur Municipality and/or Bidhannagar Municipal Corporation and/or other competent authority, the CMDA, Airport Authority, Fire Brigade, WB Police, The Competent Authority under the Urban Land and regulations Act, 1976 and the Govt. of West Bengal in connection with the modification and /or alteration of the Sanctioned Plans.
2. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction and/or revised of the building Plan and to submit and take delivery of the title deed concerning the said premises and also other papers and documents as may be required by the authorities.
4. To receive excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plan to any authority or authorities.
5. To develop the said premises making construction of building thereon as per plan and/or revised building Plan which to be approved and sanctioned by to the Rajarhat Gopalpur Municipality and/or Bidhannagar Municipal Corporation and/or other competent authority and for that purpose to demolish and /or remove

Dipankar Roy
Rajul Saha



Handwritten signature: M

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

24 DEC 2018

existing house building and/or structure if any whatsoever in nature on the premises.

6. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone, or other connections of any other utility to the said premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purposes to sign, execute and commit all the papers, applications and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorneys.
7. To use, shift, or re-adjust the existing electricity connection in the said premises in such manner, as the said Attorneys may deem fit and proper.
8. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and license fees, from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fillings of the existing structure to be demolished as mentioned the deed of Agreement for the development of the said Premises.
9. To appear and represent me before all authorities including those under the Rajarhat Gopalpur Municipality and/or Bidhannagar Municipal Corporation other competent authority for fixation and/or finalization of annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said Attorneys may deem fit and proper.
10. To execute, file and submit declarations, deed of conveyance, rectification deed of conveyance, for registration, statements, applications and /or returns the Competent Authority, registry office or offices or any other necessary authority or authorities about the matter herein contained and as per terms and conditions of the said Development Agreement.
11. To appoint contractor to build the said multistoried building on the said premises.
12. To sign execute and submit and take delivery of site Plan, building plan, revised building Plan, application of Phase I & II certificate, completion certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered Rajarhat Gopalpur Municipality and/or Bidhannagar Municipal Corporation and/or other competent authority in respect of our property more fully and specifically mentioned in the schedule hereunder written.
13. To appear and represent us before Notary, Metropolitan Magistrate, and other office or offices or authority or authorities having jurisdiction and to present for

Dipankar Prasad Shaha
Rajul Shaha

authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said Attorneys in any manner concerning the said premises subject to the conditions mentioned under various clauses in the said deed of Agreement for Development of the said premises. The Principal will not be responsible in any manner to repay /refund such purchaser or purchasers and the Attorneys are solely responsible to refund to the buyer whatsoever necessary.

14. To enter into agreement for sale with the prospective purchaser/s save and except Owner's allocation in the said building to be constructed upon the said Premises and receive all consideration money or earnest money or deposits in respect of any portion or portions of the said premises and also to receive realize and obtain payment of all or any money which may hereinafter become payable to us said Attorneys and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said Attorneys shall fit and proper.
15. To take loan from any nationalized Bank / Private Sector / any Financial Institution by mortgage the said property only and/or to complete the said multi – stories building on the said plot of land and execute any document for the same.
16. To instruct the Advocate/ Lawyer for preparing draft such deeds, agreements , documents and other such papers necessary for the purpose of booking and/or selling the schedule – mentioned property save and except the Owner's Allocation .
17. To commence prosecute , enrolled , answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said premises or any part thereof including acquisition and /or requisition and/or in respect of the said premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise , settle, refer to arbitration , abandon , submit to judgment or become non – suited in any such action or proceeding as aforesaid before any learned Court of Civil, Criminal and Revenue .
18. To affix sign board or install any Hoarding on the said premises in the name of the Attorneys or in the name of any company or any firm.
19. To advertise in the news papers for obtaining purchaser for selling the Flat/ commercial and car parking space in the proposed building .
20. To receive compensation becoming receivable in respect of any acquisition and /or requisition of the said constructed building save and except the Owner's Allocation or any part thereof subject to the conditions stipulated in the deed of Agreement for Development.

Debanbar Prasad Saha
Prayal Saha .

21. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ application in respect thereof.
22. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications there for.
23. To sign, declare and /or affirm any plaint, written statement, petition, affidavit, verifications, vakalatnama, warrant or memo of appeal or any other documents and papers in any proceedings or in any way connected therewith .
24. To sign, execute and present the , agreement for sale, sale deed/s, deed of conveyance or conveyances or rectification deed , declaration, other documents or documents for registration and to admit thereof and receipt of consideration on our behalf before the any District Registrar, or Sub-Divisional office or any other registration office having authority for and to have the same registered according to law and to do all other acts, deeds and things which our attorney shall consider necessary for the transferring and/or conveying the property as mentioned in the schedule hereunder to the purchasers as our lawful and effectual attorneys *as per Development Agreement.*
25. To enter into agreement for sale and receive earnest money in full for and on our behalf for our property *in respect of Developers Allocation .*
26. That we empower the Attorney to make construction & development works on the said property.
27. The Attorney is also allowed to do development work of the schedule of property and we have been empowered to receive the sale proceeds in their name/ names / accounts *in respect of Developers Allocation .*

AND GENERALLY We to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever which in the opinion of our said attorney may deem fit and proper to be done executed and performed on our behalf fully and effectually as we ourselves could do the same if We personally present.

AND We do hereby agree and undertake to ratify approve and confirm all and whatsoever our said attorney under this power for us in our name and on our behalf herein before contained shall lawfully do execute or perform in exercise of the power as authorities and liberties, conferred upon, under and by virtue of these presents for our interest.

AND We hereby ratify and confirm and argue to undertake to ratify and confirm all the acts , matters , deeds and things whatsoever by the said Attorney or agents appointed under this owner in that hereinabove contained shall lawfully do cause or cause to be

Dipendra Prasad Singh

Pooja Singh

done in the right of or by virtue of these presents, ~~including in such confirmation and other works till the completion of the whole deal / transaction as per the said agreement, under some terms and conditions mentioned therein.~~ ✓

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring an area more or less 14 decimal comprised in L.R/R.S. Dag No. 2461 and bastu land measuring more or less 4 decimal in L.R/R.S. Dag No. 2462, i.e. Total land measuring more or less 18 Decimal and /or 10 Cottahs 12 Chittacks, in L.R. Khatian No. 23034 (Khatian number Dipendra Prasad Sinha), 23035 (Khatian number Payel Sinha) under C.S. Dag No. 3454, 3454/3921, R.S. Dag No. 2461, 2462, C.S. Khatian No. 537 and 1529, R.S. Khatian No. 969 and 1641, together with 750 Sq.ft. very Old Pucca Structure standing thereon at Mouza - Gopalpur, P.S- Airport, under Touzi No. 126B/I, J.L. No. 2, R.S. No. 140, Rajarhat Gopalpur Municipality and /or Bidhannagar Municipal Corporation being Holding No. R.G.M. 5/45, BI-G, under ward No. 4, Purbachal, Sub Registry Office at Bidhannagar, Salt Lake City, presently under ADSR Rajarhat, New Town, District of North 24 Parganas, Kolkata - 700136.

IN WITNESS WHERE OF We the said Executants have hereto set and subscribed by our hands on this the 24th day of ... December, 2018.

WITNESSES:-

1.

Ratna Sinha.

(RATNA SINHA)

35A/2B South Sinthi
Road. Kol-50.

2.

Himangshu Rajan Sen
BA-14/D, D.B. Nagar
Bagmati, Kol-59

Dipendra Prasad Sinha

Payel Sinha.

**SIGNATURE OF THE EXECUTANTS/
PRINCIPAL**

Balish Kumar Sinha

Signature of the Attorneys

Dipendra Prasad Sinha
Payel Sinha.

Identified by Executants/ Principal

Drafted and prepared by

Sanjib Kumar Majumder

Advocate,

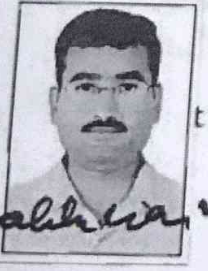
WB 122/09

Sealdah Court Complex,

Room No. 101, 1st Floor.

Kolkata - 700014. Email: sanjib201011@gmail.com

SPECIMEN FORM FOR TEN FINGER PRINTS

SL No.	Signature of the Executants / Presentants					
 <i>Dipan Sinha</i>	<i>Dipan Sinha</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
 <i>Payal Sinha</i>	<i>Payal Sinha</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
 <i>Balbir Singh</i>	<i>Balbir Singh</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



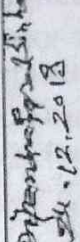
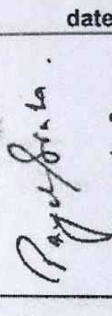
Government of West Bengal

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

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15041000329828/2018

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DIPENDRA PROSAD SINHA 35A/2B SOUTH SINTHI ROAD, P.O:- SINTHI, P.S:- Chitpur, District:-North 24-Parganas, West Bengal, India, PIN - 700050	Principal			 24.12.18
2	Ms PAYEL SINHA 35A/2B SOUTH SINTHI ROAD, P.O:- SINTHI, P.S:- Chitpur, District:-North 24-Parganas, West Bengal, India, PIN - 700050	Principal			 24/12/18
3	Shri BABLU KARMAKAR BB 1/6 DESH BANDHU NAGAR, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059	Representative of Attorney [Ms B K ENTERPR ISE]			 24/12/18



Query No:-15041000329828/2018, 24/12/2018 03:17:54 PM BIDHAN NAGAR (A.D.S.R.)

