

5530/2023

L-5529/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 213071

G. No. 800/20240/2023  
10/48 A-13  
12/6

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Add. District Sub-Registrar  
Bahala, South 24 Parganas

12 MAY 2023

DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTERED DEVELOPMENT AGREEMENT

- Pradeep Biswas



## Major Information of the Deed

Deed No :	I-1607-05529/2023	Date of Registration	12/05/2023
Query No / Year	1607-8001202040/2023	Office where deed is registered	
Query Date	12/05/2023 10:30:50 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	A K CHOUDHURY ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8697252771, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 43,90,475/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160705523/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

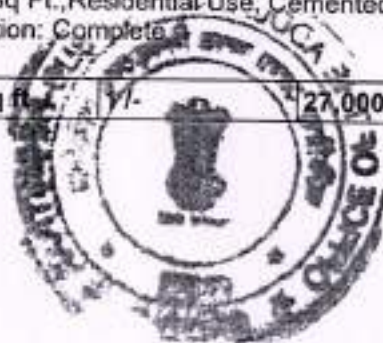
### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondal Para 1st Lane, , Premises No: 15A, , Ward No: 121 Pin Code : 700034

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	5 Katha 2 Chatak	1/-	43,63,475/-	Width of Approach Road: 12 Ft. , Project Name :
Grand Total :				8.4563Dec	1 /-	43,63,475 /-	






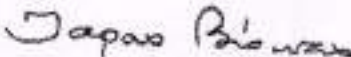



### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft.	1/-	27,000 /-	



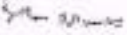





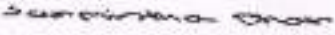




## Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b> <b>Dr PRADIP BISWAS</b> Son of Late NIKHIL KUMAR BISWAS Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office	<b>Photo</b>  12/05/2023	<b>Finger Print</b>  LTI 12/05/2023	<b>Signature</b>  12/05/2023
180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx2C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office				
2	<b>Name</b> <b>Mr TAPAS BISWAS</b> Son of Late NIKHIL KUMAR BISWAS Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office	<b>Photo</b>  12/05/2023	<b>Finger Print</b>  LTI 12/05/2023	<b>Signature</b>  12/05/2023
180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx6B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office				
3	<b>Name</b> <b>Mrs SIKHA ROY</b> Wife of Mr SUBRATA ROY Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office	<b>Photo</b>  12/05/2023	<b>Finger Print</b>  LTI 12/05/2023	<b>Signature</b>  12/05/2023
180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx9P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office				



4	Name	Photo	Finger Print	Signature
	<b>Mrs IRA BISWAS</b> Wife of Late TRITIP BISWAS Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office	 12/05/2023	 LTI 12/05/2023	 12/05/2023
	180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BTxxxxxx9Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	<b>Smt MOUSUMI BALLAB</b> Wife of Mr BIPLAB BALLAB Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office	 12/05/2023	 LTI 12/05/2023	 12/05/2023
	180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BDxxxxxx1R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office			
6	Name	Photo	Finger Print	Signature
	<b>Smt SARMISTHA DHAR</b> Wife of Mr SOUMEN DHAR Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office	 12/05/2023	 LTI 12/05/2023	 12/05/2023
	180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx8J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office			




#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MEGA INFRASTRUCTURE</b> 677/2, D.H ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: AQxxxxxx8M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative






## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr RABI SANKAR ROY</b> <b>(Presentant)</b> Son of Late ANIL KUMAR ROY Date of Execution - 12/05/2023, , Admitted by: Self, Date of Admission: 12/05/2023, Place of Admission of Execution: Office	<b>Photo</b>  May 12 2023 11:01AM	<b>Finger Print</b>  LTI 12/05/2023	<b>Signature</b>  12/05/2023
677/2, D.H ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AQxxxxxx8M,Aadhaar No Not Provided Status : Representative, Representative of : MEGA INFRASTRUCTURE (as PROPRIETOR)				

