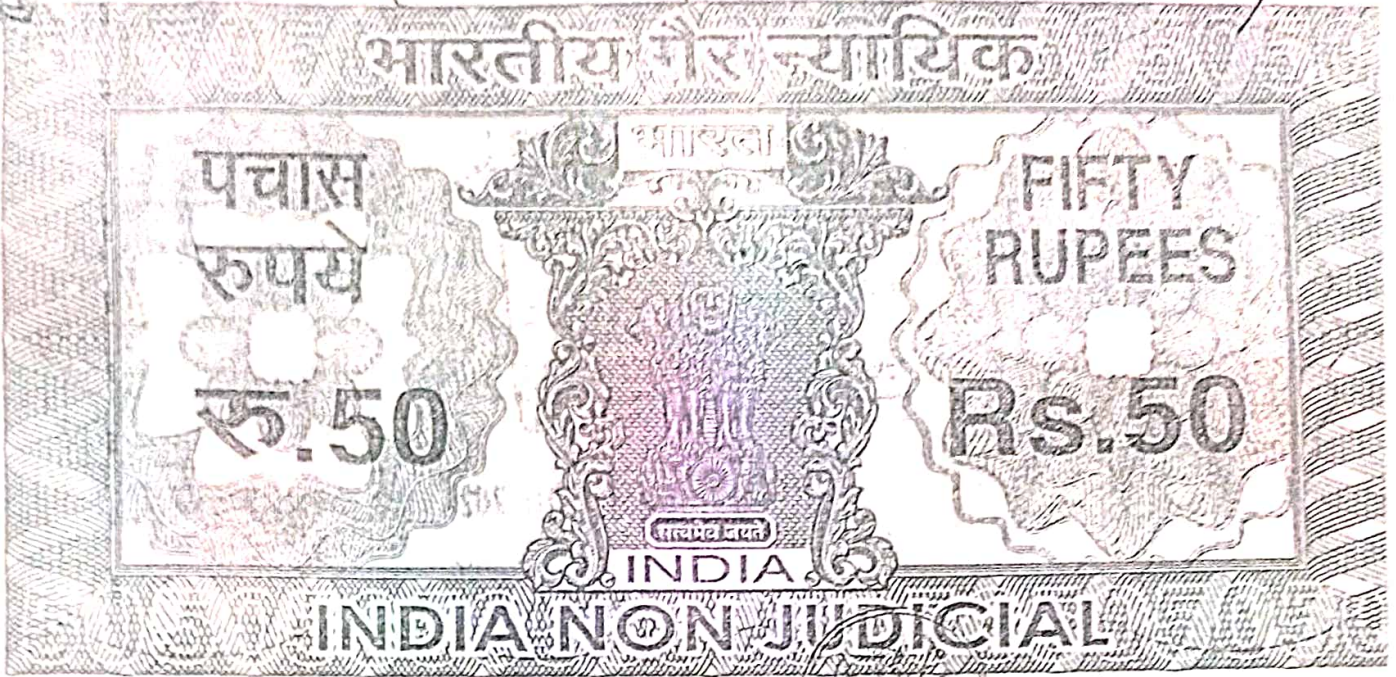


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AB 095903

*Shash*  
 8001484329/2021  
 13/8/2021  
 Additional Registrar of Assurances-II  
 Kolkata

Certified that the Document is admitted to  
 Registrar (M. P. ... Dept and the  
 entry of the ... in this ...  
 of the ...

*Shash*  
 Registrar  
 ...

**POWER OF ATTORNEY**  
**AFTER REGISTRATION OF**  
**DEVELOPMENT AGREEMENT**

13 AUG 2021

KNOW ALL MEN BY THESE PRESENTS WE, (1) SRI ALOKJIT DEY (PAN:ACWPD1017G) son of Sri Birendra Nath Dey, by faith Hindu, by Naticality Indian, by occupation business, residing at 14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, P.O. Baghbazar, (2) SRI ABHIJIT DEY (PAN:ACWPD1018K) son of Sri Birendra Nath Dey, by faith Hindu, by Nationality Indian, by occupation business, residing at 14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, P.O. Baghbazar, state as follows:

Contd.....P/2.

