

02183/19

(8)

I-2108/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

AA 505160

Signature
District Sub-Registrar-II
Aikya, South 24 Parganas

DEVELOPMENT POWER OF ATTORNEY 13 MAR 2019

KNOW ALL MEN BY THESE PRESENTS THAT WE (1) MR. MUKUL MITTRA, (PAN - AEXPM4067Q), (Ph. 9830050606), s/o Late Nitilal Mitra, by faith - Hindu, by occupation - Architect, aged about 71 years, of 267, (previously 164/B) Becharam Chatterjee Road, P.O. Sarsuna, P.S. Parnasree, Kolkata - 700061, and (2) MR. SWAPAN KANTI MITRA, (PAN ADOPM9341F), (Ph.

7 MAR 2019

9471

Rs. 100/- Date.....

Name..... M/S. Nirman

Address..... 22, R N Mukherjee Road,

Vendor.....

Kol-1.

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27



~~District Sub-Registrar-III
Alipore, South 24 Parganas~~

13 MAR 2019

Dilip kr. Mahalik
Spots Moham Carl Mahalik
Alipore Police Court-
Kol-27, Cawladah

9933049426), s/o Late Nitilal Mitra, by faith- Hindu, by occupation- Retired Officer, aged about 69 years, residing at 267, (previously 164/B) Becharam Chatterjee Road, P.O. Sarsuna, P.S. Parnasree, Kolkata - 700061, hereinafter called and referred to as the "owners" do hereby **SEND GREETINGS :-**

WHEREAS on 13.03.2019 we entered into an development agreement with **NIRMAN (PAN AAGFN6845E)** a partnership firm, having its registered office at 22, R.N. Mukherjee Road, P.O. G.P.O., P.S. Hare Street, represented by one of the partner Mr. Tushar Kanti Sen, (PAN - ALOPS2468M), (Ph. 9830070386), S/o Late Nonigopal Sen, of "Ananda Niketan", 58A, D.H. Road, Joka, Kolkata - 700104, P.S. Thakupukur, which was registered before D.S.R.- I, Alipore and it was recorded being Book No. 1000, Deed No. 2100, for the year 2019.

NOW THIS INDENTURE WITNESSETH THAT WE MR. MUKUL MITTRA, (PAN - AEXPM4067Q), s/o Late Nitilal Mitra, by faith - Hindu, by occupation - Architect, aged about 71

years, of (previously 164/B) Becharam Chatterjee Road, P.O. Sarsuna, P.S. Parnasree, Kolkata - 700061, and **(2) MR. SWAPAN KANTI MITRA**, (PAN ADOPM9341F), s/o Late Nitilal Mitra, by faith- Hindu, by occupation- Retired Officer, aged about 69 years, residing at (previously 164/B) Becharam Chatterjee Road, P.O. Sarsuna, P.S. Parnasree, Kolkata - 700061, do hereby and hereunder nominate, constitute and appoint **MR. TUSHAR KANTI SEN**, son of Nanigopal Sen, of "Ananda Niketan", 58A, D.H. Road, Joka, Kolkata - 700104, P.S. Thakupukur, one of the partner of **NIRMAN (PAN AAGFN6845E)** a partnership firm, having its registered office at 22, R.N. Mukherjee Road, P.O. G.P.O., P.S. Hare Street, as our true and lawful attorney for us, in our name and on our behalf to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things :-

1. To appear before Kolkata Municipal Corporation, B.L.R.O., K.M.D.A. & L.R.O., Land Revenue Office,

C.E.S.C., in respect of the schedule property on behalf of us.

