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পঞ্চাশ

FIFTY
RUPEES

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Rs.50



INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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C - 1/21605

যদি এই নথিটি সরকারী আদালত
এর নথিভুক্তি, প্রমাণিত হওয়া এবং
এর স্বাক্ষরিত হওয়া হয় তবে এই
নথিটি এই নথিটির অঙ্গভাগ

Additional District Sub-Registrar,
Garia South 24 Parganas

30 SEP 2019

**REGISTERED POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS We (1) **SMT. FULI MONDAL @ PHULLY MONDAL** (PAN- FFDPM7578J) wife of- Sri Nirapada Mondal, (2) **SRI NETAI CHANDRA MONDAL** (PAN- FFDPM7589M), (3) **SRI MINTU MONDAL** (PAN- BEMPM5027C) and (4) **SRI PINTU MONDAL** (PAN- BEXPM7408A) all sons of- Sri Nirapada Mondal, by faith- Hindu, by nationality- Indian, by occupation- Housewife & Business, residing at- Dhalua, Kalitala, P.S.- Narendrapur, Kolkata- 700152,

being the joint owners of the land, as described in the Schedule hereunder do hereby nominate, constitute and appoint **S.P. CONSTRUCTION** (PAN NO. ADIES64730) a Partnership Firm having its office at - 610, East Tentulberia, P.O.- Panchpota, P.S. Sonarpur, Kolkata- 700152 and represented by its Partners namely **(1) SRI SUKANTA KUMAR MONDAL**, (PAN NO. AHBPM1094Q) son of Sri Subir Mondal, **(2) SRI SUBRATA NASKAR** (PAN NO. ACKPN6880H) son of Sri Santosh Naskar, both by faith - Hindu, by occupation- Business, residing at Dhalua, P.S.- Narendrapur, Kolkata-700152, **(3) SRI PINTU DEBNATH** (PAN NO. AGHPD4819P) son of- Late Anil Debnath, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- L-7, Sreenagar Main Road, P.O.- Panchasayar, Police Station- Panchasayar, Kolkata-700094 and **(4) SRI PINTU MONDAL** (PAN NO. BWCPM7030B) son of- Sri Kanai Chandra Mondal, by faith- Hindu, by occupation- Business, residing at- Radhanagar, P.S.- Narendrapur, Kolkata-700150, to be the true and lawful constituted Attorney for me in my name and on behalf of me to do all or any of the following acts, deeds and things:-

WHEREAS the Landowners herein are the joint owners of the land total measuring more or less 4 (four) cottahs 11 (eleven) chittacks 22 (twenty two) sq. ft. and the said land has been morefully described in the Schedule written hereunder;

AND WHEREAS the name of one Satish Chandra Naskar, son of- Late Sashi Bhushan Naskar has been published as recorded owner in the Revisional Settlement Record-of-Rights (Parcha) in respect of the land measuring about 50 decimal in R.S. Khatian No. 52, R.S. Dag No. 184, Mouza- Dhalua and thereafter on 28.06.1968, Satish Chandra Naskar

sold the said 50 decimal of land to (1) Birendra Nath Chatterjee, (2) Sailendra Nath Chatterjee, both sons of- Late Satyendra Nath Chatterjee and (3) Mrinal Kanti Chatterjee, son of- Hirendra Nath Chatterjee by virtue of a Deed of Conveyance registered before Sub. Registrar, Sonarpur and recorded in Book No.- I, Volume No.- 20, Pages 252 to 255, Being No.- 1206 for the year 1968;

AND WHEREAS Birendra Nath Chatterjee, Sailendra Nath Chatterjee and Mrinal Kanti Chatterjee sold some portion of land from their said total purchased land of 50 decimal and were retaining the land measuring about 15 cottahs in R.S. Khatian No. 52, R.S. Dag No. 184, Mouza- Dhalua and to look after and also to initiate sale proceedings in respect of their said rest 15 cottahs of land they jointly executed a General Power of Attorney in favour of Sujata Chakraborty, wife of- Himangshu Ranjan Chakraborty which was registered on 13.06.1995 before A.D.S.R. Sonarpur and recorded in Book No.- IV, Volume No.- 2, Pages 159 to 162, Being No.- 140 for the year 1995;