WHEREAS by an Indenture of Trust dated the 17<sup>th</sup> day of February 1960 and registered in Book. No-I, Volume No.16, between Pages 221 to 226 and numbered as Being No.746 for the year 1960 in the Office of the Registrar of Assurance, Calcutta and made between Ananta Lal Bose, son of late Bon Behary Bose of 14/1, Nandalal Bose Lane, Calcutta of One Part and Annapurna Bose, the Vendor hereinabove of the Other Part, the said Ananta Lal Bose settled on trust all that property being the partly two and partly three storied brick built dwelling house and structures together with the lands thereunto belonging and on part whereof the same are erected and containing by estimation 14 (fourteen) Cottahs and 7(Seven) Chittaeks of land a little more or less being premises No.14/1, Nanda Lal Bose Lane in Sutanutty in the Worth Division of the town of Calcutta and butted and bounded on the North by a common passage, on the South by premises No.65/4, Baghbazar Street, on the East by 65/4, Baghbazar Street and on the West partly by premises No.16, Nandalal Bose Lane and Partly by a passage formed out of 16, Nandalal Bose Lane and leading from Nandalal Bose Lane for the benefit of the person or persons named in the aforesaid Deed of Trust as Beneficiaries:

AND WHEREAS the said Annapurna Bose was appointed the sole and original Trustee by the said Deed of Trust and she is continuing as such in that capacity;

AND WHEREAS the said Annapurna Bose as Trustee under the said Deed of Trust is fully entitled to sell the whole or any portion of the Trust Property fully described above, by virtue of clause 8 of the said Deed of Trust which is as under :-

"8. If the trustee decides or agrees to' sell the trust property or any portion thereof the Trustee shall be entitled to and she is hereby authorized to sell the Trust property or any portion thereof and to realize and receive the sale

proceeds of the same and to give receipts and effectual discharge for the same and also to execute and register a deed of sale for the purpose and the Purchaser shall not be bound to see to the application of the sale proceeds and the receipt granted by the Trustee for the sale proceeds shall be a sufficient discharge for the money paid to the Trustee”.

AND WHEREAS it is necessary to sell some portion of the Trust property aforesaid in order to pay government dues regarding income and wealth taxes pertaining to the said Trust Property assessed in the hands of the Settlor Anantalal Bose and there having no other resources for the same.

AND WHEREAS excepting some portion of the said Trust property which is under the occupation of the Annapurna Bose as dwelling house for herself and the members of her family including the Settlor, her husband, the major portion of the same is fully tenanted and as such, there is no ready and willing buyer for any portion of the tenanted portion of the said Trust property.

AND WHEREAS one Birendra Nath Dey son of Late Sudhir Chandra Dey, who is the husband of Late Jayanti Dey, was a tenant under the Annapurna Bose in respect of two temporary structures being annexes to the main building of the Trust Property at a monthly rental of Rs.150/- per month payable according to English Calendar more particularly described in the schedule hereunder;

AND WHEREAS the said Jayanti Dey having heard that a portion of the Trust property is to be sold has offered to purchase the portion of the Trust property now under the occupation of Anantalal Bose in the manner as described above at a consideration price mentioned therein.

AND WHEREAS the intended sale is in due course of the administration of and for the benefit of the said Trust Estate, by virtue of a registered Deed of Conveyance bearing dated 29<sup>th</sup> day of April, 1977 which was registered in the office of the Registrar of Assurances, Calcutta and recorded in Book No.I, Volume No.87, Pages from 179 to 189, being No.1871, for the year 1977, the said Annapurna Bose sold conveyed and transferred her right title and interest in respect of the property All That a piece or parcel of land measuring by estimation 2(two) Cottahs 3(three) chittacks and 14(fourteen) square feet be it a little more or less erected whereupon two temporary kutcha structures being portion of the Premises No.14/1, Nandalal Bose Lane, Calcutta in sutanutti in the North Division of the town of Calcutta and which is butted and bounded : On the North partly by attachment with the Southern wall of Premises No.14/1, Nandalal Bose Lane, Calcutta and partly by 10 feet wide common passage from Nandalal Bose Lane, On the South: By Premises No.65/5F, Baghbazar Street, Calcutta, On the West: By premises No.69, Baghbazar Street, Calcutta, on the East: Premises No.54/4, Baghbazar Street, Calcutta, which morefully described in the Schedule therein, in favour of Smt. Jayanti Dey wife of Birendra Nath Dey absolutely and forever.

AND WHEREAS the said Anantalal Bose, is seized and possessed of the house and premises No.14/1, Nandalal Bose Lane, absolutely and forever save in respect of a charge for payment of a monthly sum of Rs.225/- to sm. Binapani Bose widow of Sidhlal Bose during her lifetime.

AND WHEREAS the said Anantalal Bose is subject to payment as aforesaid enjoying the said Premises No.14/1, Nandalal Bose Lane in the town of Calcutta fully described in Part I of the Schedule therein written freely and absolutely as the sole and exclusive owner thereof.