2. To file any Civil Suit, Criminal Suit or appear before the Civil Court, Criminal Court, Land Revenue Office or any Tribunal in relating to the Schedule Property.
3. To appoint, engage on my behalf Pleaders, Advocate or Solicitors, whenever our said Attorney shall think proper to do so in respect of the Schedule Property.
4. To Develop and Construct the Building on the said Premises as Developer.
5. To prepare plan and/or revised plan of the Building for the said property and to sign the said Building Plan, Affidavit Declaration etc. On our behalf and to submit the same to the Kolkata Municipal Corporation and other authorities for obtaining Sanction of the same and to submit proposal from time to time for the amendment of such Building Plan if required to the said the Kolkata Municipal Corporation and other Concerning Authority for the purpose of obtaining sanction of the same.

conveying the said Developer's Allocation property as we could do our self, if we were personally present.

10. To present any such Conveyance (which is Developer's Allocation) or Conveyances for registration, to admit execution and receipt of consideration money before the Sub-Registrar or Registrar having Authority for and to have the said Conveyance register the Property and undivided proportionate Share of land, amenities and facilities thereto and to do all Acts, Deeds and things which our said Attorney shall consider necessary for conveying the Said Property to the said purchaser or purchasers as fully and effectually in all respects as we could do the same our-self.

AND we hereby agree to ratify and confirm all and whatever other act or acts our said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said Property under and by virtue of this Deed notwithstanding any express power in that behalf as our under provided.

SCHEDULE AS ABOVE REFERRED TO

{Description of the Property}

ALL THAT piece and parcel of 9 Cottah 08 Chittak 24 sq. ft. (more or less) of land with two storied building & sheds standing thereon being municipal premises no. 267(previously 164/B), Becharam Chatterjee Road, Holding No. 267/347 under South Suburban Municipality, P.S. Parnasree, District - South 24 Parganas, recorded in R.S. Khatian No. 438 & 439, Dag No. 222/135 out of 33 decimals only 16 ½ decimals more or less 10 Coatts for which annual rent of payable to collector, 24 Parganas which is butted and bounded as follows:-

ON THE NORTH BY : Private Passage

ON THE SOUTH BY : House of Amiya Kumar Ghose

ON THE EAST : House of Raisina & Ors.

ON THE WEST BY : 20 feet wide Becharam Chatterjee Road;

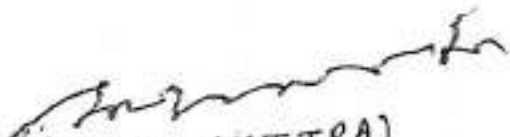
IN WITNESSES WHEREOF We the Principals hereof, have set and subscribed our signatures and seal on this the 13th day of March, 2019. (Two Thousand and Nineteen).

SIGNED, SEALED AND DELIVERED

In the Presence of:

WITNESSES:

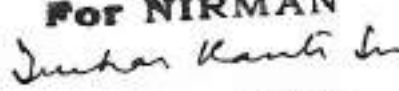
1. Amit Singh
32, Russa Rd, (S)
1st Lane: Kol-33


(MUKUL MITTRA)


Swapan Kanti Mitra

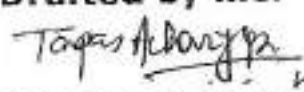
SIGNATURE OF THE EXECUTOR

2. Chayan Chatterjee
1/83, West Putiary.
KOL-41

For NIRMAN

Jankar Kanti Das
Partner

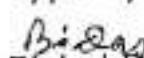
SIGNATURE OF THE ATTORNEY

Drafted by me:


WB-422/91
(TAPAS ACHARYA)
ADVOCATE

Alipore Criminal Court,
Kolkata - 700 027.