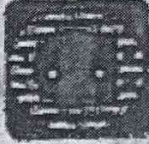
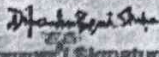
Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr SANJIB KUMAR MAJUMDER Son of Mr S N MAJUMDER SEALDAH COURT COMPLEX, P.O:- ENTALLY, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014	Mr DIPENDRA PROSAD SINHA, Ms PAYEL SINHA, Shri BABLU KARMAKAR	<i>Sanjib Kumar Majumder</i> 24/12/2018

(Priya Mukherjee)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BIDHAN NAGAR
North 24-Parganas, West
Bengal



Query No:-15041000329828/2018, 24/12/2018 03:17:54 PM BIDHAN NAGAR (A.D.S.R.)

आयकर विभाग INCOME TAX DEPARTMENT	 भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card AMUPS0833P
नाम / Name DIPENDRA PROSAD SINHA	
पिता का नाम / Father's Name KALIDAS SINHA	
जन्म की तारीख / Date of Birth 31/12/1958	 हस्ताक्षर / Signature

Dipendra Prosad Sinha
Dipendra Prosad Sinha





भारत सरकार
GOVERNMENT OF INDIA

दीपेन्द्र प्रसाद सिन्हा
Dipendra Prasad Sinha
पिता : कालीदास सिन्हा
Father : Kalidas Sinha
जन्म साल / Year of Birth : 1950
पुरुष / Male



5025 6644 7326

आधार - साधारण मानुषेअ अधिकार

Dipendra Prasad Sinha
Dipendra Prasad Sinha





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

35/১/২বি, মাটখ সিথি রোড,
সিথি, সিথি, কোলকাতা, পশ্চিমবঙ্গ,
700050

Address:

35A/2B, SOUTH SINTHEE
ROAD, SINTHEE, Sinthee
S.O, Sinthee, Kolkata, West
Bengal, 700050



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001

Dipankar Prasad Sinha.

ELECTION COMMISSION OF INDIA

ভাৰতীয় নিৰ্বাচন কমিশ্যন

IDENTITY CARD

WB/22/160 / 213393

পৰিচয় পত্ৰ

Duplicate

প্ৰতিলিপ



Elector's Name: Dipendra Prosad Sinha

নিৰ্বাচকৰ নাম: দ্বিপেন্দ্ৰ প্ৰসাদ সিনহা

Father's Name: Kalidas

পিতৃৰ নাম: কালিদাস

Sex: M

লিংগ: পুৰুষ

Age as on 1.1.2001: 49

বয়স ০০১-এ বৰ্ষ: ৪৯

Dipendra Prosad Sinha
Dipendra Prosad Sinha



Address

35A/2B SOUTH SINTHEZ ROAD C.M.C.
COSSIPUR Calcutta 700050

ঠিকানা

৩৫এ/২বি সাউথ সিনথেজ রোড কলিকাতা পৌরসভা
কলীপুর কলিকাতা ৭০০০৫০

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

For 160-Belgachia West
Assembly Constituency

১৬০-বেলগাছিয়া পশ্চিম
বিধানসভা নির্বাচন কেন্দ্র

Place Calcutta

স্থান কলিকাতা

Date 08.03.2001

তারিখ ০৮.০৩.২০০১

Dipak Kumar Sinha

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ATNPS9120P



नाम /NAME
PAYEL SINHA

पिता का नाम /FATHER'S NAME
DIPENDRA PRASAD SINHA

जनम तिथि /DATE OF BIRTH
17-05-1982

हस्ताक्षर /SIGNATURE

Payel Sinha



COMMISSIONER OF INCOME TAX (C.O.) KOLKATA

Payel Sinha



ভারতীয় অধিদপ্তর

ভারত সরকার

Unique Identification Authority of India
Government of India

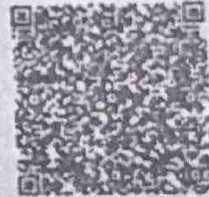
ভারতীয় আইডি/Enrollment No.: 1040/19564/02992