AND WHEREAS on 05.08.1995, Birendra Nath Chatterjee, Sailendra Nath Chatterjee and Mrinal Kanti Chatterjee through their Lawful Constituted Attorney Sujata Chakraborty sold the land measuring about 8 cottahs from the said 15 cottahs of land in R.S. Khatian No. 52, R.S. Dag No. 184, Mouza- Dhalua to Nirapada Mondal, son of- Late Gobardhan Mondal by virtue of a Deed of Conveyance which was registered before A.R.A. Calcutta and recorded in Book No.- I, Volume No.- 72, Pages 146 to 157, Being No.- 2789 for the year 1995;

AND WHEREAS after purchasing the said land measuring about 8 cottahs in R.S. Khatian No. 52, R.S. Dag No. 184, Mouza- Dhalua, Nirapada Mondal, mutated his name in the L.R. Record-of-Rights and

thereafter on 27.01.2005, Nirapada Mondal executed a Deed of Gift in favour of his wife and 3 (three) sons (all four of them being the Landowners herein) in respect of the land measuring about 4 cottahs 11 chittacks 22 sq. ft. as morefully and particularly described in the Schedule written hereunder, the said Deed of Gift was registered before D.S.R.-IV, Alipore and recorded in Book No.- I, Volume No.- 22, Pages 2474 to 2485, Being No.- 3614 for the year 2007;

AND WHEREAS thus by virtue of the Deed of Gift as mentioned hereinabove the Landowners herein became the joint owners of the land measuring about 4 cottahs 11 chittacks 22 sq. ft. as morefully described in the Schedule written hereunder and thereafter they mutated their name before the BL&LRO Sonarpur and L.R. Record-of-Rights (Parcha) has been published in their respective names and at present the Landowners herein have been enjoying the joint ownership of the said land without any interferences from anyone;

AND WHEREAS the Landowners herein being desirous of construction of a new multi-storied building on the said Scheduled premises have approached **S.P. CONSTRUCTION** the Developer, and the said Developer has agreed to develop the same and accordingly a Development Agreement has been executed between the Landowners and the said Developer under certain terms and conditions stated in that said Development Agreement which has been duly registered on 30.09.2019, before A.D.S.R. Garia and recorded in Book No. I, Being No 4825, for the year 2019;

AND WHEREAS in order to develop the said premises as per the said Development Agreement dated 30.09.2019 the Landowners herein have decided to execute this General Power of Attorney in favour of (1) SRI

Suvarita Kumar Meher

SUKANTA KUMAR MONDAL, son of- Sri Subir Mondal, (2) SRI SUBRATA NASKAR son of Sri Santosh Naskar, (3) SRI PINTU DEBNATH son of- Late Anil Debnath and (4) SRI PINTU MONDAL son of- Sri Kanai Chandra Mondal:-

1. To hold and defend possession of the said premises and every part thereof (except Land Owners allocation) and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the said premises every part thereof.
2. To demand, recover and receive consideration premium and/or rents, mense profits license fees, damages, electricity charges, service Municipal Taxes and Rates and all other sums or moneys receivable in respect of the said premises or any part thereof (except Land Owners allocation) any share or shares therein from the occupants/licensees/purchasers of the said premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover any sum of money in arrears in respect of the said premises from all or any one of more of the occupants/licensees purchasers of the said premises or any portion or portions thereof and to raise bills and grant, valid, receipt and discharges therefore without making me liable which shall fully exonerate the persons paying such money.
3. To pay all rents and taxes, charges expenses and other out goings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any building thereon against

loss or damages by fire and/or other risks as be deemed necessary and/or desirable by my said Attorney and to pay all premium for such insurance.

4. To sign and give any notice to any occupier of the said premises or trespassers or any portion thereof to quit or to repair or to abate any nuisance or to make remedy and breach of covenant and/or for any other purpose whatsoever.
5. To enter upon the said premises and every part thereof as be desired to view the state or repairs thereof and to require any occupier/licensees/purchaser as a result of such view to remedy any want of repairable any nuisance.
6. To enforce any covenant in any Agreement, Sale Deed, Declaration and/or License or Tenancy Agreement or any other document relating to the said premises or any part thereof (except Land Owners' allocation) and if any right to re-enter arises in any manner under each covenants or under Notice to quit them to exercise such rights, amongst others.
7. To warn off and prohibit and if necessary proceed against in due form of law against all trespasses on the said premises or any part thereof for taking possession and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers.
8. To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or re-construction of and/or additions and/or alteration to any new

