

017506/23

I-17410/2023

भारतीय गैर न्यायिक

पचास  
रुपये  
रु. 50FIFTY  
RUPEES

Rs. 50

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 31/12/23

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, 1) SMT. GAGAN ARORA (PAN: ACRPA6468K & AADHAAR NO. 5876 2871 1562) (MOBILE NO. 98304 52453), wife of Sri Rajendra Arora, by faith - Hindu, by Nationality - Indian, by occupation-Retired, residing at 133, Motilal Gupta Road, Post Office - Barisha, Police Station - Haridevpur, Kolkata 700008, District: South 24 Parganas, West Bengal, India, 2) GAURAV KHANNA (HUF). (PAN: AAGHG4917A, Represented by its Karta SRI GAURAV KHANNA. (PAN: AKTPK7726N & AADHAAR NO. 6675 9936 2266) (MOBILE NO. 90517 11517), son of Sri Sudip Kumar Khanna, by faith Hindu, by Nationality Indian, by occupation-Business, residing at 629, Diamond Harbour Road, Post Office and Police Station - Behala, Kolkata-700034, District: South 24-Parganas, West Bengal, India, and 3) SRI GAURAV KHANNA. (PAN: AKTPK7726N & AADHAAR NO. 6675 9936 2266) (MOBILE NO. 90517 11517), son of Sri Sudip Kumar Khanna, by faith Hindu, by Nationality Indian, by occupation-Business, residing at 629, Diamond Harbour Road, Post Office and Police Station - Behala, Kolkata-700034, District: South 24-Parganas, West Bengal, India, hereinafter jointly called and referred to as the "PRINCIPALS".



**:: SEND GREETINGS ::**

WE the Executants/Executrix herein being the absolute joint OWNERS of the property morefully mentioned in the SCHEDULE hereto do hereby Nominate, Constitute and Appoint to M/S. NS ENTERPRISES, (PAN NO. AAYFN0896Q) (GST NO. 19AAYFN0896Q1ZY) a Partnership Firm, having its registered office at 6C, Middleton Street, Kolkata 700 071, Post: Middleton Row, Police Station: Shakespeare Sarani, West Bengal, India, represent by its joint Partners namely - 1) MR. NISHANT KHEMKA, (PAN. AOOPK7691H & AADHAAR NO- 5501 0734 8592) (MOBILE NO. 98301 91000) son of Sri Ashok Kumar Khemka, by occupation - Business, by Religion - Hindu, at present residing at 6C, Middleton Street, Gulmohr Building, Flat No. 64, Post :Middleton Row, Police Station: Shakespeare Sarani, Kolkata 700 071, and 2) MR. SAKET SUTODIYA, (PAN. ARVPS6336B & AADHAAR NO- 3509 1532 7183) (MOBILE NO. 98313 77007) son of Sri Bimal Sutodiya, by occupation - Business, by Religion - Hindu, residing at 9/S, Block-A, New Alipore, Kolkata-700053, in the District - 24 Parganas (South) West Bengal, India, as our Constituted Attorney on our behalf to do inter-alia, the following acts deeds and things in the SCHEDULE hereto as my true and lawful in connection with the development of the said property in pursuance of the said Development Agreement as mentioned below:-

**REGITAL**

**LOT "A"**

WHEREAS one Sri Nandalal Matali alias Ghosh and Sri Dulal Chandra Matali alias Ghosh, both sons of Late Santosh Kumar Ghosh and their mother Smt. Nalini Bala Das and other co-owners were jointly seized and possessed of land measuring 8 Cottahs 1 Chittak 44 Square Feet out of 21 decimals land out of the total land measuring 53 Decimals, lying and situated at Mouza- Behala, J.L. No.2, R.S. No.83, Touzi No.346, Pargana: Magura, comprising C.S. Dag No. 6806/7387, thereafter 7387, appertaining to C.S. Khatian No.476 under Police Station: Behala, in the District: 24-Parganas and the said land duly recorded under R.S. Khatian No.476 in R.S. Dag No.9459, Danga Land measuring 7 Cottahs 8 Chittaks 37 Square feet out of 21 decimals land and other land inherited after demise of Santosh Kumar Ghosh and they were jointly executed and registrar a Deed of Partition on 15-07-1957 and the said Deed of Partition was duly registered in the office of the Alipore Sadar and recorded in Book No.1, Volume No.94, Pages from 117 to 127, Being No.5934, for the year 1957 and the said Nandalal Matali alias Ghosh, Dulal Chandra Matali alias Ghosh and their mother Nalini Bala Das jointly got the property of "GA" Schedule of the said Partition Deed.

AND WHEREAS by virtue of said Deed of Partition dated 15-07-1957, the said Nandalal Matali alias Ghosh, Dulal Chandra Matali alias Ghosh and their mother Nalini Bala Das became full and absolute joint Owners of Land measuring 7 Cottahs 8 Chittaks 37 Square feet out of 13 decimals out of 21 decimals land, Lying and situated at Behala, District: 24-Parganas and the said Nandalal Matali alias Ghosh, Dulal Chandra Matali alias Ghosh and their mother Nalini Bala Das duly mutated their joint names before the South Suburban Municipality under Ward No.5 being Premises No.78/95, Fakir Para Road now within the limits of the Kolkata Municipal Corporation under Ward No. 128, being Municipal Premises No.78, Fakir Para Road, Police Station Behala, District: South 24-Parganas and the said the said Nandalal Matali alias Ghosh was the Owner of 1/3<sup>rd</sup> share i.e. 4-1/3 decimals out



of 13 decimals out of 21 decimals land under R.S. Khatian No. 476 in R.S. Dag No. 9459 at Mouza: Behala and the said Nandalal Matali alias Ghosh was seized and possessed of the aforesaid Danga Land.

**AND WHEREAS** thus the said Nandalal Matali alias Ghosh by a Deed of Conveyance duly registered on 10/09/1999, sold, transferred and conveyed of **ALL THAT** piece and parcel of Danga land measuring 4-1/3 decimals i.e. 2 Cottahs 5 Chittaks 18 Square Feet out of 13 decimals out of 21 decimals land, lying and situated at Mouza- Behala, J.L. No.2, R.S. No.83, Touzi No.346, Pargana: Magura, comprising C.S. Dag No. 6806/7387, thereafter 7387, R.S. Dag No.9459, appertaining to C.S. & R.S. Khatian No.476, under South Suburban Municipality under Ward No.5 being Premises No.78/95, Fakir Para Road now within the limits of the Kolkata Municipal Corporation under Ward No. 128, being Municipal Premises No.78, Fakir Para Road, Police Station Behala, District: South 24- Parganas unto in favour of one **SMT. GAGAN ARORA** and the said Deed of Conveyance duly registered in the office of the A.D.S.R. Behala and duly recorded in Book No. I, Volume No.10, Pages from 215 to 222, Being Deed No. 588 for the year 2000.

**AND WHEREAS** after the aforesaid purchased, the said **SMT. GAGAN ARORA** had been mutated and recorded in the office of the B.L. & L.R.O. Behala, South 24-Parganas in respect of her said Danga Land measuring 2 Cottahs 5 Chittaks, instead of (2 Cottahs 5 Chittaks 18 Square Feet) be the same a little more or less out of 13 decimals out of 21 decimals land in Dag No. 9459, Khatian No. 476, J.L. No.2, Mouza- - Behala, P.S. Behala, District: South 24-Parganas vide Order dated 23/03/2015, Mutation Case No. Mut/508/T.M.B./2015.