Contd.....P/5.

AND WHEREAS one Birendra Nath Dey the husband of the said Jayanti Dey was in possession of a portion of the said premises No.14/1, Nandalal Bose Lane, Calcutta morefully described in part-II of the Schedule therein written as a monthly paying rent to the said Anantalal Bose.

AND WHEREAS thereafter by virtue of a registered Deed of Conveyance bearing dated 5<sup>th</sup> day of March, 1982, which was registered in the office of the Registrar of Assurances, Calcutta and recorded in Book No.I, Volume No.91, Pages from 146 to 156, being No.1706 for the year 1982, the said Anantalal Bose, sold conveyed and transferred the property All That brick built one storied messuage tenement and hereditaments partly with sheds and pucca structures on land measuring about 1(one) cottah 15(fifteen) chittacks and 2(two) square feet be the same a little more or less being portion of Premises No.14/1, Nanda lal Bose Lane, Calcutta, which is butted and bounded on the East and South: by portion of Premises No.14/1, Nandalal Bose Lane used as common passage, On the West by No.16/1, Nandalal Bose Lane, on the North: by common passage and portion of 14/1, Nandalal Bose Lane, Calcutta, morefully described in the Part-II of the Schedule therein, in favour of Smt. Jayanti Dey wife of Sri Birendra Nath Dey absolutely and forever.

AND WHEREAS the said Sm. Binapani Bose died on the 24<sup>th</sup> day of November, 1985 and with her death the said charge in her favour stands released.

AND WHEREAS thereafter by virtue of another registered Deed of Conveyance bearing dated 18<sup>th</sup> day of July, 1986, which was registered in the office of the registrar of Assurances, Calcutta and recorded in Book No.I, Volume No.235, Pages from 258 to 271, being No.9974, for the year 1986, the said Anantalal Bose sold conveyed and transferred two portions of the property

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All That two storied brick built messuage house and tenements togetherwith piece or parcel of land containing an area of 2(two) cottaha 1(one) chittacks and 12(twelve) square feet be the same a little more or less being demarcated portion of Premises No.14/1, Nandalal Bose lane (Lot "C-1") P.S. Shyampukur in the town of Calcutta and which is butted and bounded on the East by Premises No.65/4, Baghbazar Street, Calcutta, on the West by portion of Premises No.14/1, Nandalal Bose Lane, Calcutta owned by Smt. Jayanti Dey being Lot"E" of the said premises, on the South by portion of Premises No.14/1, Nandalal Bose Lane, Calcutta owned by Jayanti Dey being Lot "D" of the said premises and on the North by partly Lot "C-2" of the said premises No.14/1, Nandalal Bose Lane, Calcutta and partly by passage , described in the Part-I of the First Schedule therein AND All That piece and parcel of land intended to be used as common passage being a portion of the premises No.14/1, Nandalal Bose Lane, in the town of Calcutta and butted and bounded on the North by common passage and thereafter Lot"B" of Premises No.14/1, Nandalal Bose Lane, Calcutta on the East by Lot-"C-2" of Premises No.14/1, Nandalal Bose Lane, on the South by Lot-"C-1" of the said premises and on the West by Lot "E" of the said Premises which is morefully and particularly described in the Second Schedule therein, in favour of Smt. Jayanti Dey wife of Sri Birendra Nath Dey absolutely and forever.

AND WHEREAS by virtue of above mentioned several registered Deed of Conveyance, the said SMT. JAYANTI DEY wife of Sri Birendra Nath Dey, became sole and absolute owner of the property All That two storied brick built messuage house and tenements togetherwith the piece or parcel of land containing an area of 06(six) cottahs, 03(three) Chittacks and 28 (twenty eight) square feet be the same a little more or less togetherwith the 13 feet wide common passage situated and lying at and being the demarcated portion of

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premises No.14/1, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata.

AND WHEREAS thereafter the said Smt. Jayanti Dey mutated and separated her said purchased demarcated portion of premises No.14/1, Nandalal Bose Lane, Kolkata-700003 and after separation her portion, the KMC Authority separated and registered new Premises No.14/1D, Nanda Lal Bose Lane, Kolkata-700003, being Assessee No.11-007-2300-47-6, under Ward No.07.