- or existing Building or Buildings or Structures on the said premises or any portion or portions thereof.
9. To make sign and verify all applications or objections to appropriate authorities for all and any License permission or consent etc. required by law in connection with management of the property or properties mentioned in Schedule below.
 10. To effect mutation or separation of holding in the Revenue in Settlement Offices or Competent Authorities and sign all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in my names and on my behalf.
 11. To appear for and represent before the Board of Revenue, Collector any District Sub-Divisional Officer, any Magistrate Judge, Munsif, BL&LRO Office, Settlement Offices, Rajpur Sonarpur Municipality, Improvement Trust, C.M.D.A. Fire Brigade, Commissions of any Division on all matter and things relating to estate or its affairs.
 12. To appear before and execute all formalities to submit plan, before the Rajpur Sonarpur Municipality.
 13. To pay fees, obtain sanction for principal plan and/or allocation and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Rajpur Sonarpur Municipality be expedient for sanctioning and/or modification and/or alterations of plans and also to submit and take deliver of title deeds concerning the said premises documents as be required by the necessary authorities.

14. To build upon and exploit commercially the said premises by making construction of building or buildings, thereon and for that to arrange by me take down demolish structure of whatsoever nature existing thereon or as may be constructed in future.
15. To appoint any Contractor/Sub-Contractor for construction work or building thereon and to cancel the same and engage new contractor to be done by his own discretion as if my do the same personally.
16. To apply for and obtain such certificate, permissions and clearance including certificate and/or permissions from Govt. of West Bengal Housing Department under the Income Tax Act or other law relating to Revenue and/or Land and/or Building both Urban and Rural as may be required for execution and/or Registration of any Sale Deed, lease deed, mortgage deed or other documents (except Land Owners' allocation) of transfer of his allocation as mentioned in the Development Agreement concerning the said premises and also to appear before and sign and submit all papers and submit all papers and documents and make representations to the necessary authorities for getting such certificate and/or permissions.
17. To negotiate on terms for and to agree and to sell the said space/spaces with flats and/or proportionate land to be lying or situate with common space and car parking space/spaces /share etc. in the premises except my allocation as mentioned in the Indenture of even dated to any Purchaser or

Purchasers either for space, proportionate share of land and /or space with super structures and/or flat or flats as such price which the said Attorney in his absolute discretion think proper.

18. To collect the maintenance charges, service charges or whatsoever charges from the intending Purchaser or Purchasers as he thinks fit.
19. To agree upon and to enter into any Agreement or Agreements and/or for to any party or portions or Firm and Company sale or sales of space or spaces with super structures or flats proportionate share of land and/or cancel and repudiate the same with the intending Purchaser or Purchasers except my allocation as mentioned in Indenture including Development Agreement.
20. To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchase money in respect of Developers Allocation and to give good valid receipt and discharges for the same without making me liable which will protect the Purchaser or Purchasers.
21. Upon such receipt as aforesaid in my names and as my act and deed to sign and to execute and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flat/flats and/or space with super structures and/or flat/flats/space proposed to be constructed in respect of Developers Allocation and maintenance and easement rights of the common areas of the proposed selling

of space/flat/proportionate share of land in favour of the Purchaser or Purchasers or their nominee or nominees my said Attorney also join as vendor in the Conveyance or Conveyances of the proposed sale if the said Attorneys receipt and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser or Purchasers in my names be treated as receipt and respectively from the Intending Purchaser or Purchasers. Save and except my allocation as mentioned in Indenture made between the parties. The Developer could not deliver possession of its allocation without giving delivery of Owners allocation first in terms of obligation on the part of the Developer as set-forth in the Agreement as entered between the Owners and the Developer including Development Agreement.

22. To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land flat/flats, flat/space in respect of Developers Allocation together with the easement right of the common passage as myself to personally present.
23. To prepare sign, execute, submit, enter into modify cancel, alter, draw approve present for registration and admit registration of all papers, documents, deeds, contractors, agreement, tenancy Agreement, Surrender Deed, Cancellation Deed, Nomination Deed, Rectification Deed, Declaration,

Affidavit applications consent and other documents as may in any way be required to be so done for or in connection with all or any of the powers herein contained including sale except Owners allocation, assignment, tenancies and/or leave and license, permissions of the said premises and every or any part thereof and the termination of all contracts rights of occupancy user and/or enjoyment by any person or persons whatsoever and also in connection with observing fulfilling and performing all the terms, conditions and covenants on my part to be observed fulfilled and performed under the said Development Agreement.