To
পায়েল সিনহা
Payel Sinha
35A/2B SOUTH SINTHEE ROAD
SINTHEE S O
Sinthee Kolkata
West Bengal 700050

12476294



MN124262984DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6801 2413 5641

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



পায়েল সিনহা
Payel Sinha
পিতা : দীপেন্দ্র প্রসাদ সিনহা
Father : Dipendra Prasad Sinha
জন্ম সাল / Year of Birth : 1982
মহিলা / Female



6801 2413 5641

আধার - সাধারণ মানুষের অধিকার



Payel Sinha



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

BGN1407568

পরিচয় পত্র



Elector's Name

Payal Sinha

নির্বাচকের নাম

পায়েল সিনহা

Father's Name

Dipendra Prasad

পিতার নাম

দ্বিপেন্দ্র প্রসাদ

Sex

লিঙ্গ

Age as on 1.1.2013

১.১.২০১৩-এ বয়স

১০

১০



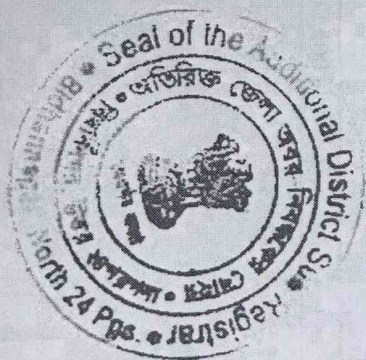
Payal Sinha



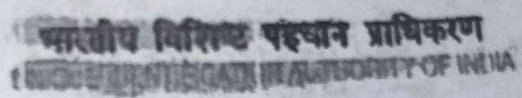
Boalily way masha

Salh. Waimah

[illegible]



Bablu karmakar



ठिकाना:

বি.ই- 29/15, বাউইনগি,
নান্দারহাট খোপালপুর (গ্রাম),
উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700059

Address:

B.E.-19/15, BAGUIATI, Rajmahal
Gopulpur (m), North 24
Parganas,
West Bengal - 700059

9554 7627 7085

MEERA AADHAAR, MERI PEHACHAN

Major Information of the Deed

Deed No :	I-1504-00029/2019	Date of Registration	07/01/2019
Query No / Year	1504-1000329828/2018	Office where deed is registered	
Query Date	24/12/2018 2:57:05 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANJIB KUMAR MAJUMDER SEALDAH COURT, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9874824114, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 90,00,000/-		
Stampduty Paid(SD)	Rs. 100/- (Article:48(g))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150402458/2018 Received Rs. 0/- (only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Purbachal Tentultala, Mouza: Gopalpur Pin Code : 700136

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	LR-2462	LR-23034	Bastu	Bastu	18 Dec	85,00,000/-	91,63,638/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road, . Project Name :
Grand Total :					18Dec	85,00,000 /-	91,63,638 /-	

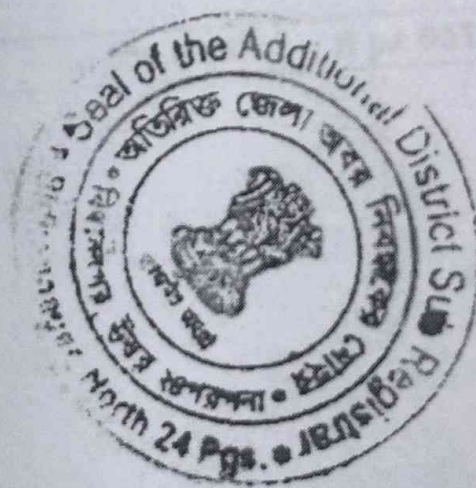
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	750 Sq Ft.	5,00,000/-	5,62,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		750 sq ft	5,00,000 /-	5,62,500 /-	

Major Information of the Deed :- I-1504-00029/2019-07/01/2019

09/01/2019 Query No:-15041000329828 / 2018 Deed No :I - 150400029 / 2019, Document is digitally signed.