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SK MD MAHASIN</b> Son of Mr SK MD SHAHRIAR ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 12/05/2023	 12/05/2023	 12/05/2023
Identifier Of Dr PRADIP BISWAS, Mr TAPAS BISWAS, Mrs SIKHA ROY, Mrs IRA BISWAS, Smt MOUSUMI BALLAB, Smt SARMISTHA DHAR, Mr RABI SANKAR ROY			

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr PRADIP BISWAS	MEGA INFRASTRUCTURE-1.40937 Dec
2	Mr TAPAS BISWAS	MEGA INFRASTRUCTURE-1.40937 Dec
3	Mrs SIKHA ROY	MEGA INFRASTRUCTURE-1.40937 Dec
4	Mrs IRA BISWAS	MEGA INFRASTRUCTURE-1.40937 Dec
5	Smt MOUSUMI BALLAB	MEGA INFRASTRUCTURE-1.40937 Dec
6	Smt SARMISTHA DHAR	MEGA INFRASTRUCTURE-1.40937 Dec

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr PRADIP BISWAS	MEGA INFRASTRUCTURE-16.66666700 Sq Ft
2	Mr TAPAS BISWAS	MEGA INFRASTRUCTURE-16.66666700 Sq Ft
3	Mrs SIKHA ROY	MEGA INFRASTRUCTURE-16.66666700 Sq Ft
4	Mrs IRA BISWAS	MEGA INFRASTRUCTURE-16.66666700 Sq Ft
5	Smt MOUSUMI BALLAB	MEGA INFRASTRUCTURE-16.66666700 Sq Ft
6	Smt SARMISTHA DHAR	MEGA INFRASTRUCTURE-16.66666700 Sq Ft





On 12-05-2023

**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 10:47 hrs on 12-05-2023, at the Office of the A.D.S.R. BEHALA by Mr RABI SANKAR ROY ,

**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 43,90,475/-

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

Execution is admitted on 12/05/2023 by 1. Dr PRADIP BISWAS, Son of Late NIKHIL KUMAR BISWAS, 180/1, BHUPEN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Others, 2. Mr TAPAS BISWAS, Son of Late NIKHIL KUMAR BISWAS, 180/1, BHUPEN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 3. Mrs SIKHA ROY, Wife of Mr SUBRATA ROY, 180/1, BHUPEN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 4. Mrs IRA BISWAS, Wife of Late TRITIP BISWAS, 180/1, BHUPEN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 5. Smt MOUSUMI BALLAB, Wife of Mr BIPLAB BALLAB, 180/1, BHUPEN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 6. Smt SARMISTHA DHAR, Wife of Mr SOUMEN DHAR, 180/1, BHUPEN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife

Indetified by Mr SK MD MAHASIN , , Son of Mr SK MD SHAHRIAR , ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 12-05-2023 by Mr RABI SANKAR ROY, PROPRIETOR, MEGA INFRASTRUCTURE, 677/2, D.H ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Indetified by Mr SK MD MAHASIN , , Son of Mr SK MD SHAHRIAR , ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 213071, Amount: Rs-100.00/-, Date of Purchase: 12/04/2023, Vendor name: A K Samajpati



*Sourav*

Sourav Chakrobarty

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023, Page from 159089 to 159117

being No 160705529 for the year 2023.



*S. Chakraborty*

Digitally signed by SOURAV  
CHAKRABORTY  
Date: 2023.05.12 17:10:40 +05:30  
Reason: Digital Signing of Deed.

(Sourav Chakrobarty) 2023/05/12 05:10:40 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.



(This document is digitally signed.)