- 24.** To commence, prosecute enforce, defend answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said Premises in which my is now or may hereafter be interested or connected and also if though fit, give evidence and compromise refer to Arbitration abandon, submit to judgement or before non-suited in any such action or proceedings as aforesaid before any Court Civil or Criminal or Revenue including the Rent Controller, District Court and Small Causes Court.
- 25.** To appear and represent before any court including Hon'ble High Court and also Tribunals for and on my behalf and to appoint and engage Advocate for instituting or defending any suit or proceedings in court of Law and to sign all complaints, applications, petitions, written statements, etc., and to affirm any affidavit on my behalf and in doing it, may appoint

Lawyer and to pay fees and charges and sign the Vakalatnama on our behalf for the purpose of the same in respect of the said property described in the Schedule hereunder.

26. To receive any payment and/or deposit all monies including the Court Fee, Stamp Duty, Rectification Fees, receive refunds and in receive and grant, valid, receipts and discharge in respect thereof.
27. For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Architects Mukhters and/or debt collecting or other agents.
28. To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the said Premises or any part thereof and to receive compensation payable in respect thereof in respect of Developer's Allocation and also to grant, valid, receipts and discharges thereof.
29. To appear and represent as before all authorities make commitments and give undertakings as be required for all or any of the purpose herein contained.
30. To appear before the Rajpur Sonarpur Municipality and/or other Authorities regarding the Tax Assessment or in any other way relating to the said Premises or any portion thereof or any undivided share or shares therein.
31. To observe fulfil and perform all the terms, conditions and obligations on my part to be observed fulfilled and performed under the said Development Agreement and to exercise all my rights therein.

32. To appoint and/or terminate the appointment from time to time and to make other or others or any substitute or substitutes for exercising all or any of the authorities herein above contained.
33. This General Power of Attorney is related and collateral covenants documents of registered Development Agreement which has been duly registered at A.D.S.R. Garia of even dated in respect of Schedule Property between the Landowners and the Developer herein.
34. This Power of Attorney shall remain restricted only for the Development of the said property mentioned in Schedule hereunder and construction of the proposed building and Agreements for Sale and Sale Deeds in respect of only Developer's share of Allocation at the said premises as per the said Development Agreement.

AND GENERALLY to do all acts, deeds and things concerning the said Premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under my own hands and seals, if personally present.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about **4 (four) cottahs 11 (eleven) chittacks 22 (twenty two) sq. ft.** be the same a little more or less in R.S. Khatian No. 52, L.R. Khatian No. 4266, 4264, 4263 & 4301, R.S. Dag No. 184 corresponding to L.R. Dag No. 194 comprised in and formed under Mouza - Dhalua, J.L. No. 43, Touzi No. 340-342, within Ward No. 2, of Rajpur-Sonarapur Municipality under Sub-Registry Office-Garia, Police Station - Narendrapur within the District - 24 Parganas (South) and the said land is butted and bounded as follows :-

Nadnya Shalva Road.

Sub-Registry Office - Garia - 24 Parganas

ON THE NORTH : By R.S. Dag No. 162;

ON THE SOUTH : By R.S. Dag No. 184;

ON THE EAST : By R.S. Dag No. 183;

ON THE WEST : By 10 feet wide common passage & R.S. Dag No. 184 (P);

IN WITNESS WHEREOF the Parties hereto have signed and executed these presents on the 30th day of **September, 2019** (Two Thousand and Nineteen).

SIGNED, SEALED & DELIVERED

by the **parties** at Calcutta in presence of:-

1. Manas Chakraborty
Nabapally, Etawa,
RCI-700152.

Pintu Mandal

Mintu Mandal



LT1 of Fuli Mandal & Phully Mandal
By the Pen of

Harendra Nath Mandal

Pintu Mandal

SIGNATURE OF THE EXECUTANTS

2. Baben Sarker
Garia Pore
Rabi KRI-152

SP CONSTRUCTION
Pintu Mandal,
Pintu Debbarma
Partner

SP CONSTRUCTION
Subrata Nandan
Suman Kumar Mandal
Partner

SIGNATURE OF THE ACCEPTORS

Drafted by:-

Dibakar Bhattacharjee
Advocate,

High Court, Calcutta.

WB-359/2001.

