



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 335316

02/08/2022
2002321387/2022
7-30 P.M.

স্বাক্ষরিত এবং মোহরিত করা হয়েছে
এক প্রমাণের সহিত নথিভুক্ত করা
হয়েছে।

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

3 AUG 2022

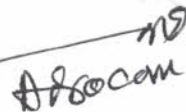
02/08/22
08/08/22

**DEVELOPMENT AGREEMENT ALONG WITH
DEVELOPER POWER OF ATTORNEY**

THIS DEVELOPMENT AGREEMENT ALONG WITH DEVELOPER

POWER OF ATTORNEY is made this the 2ND day of August, Two
Thousand and Twenty Two (2022)

BETWEEN

v.e
2194
7-30 P.M.
2/8/22

69837

26 JUL 2022

SL. No. Date

Re. MR. DEBES KR. MISRA

M.A.B. Com. LL.B.

Name Advocate, High Court, Calcutta

Address 69/1, Baghajatin Place, Kol-86

SMRITI BIKASH DAS
Govt. License Stamp Vender
Alipore Police Court
Kol-27

Anali Chowdhury

 5623

Anali Chowdhury

 5624

S. G. CONSTRUCTION

Singh & Co

Partner

 5625

S. G. CONSTRUCTION

Carl Poddie

Partner

 5626

S. G. CONSTRUCTION

Gautam Ray

Partner



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

2 AUG 2022

Omant Mishra

High Court
Calcutta

SMT. ARATI CHOWDHURY, (PAN-AEPC7661R), (Aadhaar No. 2776 4148 0864), wife of Madan Mohan Chowdhury, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, presently residing at Swastika Compund, Red Hill Road, Meghalaya Printing Press, Nongkynrih, Laitumkhrah, East Khasi Hills, Meghalaya-793003, hereinafter called and referred to as the **OWNER/VENDOR/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include her legal heirs, executors, legal representatives, administrators and assigns) of the **FIRST PART**

AND

Arati Chowdhury

"M/S. S.G. CONSTRUCTION", (PAN – ADPFS5800C), a Partnership Firm, within the meaning of Indian Partnership Act, 1932, having its registered Office at 57, Birnagar, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086, District – South 24-Parganas, represented by its partners namely (1) **SRI SUJOY DEB**, (PAN - AFYPD4632G), (Aadhaar No. 869829700241), son of Late Kshitish Chandra Deb, by Faith – Hindu, by Occupation - Business, by Nationality – Indian, residing at A/23, Rabindra Pally, P.O. Baghajatin, presently P.S. Patuli, (formerly P.S. Jadavpur), Kolkata - 700 086, District – South 24-Parganas, (2) **SRI GOPAL PODDER**, (PAN - AJGPP0813K), (Aadhaar No. 364379501302), son of Late Gour Netai Podder, by Faith – Hindu, by Occupation - Business, by Nationality – Indian, residing at 2/249, Sree Colony, P.O. Regent Estate, presently P.S. Netaji Nagar, formerly P.S. Patuli, Kolkata – 700092, District – South 24-Parganas and (3) **SRI GOUTAM ROY**, (PAN - AEOPR7025Q), (Aadhaar No. 585591148893), son of Late Dol Gobinda Roy, by Faith – Hindu, by Occupation - Business, by Nationality – Indian, residing at 14B, Desbandhu Road, P.O. Baghajatin, presently P.S. Patuli, (formerly P.S. Jadavpur), Kolkata - 700 086, District – South 24-Parganas, hereinafter called and the **"DEVELOPER/SECOND PARTY"** (which expression unless repugnant to the context shall mean and include its heir/ heirs, executor/ executors, administrator/ administrators, assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **SECOND PART**.