**AND WHEREAS** thereafter said **SMT. GAGAN ARORA** filed an application before the office of the concern B.L. & L.R.O. for conversation of the aforesaid Danga Land To Bastu Land in respect of her Land measuring 2 Cottahs 5 Chittaks, lying and situated at Mouza- Behala, J.L. No.2, R.S. No.83, Touzi No.346, Pargana: Magura, comprising C.S. Dag No. 6806/7387, thereafter 7387, R.S. & L.R. Dag No.9459, appertaining to C.S., R.S. & L.R. Khatian No.476, Police Station - Behala, District: South 24-Parganas vide Case No. 1533 dated 12-06- 2017 and the said B.L. & L.R.O. Authority issued a Conversation Certificate in favour of the **SMT. GAGAN ARORA** on 15-09-2017 vide Memo NO.1/2575/S/T. M. Behala/2017.

**AND WHEREAS** the said **SMT. GAGAN ARORA** owner of the aforesaid property by way of purchase duly mutated in her name in the record of the Kolkata Municipal Corporation being Premises No.78, Fakir Para Road and the aforesaid premises renumbered as Premises No. 250, Fakir Para Road, Police Station: Behala, within the limits of the Kolkata Municipal Corporation, Ward No.128 vide K.M.C. Assessee No.41-128-09-0207-3 District: South 24-Parganas and the said **SMT. GAGAN ARORA**, peacefully enjoying the aforesaid property and paying taxes regularly off the authority concern.

**LOT "B"**

**WHEREAS** by virtue of said Deed of Partition dated 15-07-1957, the said Nandalal Matali alias Ghosh, Dulai Chandra Matali alias Ghosh and their mother Nalini Bala Dasi became full and absolute Owners of land measuring 7 Cottahs 8 Chittaks 37 Square Feet out of 13 decimals out of 21 decimals land, lying and situated at Mouza- Behala, J.L.



No.2, R.S. No.83, Touzi No.346, Pargana: Magura, comprising C.S. Dag No. 6806/7387, thereafter 7387, R.S. Dag No.9459, appertaining to C.S. Khatian No.476, R.S. Khatian No.476, Police Station: Behala, District: 24- Parganas and the said Nandalal Matall alias Ghosh, Dulal Chandra Matall alias Ghosh and their mother Nalini Bala Dasi duly mutated their joint names before the South Suburban Municipality under Ward No. 5 being Premises No.78/95, Fakir Para Road now within the limits of the Kolkata Municipal Corporation under Ward No. 128, being Municipal Premises No. 78, Fakir Para Road, Police Station: Behala, District South 24-Parganas.

**AND WHEREAS** the said Nalini Bala Dasi making and publishing her Will dated 12/07/78 and the said Will duly registered in the office of the A.D.S.R. Behala and recorded in Book No. III, Volume No.2, Pages 72 to 74, Being No.36 for the year 1978 and the said Nalini Bala Dasi under the said Will bequeathed of her  $1/3^{\text{rd}}$  share out of total property to and unto her son Sri Dulal Chandra Matall alias Ghosh and she was appointed her son Sri Dulal Chandra Matall alias Ghosh as the sole executor in the said Will and on 07/10/1983, the said mother Nalini Bala Dasi duly execute and registrar a Codicil and the said Codicil duly registered in the office of the A.D.S.R. Behala and recorded in Book No. III, Being No. 40 for the year 1980.

**AND WHEREAS** the said Dulal Chandra Matall alias Ghosh after demise of his mother said Nalini Bala Dasi, the said executor of the said Will and Codicil duly applied for Probate before the Ld. District Judge at Alipore vide Case No.264 for the year 1986 and the said probate case was challenge or contest and thereafter filed Original Suit before the District Judge at Alipore and the said Original Suit transferred to the Ld. 5th Additional District Judge at Alipore vide Original Suit No.3 of 1988 and after hearing the said Original Suit finally disposed on 03/12/1991 of the said Will and Codicil grant probate in favour of said Dulal Chandra Matall alias Ghosh.

**AND WHEREAS** after getting probate of the said Will and Codicil of his mother's Nalini Bala Dasi's  $1/3^{\text{rd}}$  Share in Mouza- - Behala, C.S. Dag No. 6806/7387, thereafter 7387. R.S. Dag No.9459, C.S. & R.S. Khatian No.476, land measuring  $12\frac{1}{2}$  decimals out of 21 decimals land and the said Dulal Chandra Matall alias Ghosh became the absolute Owner of his mother's  $1/3^{\text{rd}}$  Share and his  $1/3^{\text{rd}}$  Share i.e.  $2/3^{\text{rd}}$  share i.e. 5 Cottahs 25 Square Feet Danga land.

**AND WHEREAS** the said Dulal Chandra Matall alias Ghosh by a Deed of Conveyance duly registered on 10/09/1999 sold, transferred and conveyed of **ALL THAT** piece and parcel of Danga land measuring  $8-1/4$  Decimals i.e. 5 Cottahs 25 Square Feet out of 12 decimals out of 21 decimals land, lying and situated at Mouza- Behala, J.L No.2, RS. No 83, Touzi No.346, Pargana: Magura, comprising C.S. Dag No. 6806/7387, thereafter 7387, R.S. Dag No.9459, appertaining to C.S. & R.S. Khatian No.476, under South Suburban Municipality under Ward No.5 being Premises No.78/95, Fakir Para Road now within the limits of the Kolkata Municipal Corporation under Ward No. 128, being Municipal Premises No. 78, Fakir Para Road, Police Station: Behala, District: South 24-Parganas unto in favour of one **SMT. RANJANA KHANNA** and the said Deed of Conveyance duly registered in the office of the A.D.S.R. Behala and duly recorded in Book No.1, Volume No, 10, Pages from 207 to 214, Being Deed No. 587 for the year 2000.

**AND WHEREAS** by another Deed of Conveyance duly registered on 10/09/1999 the said Nandalal Matall alias Ghosh sold, transferred and conveyed of **ALL THAT** piece and parcel of Danga land measuring  $\frac{1}{4}$  decimal i.e. 2 Chittaks



39 Square Feet out of 13 decimals out of 21 decimals land, lying and situated at Mouza- Behala, J.L. No.2, R.S. No.83, Touzi No.346, Pargana: Magura, comprising C.S. Dag No. 6806/7387, thereafter 7387, R.S. Dag No.9459, appertaining to C.S. & R.S. Khatian No.476, under South Suburban Municipality under Ward No.5 being Premises No.78/95, Fakir Para Road now within the limits of the Kolkata Municipal Corporation under Ward No. 128, being Municipal Premises No.78, Fakir Para Road, Police Station: Behala, District South 24-Parganas unto in favour of said SMT. RANJANA KHANNA wife Sri Sudip Kumar Khanna, residing at 629, Diamond Harbour Road, Post Office and Police Station - Behala, Kolkata-700034, District: South 24-Parganas, West Bengal, India, and the said Deed of Conveyance duly registered in the office of the A.D.S.R. Behala and duly recorded in Book No.1, Volume No.25, Pages from 195 to 200, Being Deed No. 1206 for the year 2000.