AND WHEREAS subsequently said Jayanti Dey died intestate on 3rd day of December, 2016, leaving behind her husband Sri Birendra Nath Dey, two sons Sri Alokjit Dey and Sri Abhijit Dey and one daughter Amita Adhya nee Dey as her only heirs and successors and according to the Hindu Succession Act, 1956, after the demise of said Jayanti Dey, her above named only legal heirs and successors Sri Birendra Nath Dey, Sri Alokjit Dey, Sri Abhijit Dey and Smt. Amita Adhya nee Dey inherited and became the joint owners of the property ALL THAT two storied brick built messuage house and tenements togetherwith the piece or parcel of land containing an area of 06(six) cottahs, 03(three) Chittacks and 28 (twenty eight) square feet be the same a little more or less togetherwith the 13 feet wide common passage situated and lying at and being the premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, morefully and particularly described in the First Schedule hereunder and hereinafter referred to as the said "PROPERTY".

Contd.....P/8.

AND WHEREAS since then the said Sri Birendra Nath Dey, Sri Alokjit Dey, Sri Abhijit Dey and Amita Adhya, the party of the first part herein, became the absolute joint owners of undivided 1/4<sup>th</sup> share each in respect of the property ALL THAT the two storied brick built messuage house and tenements togetherwith the piece or parcel of land containing an area of 06(six) cottahs, 03(three) Chittacks and 28 (twenty eight) square feet be the same a little more or less togetherwith the 13 feet wide common passage situated and lying at and being the Premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, morefully and particularly described in the First Schedule hereunder and hereinafter referred to as the said "PROPERTY".

AND WHEREAS thereafter said Sri Birendra Nath Dey, Sri Alokjit Dey, Sri Abhijit Dey, mutated their names in the record of the Kolkata Municipal Corporation, under Ward No.007, after relinquishing the share of Smt. Amita Adhya daughter of Sri Birendra Nath Dey and wife of Late Srimanta Adhya, in respect of the property, more fully and particularly described in the First Schedule hereunder and hereinafter referred to as the said entire old tenanted Building.

AND WHEREAS by virtue of a registered Deed of Gift bearing dated 4<sup>th</sup> August, 2021 which was registered in the office of the A.R.A-II Kolkata and recorded in Book No.I, being No. 190202636 for the year 2021, the above named Sri Birendra Nath Dey gifted and transferred his undivided 1/4<sup>th</sup> share of the property All That the two storied brick built messuage house and tenements togetherwith the piece or parcel of land containing an area of 06(six) cottahs, 03(three) Chittacks and 28 (twenty eight) square feet be the same a little more or less togetherwith the 10 feet wide common passage situated and lying at and being the Premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S.

Contd.....P/9.



Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, in favour of his own sons SRI ALOKJIT DEY and SRI ABHIJIT DEY absolutely and forever.

AND WHEREAS on the same date by virtue of a registered Deed of Gift bearing dated 4<sup>th</sup> day of August, 2021, which was registered in the office of the A.R.A-II, Kolkata and recorded in Book No.I, being No.190202637 for the year 2021, the above named Smt. Amita Adhya gifted and transferred her undivided 1/4<sup>th</sup> share of the property All That the two storied brick built messuage house and tenements togetherwith the piece or parcel of land containing an area of 06(six) cottahs, 03(three) Chittacks and 28 (twenty eight) square feet be the same a little more or less togetherwith the 10 feet wide common passage situated and lying at and being the Premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, in favour of her own brothers SRI ALOKJIT DEY and SRI ABHIJIT DEY absolutely and forever.

AND WHEREAS since then the said Sri Alokjit Dey and Sri Abhijit Dey became the joint owners of undivided ½(half) share each in respect of the said property being Premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, morefully and particularly described in the First Schedule hereunder and hereinafter referred to as the said "PROPERTY".

AND WHEREAS the owners Sri Alokjit Dey and Sri Abhijit Dey the Principals herein, have entered into a Agreement for Development dated 13th day of August, 2021 duly registered before the Additional Registrar of Assurances-II, Kolkata and recorded in Book No.I, being No.02758, for the year 2021 along with the Developer M/S. TARAA REALTY & CONSTRUCTION a Sole Proprietorship firm having its registered office at

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*Alokjit Dey*

*Alokjit Dey*

12A, Hemendra Sen Street, (2<sup>nd</sup> floor), Kolkata-700006, P.S. Burtolla, P.O. Beadon Street, represented through its owner SRI INDRAJIT MAZUMDER (PAN: AJZPM9468J) son of Late Mrinal Kanti Mazumder, by faith Hindu, by Nationality Indian, by occupation business, residing at 12A, Hemendra Sen Street, (2<sup>nd</sup> floor), Kolkata-700006, P.S. Burtolla, P.O. Beadon Street, the Attorney herein, for development their landed property described in the Schedule hereunder written on certain terms and conditions stipulated therein and this Power is being granted for smooth functioning of the job entrusted in the said DEVELOPMENT AGREEMENT.