SPECIMEN FORM FOR TEN FINGER PRINTS



LITTLE FINGER MIDDLE FINGER RING FINGER FORE FINGER THUMB

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



LITTLE FINGER MIDDLE FINGER RING FINGER FORE FINGER THUMB

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



LITTLE FINGER MIDDLE FINGER RING FINGER FORE FINGER THUMB

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



LITTLE FINGER MIDDLE FINGER RING FINGER FORE FINGER THUMB

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

SPECIMEN FORM FOR TEN FINGER PRINTS



Sugantha Kumar Alanchi

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



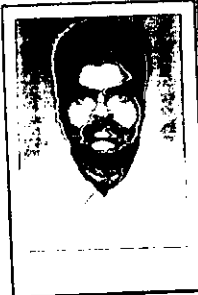
Subramanian Sankar

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



P. S. Debnath

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



Antunovic

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

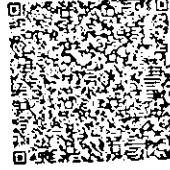
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADIFS6473Q



नाम / Name
S.P. CONSTRUCTION


02122018

निगमन/गठन की तारीख
Date of Incorporation / Formation
01/03/2017

Suganta Kumar Mondal

आयकर विभाग
INCOME TAX DEPARTMENT
PINTU MONDAL
KANAI MONDAL
18/04/1989
BWCPM7030B
D: 18/04/1989

भारत सरकार
GOVT. OF INDIA



Pintu Mondal.

आयकर अकाउंट नम्बर / PERMANENT ACCOUNT NUMBER
AHBPM10940

नाम / NAME
SUKANTA KUMAR MONDAL

पिता का नाम / FATHER'S NAME
SUBIR MONDAL

जन्म तिथि / DATE OF BIRTH
03-12-1971

हस्ताक्षर / SIGNATURE
Sukanta Kumar Mondal

आयकर आयोग, प.प्र. १११
COMMISSIONER OF INCOME-TAX, W.B. - III

Sukanta Kumar Mondal

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PINTU DEBNATH
ANIL DEBNATH
02/11/1971
Permanent Account Number
AGHPD4819P

Pintu Debnath

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACKPN6880H



नाम /NAME

SUBRATA NASKAR

पिता का नाम /FATHER'S NAME

SANTOSH NASKAR

जन्म तिथि /DATE OF BIRTH

12-09-1973

हस्ताक्षर /SIGNATURE

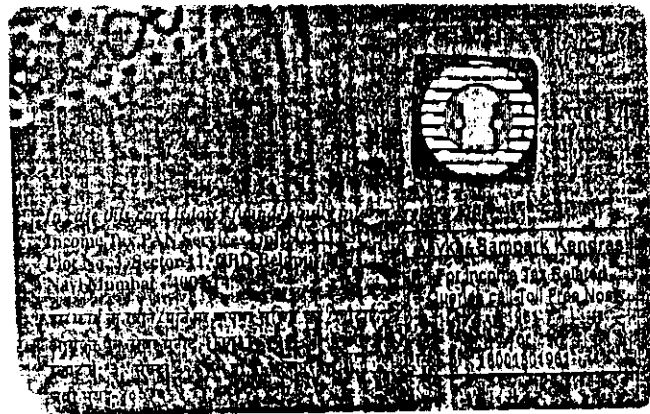
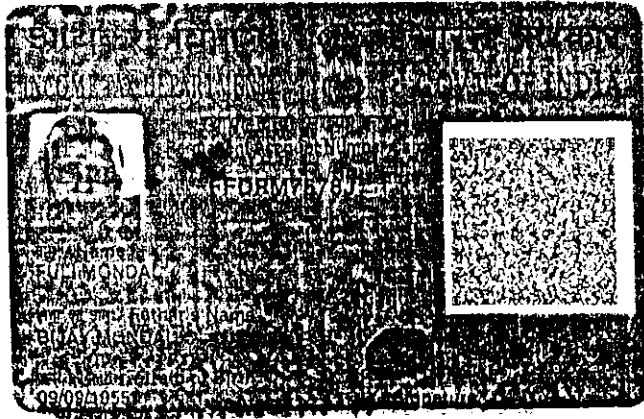
Subrata Naskar

B. Naskar

आयकर आयुक्त, प.सं.-111

COMMISSIONER OF INCOME-TAX, W.B. - III

Subrata Naskar



LTI of Smt. Fuli Mandal @ Phully Mandal.
By the Per of
Hareendranath Mandal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MINTU MONDAL