**AND WHEREAS** by way of aforesaid two Deed of Conveyances the said SMT. RANJANA KHANNA became the absolute Owner of **ALL THAT** piece and parcel of total Danga land measuring 5 Cottahs 3 Chittaks 19 Square Feet more or less out of 13 decimals out of 21 decimals land, lying and situated at Mouza- Behala, J.L. No.2, R.S. No.83, Touzi No.346, Pargana: Magura, comprising C.S. Dag No. 6806/7387, thereafter 7387, R.S. Dag No. 9459, appertaining to C.S. & R.S. Khatian No.476, under South Suburban Municipality under Ward No.5 being Premises No.78/95, Fakir Para Road now within the limits of the Kolkata Municipal Corporation under Ward No.128, being Municipal Premises No.78, Fakir Para Road, Police Station: Behala, District South 24-Parganas.

**AND WHEREAS** after the aforesaid purchase by two Deed of Conveyance the said SMT. RANJANA KHANNA had been mutated and recorded in the office of the B.L. & L.R.O. Behala, South 24-Parganas in respect of her said Danga land measuring about 5 Cottahs 2 Chittaks 39 Square Feet instead of (5 Cottahs 3 Chittaks 19 Square Feet) more or less out of 13 decimals out of 21 decimals land in Dag No.9459, Khatian No.476, J.L. No.2, Mouza- Behala, P.S. Behala, District: South 24-Parganas vide Order dated 09/02/2015, Mutation Case No. Mut/17/T.M.B./2015.

**AND WHEREAS** thereafter said SMT. RANJANA KHANNA filed an application before the office of the concern B.L. & L.R.O. for conversation of the aforesaid Danga Land To Bastu Land in respect of her land measuring 5 Cottahs 2 Chittaks 39 Square Feet, lying and situated at Mouza- Behala, J.L. No.2, R.S. No.83, Touzi No.346, Pargana: Magura, comprising C.S. Dag No. 6806/7387, thereafter 7387, R.S. & L.R. Dag No.9459, appertaining to C.S., R.S. & LR. Khatian No.476, Police Station: Behala, District: South 24-Parganas vide Case No. 1447 dated 7-06-2017 and the said B.L. & L.R.O. Authority issued a conversation certificate in favour of the SMT. RANJANA KHANNA on 21-11-2017 vide Memo No.1/3035/S/T.M., Behala/2017.

**AND WHEREAS** the said SMT. RANJANA KHANNA the Owner of the aforesaid property by way of purchase in two Deed of conveyance duly mutated in her name in the record of the Kolkata Municipal Corporation being Premises No. 78, Fakir Para Road and the aforesaid premises renumbered as Premises No. 251, Fakir Para Road, Police Station: Behala, within the limits of the Kolkata Municipal Corporation, Ward No. 128 vide K.M.C. Assessee No. 41-128-09-0208-5, District: South 24-Parganas and the said SMT. RANJANA KHANNA peacefully enjoying the aforesaid property and paying taxes regularly off the authority concern.



**AND WHEREAS** in pursuance to the above, the said **SMT. GAGAN ARORA**, became the absolute Owner of **ALL THAT** piece and parcel of Bastu land measuring **2 Cottahs 5 Chittaks 18 Square Feet** more or less within the limits of the Kolkata Municipal Corporation under Ward No. 128, being Municipal Premises No. 250, Fakir Para Road, P.S. Behala now Parnasree, Kolkata-700034, vide K.M.C. Assessee No. 41-128-09-0207-3, District - South 24-Parganas and **SMT. RANJANA KHANNA**, became the absolute Owner of **ALL THAT** piece and parcel of Bastu land measuring **5 Cottahs 3 Chittaks 19 Square Feet** more or less within the limits of the Kolkata Municipal Corporation under Ward No. 128, being Municipal Premises No. 251, Fakir Para Road, P.S. Behala now Parnasree, Kolkata - 700034, vide K.M.C. Assessee No. 41-128-09-0208-5, District South 24-Parganas and the said **SMT. GAGAN ARORA**, and **SMT. RANJANA KHANNA**, while seized and possessed of the respective adjacent premises and they have amicably settled for better enjoyment of their respective adjacent premises into a single premises with a view to joining the said adjacent to premises and they jointly executed a Deed of Exchange between themselves and they have exchange containing an area more or less 4 Chittaks each of their respective premises with a mark as **Lot-A & Lot-B** of the said Deed of Exchange and the said Deed of Exchange executed and registered on 08.06.2005 in the office of the A.R.A.-I, Kolkata and duly recorded in Book No.1, Volume No. 1901-2005, Page From 1 to 14, Being Deed No. 1901-05237, for the year 2005.

**AND WHEREAS** after executed and registered of the aforesaid Deed of Exchange, the said **SMT. GAGAN ARORA**, and **SMT. RANJANA KHANNA**, duly mutated of their respective premises being Premises No.250, Fakir Para Road, vide K.M.C. Assessee No. 41-128-09-0207-3 and Premises No. 251, Fakir Para Road, vide K.M.C. Assessee No. 41-128-09-0208-5 before the Kolkata Municipal Corporation as a Single premises after amalgamation the said adjacent premises recorded as Premises No. 250, Fakir Para Road (including Premises No.251), vide K.M.C. Assessee No. 41-128-09-0207-3, within the limits of the Kolkata Municipal Corporation, Ward No. 128, P.S. Behala, Kolkata - 700034, District: South 24-Parganas and they have paying corporation taxes in their joint names of their said premises.

**LOT-C**

**AND WHEREAS** by way of inheritance Gopal Chandra Ghosh Matali, acquired the property and R.S. Record was finally published in the name of said Gopal Chandra Ghosh Matali son of Late Tarak Chandra Ghosh Matali, comprised in Mouza- Gangarampore, P.S. Behala, District: 24-Parganas (South), R.S. Khatian No.10, Dag No.57, J.L. No.5, R.S. No. 189, Touzi No.3, Pargana: Magura, within the then South Suburban Municipality being Holding No. 18/9A, Fakir Para Road measuring an area 3 (Three) Katha 17 (Seventeen) Square feet of Bastu land more or less with 8' feet wide common passage and paid taxes thereof and possessed thereof.

**AND WHEREAS** by a Deed of conveyance dated 13.03.1968 made between Gopal Chandra Ghosh Matali, therein referred to as the **Vendor** of the **One Part** and one **Depali Bala Batabyal** therein referred to as the **Purchaser** of the **Other Part** which was registered at A.D.S.R. Behala and recorded in Book No.1, Volume No.26, Pages from 113 to 117, Being Deed No.1460, for the year 1968, the said Gopal Chandra Ghosh Matali transferred, sold, conveyed the land measuring 3 (Three) Katha 17 (Seventeen) Square Feet more or less with 8' feet wide common passage facilities comprised in Mouza- Gangarampore, P.S. Behala, District: 24-Parganas, R.S. Khatian No. 10, Dag No.57, J.L. No.5,



R.S. No.189, Touzi No.3, Pargana: Magura, within the then South Suburban Municipality being Holding No.18/9A, Fakir Para Road to Smt. Depali Bala Batabyal and paid taxes thereof and possessed thereof.

**AND WHEREAS** by a Deed of Gift (written in Bengal language) executed on 26.02.2002 and registered on 12.07.2002 made between Smt. Depali Bala Batabyal therein after referred to as the Donor of the One Part and Sri Somnath Batabyal therein referred to as the Donee of the Other Part; which was registered at D.S.R. Alipore and recorded in Book No.1, Volume No.74, Pages from 168 to 174, Being Deed No. 3161 for the year 2002, the said Smt. Depali Bala Batabyal transferred conveyed by Deed of Gift the land measuring three 3 (Three) Katha 17 (Seventeen) Square Feet more or less with structure comprised in Mouza- Gangarampore, P.S. Behala, District: 24- Parganas (South), R.S. Khatian No. 10, Dag No.57, J.L. No.5, R.S. No. 189, Touzi No.3, Pargana: Magura, within the limits of the then South Suburban Municipality now Kolkata Municipal Corporation, Ward No. 128 being Municipal Premises No.24, Fakir Para Road, Kolkata - 700034 with 8 feet wide common passage for ingress and egress to Somnath Batabyal and the said Somnath Batabyal accepted the said Deed of Gift and possessed thereof and paid taxes thereof.