AND WHEREAS now we, Sri Alokjit Dey and Sri Abhijit Dey above named Principal/Executants, are desirous to nominate, constitute and appoint SRI INDRAJIT MAZUMDER (PAN: AJZPM9468J) son of Late Mrinal Kanti Mazumder, by faith Hindu, by Nationality Indian, by occupation business, residing at 12A, Hemendra Sen Street, (2<sup>nd</sup> floor), Kolkata-700006, P.S. Burtolla, P.O. Beadon Street, sole proprietor of M/S. TARAA REALTY & CONSTRUCTION to be their true and lawful Attorney to act for the name and on behalf of the owners and for the sake of brevity hereinafter referred to as the "ATTORNEY".

NOW KNOW YE BY THESE PRESENT WE, Sri Alokjit Dey and Sri Abhijit Dea do hereby and hereunder nominate, appoint and constitute the said SRI INDRAJIT MAZUMDER (PAN: AJZPM9468J) son of Late Mrinal Kanti Mazumder, by faith Hindu, by Nationality Indian, by occupation business, residing at 12A, Hemendra Sen Street, (2<sup>nd</sup> floor), Kolkata-700006, P.S. Burtolla, P.O. Beadon Street, sole proprietor of M/S. TARAA REALTY & CONSTRUCTION as our true and lawful attorney, for us, in our names and on our behalf, jointly with some other person or persons, to do and execute all or any of the following acts, deeds and things, that is to say:

1. To hold, defend, look after, supervise, manage, control and conduct all sorts of administration in respect of the SAID PROPERTY, including the existing building and the Buildings that may be constructed thereon from time to time and to supervise all the matters and affairs relating thereto in such manner as my said Attorney may at his absolute discretion think, fit and proper.
2. To appoint Architects, Engineers, surveyors and to have surveyed and the soil tested of the SAID PROPERTY and for that to make all correspondences with the authorities concerned and to do all other acts, deeds necessary or required with regard to the same.
3. To prepare building plan for the said premises and to sign on our behalf the said building plan and modifications thereof and all drawings and specifications and all other papers and documents, declarations, undertaking, boundary Declaration, Gift of scrip of land etc. as would be necessary for obtaining sanction of the said building plan from the Kolkata Municipal Corporation and to apply for and to collect and receive such plan after sanction from the said the Competent Authority.
4. To appear for and on our behalf in the office of the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, CESC Ltd., and any local or any Statutory and all Government Offices, Registry office and Police Stations and to apply for and obtain sanctions, permits, license, supply service connection etc. as may be required for the said premises from the respective authorities.
5. To deposit all fees, moneys before the authority concerned in our name and on our behalf for obtaining sanction, modification, and alteration from the Kolkata Municipal Corporation and to receive the sanctioned building plan on our behalf from the said Authority.

6. To receive refund of the excess amount of fees, if any paid for the purpose of modification and/or alteration and/or sanction of the plan from any authority or authorities and deposit the same to my account.

7. To appear and represent the owner before the Kolkata Municipal Corporation, Building Tribunal and other authorities concerned regarding any notice received or served on the owner in respect of the SAID PREMISES and to make representations, prefer appeals, review and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on behalf on behalf of the owner before the authorities concerned.

8. To apply for electricity, gas, water, sewerage, drainage, telephone, lift drainage or other connections of any other utility concerning the "said Property" and/or make alterations in the existing connection and to close down and/or have disconnected the same and for that to sign, answer, execute and submit all papers, applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by our ATTORNEY.

9. To apply for and obtain building materials from the concerned authorities for construction of building or buildings at the SAID PROPERTY.

10. To appear and represent the owners before the necessary authorities including the Kolkata Municipal Corporation, Fire Brigade, Kolkata Police, the competent authority in connection with the sanction, modification or alteration of the plans, if required and/or situation so warrants.

11. To utilize or shift the existing utilities in the said property in such manner as our said Attorney may think, fit and proper.

Contd.....P/13.

12. To pay all rates, taxes, expenses and other outgoings whatsoever payable in respect of the "Said Property" of any part thereof upon proper adjustments and similarly to receive all incomings receivable for and on account of the Said Property or any part thereof including the materials received after demolitions of the existing structure, abiding by the conditions imposed in the AGREEMENT FOR DEVELOPMENT.