**KNOW ALL THESE MEN BY THESE PRESENTS** that We, (1) **DR. PRADIP BISWAS (PAN- ADEPB2612C, Aadhaar No. 7090 7432 7151)**, son of Late Nikhil Kumar Biswas and Late Shanti Rani Biswas, by creed- Hindu, by nationality- Indian, by occupation- Medical Practitioner, residing at 180/1, Bhupen Roy Road, P.O. & P.S.- Behala, Kolkata - 700034, presently residing at 18/2/48, Golf Green Complex, First Floor, P.O.- Golf Green, P.S.- Jadavpur presently Golf Green, Kolkata- 700095, (2) **SRI TAPAS BISWAS (PAN- AHRPB4886B, Aadhaar No. 7581 7805 0106)**, son of Late Nikhil Kumar Biswas and Late Shanti Rani Biswas, by creed- Hindu, by nationality- Indian, by occupation- Business, residing at 180/1, Bhupen Roy Road, P.O. & P.S.- Behala, Kolkata - 700034, (3) **SMT. SIKHA ROY (PAN- ACYPB5349P, Aadhaar No. 5514 4353 2342)**, wife of Sri Subrata Roy, daughter of Late Nikhil Kumar Biswas and Late Shanti Rani Biswas, by creed- Hindu, by nationality- Indian, by occupation- Service, residing at 180/1, Bhupen Roy Road, P.O. & P.S.- Behala, Kolkata - 700034, presently residing at 7/21, Banamali Ghoshal Lane (Mitra Colony), P.O. & P.S.- Behala, Kolkata- 700034, (4) **SMT. IRA BISWAS (PAN- BTKPB1299Q, Aadhaar No. 9902 5841 0714)**, wife of Late Tridip Biswas, daughter in law of Late Nikhil Kumar Biswas and Late Shanti Rani Biswas, by creed- Hindu, by nationality- Indian, by occupation- Business, residing at 180/1, Bhupen Roy Road, P.O. & P.S.- Behala, Kolkata - 700034, (5) **SMT. MOUSUMI BALLAB (PAN- BDTPB7631R, Aadhaar Na. 8556 6795 5148)**, wife of Sri Biplab Ballab, daughter of Late Tridip Biswas, grand daughter of Late Nikhil Kumar Biswas and Late Shanti Rani Biswas, by creed- Hindu, by nationality- Indian, by occupation- Housewife, residing at 180/1, Bhupen Roy Road, P.O. & P.S.- Behala, Kolkata - 700034,

*-Pradip Biswas*



presently residing at 76/B, S.C. Chatterjee Street, Konnagar, P.O.-  
Konnagar, P.S.- Uttarpara, Pin - 712235, District- Hooghly,

**(6) SMT. SARMISTHA DHAR (PAN- ATCPD2498J, Aadhaar No. 6868 6037 5205)**, wife of Sri Soumen Dhar, daughter of Late Nisith Kumdr Biswas, grand daughter of Late Nikhil Kumar Biswas and Late Shanti Rani Biswas, by creed- Hindu, by nationality- Indian, by occupation- Housewife, residing at 180/1, Bhupen Roy Road, P.O. & P.S.- Behala, Kolkata - 700034, presently residing at 32/10/2, Sarada Park, Jotshibrampur, P.O.- Maheshtala, P.S.- Maheshtala, Kolkata- 7000141, District- South 24 Parganas, hereinafter called the **SECOND PART** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) hereinafter called and known as the **OWNERS** send the following greetings.

**WHEREAS** one Shantirani Biswas by a registered Deed of Conveyance dated 4<sup>th</sup> November 1957 purchased from Smt. Joyabathi Debi **ALL THAT** piece and parcel of land measuring more or less 2 Cottahs in Mouza- Mondalpara, J.L. No. 6, R.S. Khatian no. 300, R.S. Dag no. 188, 189, L.R. Khatian No. 1179, 1180, 1181, 1182, 1183, 1184, L.R. Dag no. 188/612. The said Deed of Conveyance was registered in the office of the Joint Sub registrar Alipore at Behala and recorded in Book No.1, being No.3786, for the year 1957.