**AND WHEREAS** by a Deed of Gift (written in Bengal language) executed on 20.12.2002 and registered on 23.05.2003 made between Somnath Batabyal therein referred to as the Donor of the One Part and Smt. Soma Batabyal therein referred to as the Donee of the Other Part; which was registered at A.D.S.R. at Behala and recorded in Book No.1, Volume No.73, Pages from 89 to 94, Being Deed No. 3213, for the year 2003, the said Somnath Batabyal executed a Deed of Gift in favour of Soma Batabyal the land measuring 3 (Three) Katha 17 (Seventeen) Square Feet more or less with 8 feet wide common passage comprised in Mouza- Gangarampore, P.S. Behala now Parnasree, District: 24- Parganas (South), R.S. Khatian No. 10, Dag No. 57, J.L. No.5, R.S. No.189, Touzi No.3, Pargana: Magura, within the limits of the Kolkata Municipal Corporation, Ward No. 128 being Municipal Premises No. 24, Fakir Para Road, Kolkata- 700034 and the said Soma Batabyal accepted the said Deed of Gift and possessed the same and mutated her names before the competent authority and paid taxes thereof.

**AND WHEREAS** that one Title Suit was filed before the Ld. 2nd Civil Judge (Sr. Division) at Alipore being Title Suit No. 106/2012, and Ejectment Case No. 678/2013 between one Sampa Chatterjee and ors. - VS - Soma Batabyal and the Learned Court was pleased to pass an order dated 08.05.2013 and the said Suit is dismissed for default.

**AND WHEREAS** the said Smt. Soma Batabyal by a Deed of Conveyance duly registered on 17/07/2014 sold, transferred and conveyed of ALL THAT the said land measuring 3 (Three) Kathas 17 (Seventeen) Square Feet more or less with 8 feet wide common passage comprised in Mouza- Gangarampore, P.S. Behala now Parnasree, District: 24- Parganas (South), R.S. Khatian No. 10, Dag No.57, J.L. No.5, R.S. No.189, Touzi No.3, Pargana: Magura, within the limits of the Kolkata Municipal Corporation, Ward No. 128 being Municipal Premises No.24, Fakir Para Road, Kolkata - 700034, unto in favour of one GAURAV KHANNA (HUF), represented by its Karta GAURAV KHANNA and the said Deed of Conveyance duly registered in the office of the A.D.S.R, Behala and duly recorded in Book No. I, C.D. Volume No. 11, Pages from 203 to 220, Being Deed No. 07789 for the year 2014.

**AND WHEREAS** after the aforesaid purchase, the said GAURAV KHANNA (HUF), had been mutated and recorded in the office of the B.L. & LR.O. Behala, South 24-Parganas in respect of the said Bagan land measuring 3 Cottahs 17 Square



Feet more or less in Dag No. 57, R.S. Khatian No. 10, J.L. No.5, Mouza: Gangarampore, P.S. Behala now Parnasree, District: 24 - Parganas and the B.L. & L.R.O. Behala, South 24-Parganas grant the same in respect of the said Property vide Order dated 26/03/2015, Mutation Case No. Mut/520/T.M.B./2015 and the said Property now known and numbered as Dag No. 57, R.S. Khatian No. 10, L.R. Khatian No. 735, J.L. No.5, Mouza: Gangarampore, P.S. Behala now Parnasree, District: 24- Parganas.

AND WHEREAS thereafter said GAURAV KHANNA (HUF), filed an application before the office of the concern B.L. & L.R.O. for conversation of the aforesaid Danga Land To Bastu Land in respect of his land measuring 3 Cottahs 17 Square Feet, lying and situated at Dag No.57, R.S. Khatian No. 10, L.R. Khatian No. 735, J.L. No.5, Mouza: Gangarampore, P.S. Behala now Parnasree, District: 24 - Parganas vide Case No. CN/2021/1630/1195 dated 2.11.2021 and the said B.L. & L.R.O. Authority issued a Conversation Certificate in favour of the GAURAV KHANNA (HUF) on 8.03.2022 vide Memo No.17/706/con. certificate/BLLRO/Kol/ 2022.

GENERAL:

AND WHEREAS the said SMT. GAGAN ARORA, and SMT. RANJANA KHANNA, are jointly seized and possessed and well sufficient entitled of ALL THAT piece and parcel of total Bastu land measuring 7 Cottahs 8 Chittaks 37 Square Feet more or less in Mouza: Behala, J.L. No.2, R.S. No.83, Touzi No.346, Pargana: Magura, comprising C. S. Dag No. 6806/7387. R.S. & L.R. Dag No.9459, appertaining to C.S., R.S. & L.R. Khatian No.476, Police Station - Behala now Parnasree, within the limits of the Kolkata Municipal Corporation, Ward No. 128, being Municipal Premises No. 250, Fakir Para Road, Kolkata - 700034, District: South 24-Parganas and the said GAURAV KHANNA (HUF), seized and possessed of the adjacent land of 3 Cottahs 17 Square Feet more or less in Mouza: Gangarampore, J.L. No.5, R.S. No. 189, Touzi No.3, Parganas: Magura, R.S. Khatian No. 10, L.R. Khatian No. 735, Dag No.57, within the limits of the Kolkata Municipal Corporation, Ward No. 128 being Municipal Premises No.24, Fakir Para Road, Kolkata- 700034, P.S. Behala now Parnasree, District: 24-Parganas (South).

AND WHEREAS the said SMT. GAGAN ARORA, SMT. RANJANA KHANNA, and GAURAV KHANNA (HUF), are seized and possessed of their respective adjacent property total area of land measuring 10 Cottahs 9 Chittaks 01 Square Feet more or less, being Premises No. 250 & 24, Fakir Para Road, Kolkata-700034, under P.S. Behala now Parnasree, within the limits of the Kolkata Municipal Corporation, Ward No. 128, District: South 24-Parganas and they have amicably settled of their total land to develop the same through the Developer.

AND WHEREAS thereafter said SMT. RANJANA KHANNA gifted undivided 5 Cottahs 2 Chittaks 23 Square Feet of land and undivided structure out of their said land and structure to and in favour of the said GAURAV KHANNA, by virtue of a registered DEED OF GIFT which was duly registered on 06.09.2021 in the Office of DSR-II, at Alipore and recorded in Book No. I, Volume No. 1602-2021, Pages from 311347 to 311370, Being Deed No. 1602-07234 for the year 2021

AND WHEREAS similarly on 28.04.2022 the said GAURAV KHANNA (HUF), gifted 4 Chittaks of Land out of aforesaid land to and in favour of the said SMT. GAGAN ARORA, by virtue of a registered DEED OF GIFT which was duly registered at the Office of A.D.S.R. Behala and recorded at Book No. I, Volume No. 1607-2022, Pages from 206544 to 206566, Being Deed No. 1607-06148 for the year 2022.



