

AND THE STATE OF SHARMAN Sharm

সৈকত মেউর ন্যাম্প ফ্রেড়ার হাওড়া আদালত



Certified that the document is admitted to registration. The signature sheets and the endorsement sheets effected with this document are the pust at this documents.

District Sub-Register, Howish

2 0 NOV 2015

District Sub Registrar Howrah

2 0 NOV 2015

(1) SHRI TAPAS MAITY son of Late Balai Maity, by occupation Business, AND
(2) SHRI RABINDRA NATH MAITY son of Late Kanailal Maity, by occupation Business, all by Religion Hindu, all Indian National, all resident of Village Jujersah Dakshin Para, Post Office Jujersah, Police Station Panchla, District Howrah, PIN- 711302, hereinafter called the FIRST PARTY/OWNERS/LANDLORDS/PRINCIPALS

AND

SHRI SUSHIL KUMAR SHARMA son of Late OMPROKASH SHARMA, (PAN BCLPS2701N), by Religion Hindu, Indian National, by occupation Business, resident of 65, Seikhpara Lane, P.O. Botanical Garden, P.S. Shibpur, Howrah-711103, hereinafter called the SECOND PARTY / DEVELOPER / ATTORNEY;

KNOW ALL MEN BY THESE PRESENTS that We, SHRI TAPAS MAITY son of Late Balai Maity, AND (2) SHRI RABINDRA NATH MAITY son of Late Kanailal Maity all resident of Village Jujersah Dakshin Para, Post Office Jujersah, Police Station Panchla, District Howrah, PIN- 711302 hereinafter referred to as the "PRINCIPALS / EXECUTANTS / FIRST PART"

AFOR YOU IL Y

WHEREAS We, the Principals / Executants/ First Party are the joint owners and occupiers of ALL THAT the piece or parcel of demarcated land ("Riyati") measuring a little more or less about 12.50 Decimals comprised in R.S. Dag No. 605 corresponding to L.R. Dag No. 643, appertaining to L.R. KHATIAN NOS. 2537, 2538, J.L. No. 21, within MOUZA SANKRAILJALA, Police Station Sankrail, District Howrah, which is more fully described in the Schedule herein below and hereinafter called the "SAID PROPERTY";



District Sub Registrai Howrah

2 0 NOV 2015

AND WHEREAS we, the present Owners /Principals /First Part herein are the absolute Owners and Occupiers of the said property and we are being the Owners of the said property has been enjoying and possessing the said property by paying all statutory taxes, impositions and outgoings before the Concerned Departments, and desired to construct a multi storied building on our said property;

AND WHEREAS As we are not technically expert to undertake the proposed construction ourselves, we therefore resorted to take proper assistance of the Builder/ Developer having sound financial stability and technical knowledge regarding the Construction affairs.

AND WHEREAS the Developer namely SHRI SUSHIL KUMAR SHARMA son of Late OMPROKASH SHARMA, resident of 65, Seikhpara Lane, P.O. Botanical Garden, P.S. Shibpur, Howrah-711103 has approached to us and made a proposal to develop the Schedule mentioned property by way of construction of the said new building in accordance with the sanctioned plan by arranging financial resources from his own side;

AND WHEREAS we, the Principals herein have entered into a Development Agreement dated 20th. November, 2015 with the Developer SHRI SUSHIL KUMAR SHARMA son of Late OMPROKASH SHARMA, resident of 65, Seikhpara Lane, P.O. Botanical Garden, P.S. Shibpur, Howrah-711103 which was registered in the office of D.S.R. Howrah in Book No. I, Being No 050110579..., for the year 2015 and by that Agreement the respective portions/Flat/areas of the said proposed building (of Land Owners and Developer) has been settled in between Land Lords/Principals and Developer/Attorney herein and in such effect the said Developer has already taken necessary steps for obtaining sanctioned Plan from the concerned authority. Now on terms of the said Development Agreement it has

become necessary to make and execute Development Power of Attorney wherein and whereby we want to appoint the said Developer Firm as our lawful Constituted Attorney to do all acts, deeds, things and cause to be done and perform in respect of our said property in terms of the said Development Agreement on our behalf.