Type by:


Bishal Das
Alipore Police Court,
Kolkata - 700027

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name MUKUL MITRA

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name SWAPAN KANTI MITRA

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name TUSHAR KANTI SEN

Signature

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

ADOPM9341F



नाम / NAME

SWAPAN KANTI MITRA

पिता का नाम / FATHER'S NAME

NITILAL MITRA

जन्म तिथि / DATE OF BIRTH

18-09-1949

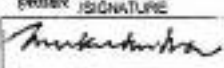
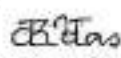
हस्ताक्षर / SIGNATURE

Swapan Kanti Mitra

आयकर अधीक्षक, प. 4, 11

COMMISSIONER OF INCOME-TAX, P. 4, 11

स्वपान कान्ति मित्रा

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AEXPM4067Q	
नाम / NAME	MUKUL MITTRA	
पिता का नाम / FATHER'S NAME	NITILAL MITTRA	
जन्म तिथि / DATE OF BIRTH	11-01-1948	
हस्ताक्षर / SIGNATURE		
		आयकर आयुक्त, प.प्र. - XI
		COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खोले/मिल जाने पर तुरन्त जारी करने वाले अधिकारी को सूचित/बादत कर दें।
 प्रमुख आयकर आयुक्त (प्रशासित एवं तकनीकी),
 पी-7,
 चौरंगी चौक,
 कलकत्ता - 700 069.

In case this card is lost/damaged, kindly inform/return to the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,

स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER

ALOPS2468M



नाम /NAME

TUSHAR KANTI SEN

पिता का नाम /FATHER'S NAME

NANI GOPAL SEN

जन्म तिथि /DATE OF BIRTH

07-12-1953

हस्ताक्षर /SIGNATURE

Tushar Kanti Sen

[Signature]

आयकर अधिकारी, प.स. - XI

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

आयकर विभाग
INCOME TAX DEPARTMENT

NIRMAN

16/04/2007

Permanent Account Number

AAGFN6845E



भारत सरकार
GOVT. OF INDIA



26092008

 ভাৰতৰ নিৰ্বাচন কমিশ্যন
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/17/117/354046



নিৰ্বাচকেৰ নাম : দিলীপ কুমাৰ
 Elector's Name : দিলীপ কুমাৰ
 পিতাৰ নাম : মোহন মালিক
 Father's Name : Mohan Malik
 লিংগ/Sex : পুৰুষ / M
 জন্ম তাৰিখ
 Date of Birth : 02/11/1966

WB/17/117/354046

ঠিকনা:
 সোণাপুৰ মালিক পাৰা, চাৰাখালি, দক্ষিণ ২৪ পৰগণা-
 ৭৪৩৩১৪

Address:
 SONAPUR MALIK PARA, NODAKHALI,
 SOUTH 24 PARGANAS- 743318

Date: 01/12/2011

১৪৫-সাতগাছিয়া নিৰ্বাচন কেন্দ্ৰৰ নিৰ্বাচক নিৰ্দেশ
 অধিকাৰীৰ স্বাক্ষৰৰ আধাৰে
 Facsimile Signature of the Electoral
 Registration Officer for
 145-Satgachhia Constituency

ইতিমধ্যে পৰিৱৰ্তন হ'লে তালু দিয়াৰ ক্ষেত্ৰত সঠিক হ'ব লাগে।
 নতুন তালু আদি পৰিৱৰ্তনৰ প্ৰত্যেক ক্ষেত্ৰত সঠিক হ'ব লাগে।
 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.

Dilip Kumar

Major Information of the Deed

Deed No :	I-1602-02108/2019	Date of Registration	13/03/2019
Query No / Year	1602-1000068217/2019	Office where deed is registered	
Query Date	13/03/2019 11:41:16 AM	D.S.R. - I SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Dilip Kumar Malick Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836212968, Status : Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,61,86,368/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160202100/2019 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: Becheram Chatterjee Road, Road Zone : (Rest (Ward 128) -) , Premises No: 267, , Ward No: 128 Pin Code : 700061

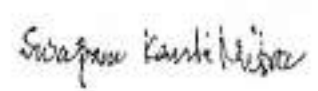
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		9 Katha 8 Chatak 24 Sq Ft	1/-	1,52,86,368/-	Width of Approach Road: 25 Ft. , Project Name :
Grand Total :					15.73Dec	1 /-	152,86,368 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	9,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	1 /-	9,00,000 /-	