**AND WHEREAS** similarly on 23.09.2022 the said **GAURAV KHANNA (HUF)**, gifted 4 Chittaks of Land out of aforesaid land in favour of the said **GAURAV KHANNA**, by virtue of a registered **DEED OF GIFT** which was duly registered in the Office of DSR-II, at Alipore and recorded in Book No. I, Volume No. 1602-2022, Pages from 529127 to 529149, Being Deed No. 1602-13121 for the year 2022 **AND** on the same day the said **GAURAV KHANNA**, gifted 4 Chittaks of Land out of aforesaid land to and in favour of the said **GAURAV KHANNA (HUF)**, by virtue of a registered **DEED OF GIFT**, which was duly registered in the Office of DSR-II, at Alipore and recorded in Book No. I, Volume No. 1602-2022, Pages from 480926 to 480946, Being Deed No. 1602-13122 for the year 2022.

**AND WHEREAS** owing to some mistake in the said **DEED OF GIFT** dated 23.09.2022, which was duly registered in the Office of DSR-II, at Alipore and recorded in Book No. I, Volume No. 1602-2022, Pages from 480926 to 480946, Being Deed No. 1602-13122 for the year 2022, a Deed of Declaration was executed on 24<sup>th</sup> day of March, 2023 for rectification of the errors in the said **DEED OF GIFT** dated 23.09.2022 and the said Deed of Declaration was registered in the Office of the District Sub Registrar II at Alipore and the same has been recorded there in Book No. I, Volume No. 1602-2023, Pages from 137099 to 137109, Being Deed No. 1602-04397, for the year 2023.

**AND WHEREAS** by strength of the aforesaid Four Registered Gift Deeds, the said 1) **SMT. GAGAN ARORA**, wife of Sri Rajendra Arora, residing at 133, Motilal Gupta Road, Post Office - Barisha, Police Station - Haridevpur, Kolkata 700008, District: South 24 Parganas, West Bengal, India, 2) **GAURAV KHANNA (HUF)**. Represented by its Karta **SRI GAURAV KHANNA**, son of Sri Sudip Kumar Khanna, residing at 629, Diamond Harbour Road, Post Office and Police Station - Behala, Kolkata-700034, District: South 24-Parganas, West Bengal, India, and 3) **SRI GAURAV KHANNA**, son of Sri Sudip Kumar Khanna, residing at 629, Diamond Harbour Road, Post Office and Police Station - Behala, Kolkata-700034, District: South 24-Parganas, West Bengal, India, became the joint owners of total Bastu Land measuring about **10 Cottahs 09 Chittaks 01 Sq. Ft.**, be the same a little more or less, as per Assessment Record of K.M.C., together with undivided one dilapidated Structure comprising covered area of **900 Square Feet** lying and situated at lying and situated at Mouza: Behala, J.L. No.2, R.S. No.83, Touzi No.346, Pargana: Magura, comprising C. S. Dag No. 6806/7387, R.S. & L.R. Dag No.9459, appertaining to C.S., R.S. & L.R. Khatian No. 476, Police Station - Behala now Parnasree, within the limits of the Kolkata Municipal Corporation, Ward No. 128, being Municipal Premises No. 250, Fakir Para Road, Kolkata - 700034, District: South 24-Parganas **AND** Mouza: Gangarampore, J.L. No.5, R.S. No. 189, Touzi No. 3, Parganas: Magura, R.S. Khatian No. 10, L.R. Khatian No. 735, Dag No. 57, within the limits of the Kolkata Municipal Corporation, Ward No. 128, being Municipal Premises No. 24, Fakir Para Road, Kolkata-700034, Police Station: Behala now Parnasree, District: 24-Parganas (South) **AND** thereafter the owners herein amalgamated the said plots into a single plot measuring about **10 COTTAHS 09 CHITTAKS 01 SQ. FT.**, be the same a little more or less, as per Assessment Record of K.M.C., together with undivided one dilapidated Structure comprising covered area of **900 Square Feet**, mutated their names as the joint owners of the said land as the Single Plot of Land in the records of the Kolkata Municipal Corporation as K.M.C. Municipal Premises No. 24, Fakir Para Road, Kolkata-700034, Police Station: Behala now Parnasree, in the District: 24-Parganas (South) vide Assesses No. 41-128-09-0022-2 and during the possession over their said property,



**AND WHEREAS** while thus seized and possessed of the rest of Land of the said property, the present **OWNERS** have enjoying and possessing the said Property as **Lawful Joint Owners with aforesaid Co-sharers of ALL THAT** piece and parcel of a Bastu Land measuring about **10 Cottahs 09 Chittaks 01 Sq. Ft.**, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of **900 Square Feet** lying and situated at lying and situated at Mouza: Behala, J.L. No. 2, R.S. No. 83, Touzi No.346, Pargana: Magura, comprising C. S. Dag No. 6806/7387, thereafter 7387, R.S. & L.R. Dag No. 9459, appertaining to C.S., R.S. & L.R. Khatian No. 476, **AND** Mouza: Gangarampore, J.L. No. 5, R.S. No. 189, Touzi No. 3, Pargana: Magura, R.S, Khatian No. 10, L.R. Khatian No. 735, Dag No. 57, being Municipal Premises No. 24, Fakir Para Road, within local limits and jurisdiction under The Kolkata Municipal Corporation, Ward No. 128, having its Municipal Assesses No. 41-128-09-0022-2, Kolkata-700034, Police Station: Behala now Parnasree, in the District: 24-Parganas (South), which is morefully and particularly described in the **FIRST SCHEDULE** hereunder written and hereinafter called and referred to as the "**SAID PROPERTY**", free from all encumbrance, attachments, liens and lispendences.

**AND WHEREAS** the Parties of the First Part and the **Owners** herein intend to develop the said land at the said premises and being unable to develop the said land at the said Property and looking for a Developer with experience who will be able to formulate a scheme for development of the said Property into Residential Project and disposal of the same which would be their mutual advantage and thus have agreed with the **Developer** to develop the same by erecting new building thereon consisting of several Flats and Other Spaces as per to be Plan to be sanctioned and/or approve by the Kolkata Municipal Corporation on the term and conditions contained herein.

**AND WHEREAS** accordingly the Owners/First Parties herein approached the Developer/Second Party herein to construct the "**BUILDING**" on the said entire property after obtaining the Building Plan to be sanctioned and/or approved by the Kolkata Municipal Corporation.

**AND WHEREAS** the Developer/Second Party after discussion with the Owners/First Parties have agreed to undertake the development work on the said **PLOT OF LAND** after the demolition of the existing tenanted structure standing thereon and as per the Building Plan duly sanctioned by The Kolkata Municipal Corporation with works specification as mentioned herein below.

**AND WHEREAS** to avoid future complications the parties hereto of this Development Agreement have agreed and enter into this **DEVELOPMENT AGREEMENT** by incorporating the terms and conditions of the Development of the said premises which are as follows :-

**AND WHEREAS** accordingly the Owners/Principals herein approached to **M/S. NS ENTERPRISES** a Partnership Firm having its registered office at 6C, Middleton Street, Kolkata 700 071, Post: Middleton Row, Police Station: Shakespeare Sarani, West Bengal, India, represent by its joint Partners namely - 1) **MR. NISHANT KHEMKA**, son of Sri Ashok Kumar Khemka, at present residing at 6C, Middleton Street, Gulmohr Building, Flat No. 64, Post :Middleton Row, Police Station: Shakespeare Sarani, Kolkata 700 071, and 2) **MR. SAKET SUTODIYA**, son of Sri Bimal Sutodiya, residing at 9/5, Block-A, New Alipore, Kolkata-700053, in the District - 24 Parganas (South) West Bengal, India, the **DEVELOPER** herein



to construct the "BUILDING" on the said property after obtaining the Building Plan to be sanctioned and/or approved by the Kolkata Municipal Corporation after demolition of the existing Building standing thereon.