NOW KNOW ALL MEN by these presents that we, the above named Appointers/Owners/First Party do hereby nominate, constitute and appoint, SHRI SUSHIL KUMAR SHARMA son of Late OMPROKASH SHARMA, resident of 65, Seikhpara Lane, P.O. Botanical Garden, P.S. Shibpur, Howrah-711103 as our true and lawful Attorney to do all acts, things, perform, execute and cause to be done, executed and performed in respect of our property more fully and particularly described in the Schedule hereunder written as mentioned below in our name and on our behalf that is to say:

- 1) To appear and act in all the Courts, Criminal, Civil, Revenue Office, Block Land and Land Reform Office, District Registrar Office, Additional District Sub-Registrar Office, District Magistrate and Sub-Divisional Office, District Board, Gram Panchayat/Zilla Parisad or any other local authority.
- 2) To apply B.L. & L.R.O. for conversion of the Schedule mentioned land/property, and to sign all documents, appear for hearing to represent us, submit plan and to do all necessary formalities as required do for the purpose of Conversion of Land on our behalf;
- 3) To sign, revised plans, to verify plaints, written statements, petitions, objections, memorandum of appeal and petitions, objection and application of all kinds and to file it in any court of law such as any Civil Court, Criminal Court, or any of the office or offices.

- 4) To appoint any Advocate, Barrister, Revenue Agent or any other legal practitioner or any person legally authorized to do any act.
- 5) To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
- 6) To file and receive back any documents, to deposit money by Chillan or receipt and to withdraw money from any Court, cases or from any office or offices and to grant proper acknowledgement receipt.
- 7) To accept service of any summons, notice, writ issued by any court and office against me.
- 8) To obtain, refund of stamp duty, court fees, to execute the decree or any decrees up to the amount of the decree.
- 9) To file suits, for damages and any kind of suit.
- 10) To apply to courts and offices for copies of documents and papers and to withdraw deeds, documents, papers from any court.
- 11) To apply for the inspection of and to inspect any judicial records any records of any office or offices.
- 12) To file any application before the Municipal authority or any board and to appear and also to do all acts which will be necessary to protect the interest at the property and also take any copies from the Gram Panchayat/Zilla Parisad.
- 13) To carry on correspondence with all concerned authorities and bodies including the government of West Bengal and all its departments, Gram Panchayat/Zilla Parisad, Police Authorities, Electricity Board for the time being in connection with the schedule property, and any other matters pertaining to the said property.

- 14) To deal and correspond with Gram Panchayat/Zilla Parisad and all its department or officers or any other officers or authorities in connection with or relating to the said property hereunder and in particular to do the aforesaid acts, deeds, matters etc.
- 15) To deal with the Electricity Board for obtaining electric connection over the schedule property and to put up and erect an electric sub-station for the supply of electricity to the schedule property and for the purpose to sign all letters, applications undertaking, terms and conditions as may from time to time be thought necessary as may be required by concerned authorities.
- 16) To enter into an agreement for sale on our behalf and to do all acts which will be legal valid for completion of all agreement if required to appear before the registering authority and presenting the same and shall admit execution and registration.
- 17) To execute and register proper instrument of transfer on our behalf on duly stamped conveyance and any other kind of indenture like Gift, sale, mortgage or any things he likes and shall present the same before the Registering Authority and shall admit execution and registration and also shall complete and observe all formalities for completion of sale and shall deliver of possession of the Developer's allocation/portion (except Owner's allocated Flats) of the building and shall take all money and consideration and to grant receipt for acknowledge of payment.