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Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr DIPENDRA PROSAD SINHA (Presentant) Son of Late KALIDAS SINHA 35A/2B SOUTH SINTHI ROAD, P.O:- SINTHI, P.S:- Chitpur, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMUPS0833P, Status :Individual, Executed by: Self, Date of Execution: 24/12/2018 , Admitted by: Self, Date of Admission: 24/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/12/2018 , Admitted by: Self, Date of Admission: 24/12/2018 ,Place : Pvt. Residence
2	Ms PAYEL SINHA Daugther of Mr DIPENDRA PROSAD SINHA 35A/2B SOUTH SINTHI ROAD, P.O:- SINTHI, P.S:- Chitpur, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ATNPS9120P, Status :Individual, Executed by: Self, Date of Execution: 24/12/2018 , Admitted by: Self, Date of Admission: 24/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/12/2018 , Admitted by: Self, Date of Admission: 24/12/2018 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms B K ENTERPRISE 316 BAIDYA PARA SODEPUR, P.O:- GHOLA BAZAR, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700111 , PAN No.: ALLPK0694E, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri BABLU KARMAKAR Son of Shri BISWANATH KARMAKAR BB 1/6 DESH BANDHU NAGAR, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALLPK0694E Status : Representative, Representative of : Ms B K ENTERPRISE (as PROPRIETOR)

Identifier Details :

Name & address
Mr SANJIB KUMAR MAJUMDER Son of Mr S N MAJUMDER SEALDAH COURT COMPLEX, P.O:- ENTALLY, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr DIPENDRA PROSAD SINHA, Ms PAYEL SINHA, Shri BABLU KARMAKAR

Major Information of the Deed :- I-1504-00029/2019-07/01/2019

09/01/2019 Query No.:15041000329828 / 2018 Deed No .I - 150400029 / 2019, Document is digitally signed.

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Transfer of property for L1		
No	From	To. with area (Name-Area)
1	Mr DIPENDRA PROSAD SINHA	Ms B K ENTERPRISE-9 Dec
2	Ms PAYEL SINHA	Ms B K ENTERPRISE-9 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DIPENDRA PROSAD SINHA	Ms B K ENTERPRISE-375.00000000 Sq Ft
2	Ms PAYEL SINHA	Ms B K ENTERPRISE-375.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Purbachal Tentultala, Mouza: Gopalpur Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2462(Corresponding RS Plot No:- 2462), LR Khatian No:- 23034	Owner: দীপেন্দ্র প্রসাদ সিনহা, Gurdian: মৃত কালিদাস সিনহা, Address: নিজ , Classification: বাস্তু, Area: 0.02000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150400029 / 2019

On 24-12-2018

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

Presented for registration at 18:20 hrs on 24-12-2018, at the Private residence by Mr DIPENDRA PROSAD SINHA, one of the Executants.

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 97,26,138/-

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

Execution is admitted on 24/12/2018 by 1. Mr DIPENDRA PROSAD SINHA, Son of Late KALIDAS SINHA, 35A/2B SOUTH SINTHI ROAD, P.O: SINTHI, Thana: Chitpur, North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Business, 2. Ms-PAYEL SINHA, Daughter of Mr DIPENDRA PROSAD SINHA, 35A/2B SOUTH SINTHI ROAD, P.O: SINTHI, Thana: Chitpur, North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Service

Indetified by Mr SANJIB KUMAR MAJUMDER, , Son of Mr S N MAJUMDER, SEALDAH COURT COMPLEX, P.O: ENTALLY, Thana: Entaly, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-12-2018 by Shri BABLU KARMAKAR, PROPRIETOR, Ms B K ENTERPRISE, 316 BAIDYA PARA SODEPUR, P.O:- GHOLA BAZAR, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700111

Major Information of the Deed : - I-1504-00029/2019-07/01/2019

09/01/2019 Query No:-15041000329828 / 2018 Deed No : I - 150400029 / 2019, Document is digitally signed.

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certified by Mr SANJIB KUMAR MAJUMDER, , Son of Mr S N MAJUMDER, SEALDAH COURT COMPLEX, P.O:
ENTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession
advocate

Priya Mukherjee

Priya Mukherjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 07-01-2019

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 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 Draft Rs 50/-, by
Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2122, Amount: Rs.50/-, Date of Purchase: 17/09/2018, Vendor name: Samrat
Bose

Description of Draft

1. Draft(8554) No: 000465421105, Date: 04/01/2019, Amount: Rs.50/-, Bank: STATE BANK OF INDIA (SBI), NEW
TOWN ACTION AREA II

Debajyoti Bandyopadhyay

Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal



Major Information of the Deed :- I-1504-00029/2019-07/01/2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2019, Page from 1292 to 1320

being No 150400029 for the year 2019.



Digitally signed by Debajyoti
Bandyopadhyay
Date: 2019.01.09 12:51:42 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 01/09/19 12:50:59 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)