*Pradip Basu*



P.S.- Behala, Kolata-700034, represented by its sole proprietor **RABI SANKAR ROY (PAN- AQFPR5538M, Aadhaar No. 6026 4318 1258)**, son of Late Anil Kumar Roy, by creed- Hindu, by nationality- Indian, by occupation- Business, residing at 677/2, D.H. Road, P.O. & P.S.- Behala, Kolata-700034, for the construction of a G + three storeyed building on the said property on the terms and conditions therein contained.

**NOW KNOW YE ALL MEN BY THESE PRESENTS** that we the executor abovenamed doth hereby make, nominate, constitute retain and appoint and has nominated, constituted, retained and appointed the said **MEGA INFRASTRUCTURE**, a Proprietorship Firm, having its registered office at 677/2, D.H. Road, P.O. & P.S.- Behala, Kolata-700034, represented by its sole proprietor **RABI SANKAR ROY (PAN- AQFPR5538M, Aadhaar No. 6026 4318 1258)**, son of Late Anil Kumar Roy, by creed- Hindu, by nationality- Indian, by occupation- Business, residing at 677/2, D.H. Road, P.O. & P.S.- Behala, Kolata-700034, (hereinafter referred to as the said **ATTORNEY**) to act in our name and on our behalf and to do jointly or severally all or any of the following acts, Deeds, matters and things namely :-

*Pradeep Bhatnagar*



1. To enter upon, hold, occupy and possess the said land measuring more or less 5(five) Cottahs 2(two) Chittacks situated and lying at Mouza- Mondalpara, J.L. no. 6, R.S. Khatian no. 300, R.S. Dag no. 188, 189, L.R. Khatian No. 1179, 1180, 1181, 1182, 1183, 1184, L.R. Dag no. 188/612, lying and situated at premises no. 15A, Mondal Para 1<sup>st</sup> Lane, having its mailing address 180/1, Bhupen Roy Road, P.O.-Behala, P.S.- Behala, Kolkata - 700034, within the limits of the Kolkata Municipal Corporation, Ward No. 121, Assessee No. 41-121-10-0049-5, District-South 24 Parganas, more fully described in Schedule hereunder written (hereinafter referred as the "Said Premises") and for the said purpose to do all acts deeds matters and things as the said Attorney shall reasonably think proper.
2. To take charge or look after, manage and administer the said portion of the property which has been mentioned in the Schedule hereunder thereof as the said attorney shall think proper.
3. To appear and represent the executor before the Kolkata Municipal Corporation, authorities Police authorities, Fire Brigade Authority, CESC Ltd., Urban land ceiling Authorities and other Government Authorities and/or

*Pradeep Bhatia*



departments. Central or State in connection with the development of the said portion of the premises and/or construction of the proposed new building and further to sign execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all acts deeds matters and things as the said Attorney shall reasonable think proper.

4. To demolish or cause to be demolished the existing building, and other structure whatsoever lying erected at the said premises or portions thereof.
5. To apply for and obtain all necessary sanctions, permissions. No objection and clearances from the appropriate Government Authorities and/or departments including necessary sanction of plan from the Kolkata Municipal Corporation, authorities for development of the said premises and/or construction of the new building in or upon the land comprised in the said portion of premises thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper.
6. To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctions

*Pradip Kumar*



and/or approved by the Kolkata Municipal Corporation authorities and other Government authorities, Fire Brigade Authorities, Police Authorities, and/or departments as any from time to time necessary or require for the development of the said portion of the premises and/or demolition of the existing structures thereon comprised in the said portion of the premises and/or construction of the new buildings or other structures in or upon the land comprised in the said premises and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall reasonably think proper.

7. To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said portion of the premises and/or in the new building that may hereafter be erected for that the said attorney or he shall reasonably think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts deed matters and things as the said Attorney shall reasonable think proper.