AND WHEREAS the Developer after discussion with the Owners have agreed to undertake the development work on the said plot of land as per Plan to be sanctioned and/or approved by The Kolkata Municipal Corporation after demolition of the Existing Building standing thereon.

AND WHEREAS We, 1) SMT. GAGAN ARORA, wife of Sri Rajendra Arora, residing at 133, Motilal Gupta Road, Post Office - Barisha, Police Station - Haridevpur, Kolkata 700008, District: South 24 Parganas, West Bengal, India, 2) GAURAV KHANNA (HUF), Represented by its Karta SRI GAURAV KHANNA, son of Sri Sudip Kumar Khanna, residing at 629, Diamond Harbour Road, Post Office and Police Station - Behala, Kolkata-700034, District: South 24-Parganas, West Bengal, India, and 3) SRI GAURAV KHANNA, son of Sri Sudip Kumar Khanna, residing at 629, Diamond Harbour Road, Post Office and Police Station - Behala, Kolkata-700034, District: South 24-Parganas, West Bengal, India, being the joint Owners of the aforesaid Property have agreed to the said proposal of the Developer in respect of the said Property absolutely executed and registered a Development Agreement, dated 12<sup>th</sup> day of December, being Deed No. 1602-17397 for the year 2023, in the office of the District Sub-registrar II at Alipore, 24 Parganas (South) and the terms and conditions agreed between us written therein.

NOW know by these presents, we, 1) SMT. GAGAN ARORA, wife of Sri Rajendra Arora, residing at 133, Motilal Gupta Road, Post Office - Barisha, Police Station - Haridevpur, Kolkata 700008, District: South 24 Parganas, West Bengal, India, 2) GAURAV KHANNA (HUF), Represented by its Karta SRI GAURAV KHANNA, son of Sri Sudip Kumar Khanna, residing at 629, Diamond Harbour Road, Post Office and Police Station - Behala, Kolkata-700034, District: South 24-Parganas, West Bengal, India, and 3) SRI GAURAV KHANNA, son of Sri Sudip Kumar Khanna, residing at 629, Diamond Harbour Road, Post Office and Police Station - Behala, Kolkata-700034, District: South 24-Parganas, West Bengal, India, represent by its joint Partners namely - 1) MR. NISHANT KHEMKA, son of Sri Ashok Kumar Khemka, at present residing at 6C, Middleton Street, Gulmohr Building, Flat No. 64, Post :Middleton Row, Police Station: Shakespeare Sarani, Kolkata 700 071, and 2) MR. SAKET SUTODIYA, son of Sri Bimal Sutodiya, residing at 9/S, Block-A, New Alipore, Kolkata-700053, in the District - 24 Parganas (South) West Bengal, India, as our Constituted Attorney on our behalf to do inter-alia, the following acts deeds and things in the SCHEDULE hereto as my true and lawful ATTORNEY in connection with the development of the said property in pursuance of the aforementioned Development Agreement:-

1. To look after work, manage, control and supervise the affairs of our said undivided property referred to in the Second Schedule hereunder written on our behalf.

2. To appoint plan maker or architect to prepare a Building plan, revised Building Plan if any for construction of building on our said property and to sign on our behalf in the said plan and all drawings sketches, maps and other relevant documents, declarations and deed of Gifts, if any, in favour of The Kolkata Municipal Corporation as would be necessary for such sanction and to submit the same before The Kolkata Municipal Corporation for sanction, to deposit sanction fee and other fee for plan and for alteration, amendment and/or modification thereof and/or to re-submit the



same before the competent authorities of The Kolkata Municipal Corporation for sanction in our names and on our behalf and to collect and receive such Building plan or Building Plans after sanction from The Kolkata Municipal Corporation.

3. To supervise the construction of the building or Buildings at **Municipal Premises No. 24, Fakir Para Road**, within local limits and jurisdiction under **The Kolkata Municipal Corporation, Ward No. 128**, having its **Municipal Assesses No. 41-128-09-0022-2, Kolkata-700034, Police Station: Parnasree, in the District: 24-Parganas (South)**, more fully and particularly described in the Schedule hereunder written.
4. To plan, work, manage, control and supervise the construction of the building at the aforesaid premises according to the building plan to be sanctioned by The Kolkata Municipal Corporation and for that matter bring, purchase and procure all sorts of building materials, electrical and sanitary fittings and fixture and to engage plan makers, designers, architects, engineers, artisans and masons and workmen for the said purpose.
5. To appear and Sign for and on my behalf before the appropriate authorities of **The Kolkata Municipal Corporation, Calcutta Improvement Trust, Calcutta Metropolitan Development Authority, the C.E.S.C Ltd.** and any local and/or statutory authorities and all Govt./Semi Govt./Quasi Govt. offices and police stations and to sign on our behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction, permit, license and all other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.
6. To appear for and represent us before the **B.L.&L.R.O., D.L.& L.R.O., Collectorate, Sub - Divisional Officer, Kolkata Municipal Corporation, Housing Board, all courts, any Magistrate, Judge, Munsif, C.E.S.C., Pollution Control Board, West Bengal Fire Service, Airport Authority of India, before any police station, and all Government offices, Commissioners of any Division** in all matters and relating to our property or its affairs, represent us before all concerned authorities for all purpose as the Owners of the said premises and in connection with all matters relating thereto and for that purpose to sign, and execute all necessary papers and documents in our names and on our behalf.
7. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning our said property or concerning special jurisdiction of the High Court under **Article 226 of the Constitution of India**, before Income Tax, Sales Tax authorities and to sign and verify all plaints, written statements, accounts, petitioners, inventories to accept service of all summons, notices and other judicial processes, to execute any judgment decree or order and to appoint and engage any solicitor/Advocate and to sign and execute any Vakalatnama or other authority to act and plead.
8. To issue forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant/s for sale of flat/s, car parking Space/s or other spaces if any, to any intending Purchaser or Purchasers.
9. To enter into Agreement or Agreements with the intending Purchaser or Purchasers for the sale of Flats, within the Developer's Allocation of the Building as mentioned in the Schedule in the said Development Agreement to be constructed on the said premises and to receive the consideration and/or advance money from intending purchaser or



purchasers and also the balance of consideration money on completion of such sale or sales for the sale of Flats, within the **Developer's Allocation of the Building** and give valid receipt and discharge for the same.

10. To do soil testing, excavation and all other necessary works as be deemed necessary and expedient for construction and for completion of the proposed building at the said premises/property.
11. To construct Building on the said plot of land or any amalgamated plot of land as per Building Plan to be obtained from The Kolkata Municipal Corporation.
12. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and to sign all such applications/forms and documents as shall be required for the said purpose.
13. To issue No-Objection Certificate to any Purchaser/s for taking house building loan from any Bank, Company/Firm, Financial Institution or person against the Flats, within the **Developer's Allocation** of the Building to be purchased by such Purchaser/s without creating any financial liability to the Owners for the same.
14. To file and defend any or all suits, cases, appeals, complainants and applications of whatsoever manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said property or any portion thereof, which is more fully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any manner relating to the said property described in the Schedule hereunder written in any Court of Law and to appear, file and defend any case or cases whatsoever manner or nature before any judicial Authority and/or Quasi-Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.
15. To sign and verify all plaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, memorandum of appeal and generally to do all other acts, deeds and things related to above matter, proceedings for and on our behalf as the said Attorney in his absolute discretion shall think fit and proper in respect of the Schedule mentioned property.
16. To sign and receive registered with A/D letter and/or articles and/or any other documents of whatsoever nature in respect of the said premises and/or property written in the Schedule herein below and to grant proper effectual receipt or receipts in respect thereof.
17. To present for any Conveyance or Conveyances for registration, to admit execution and receipt of consideration before the District Sub-Registrar or Addl. District Sub-Registrar or Registrar of Assurances Kolkata having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the Flats or Car Parking Spaces, in respect of the Units and/or other constructed areas in the buildings in the Said Property to any intending Purchaser or Purchasers as fully and effectually in all respect as could do the same by the Landowner in respect of the **Developers' Allocation**.