Major Information of the Deed :- I-1602-02108/2019-13/03/2019

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MUKUL MITTRA Son of Late NITILAL MITRA Executed by: Self, Date of Execution: 13/03/2019 , Admitted by: Self, Date of Admission: 13/03/2019 ,Place : Office	Photo  13/03/2019	Finger Print  LTI 13/03/2019	Signature  13/03/2019
267, BEHARAM CHATTERJEE ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AEXPM4067Q, Status :Individual, Executed by: Self, Date of Execution: 13/03/2019 , Admitted by: Self, Date of Admission: 13/03/2019 ,Place : Office				
2	Name Mr SWAPAN KANTI MITRA (Presentant) Son of Late NITILAL MITRA Executed by: Self, Date of Execution: 13/03/2019 , Admitted by: Self, Date of Admission: 13/03/2019 ,Place : Office	Photo  13/03/2019	Finger Print  LTI 13/03/2019	Signature  13/03/2019
267, BECHARAM CHATTERJEE ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ADOPM9341F, Status :Individual, Executed by: Self, Date of Execution: 13/03/2019 , Admitted by: Self, Date of Admission: 13/03/2019 ,Place : Office				

Attorney Details :

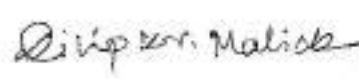
Sl No	Name,Address,Photo,Finger print and Signature
1	Nirman 22 R N Mukherjee Road, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAGFN6845E, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1602-02108/2019-13/03/2019

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Tushar Kanti Sen Son of Late Nani Gopal Sen Date of Execution - 13/03/2019, , Admitted by: Self, Date of Admission: 13/03/2019, Place of Admission of Execution: Office	 Mar 13 2019 12:19PM	 LTI 13/03/2019	 13/03/2019
58a Diamond Harbor Road, P.O:- Joka, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALOPS2468M Status : Representative, Representative of : Nirman (as partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dilip Kumar Malick Son of Mr Mohan Lal Malick Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	 13/03/2019	 13/03/2019	 13/03/2019
Identifier Of Mr MUKUL MITTRA, Mr SWAPAN KANTI MITRA, Mr Tushar Kanti Sen			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MUKUL MITTRA	Nirman-7.865 Dec
2	Mr SWAPAN KANTI MITRA	Nirman-7.865 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr MUKUL MITTRA	Nirman-800.00000000 Sq Ft
2	Mr SWAPAN KANTI MITRA	Nirman-800.00000000 Sq Ft

Endorsement For Deed Number : I - 160202108 / 2019**On 13-03-2019****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.

Major Information of the Deed :- I-1602-02108/2019-13/03/2019

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

Presented for registration at 12:04 hrs on 13-03-2019, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SWAPAN KANTI MITRA, 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 1,61,86,368/-

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

Execution is admitted on 13/03/2019 by 1. Mr MUKUL MITTRA, Son of Late NITILAL MITRA, 267, BEHARAM CHATTERJEE ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Professionals, 2. Mr SWAPAN KANTI MITRA, Son of Late NITILAL MITRA, 267, BECHARAM CHATTERJEE ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Professionals

Indetified by Mr Dilip Kumar Malick, , Son of Mr Mohan Lal Malick, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 13-03-2019 by Mr Tushar Kanti Sen, partners, Nirman, 22 R N Mukherjee Road, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr Dilip Kumar Malick, , Son of Mr Mohan Lal Malick, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, 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. Stamp: Type: Impressed, Serial no 9471, Amount: Rs.100/-, Date of Purchase: 07/03/2019, Vendor name: S Das

S-a

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1602-02108/2019-13/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2019, Page from 75412 to 75432

being No 160202108 for the year 2019.



S-a

Digitally signed by Samar Kumar
Pramanick

Date: 2019.03.15 11:13:07 +05:30

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 15/03/2019 11:13:01

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)