NIRAPADA MONDAL

06/04/1981

Permanent Account Number
BEMPM5027C

Mintu Mondal

Signature



04062010

Mintu Mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PINTU MONDAL

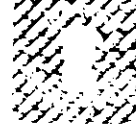
NIRAPADA MONDAL

21/02/1980

Permanent Account Number

BEXPM7408A

Pintu Mondal
Signature



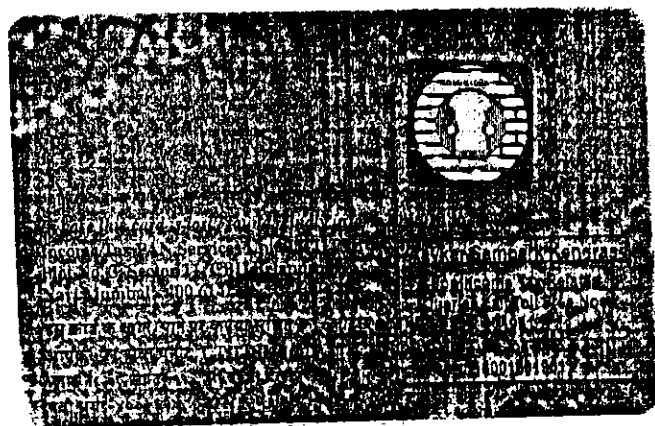
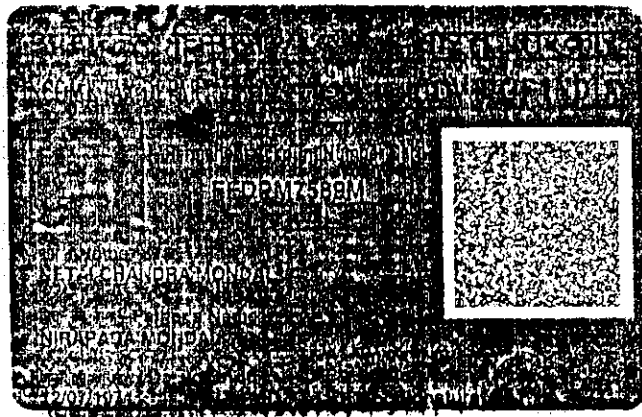
28062010

Pintu Mondal

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के भजदीक,
बानेर, पुना - 411 045

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



ଅିତାଠି ଚନ୍ଦ୍ର ମନ୍ତ୍ରଣ



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/23/109/222114



নির্বাচকের নাম : মানস চক্রবর্তী
Elector's Name : Manas Chakrabarti
পিতার নাম : মানিক চক্রবর্তী
Father's Name : Manik Chakrabarti
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ
Date of Birth : 02/01/1977

WB/23/109/222114

ঠিকানা:
ডালুয়া নবপল্লী, বালেশ্বর, সোনালপুর, সোনালপুর, ইন্ডিয়া 24
পারগানা-700152

Address:
DHALUYA NABAPALLI, RAJPUR
SONARPUR, SONARPUR, SOUTH 24
PARGANAS-700152

Date: 03/12/2013

151-সোনালপুর উত্তর নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
অধিকারকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
151-Sonarpur Uttar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার সঠিক পিস্ট্র নাম তথ্য ও একই
নম্বরের নতুন স্বাক্ষর পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট করে এই
পরিচয়পত্রের নকলটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

0830648

Manas Chakrabarty

Major Information of the Deed



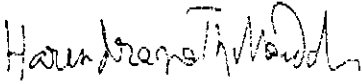
Deed No :	1629-04826/2019	Date of Registration	30/09/2019
Query No / Year	1629-1000216055/2019	Office where deed is registered	
Query Date	30/09/2019 3:20:49 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dibakar Bhattacharjee High Court, Calcutta, Thana : Hare Street, District : Koikata, WEST BENGAL, PIN - 700001, Mobile No. : 9831072514, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 53,78,583/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]: - 162904825/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



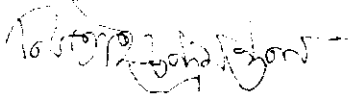
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Madhya Dhalua, Mouza: Dhelua, Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-194	LR-4266	Bastu Shali	4 Katha 11 Chatak 22 Sq Ft	10,00,000/-	53,78,583/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				7.7848Dec	10,00,000 /-	53,78,583 /-	



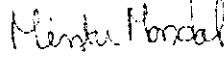
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Fuli Mondal, (Alias: Mrs Phully Mondal) Wife of Mr Nirapada Mondal Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office	 <small>30/09/2019</small>	 <small>LT 30/09/2019</small>	 <small>30/09/2019</small>



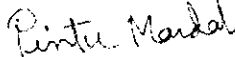
Dhalua, Kalitala, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: FFDP7578J, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Netai Chandra Mondal Son of Mr Nirapada Mondal Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office	 <small>30/09/2019</small>	 <small>LTI 30/09/2019</small>	 <small>30/09/2019</small>

Dhalua, Kalitala, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: FFDP7589M, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr Mintu Mondal Son of Mr Nirapada Mondal Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office	 <small>30/09/2019</small>	 <small>LTI 30/09/2019</small>	 <small>30/09/2019</small>