18. **To Present of Deed of Gift for Amalgamation, Deed of Exchange for amalgamation and present for registration the same before the registering authority for others contiguous Property or Properties of my/our Schedule Property.**
19. **To sign, execute, admit, execution of and present for registration and register Sale Deed, Deed of Conveyance, Release Deed, Exchange Deed, Mortgage Deed, Deed of Gift for amalgamation and all Deed of Conveyance or Conveyances or Agreement on my/our behalf in respect of Sale of the Flats, within the Developer's Allocation of the building to be constructed on the said premises as mentioned in the Schedule below in favour of the intending Purchaser/Purchasers before competent Registering Authority and have them registered according to law which I/we could do the same be ourselves.**
20. **To effect mutation or separation, and/or amalgamation with any adjacent land in the department of revenue, Kolkata Municipal Corporation and to sign all applications and objections in our names and on my/our behalf.**
21. **To compromise, compound or withdraw cases, or be non-suited to refer to arbitration all disputes and differences if it is all required.**
22. **To sign and execute Deed of Gift or Deed for Amalgamation, Deed of Gift of Strip of Land, Corner Area or other documents as required by the Kolkata Municipal Corporation or other authority for optimum FAR utilization of said land.**
23. **To enter into any Agreement For Sale or Transfer or any other documents and/or to execute Conveyance for sale of flat on completion of the building and to do execute sign, verify any other documents, with or in favour of any intending Purchaser/Purchasers for sale or transfer of flat/(s) and/or two/four wheeler parking space/(s) along with undivided proportionate share of land attributable to that flat/(s) and two/four wheeler parking space/(s) or any further additional area part and portion thereof and to present them before the Registering Authority and other authorities and have the documents executed and registered in accordance with law on my/our behalf and to receive earnest money, any part payment including the entire sale proceeds from the intending Purchaser Or Purchasers and to give valid receipt and discharge for the same in respect of Developer' Allocation.**
24. **That by virtue of this Power of Attorney my/our said appointed Attorney shall have the absolute right and liberty to issue no objection certificate and sign or execute all other documents on our behalf to any intending Purchaser/s for his/her/their proposed Flat, Car Parking Spaces under the proposed New Building for mortgaged of undivided proportionate share in the aforesaid property or any part and portion thereof before any Nationalized Bank, or Private Bank or any Financial Institutions and to sell the aforesaid property or any part thereof at any price or consideration as my/our said Attorney think fit and better.**
25. **That by virtue of this Power of Attorney our said appointed Attorney shall have the absolute right and liberty to issue no objection certificate and sign or execute all other documents as required for the purpose availing financial assistance by the Developer.**
26. **To delegate all or any of the powers authorities and liberties hereunder vested and to appoint any substitute/s limited to any one or more purposes, as he shall from time to time deem necessary on that behalf.**



27. Be it expressly stated that this Power of Attorney shall be revoked with consent both the parties and/or valid till the Entire Flats And or Car Parking Spaces of the said Project in respect of the Developers' Allocation at the said premises Will Be Sold Out by the Developer provided the Developer shall comply the terms and conditions of registered agreement executed on even date.

28. All other power/s as may be necessary to perform any obligation under registered agreement executed on even date.

AND GENERALLY to do all acts, deeds and things in connection with the aforesaid property or any thereof and for better exercise of the Authorities herein contained which we could have lawfully done under our own hand and seal, if personally present.

AND we do hereby ratify and confirm all or whatsoever other act or acts our said Attorney shall lawfully do execute or perform or caused to be done and executed or performed in connection with the said property morefully mentioned in the Schedule below or any portion thereof under and by virtue of this Power of Attorney which we could do ourselves if we were personally present.

**SCHEDULE ABOVE REFERRED TO:**  
**(TOTAL PROPERTY)**

ALL THAT piece and parcel of a Bastu Land measuring about 10 Cottahs 09 Chittaks 01 Sq. Ft. be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 900 Square Feet lying and situated at Mouza: Behala, J.L. No. 2, R.S. No. 83, Touzi No.346, Pargana: Magura, comprising C. S. Dag No. 6806/7387 thereafter 7387, R.S. & L.R. Dag No. 9459, appertaining to C.S., R.S. & L.R. Khatian No. 476, AND Mouza: Gangarampore, J.L. No. 5, R.S. No. 189, Touzi No. 3, Pargana: Magura, R.S. Khatian No. 10, L.R. Khatian No. 735, Dag No. 57, being Municipal Premises No. 24, Fakir Para Road, within local limits and jurisdiction under The Kolkata Municipal Corporation, Ward No. 128, having its Municipal Assesses No. 41-128-09-0022-2, Kolkata-700034, Police Station: Behala now Parnasree, in the District: 24-Parganas (South), with all common amenities and facilities thereto together with all easement rights, quasi-easement attached thereto AND THE aforesaid TOTAL PROPERTY butted and bounded as follows:-

ON THE NORTH : By C.S. Dag No. 7386;

ON THE SOUTH: By Partly C.S. Dag No. 7387 and Partly 8' Feet wide Private Passage;

ON THE EAST: By Land & shed of Smt. Malati Bala Das and 8' Feet wide Common Passage;

ON THE WEST: By 16' Feet wide KMC Road;



IN WITNESS WHEREOF We, the Principals set and subscribed our hands and seals put on this the 12<sup>th</sup> day of December,  
Two Thousand and Twenty Three, 2023.

SIGNED, SEALED & DELIVERED

by the PRINCIPALS in presence of:

WITNESSES:

1. Moloy Dey  
47, Christopher Rd.  
Kolkata - 700046

2. Subrata Roy  
Advocate  
Alipore Judge's  
Court Kol - 27

GAURAV KHANNA III  
Sufan Khanna  
KARTA

Sufan Khanna

PRINCIPALS



ATTORNEY

Drafted by me as per documents production  
Or referred to me by the Principals: -

Debasish Choudhury  
Debasish Choudhury  
Advocate  
Alipore Judges' Court  
Kol-700 027  
WB/929/1983





Thumb

First

Middle

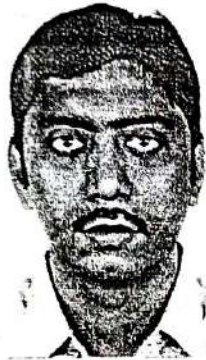
Ring

Little

LEFT :

RIGHT :

Name: SMT. GAGAN ARORA Signature: Gagan Arora



LEFT :

RIGHT :

Name: GAURAV KHANNA Signature: Gaurav Khanna



LEFT :

RIGHT :

Name: SRI NISHANT KHEMKA Signature: Sri Nishant Khemka



LEFT :

RIGHT :