*Pradeep Bhowmik*

8. To undertake and carry out the development of the said portion of the premises and / or construction of the proposed building and other structures in or upon the land comprised in the said portion of the premises after demolishing the existing structures if any comprised therein as per the plan as may be sanctioned by the Kolkata Municipal Corporation and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.
9. To institute and/or prosecute all or any suit/suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said portion of the premises and / or the development thereof and/or construction of the proposed new buildings in the portion of the said premises as per the plan to be sanctioned by the Kolkata Municipal Corporation, and for the said purpose to do all acts deed matters and things as the said Attorney shall reasonable think proper.
10. To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning

*Pradeep Kumar*



or relation to the said portion of the premises and/or the land comprised therein and/or construction of the proposed new building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.

11. To sign execute affirm and verify all complaints, written statements, affidavits, application, writ petition and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations on the said Attorney shall think proper.
12. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the portion of the said premises thereof and/or the construction of the proposed new buildings and the same on such terms and condition and for such consideration as the said Attorney shall reasonable think proper.
13. To refer all or any disputes concerning or relating to the said portion of the premises or portions thereof and/or the

*Foadip Birra*

development thereof and/or construction of the proposed new buildings to proper Court of law.

14. To retain and appoint advocates and lawyers for prosecuting and/or defending all or any legal proceedings and / or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authorize letters and further to revoke such appointment as the said attorney think proper.
15. To retain and appoint architects, engineers, contractor, Masons, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the development of the portion of the said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.
16. From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Kolkata Municipal Corporation and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said attorney shall think proper.

Pradeep Kumar



17. Save and except the Owners' Allocation portion the said attorney may enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats and other spaces of the developer's allocated portion only of the proposed new building to be erected in or upon the land comprised in the said portion of the premises.
18. To receive realise and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats, and other spaces of the Developer's allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.
19. Save and except owner's allocation in the new building to sign and execute Agreement for Sale, Deed of Conveyance documents and papers for sale on ownership basis or otherwise transfer or disposal or the several flats and other saleable spaces of the developer's allocated portion of the proposed buildings and for the said purpose to do all acts deeds matters and things for only Developer's allocation.

*Pradeep Bhatnagar*

20. To appear before the appropriate registration authority and to present the agreements for sale, sale deeds, transfer deeds and other deeds, documents and papers concerning or relating to the flats or other saleable spaces of the developer's allocation of the proposed buildings and to admit the execution thereof and to do all acts deeds matters and things as may be necessary or required for the completion of registration there for only Developer's Allocation.
21. To retain and appoint one or more labour contractor & suppliers to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said attorney shall think proper at their own risk and responsibility.

**AND GENERALLY** to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said attorney shall think proper.

**AND** we the said APPOINTERS above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said ATTORNEY or any of them acting as aforesaid lawfully do.

*Pradeep Kumar*



**SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE SAID LAND)**

**ALL THAT** piece and parcel of land measuring more or less 5(five) Cottahs 2(two) Chittacks along with 100 sq.ft. RTS structure situated and lying at Mouza- Mondalpara, J.L. no. 6, R.S. Khatian no. 300, R.S. Dag no. 188, 189, L.R. Khatian No. 1179, 1180, 1181, 1182, 1183, 1184, L.R. Dag no. 188/612, lying and situated at premises no. 15A, Mondal Para 1<sup>st</sup> Lane, having its mailing address 180/1, Bhupen Roy Road, P.O.- Behala, P.S.- Behala, Kolkata - 700034, within the limits of the Kolkata Municipal Corporation, Ward No. 121, Assessee No. 41-121-10-0049-5 District- South 24 Parganas, together with all rights of easements, benefits, facilities, privileges and other advantages attached therein and the said property is butted and bounded in the manner following: -

ON THE NORTH	:	Land of Abhay Charan Das.
ON THE SOUTH	:	4' feet common passage.
ON THE EAST	:	12' feet wide KMC Road.
ON THE WEST	:	12, Mondal Para 1st Lane

*Pradeep Bhowmik*

IN WITNESSES WHEREOF we the parties above named and attorney have hereunto set our respective hands and seals this 12<sup>th</sup> day of *May*, 2023.