Dhalua, Kalitala, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BEMPM5027C, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office



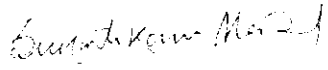


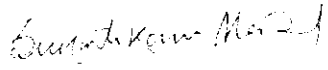


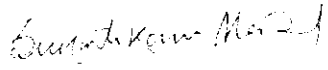


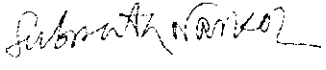


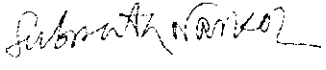


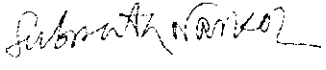


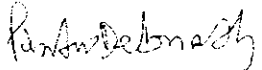


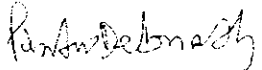


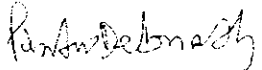
4	Name	Photo	Finger Print	Signature
	Mr Pintu Mondal Son of Mr Nirapada Mondal Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office	 <small>30/09/2019</small>	 <small>LTI 30/09/2019</small>	 <small>30/09/2019</small>



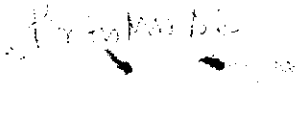
Dhalua, Kalitala, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BEXPM7408A, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office

Agency Details :



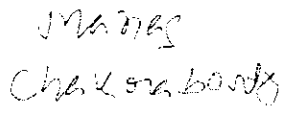
SI No	Name,Address,Photo,Finger print and Signature
1	S.P. CONSTRUCTION 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, PAN No.:: ADIFS6473Q,Aadhaar No Not Provided, Status: Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sukanta Kumar Mondal (Presentant) Son of Mr Subir Mondal Date of Execution - 30/09/2019, , Admitted by: Self, Date of Admission: 30/09/2019, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Sep 30 2019 3:56PM</td> <td>LTI 30/09/2019</td> <td>30/09/2019</td> </tr> </tbody> </table> <p>Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHBPM1094Q,Aadhaar No Not Provided Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Sukanta Kumar Mondal (Presentant) Son of Mr Subir Mondal Date of Execution - 30/09/2019, , Admitted by: Self, Date of Admission: 30/09/2019, Place of Admission of Execution: Office					Sep 30 2019 3:56PM	LTI 30/09/2019	30/09/2019
Name	Photo	Finger Print	Signature										
Mr Sukanta Kumar Mondal (Presentant) Son of Mr Subir Mondal Date of Execution - 30/09/2019, , Admitted by: Self, Date of Admission: 30/09/2019, Place of Admission of Execution: Office													
	Sep 30 2019 3:56PM	LTI 30/09/2019	30/09/2019										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Subrata Naskar Son of Mr Santosh Naskar Date of Execution - 30/09/2019, , Admitted by: Self, Date of Admission: 30/09/2019, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Sep 30 2019 3:53PM</td> <td>LTI 30/09/2019</td> <td>30/09/2019</td> </tr> </tbody> </table> <p>Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACKPN6880H,Aadhaar No Not Provided Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Subrata Naskar Son of Mr Santosh Naskar Date of Execution - 30/09/2019, , Admitted by: Self, Date of Admission: 30/09/2019, Place of Admission of Execution: Office					Sep 30 2019 3:53PM	LTI 30/09/2019	30/09/2019
Name	Photo	Finger Print	Signature										
Mr Subrata Naskar Son of Mr Santosh Naskar Date of Execution - 30/09/2019, , Admitted by: Self, Date of Admission: 30/09/2019, Place of Admission of Execution: Office													
	Sep 30 2019 3:53PM	LTI 30/09/2019	30/09/2019										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Pintu Debnath Son of Late Anil Debnath Date of Execution - 30/09/2019, , Admitted by: Self, Date of Admission: 30/09/2019, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Sep 30 2019 3:55PM</td> <td>LTI 30/09/2019</td> <td>30/09/2019</td> </tr> </tbody> </table> <p>L-7, Sreenagar Main Road, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGHPD4819P,Aadhaar No Not Provided Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Pintu Debnath Son of Late Anil Debnath Date of Execution - 30/09/2019, , Admitted by: Self, Date of Admission: 30/09/2019, Place of Admission of Execution: Office					Sep 30 2019 3:55PM	LTI 30/09/2019	30/09/2019
Name	Photo	Finger Print	Signature										
Mr Pintu Debnath Son of Late Anil Debnath Date of Execution - 30/09/2019, , Admitted by: Self, Date of Admission: 30/09/2019, Place of Admission of Execution: Office													
	Sep 30 2019 3:55PM	LTI 30/09/2019	30/09/2019										