- 18) To sign and execute and/or register all or any documents, Agreement or Instruments for Sale, Sale Deed, Deed of Conveyance and Transfer the Flats/Units/Shop rooms/Garages out of Developer's allocation as mentioned herein before, and receive consideration thereof.
- 19) This Power of Attorney will be cancelled automatically after completion of the proposed building and also after sale of the entire Developer' portion and/or allocation as per the said Development Agreement and if the Developers sell out any portion of the Owner's allocation as per instruction of the Owners in that the case the said consideration money will be deposited with the Bank account of the Owners. All the receivable by or payable to the principals must be paid to the principals.
- AND GENERALLY to do all acts, deeds and things in any concerned Authority hereby granted in respect of the Schedule property which we ourselves could have done lawfully under our own hands if present personally.

schedule property above referred to

ALL THAT the piece or parcel of demarcated land ("Riyati") measuring a little more or less about 12.50 Decimals comprised in R.S. Dag No. 605 corresponding to L.R. Dag No. 643, appertaining to L.R. KHATIAN NOS. 2537, 2538, J.L. No. 21, within MOUZA SANKRAILJALA, Police Station Sankrail, District Howrah, the above land/composite block/premises is butted & bounded by:

ON THE NORTH

: PWD ROAD :

ON THE SOUTH

:DAG NO. 606;

ON THE EAST

: DAG NO. 604 (Rina Hazra);

ON THE WEST

: Part Dag No. 605 (Part) (Sikha Hazra);

IN WITNESS WHEREOF the parties hereto subscribed their hands and seals on the day, month and year written hereinbefore.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF

WITNESSES

(1) Sondo worky Heron Cen.

Zapas Maily Ralenda Math Maits

SIGNATURE OF THE EXECUTANTS/PRINCIPALS/LAND LORDS

Sushil Kumar Short 7.

SIGNATURE OF THE ATTORNEY

Drafted by me and prepared in my office. Argan Sarkan

Advocate F - 1782/32 Judges' Court Howrah

FINGER IMPRESSIONS



LEFT HAND

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LITTLE	RING	MIDDLE	FORE	THUMB

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RIGHT



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Raleindra Nath Maits

RIGHT HAND

FINGER IMPRESSIONS



LEFT HAND

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Sushil Rumar oslam 9.

RIGHT

LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT

RIGHT HAND



Government of West Bengal Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	05011000340956/2015	Query Date	20/11/2015 12:41:43 PM				
Office where deed will be registered	D.S.R. HOWRAH, District	: Howrah					
Applicant Name	Tapas Maity	apas Maity					
Address	Thana : Howrah, District :	Howrah, WEST BENGAL					
Applicant Status	Seller/Executant						
Other Details	Mobile No. : 9830621873						
Transaction	[0138] Sale, Development	[0138] Sale, Development Power of Attorney after Registered Development Agreement					
Additional Transaction Details							
Set Forth value	Rs. 2,00,000/-	Total Market Value:	Rs. 27,11,212/-				
Stampduty Payable	Rs. 50/-	Stampduty Article:-	48(g)				
Registration Fee Payable	Rs. 39/-	Registration Fee Article:-	E, M(b), H				
Expected date of the Presentation of Deed							
Amount of Stamp Duty to	be Paid by Non Judicial S	tamp	Rs. 0/-				
Mutation Fee Payable	DLRS server does not retu	urn any Information					
Remarks							

		La	nd Details				
Sch No.	KI	Plot No & hatian No/ oad Zone	Area of Land	Setforth Value(In Rs.)		Warket ue(In Rs.)	Other Details
L1	Gram Panchayat: SANKRAIL, 64 Mouza: Sankrailjala , L	R Plot No:- 43 _R Khatian o:- 2538	12.5 Dec	2,00,000/-	27,1	1,212/-	Proposed Use: Bastu, ROR: Sali, Property is or Road Adjacent to Metal Road,
		Princ	cipal Details				
SI No.	Name & Address		Status	Execution An Admission Det		Other Det	ails
1	Shri Tapas Maity Son of Late Balai Maity Jujersah Dakshin Pally, P.O:- Jujersa Panchla, District:-Howrah, West Ben India, PIN - 711302		- Maria de la companya del companya de la companya della companya	Executed by: Se be Admitted by:		Hindu, Oc	cupation: Citizen of: No.
2	Mr Rabindra Nath Maity Son of Late Kanai Lal Maity Jujersah Dakshin Para, P.O:- Jujersa Panchla, District:-Howrah, West Ben India, PIN - 711302		The state of the s	Executed by: Se be Admitted by:		Hindu, Oc	cupation: Citizen of: No.
		Atto	rney Details				
SI No	Name & Address		Status	Execution A Admission De		Other Det	tails
1	Mr Sushil Kumar Sharma Son of Late Omprakash Sharma 65, Seikhpara Lane, Seikh para Lane Garden, P.S:- Shibpur, Howrah, Dist Howrah, West Bengal, India, PIN - 7	trict:-	Individual	Executed by: Se be Admitted by:		Hindu, Oc	cupation: Citizen of: N No.