13. To appoint engage and employee, engineers, architects, surveyors, supervisors, caretakers, masons, carpenters, plumbers, mistries, coolies, labours, durwans and all other persons required for the construction, supervision and all other works in connection with the building to be constructed in the Said Property and to pay and settle their terms and conditions as our said Attorney shall at his absolute discretion think, fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.

14. To make construction of such type of building or buildings thereon, on the said Land and Building as the said Attorney may in his absolute discretion think, fit and proper and to make down, demolish, remove and/or repair any house, building and/or structure of whatsoever nature in the Said Land and Building in accordance with the sanctioned plan or any alternations and/or modifications thereon at the cost of our Attorney.

15. To enter upon Agreement for sale, transfer, lease or otherwise in respect of the Said Property, or any part thereof with regard to Developer's allocation as specified in the said Development Agreement giving each such prospective buyer undivided proportionate variable share of land.

Contd.....P/14.

16. To sign and execute in any Deed of Conveyance or Conveyances or transfer as may be necessary or required from time to time with regard to the Developer's allocation as per Development Agreement in respect of the said property after meeting the owners' allocation.

17. To appear and represent us before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other Officer or Officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, conveyances, documents and instruments executed and signed by the Attorney in any manner concerning the Said Property so far as it related to the allocation of Developer/Attorney as per Agreement for Development after meeting the owner's allocation.

18. To cause any Deed of Conveyance, document or instruments to be registered and for the said purposes to sign execute and submit all declarations statements, applications, deeds and affirm affidavits as may be necessary or required from time to time with regard to developer's allocation as per Agreement for Development only after meeting and fulfilling owner's allocation as per the said Agreement for Development. Our Attorney while dealing with his allocation as per the Agreement for Development togetherwith proportionate impartible variable share of land shall not deal with owner's allocation to be attributable of the owners as per said Agreement for Development. Unless the allocation of the owners is totally fulfilled, our attorney shall not be able to part with his allocation.

19. To commence, prosecute, enforce, defend, answer and oppose all actions, proceedings and demands concerning in any way the said property or any part thereof including those relating to acquisition and/or requisition and/or tenancies in which the owner is now or may hereafter be interested or concerned.

and if thought fit and proper compromise, settle, refer to Arbitration, to represent us in any action or proceedings as aforesaid before any court, Civil or Criminal or Revenue including the Rent Controller.

20. To sign and acknowledge all registered and insured letters, parcels and to receive delivery thereof in respect of the said property.

21. To receive consideration and/or Earnest money in regard to the said property from interested buyers and to grant them proper and effectual receipts concerning the developer's allocation as per "AGREEMENT FOR DEVELOPMENT" indemnifying me against any monetary claims.

22. To apply for annual valuation of the said property and to prefer any appeal or review from annual valuation and for that to sign and execute all papers and documents.

23. To appoint, engage on our behalf pleaders, advocates or solicitors whenever my said Attorney shall think proper to do so and to discharge and/or terminate his or their appointment.

24. To sign, affirm and verify plaint, petition, written statement, tabular statement, review, revisions, affidavit, declaration, Memorandum of Appeal or any other cause paper or pleading including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the Said Property or any part thereof.

25. To deposit and withdraw fees documents and moneys in and from any court or other persons or authorities and to give valid and effectual receipts and discharges therefore and adjust the same in my account.

Contd.....P/16.

26. To select prospective buyers at his own discretion in respect of the said building to be constructed on the said land concerning his allocation as per Agreement for Development.

27. For all or any of the purpose hereinbefore stated to appear and represent me before all authorities having jurisdiction and to sign and execute all papers and documents and to use the name of the owner.

AND GENERALLY to do all acts and things concerning the authorities hereby granted in respect of the said property which the owners could have done lawfully under their own hands, it present personally and as owners we do hereby agree to ratify and confirm whatever all acts, deeds and things lawfully and bona fide done by my said attorney which shall be construed as acts, deeds and things done by use to all intents and purposes as if we were personally present And the said Attorney shall not incur any financial liability in the name of the owners and shall keep the owners indemnified in all respect.