Name: MR. SAKET SUTODIYA Signature: \_\_\_\_\_



## Major Information of the Deed

Deed No :	I-1602-17410/2023	Date of Registration	12/12/2023
Query No / Year	1602-8003055915/2023	Office where deed is registered	
Query Date	12/12/2023 12:48:45 PM	D.S.R. -II SOUTH 24-PARGANAS District South 24-Parganas	
Applicant Name, Address & Other Details	<b>ASOKE KUMAR DAS</b> Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No : 9433255454 Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 91,37,634/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160217397/2023 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. Fakir Para Road, , Premises No: 24, , Ward No: 128 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	10 Katha 9 Chatak 1 Sq Ft		85,30,134/-	Property is on Road , Project Name :
Grand Total :				17.4304Dec	0 /-	85,30,134 /-	







### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft.	0/-	6,07,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		900 sq ft	0 /-	6,07,500 /-	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>GAURAV KHANNA HUF</b> 629, DIAMOND HARBOUR ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.: ACxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status Organization. Executed by: Representative, Executed by: Representative






2	<b>Name</b> Smt GAGAN ARORA Wife of Mr RAJENDRA ARORA Executed by: Self, Date of Execution: 12/12/2023 Admitted by: Self, Date of Admission: 12/12/2023 ,Place : Office	<b>Photo</b>  12/12/2023	<b>Finger Print</b>  Captured LTI 12/12/2023	<b>Signature</b>  12/12/2023
133, MOTILAL GUPTA ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx8K, Aadhaar No: 58xxxxxxxx1562, Status :Individual, Executed by: Self, Date of Execution: 12/12/2023 Admitted by: Self, Date of Admission: 12/12/2023 ,Place : Office				
3	<b>Name</b> Mr GAURAV KHANNA Son of Mr SUDIP KUMAR KHANNA Executed by: Self, Date of Execution: 12/12/2023 Admitted by: Self, Date of Admission: 12/12/2023 ,Place : Office	<b>Photo</b>  12/12/2023	<b>Finger Print</b>  Captured LTI 12/12/2023	<b>Signature</b>  12/12/2023
629, DIAMOND HARBOUR 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.: AKxxxxxx6N, Aadhaar No: 88xxxxxxxx2266, Status :Individual, Executed by: Self, Date of Execution: 12/12/2023 Admitted by: Self, Date of Admission: 12/12/2023 ,Place : Office				

#### Attorney Details :



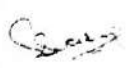



Sl No	Name,Address,Photo,Finger print and Signature
1	NS ENTERPRISES 6C, MIDDLETON STREET, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071 , PAN No.: AAxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :



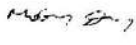
Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> Mr NISHANT KHEMKA (Presentant ) Son of Mr ASOKE KUMAR KHEMKA Date of Execution - 12/12/2023, , Admitted by: Self, Date of Admission: 12/12/2023, Place of Admission of Execution: Office	<b>Photo</b>  Dec 12 2023 1:30PM	<b>Finger Print</b>  Captured LTI 12/12/2023	<b>Signature</b>  12/12/2023



6C, MIDDLETON STREET GULMOHR BUILDING, Flat No: 64, City:- , P.O:- MIDDLETON ROW, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx1H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NS ENTERPRISES (as PARTNER)

2	<b>Name</b> <b>Mr SAKET SUTODIYA</b> Son of Mr BIMAL SUTODIYA Date of Execution - 12/12/2023, , Admitted by: Self, Date of Admission: 12/12/2023, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b>  Captured	<b>Signature</b> 
	Dec 12 2023 1:30PM	LTI 12/12/2023	12/12/2023	
9/S, NEW ALIPORE, Block/Sector: A, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx6B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NS ENTERPRISES (as PARTNER)				
3	<b>Name</b> <b>Mr GAURAV KHANNA</b> Son of Mr SUDIP KUMAR KHANNA Date of Execution - 12/12/2023, , Admitted by: Self, Date of Admission: 12/12/2023, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b>  Captured	<b>Signature</b> 
	Dec 12 2023 1:31PM	LTI 12/12/2023	12/12/2023	
629, DIAMOND HARBOUR 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.:: AKxxxxxx6N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GAURAV KHANNA HUF (as KARTA)				

#### Identifier Details :

<b>Name</b> <b>Mr MOLAY DEY</b> Son of Mr BABLU DEY 57, CHRISTOPHER ROAD, City:- , P.O:- GOBINDA KHATICK ROAD, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700046	<b>Photo</b> 	<b>Finger Print</b>  Captured	<b>Signature</b> 
12/12/2023	12/12/2023	12/12/2023	

Identifier Of Smt GAGAN ARORA, Mr GAURAV KHANNA, Mr NISHANT KHEMKA, Mr SAKET SUTODIYA, Mr GAURAV KHANNA



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	GAURAV KHANNA HUF	NS ENTERPRISES-5.81014 Dec
2	Smt GAGAN ARORA	NS ENTERPRISES-5.81014 Dec
3	Mr GAURAV KHANNA	NS ENTERPRISES-5.81014 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	GAURAV KHANNA HUF	NS ENTERPRISES-300.00000000 Sq Ft
2	Smt GAGAN ARORA	NS ENTERPRISES-300.00000000 Sq Ft
3	Mr GAURAV KHANNA	NS ENTERPRISES-300.00000000 Sq Ft



**Endorsement For Deed Number : I - 160217410 / 2023**

On 12-12-2023

**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 13:25 hrs on 12-12-2023, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr NISHANT KHEMKA ..

**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 91,37,634/-

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

Execution is admitted on 12/12/2023 by 1. Smt GAGAN ARORA, Wife of Mr RAJENDRA ARORA, 133, MOTILAL GUPTA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008. by caste Hindu, by Profession Retired Person, 2. Mr GAURAV KHANNA, Son of Mr SUDIP KUMAR KHANNA, 629 DIAMOND HARBOUR ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Indetified by Mr MOLAY DEY, , Son of Mr BABLU DEY, 57, CHRISTOPHER ROAD, P.O: GOBINDA KHATICK ROAD, Thana: Tangra, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by profession Others

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

Execution is admitted on 12-12-2023 by Mr NISHANT KHEMKA, PARTNER, NS ENTERPRISES, 6C, MIDDLETON STREET, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071

Indetified by Mr MOLAY DEY, , Son of Mr BABLU DEY, 57, CHRISTOPHER ROAD, P.O: GOBINDA KHATICK ROAD, Thana: Tangra, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by profession Others

Execution is admitted on 12-12-2023 by Mr SAKET SUTODIYA, PARTNER, NS ENTERPRISES, 6C, MIDDLETON STREET, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071

Indetified by Mr MOLAY DEY, , Son of Mr BABLU DEY, 57, CHRISTOPHER ROAD, P.O: GOBINDA KHATICK ROAD, Thana: Tangra, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by profession Others

Execution is admitted on 12-12-2023 by Mr GAURAV KHANNA, KARTA, GAURAV KHANNA HUF, 629, DIAMOND HARBOUR ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Indetified by Mr MOLAY DEY, , Son of Mr BABLU DEY, 57, CHRISTOPHER ROAD, P.O: GOBINDA KHATICK ROAD, Thana: Tangra, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 368534, Amount: Rs.50.00/-, Date of Purchase: 03/10/2023, Vendor name: A K Samajpathi



**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 629043 to 629068

being No 160217410 for the year 2023.



Digitally signed by Suman Basu  
Date: 2023.12.12 19:03:24 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 12/12/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.