Name	Photo	Finger Print	Signature
Mr Pintu Mondal Son of Mr Kanai Chandra Mondal Date of Execution - 30/09/2019, , Admitted by: Self, Date of Admission: 30/09/2019, Place of Admission of Execution: Office	 Sep 30 2019 3:56PM	 LTI 30/09/2019	 30/09/2019
Radhanagar, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BWCPM7030B,Aadhaar No Not Provided Status : Representative, Representative of : S.P CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manas Chakraborty Son of Mr Manik Chakraborty Nabapally, P.O:- Panchpota, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700152	 30/09/2019	 30/09/2019	 30/09/2019
Identifier Of Mrs Fuli Mondal, Mr Netai Chandra Mondal, Mr Mintu Mondal, Mr Pintu Mondal, Mr Sukanta Kumar Mondal, Mr Subrata Naskar, Mr Pintu Debnath, Mr Pintu Mondal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Fuli Mondal	S.P. CONSTRUCTION-1.9462 Dec
2	Mr Netai Chandra Mondal	S.P. CONSTRUCTION-1.9462 Dec
3	Mr Mintu Mondal	S.P. CONSTRUCTION-1.9462 Dec
4	Mr Pintu Mondal	S.P. CONSTRUCTION-1.9462 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Madhya Dhalua, Mouza: Dhalua, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 194, LR Khatian No:- 4266	Owner: পিন্টু মন্ডল, Gurdian: নিরাপ মন্ডল, Address: নিজ , Classification: শালি, Area: 0.02000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 162904826 / 2019

30-09-2019

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

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

Presented for registration at 13:59 hrs on 30-09-2019, at the Office of the A.D S R GARIA by Mr Sukanta Kumar Mondal .

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 53,78,583/-

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

Execution is admitted on 30/09/2019 by 1. Mrs Fuli Mondal, Alias Mrs Phully Mondal, Wife of Mr Nirapada Mondal, Dhalua, Kalitala, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House w/fe, 2 Mr Netai Chandra Mondal, Son of Mr Nirapada Mondal, Dhalua, Kalitala, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business, 3. Mr Mintu Mondal, Son of Mr Nirapada Mondal, Dhalua, Kalitala, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business, 4 Mr Pintu Mondal, Son of Mr Nirapada Mondal, Dhalua, Kalitata, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

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

Execution is admitted on 30-09-2019 by Mr Sukanta Kumar Mondal, Partner, S.P. CONSTRUCTION, 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 30-09-2019 by Mr Subrata Naskar. Partner, S.P. CONSTRUCTION, 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 30-09-2019 by Mr Pintu Debnath, Partner, S.P. CONSTRUCTION, 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 30-09-2019 by Mr Pintu Mondal, Partner, S.P. CONSTRUCTION, 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed. Serial no 1616. Amount: Rs 50/-. Date of Purchase: 16/09/2019, Vendor name: Sankar Kumar Sarkar



Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

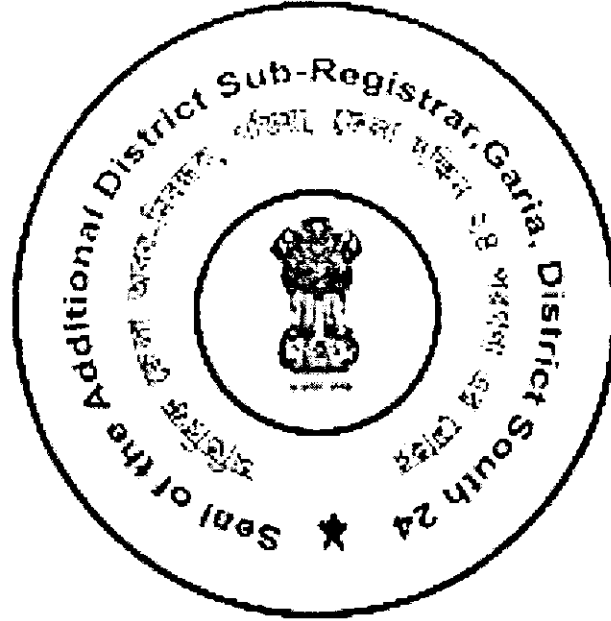
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2019, Page from 160005 to 160038

being No 162904826 for the year 2019.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2019.10.24 16:32:14 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 24-Oct-19 4:31:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)