**SIGNED, SEALED AND DELIVERED**

by the Appointers, abovenamed

at Kolkata in presence of :

1. *Subrata Ray*  
7/21, Behala  
Bonamali Ghosh  
Lane, K-34

2. *Nilendu Ray*  
677/2, D. Road.  
K-34.

*Pradeep Binon*  
*Mapas Biswas*  
*Sikha Roy*

*Dea Bhuiya*  
*Mousumi Ballab*  
*Sanniratha Dhar*

**Signature of the Executants**

I accept this power

**MEGA INFRASTRUCTURE**

*Rab Shankar Ray*  
**Proprietor**

**Signature of the Attorney**

Drafted by me :

*Asok Kumar Chandra*  
Advocate *W.B. 1589/73*

Alipore Judges Court  
Kolkata-700 027

Computer Typed by :

*S. S.*  
Alipore Judges Court  
Kolkata-700 027.





Thumb

1<sup>st</sup> Finger

Middle Finger

Ring finger

Small Finger

Left hand					
Right hand					

Name PRADIP BISWAS

Signature Pradip Biswas



Thumb

1<sup>st</sup> finger

Middle Finger

Ring Finger

Small Finger

Left hand					
Right hand					

Name TAPAS BISWAS

Signature Tapas Biswas



Thumb

1<sup>st</sup> Finger

Middle Finger

Ring Finger

Small Finger

Left hand					
Right hand					

Name SIKHA ROY

Signature Sikha Roy



Thumb

1<sup>st</sup> Finger

Middle Finger

Ring Finger

Small Finger

Left hand					
Right hand					

Name IRA BISWAS

Signature Ira Biswas



Thumb

1<sup>st</sup> Finger

Middle Finger

Ring finger

Small Finger

Left hand					
Right hand					

Name MOUSUMI BALLABSignature Mousumi Ballab

Thumb

1<sup>st</sup> finger

Middle Finger

Ring Finger

Small Finger

Left hand					
Right hand					

Name SARMISTHA DHARSignature Sarmistha Dhar

Thumb

1<sup>st</sup> Finger

Middle Finger

Ring Finger

Small Finger

Left hand					
Right hand					

Name RABI SHANKAR ROYSignature Rabi Shankar Roy

Thumb

1<sup>st</sup> Finger

Middle Finger

Ring Finger

Small Finger



Left hand					
Right hand					

Name .....

Signature .....





**Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip**

Query No / Year	8001202040/2023	Office where deed will be registered
Query Date	12/05/2023 10:30:50 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	A K CHOUDHURY ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8697252771, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 43,90,475/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 160705523/2023	

**Land Details :**

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondal Para 1st Lane, , Premises No: 15A, , Ward No: 121 Pin Code : 700034

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	5 Katha 2 Chatak	1/-	43,63,475/-	Width of Approach Road: 12 Ft., , Project Name :
<b>Grand Total :</b>				<b>8.4563Dec</b>	<b>1 /-</b>	<b>43,63,475 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1 /-</b>	<b>27,000 /-</b>	



Query No: 8001202040 of 2023. Printed On :  
May 12 2023 10:38AM, Generated from  
Registration office

## Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Dr PRADIP BISWAS Son of Late NIKHIL KUMAR BISWAS180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx2C,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr TAPAS BISWAS Son of Late NIKHIL KUMAR BISWAS180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx6B,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs SIKHA ROY Wife of Mr. SUBRATA ROY180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx9P,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mrs IRA BISWAS Wife of Late TRITIP BISWAS180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BTxxxxxx9Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Smt MOUSUMI BALLAB Wife of Mr. BIPLAB BALLAB180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BDxxxxxx1R,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	Smt SARMISTHA DHAR Wife of Mr. SOUMEN DHAR180/1, BHUPEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx8J,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 8001202040 of 2023, Printed On :  
May 12 2023 10:35AM, Generated from  
Registration office



Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 11-06-2023) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 11-06-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Query No: 8001202040 of 2023, Printed On :  
May 12 2023 10:38AM, Generated from  
Registration office