Identifier Name & Address	Other Details	Identifier of
Mr Sandip Nandi	Sex: Male, By Caste: Hindu, Occupation:	Shri Tapas Maity, Mr
Son of Mr S K Nandi	Law Clerk, Citizen of: India,	Rabindra Nath Maity, Mi
Howrah Court, P.O:- Howrah, P.S:- Howrah,		Sushil Kumar Sharma
Howrah, District:-Howrah, West Bengal, India,		
PIN - 711101		

	Tra	ansfer of Property from Principal To A	ttorney	
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
L1	Shri Tapas Maity	Mr Sushil Kumar Sharma	6.25 Dec	50
L1	Mr Rabindra Nath Maity	Mr Sushil Kumar Sharma	6.25 Dec	50

For Information only

Note:

- 1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
- 2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 03/01/2016.
- 3. Standard User charge of Rs. 175/-(Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
- 4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
- 5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
- 6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
 If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
- 7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
- 8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Sati Prosad Bandopadhyay)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R.
HOWRAH
Howrah, West Bengal

Seller, Buyer and Property Details

A. Principal & Attorney Details

	Presentant Details					
SL No.	Name, Address, Photo, Fing	er print and Signature of Pres	entant			
1	Shri Tapas Maity Son of Late Balai Maity Jujersah Dakshin Pally, P.O:- Jujersah, P.S:- Panchla, District:-Howrah, West Bengal, India, PIN - 711302	20/11/2015 1:55:23 PM	LTI 20/11/2015 1:55:30 PM			
		Zapas Mevity 20/11/2015	1:55:41 PM			

	Principal Details					
SL No.	Name, Address, Photo	o, Finger print and Signature				
1	Shri Tapas Maity Son of Late Balai Maity Jujersah Dakshin Pally, P.O:- Jujersah, P.S:- Panchla, District:-Howrah, West Bengal, India, PIN - 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFCPM0259A,; Status: Individual; Date of Execution: 20/11/2015; Date of Admission: 20/11/2015; Place of Admission of Execution: Office	20/11/2015 1:55:23 PM Zapas Meity	LTI 20/11/2015 1:55:30 PM 1:55:41 PM			

	Principal Details					
SL No.	Name, Address, Photo	o, Finger print and Signature				
2	Mr Rabindra Nath Maity Son of Late Kanai Lal Maity Jujersah Dakshin Para, P.O:- Jujersah, P.S:- Panchla, District:-Howrah, West Bengal, India, PIN - 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAVPM5566C,; Status: Individual; Date of	20/11/2015 1:54:00 PM	LTI 20/11/2015 1:54:09 PM			
	Execution: 20/11/2015; Date of Admission: 20/11/2015; Place of Admission of Execution: Office	Folendon Holy 10	1:54:22 PM			

	Attorney D	Details	
SL No.	Name, Address, Photo	, Finger print and Signature	
1	Mr Sushil Kumar Sharma Son of Late Omprakash Sharma 65, Seikhpara Lane, Seikh para Lane, P.O:- B Garden, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BCLPS2701N; Status: Individual;	20/11/2015 1:54:38 PM	LTI 20/11/2015 1:54:45 PM
	Date of Execution : 20/11/2015; Date of Admission : 20/11/2015; Place of Admission of Execution : Office	Sushit Kumar 95/ 20/11/2015	