THE SCHEDULE ABOVE REFERRED TO :  
(DESCRIPTION OF EXISTING BUILDING)

ALL THAT the old two storied brick built message dwelling house and premises togetherwith the piece or parcel of land containing an area of 06(six) cottahs, 03(three) chittacks and 28(twenty eight) square feet be the same a little more or less i.e. 4483 Square feet togetherwith the common passage situated and lying at and being premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, Assessee No.11-007-2300-47-6, District Kolkata and constructed covered area on the ground floor cemented floor is 2000 square used as godown and on the first floor marble floor covered area is 2000 square feet used as residential and which is butted and bounded as follows:



ON THE NORTH : By Premises No.14/1C, Nandalal Bose Lane  
and 13 feet wide common passage;  
ON THE SOUTH : By 65/5, Baghbazar Street and partly  
by Premises No.69, Baghbazar Street;  
ON THE EAST : By 65/4, Baghbazar Street and common passage;  
ON THE WEST : By 16A, Nandalal Bose Lane and partly  
by Premise No.16H/2, Nandalal Bose Lane;

IN WITNESS WHEREOF WE, the said Sri Alokjit Dey and Sri Abhijit Dey sown free will and accord, without coercion or undue influence from anybody whomsoever have hereto put our signature at Kolkata, this 13th day of August, ..... 2021.

SIGNED SEALED AND DELIVERED UP  
AT KOLKATA, IN THE PRESENCE OF:

1. Abhijit Dey  
13A, Umapaharan Mitra  
Lane. K1Kates - 700003

Alokjit Dey  
(ALOKJIT DEY)

Abhijit Dey  
(ABHIJIT DEY)

(SIGNATURE OF THE EXECUTANTS)

2. Sabarna Mondal  
1/13 Tarak Chatterjee Lane.  
Kolkata - 700003.  
s/c/ Tapaswini Mondal

Sabarna Mondal  
SIGNATURE OF THE ATTORNEY  
WHO ACCEPT THIS POWER











DRAFTED BY

Dulal Chandra Pal  
(DULAL CHANDRA PAL)  
ADVOCATE. HIGH COURT. KOLKATA  
8, OLD POST OFFICE STREET, (GR.FLOOR)  
KOLKATA-700001.  
Reg. No. WB/74/1985.

# SPECIMEN FORM FOR TEN FINGER PRINTS













Alakjit Das

LEFT HAND					
	LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE













Abhijit Das

LEFT HAND					
	LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE



Abhijit Das

LEFT HAND					
	LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE

## Major Information of the Deed

Deed No.:	I-1902-02767/2021	Date of Registration:	13/08/2021
Query No./Year	1902-8001484329/2021	Office where deed is registered	
Query Date	13/08/2021 1:57:00 PM		1902-8001484329/2021
Applicant Name, Address & Other Details	DULAL CHANDRA PAL Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830291836, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set-Forth value	Market Value		
	Rs. 2,52,80,577/-		
Stamp duty 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]:- 190202758/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for Issuing the assement slip.(Urban area)		

### Land Details :



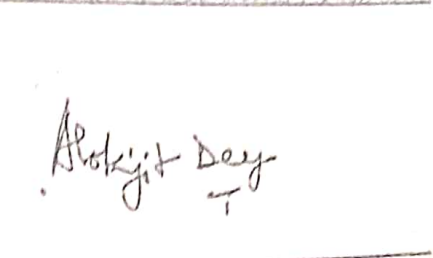


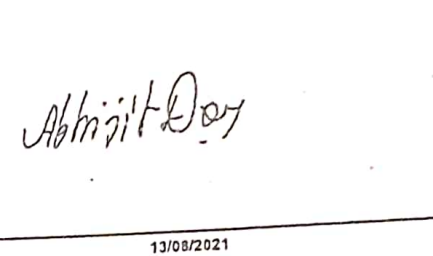
District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nandalal Bose Lane, Premises No: 14/1D, Ward No: 007 Pin Code : 700003

Sch No.	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2243 Sq Ft		79,86,569/-	Width of Approach Road: 13 Ft., , Project Name :
L2			Semi-Commercial use	2240 Sq Ft		1,35,59,008/-	Width of Approach Road: 13 Ft., , Project Name :
			TOTAL :	10.2736Dec	0 /-	215,45,577 /-	
			Grand Total :	10.2736Dec	0 /-	215,45,577 /-	

### Structure Details :



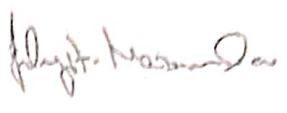
Sch No.	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	17,10,000/-	Structure Type: Structure
Floor No: 1; Area of floor : 2000 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	2000 Sq Ft.	0/-	20,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	4000 sq ft	0 /-	37,35,000 /-	

Principal Details :

Name, Address, Photo, Finger print and Signature				
	Name	Photo	Finger Print	Signature
	<b>Shri ALOKJIT DEY</b> Son of Shri Birendra Nath Dey Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office	 13/08/2021	 LTI 13/08/2021	 13/08/2021
14/1D, Nandalal Bose Lane, City:- Kolkata, , P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: ACxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office				
2	<b>Shri ABHIJIT DEY</b> Son of Shri Birendra Nath Dey Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office	 13/08/2021	 LTI 13/08/2021	 13/08/2021
14/1D, Nandalal Bose Lane, City:- Kolkata, , P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: ACxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office				




Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>MS TARAA REALTY &amp; CONSTRUCTION</b> 12A, Hemendra Sen Street, City:- Kolkata, , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AJxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Name	Photo	Finger Print	Signature
<b>Shri INDRAJIT MAZUMDER</b> (Presentant ) Son of Late Mrinal Kanti Mazumder Date of Execution - 13/08/2021, Admitted by: Self, Date of Admission: 13/08/2021, Place of Admission of Execution: Office	 Aug 13 2021 2:48PM	 LTI 13/08/2021	 13/08/2021

12A, Hemendra Sen Street, City:- Kolkata, , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , P.No.:: AJxxxxxx8J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS TARAA REALTY & CONSTRUCTION (as SOLE PROPRIETOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ABHIJIT GHOSAL</b> Son of Late PHANINDRA NATH GHOSAL , 13A, UMACHARAN MITRA LANE, City:- P.O:- BAGHBAZAR, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003	 13/08/2021	 13/08/2021	 13/08/2021

Identifier Of Shri ALOKJIT DEY, Shri ABHIJIT DEY, Shri INDRAJIT MAZUMDER

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri ALOKJIT DEY	MS TARAA REALTY & CONSTRUCTION-2.57011 Dec
2	Shri ABHIJIT DEY	MS TARAA REALTY & CONSTRUCTION-2.57011 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri ALOKJIT DEY	MS TARAA REALTY & CONSTRUCTION-2.56667 Dec
2	Shri ABHIJIT DEY	MS TARAA REALTY & CONSTRUCTION-2.56667 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri ALOKJIT DEY	MS TARAA REALTY & CONSTRUCTION-1000.00000000 Sq Ft
2	Shri ABHIJIT DEY	MS TARAA REALTY & CONSTRUCTION-1000.00000000 Sq Ft

**Transfer of property for S2**

Sl.No	From	To. with area (Name-Area)
1	Shri ALOKJIT DEY	MS TARAA REALTY & CONSTRUCTION-1000.00000000 Sq Ft
2	Shri ABHIJIT DEY	MS TARAA REALTY & CONSTRUCTION-1000.00000000 Sq Ft

13-08-2021

**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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:30 hrs on 13-08-2021, at the Office of the A.R.A. - II KOLKATA by Shri INDRA MAZUMDER.

**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 2,52,80,577/-

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

Execution is admitted on 13/08/2021 by 1. Shri ALOKJIT DEY, Son of Shri Birendra Nath Dey, 14/1D, Road: Bose Lane, P.O: Baghbazari, Thana: Shyampukur, City/Town: KOLKATA, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 2. Shri ABHIJIT DEY, Son of Shri Birendra Nath Dey, 14/1 Nandalal Bose Lane, P.O: Baghbazari, Thana: Shyampukur, City/Town: KOLKATA, Kolkata, WEST BENGAL PIN - 700003, by caste Hindu, by Profession Business

Indetified by Mr ABHIJIT GHOSAL, Son of Late PHANINDRA NATH GHOSAL, 13A, UMACHARAN MITT P.O: BAGHBAZAR, Thana: Shyampukur, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Business

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

Execution is admitted on 13-08-2021 by Shri INDRAJIT MAZUMDER, SOLE PROPRIETOR, MS TARAA RE CONSTRUCTION, 12A, Hemendra Sen Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-K West Bengal, India, PIN:- 700006

Indetified by Mr ABHIJIT GHOSAL, Son of Late PHANINDRA NATH GHOSAL, 13A, UMACHARAN MITT P.O: BAGHBAZAR, Thana: Shyampukur, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Business

**Payment of Fees**

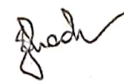
Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration fee by Cash Rs 7/-

**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 55920, Amount: Rs.50/-, Date of Purchase: 11/08/2021, Vendor name: Mukherjee



Srijani Ghosh  
ADDITIONAL REGISTRAR OF A:  
OFFICE OF THE A.R.A. - II K:  
Kolkata, West Benga

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2021, Page from 156578 to 156611

being No 190202767 for the year 2021.



Digitally signed by ASISH GOSWAMI  
Date: 2021.08.19 13:27:42 +05:30  
Reason: Digital Signing of Deed.

(Asish Goswami) 2021/08/19 01:27:42 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)