भारत सरकार  
GOVERNMENT OF INDIA



Pradip Biswas  
DOB: 01/03/1951  
Male / MALE



7090 7432 7151

-সাধারণ মানুষের অধিকার

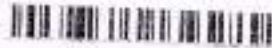
Pradip Biswas



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Nikhil Biswas, 18/2/48, 1ST  
FLOOR, GOLF GREEN URBAN COMPLEX,  
UDAY SANKAR SARANI, Golf Green,  
Kolkata,  
West Bengal - 700095



www

पूरी जानकारी के लिए  
संकेतित करें



PERMANENT ACCOUNT HOLDER  
ADP026125



नाम / NAME  
PRADIP BISWAS

पिता या पिता के साथ नाम / FATHER'S NAME  
NIKHIL RAJAN BISWAS

जन्म तिथि / DATE OF BIRTH  
01-03-1951

हस्ताक्षर / SIGNATURE

*Pradeep Biswas*  
Signature of the Permanent Account Holder

*ET Has*

आयकर अधिकारी, प. बी. २६

COMMISSIONER OF INCOME-TAX, W.B.-2

*Pradeep Biswas*

इस कार्ड के धो / किल जाने पर कृपया जारी करने

वाले अधिकारी को सूचित / वापस कर दें

उपस्थित आयकर अधिकारी,

प्लॉट-7,

हॉरिंग्टन स्क्वायर,

कलकत्ता - 700 055.

In case this card is lost/ found kindly informers to  
the issuing authority.

Assistant Commissioner of Income-tax.

प्लॉट-7,

हॉरिंग्टन स्क्वायर,

कलकत्ता-700 055.



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

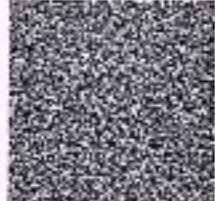
Unique Identification Authority of India

Government of India

Enrollment No.: 0653/03004/05181

To  
TAPAS BISWAS  
S/O Nikhil Biswas  
180/1 BHUPEN RAY ROAD BEHALA  
Behala  
Behala  
Circus Avenue Kolkata  
West Bengal 700034  
9433988620  
ME458560693FH

05/12/2013  
145856069



आपका आधार क्रमांक / Your Aadhaar No. :

**7581 7805 0106**

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



TAPAS BISWAS  
DOB : 18/12/1959  
Male



**7581 7805 0106**

मेरा आधार, मेरी पहचान

*Tapas Biswas*





ভারত সরকার

Government of India



সিখা রায়

Sikha Roy

পিতা : নিখিল কুমার বিশ্বাস

Father : Nikhil Kumar Biswas

জন্মতারিখ/DOB: 08/10/1955

লিঙ্গ / Female

5514 4353 2342



আধার - সাধারণ মানুষের অধিকার

Sikha Roy

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

SIKHA ROY

NIKHIL KUMAR BISWAS

08/10/1955

Permanent Account Number

ACYPB5349P

Sikha Roy

Signature



Sikha Roy





ইরা বিস্বাস  
Ira Biswas  
জন্মবর্ষ/ YOB: 1962  
মহিলা / FE: E



9902 5641 0714

আধার-স্বাক্ষরিত চিহ্ন



মাধ্যমিক বিজ্ঞান বহুবান প্রাধিকার  
MID-IDENTIFICATION AUTHORITY

ঠিকানা:

১৮০/১, ভূপেন রায় রোড,  
বেঙ্গলী প্র. ও, কোলকাতা,  
পশ্চিমবঙ্গ - ৭০০০৩৪

Address:

180/1, BHUPEN ROY ROAD, Bahalo  
S.O, Kolkata,  
West Bengal - 700034

Aadhaar-Aam Admi ka Adhikar

Ira Biswas

आयकर विभाग

INCOME TAX DEPARTMENT

IRA BISWAS

MONORANJAN CHATTERJEE

01/01/1962

Permanent Account Number

BTKPB1299Q

*IRA Biswas*

Signature



भारत सरकार

GOVT. OF INDIA



26072013

*IRA Biswas*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MOUSUMI BALLAB  
TRIDIP BISWAS