B. Identifire Details

Identifier Details				
SL No.	Identifier Name & Address	Identifier of	Signature	
1	Mr Sandip Nandi	Shri Tapas Maity, Mr Rabindra		
	Son of Mr S K Nandi	Nath Maity, Mr Sushil Kumar		
	Howrah Court, P.O:- Howrah, P.S:-	Sharma	Zandip Non 1	
	Howrah, Howrah, District:-Howrah,			
	West Bengal, India, PIN - 711101 Sex:		20/11/2015 1:55:53 PM	
	Male, By Caste: Hindu, Occupation:			
	Law Clerk, Citizen of: India,			

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Howrah, P.S:- Sankrail, Gram Panchayat: SANKRAIL, Mouza: Sankrailjala	LR Plot No:- 643 , LR Khatian No:- 2538	12.5 Dec	2,00,000/-	27,11,212/-	Proposed Use: Bastu, ROR: Sali, Property is on Road Adjacent to Metal Road,

	Transfe	r of Property from Principal to Atto	orney	
Sch	Name of the Principal	Name of the Attorney	Transferred	Transferred

	Tra	nsfer of Property from Principal to Atto	orney	
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
L1	Mr Rabindra Nath Maity	Mr Sushil Kumar Sharma	6.25	50
	Shri Tapas Maity	Mr Sushil Kumar Sharma	6.25	50

D. Applicant Details

De	tails of the applicant who has submitted the requsition form
Applicant's Name	Tapas Maity
Address	Thana : Howrah, District : Howrah, WEST BENGAL
Applicant's Status	Seller/Executant

Office of the D.S.R. HOWRAH, District: Howrah

Endorsement For Deed Number: I - 050110587 / 2015

Query No/Year

05011000340956/2015

Serial no/Year 0501011471 / 2015

Deed No/Year

1 - 050110587 / 2015

Transaction

[0138] Sale, Development Power of Attorney after Registered Development

Agreement

Name of Presentant

Shri Tapas Maity

Presented At

Office

Date of Execution

20-11-2015

Date of Presentation

20-11-2015

Remarks

On 20/11/2015

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 13:48 hrs on : 20/11/2015, at the Office of the D.S.R. HOWRAH by Shri Tapas Maity , one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 27,11,212/-

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

Execution is admitted on 20/11/2015 by

Shri Tapas Maity, Son of Late Balai Maity, Jujersah Dakshin Pally, P.O: Jujersah, Thana: Panchla, , Howrah, WEST BENGAL, India, PIN - 711302, By caste Hindu, By Profession Business Indetified by Mr Sandip Nandi, Son of Mr S K Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 20/11/2015 by

Mr Rabindra Nath Maity, Son of Late Kanai Lal Maity, Jujersah Dakshin Para, P.O: Jujersah, Thana: Panchla, , Howrah, WEST BENGAL, India, PIN - 711302, By caste Hindu, By Profession Business Indetified by Mr Sandip Nandi, Son of Mr S K Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 20/11/2015 by

Mr Sushil Kumar Sharma, Son of Late Omprakash Sharma, 65, Seikhpara Lane, Road: Seikh para Lane, , P.O: B Garden, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711103, By caste Hindu, By Profession Business

Indetified by Mr Sandip Nandi, Son of Mr S K Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, By caste Hindu, By Profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 3770, Purchased on 19/11/2015, Vendor named S Meyur.

Grahen traine dispus

(Sati Prosad Bandopadhyay)
DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0501-2015, Page from 135704 to 135721 being No 050110587 for the year 2015.



Grober tropadmy

Digitally signed by SATIPRASAD BANDYOPADHYAY Date: 2015.11.20 14:24:13 +05:30 Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 20-11-2015 14:24:12 DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. HOWRAH West Bengal.

(This document is digitally signed.)