22/01/1979

Permanent Account Number

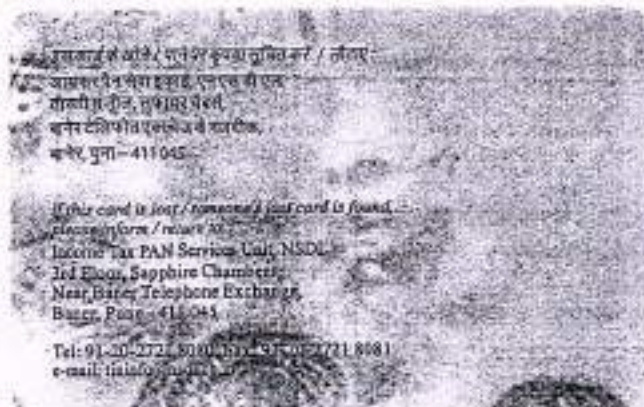
BDTPB7631R

*Mousumi Ballab*

Signature



060602011



*Mousumi Ballab*



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



তালিকাভুক্তির নম্বর/Enrolment No.: 2010/96310/02006

Sarmistha Dhar (শর্মিষ্ঠা ধর)

তথ্য

W/O: Soumen Dhar, B 32/10/2, Sarada Park,  
Jote Shibramopur, Shibrampur, South 24  
Parganas,  
West Bengal - 700141

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটি এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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**6868 6037 5205**



আমার আধার, আমার পরিচয়



1947



help@uidai.gov.in



www.uidai.gov.in

Signature Not Verified  
Digitally signed by UIDAI  
CERTIFICATION AUTHORITY OF UIDAI  
Date: 2013.02.07 13:04:15

- আধার সারা দেশে মান্য
- আধার আধারের জন্য আপনার একবারই তালিকাভুক্তি করার আবশ্যকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষিত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

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भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA



শর্মিষ্ঠা ধর  
Sarmistha Dhar  
জন্মতারিখ/ DOB: 25/12/1983  
মহিলা / FEMALE



ঠিকানা:

ওয়ার্ড/৪: সৌমেন ধর, বী  
32/10/2, সারদা পার্ক, যোত  
শিবরামপুর, শিবরামপুর, দক্ষিণ  
২৪ পরগনা,  
পশ্চিম বঙ্গ - 700141

Address:

W/O: Soumen Dhar, B 32/10/2,  
Sarada Park, Jote Shibramopur,  
Shibrampur, South 24 Parganas,  
West Bengal - 700141

6868 6037 5205

আমার আধার, আমার পরিচয়

6868 6037 5205

MEERA AADHAAR, MERI PEHACHAN

Sarmistha Dhar

Date: 09/02/2017



आयकर विभाग

INCOME TAX DEPARTMENT

SARMISTHA DHAR

NISITH KUMAR BISWAS

25/12/1983

Permanent Account Number

ATCPD2498J

Sarmistha  
Dhar

Signature



भारत सरकार  
GOVT. OF INDIA



181102002

Sarmistha Dhar



*Rabi Shankar Roy*



भारत सरकार  
GOVERNMENT OF INDIA



रवि शंकर राय  
Rabi Shankar Roy  
जन्मतिथि/ DOB: 18/01/1963  
पुरुष / MALE



6026 4318 1258

आधार-साधारण मानुष्ये अधिकार

*Rabi Shankar Roy*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

677/2, डायमंड हार्बर  
रोड, हिन्दुस्तान पार्क, बेहाला,  
कोलकाता,  
पश्चिम बंग - 700034

Address:

677/2, DAIMOND HARBOUR  
ROAD, HINDUSTHAN PARK  
BEHALA, Behala, Kolkata  
West Bengal - 700034

6026 4318 1258

Aadhaar-Aam Admi ka Adhikar