WHEREAS by virtue of a registered Deed of Bengali Bikroy Kobala dated 01.04.1992, registered in the office of District Sub-Registrar of Alipore, 24-Parganas and recorded into Book No. I, Volume No. 23, Pages from 237 to 246, Being No. 1375 for the year 1992, the present **OWNER** herein namely **SMT. ARATI CHOWDHURY** purchased

MS

All That piece and parcel of a plot of land measuring an area of 03 (Three) Cottahs 03 (Three) Chittacks 22½ (twenty two point half) Sq.ft. more or less, lying and situated in Mouza : Bademasur, J.L. No.31, Touzi No. 246, 1516-1518, Pargana – Khaspur, comprising in C.S. Dag No. 658, under C.S. Khatian No.51, corresponding to R.S. Dag No.620, under R.S. Khatian No.141, under formerly Police Station – Jadavpur, presently Police Station – Patuli, the then District : 24-Parganas, at present South 24-Parganas, Additional District Sub-Registration Office and District Sub-Registration Office at Alipore, togetherwith all easement rights thereto for a valuable consideration from the then rightful Owner namely Sri Ajit Kumar Roy Chowdhury, son of Late Dinesh Roy Chowdhury, residing at 73, Ashok Road, Ganguly Bagan, P.S. Jadavpur, Kolkata – 700084 togetherwith all easement rights thereto for a valuable consideration as mentioned therein.

Anita Chowdhury

AND WHEREAS after purchase the present **OWNER** herein mutated her name in the record of The Kolkata Municipal Corporation in respect of her aforesaid purchased plot of land within the jurisdiction of The Kolkata Municipal Corporation, under Ward No.101, known and numbered as K.M.C. Premises No. 110, New Fulbagan, being Assessee No. 31-101-14-0110-0, under P.S. Patuli, Kolkata – 700 086, District : South 24-Parganas and has been enjoying the said property without any interruption and hindrances by anybody else and also paying the regular taxes thereof to the K.M.C. authority in respect of the said property and the said plot of land together with structure is now free from all encumbrances, charges, liens, attachments, lispense whatsoever as morefully described in the **SCHEDULE - "A"** below.

AND WHEREAS the present **OWNER** is now decided to develop the **SCHEDULE - 'A'** mentioned property by constructing a Ground plus three storied building with lift facility, comprising of a number of residential flats on the different floors and Car parking Spaces, but due to paucity of fund, lack of technical knowledge, experience in the field of construction, has now decided to do the same by appointing a **DEVELOPER**, who is financially and technically sound to construct a Ground plus three storied building with lift facility upon the aforesaid property as per the sanction residential building plan to be sanctioned from The Kolkata Municipal Corporation.

AND WHEREAS the **DEVELOPER** herein, coming to know the facts of such desire of the **OWNER** herein, has made a proposal in relation to the aforesaid development of the said property before the **OWNER**. The **OWNER** after necessary investigation and

[Signature]

thorough understanding with the **DEVELOPER** herein, has agreed to develop the said premises by the **DEVELOPER**. Both the Parties hereto have mutually analysed, discussed, agreed and now the **DEVELOPER** and **OWNER** desires to enter into this registered Development Agreement for the construction of a new Ground plus three storied building with lift facility upon the aforesaid property as per the sanction building plan under certain terms and conditions which has been decided by and between the Parties herein, without involving the **OWNER** in the matter of the hazards of construction. Refer Annexure – X for Specification of Building Construction.

AND WHEREAS the **DEVELOPER** i.e. the party of the **SECOND PART** herein has agreed to make the construction of the proposed Ground plus three storied building in flat systems for residential purposes as 50% : 50% ratio in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind of flats etc. after giving the Owner, the Owner's Allocation. The **OWNER** shall get entire complete Second Floor residential Flat area of the proposed building and 50% (Fifty percent) sanction 2BHK residential flat of the Third floor, Western side of the proposed building and 50% Ground Floor Car Parking area of the proposed building i.e. two nos. of Car Parking Space being Nos. 2 and 4. Besides above the **OWNER** herein shall get from the **DEVELOPER** a non-refundable sum of Rs.6,50,000/- (Rupees Six Lac and fifty thousand) only out of which (i) Rs.4,00,000/- (Rupees Four Lac) only is paid at the time of execution and registration of this Development Agreement as mentioned in the memo below and balance (ii) Rs.2,50,000/- (Rupees Two Lac Fifty Thousand) only at the time of hand over the possession of the Owner's Allocation of the building. The **OWNER** shall also enjoy the undivided proportionate share of land and also the other common rights and facilities of the proposed building as mentioned in the **SCHEDULE "A"** and **"C"** herein below. This is the called the **OWNER'S ALLOCATION** as mentioned in the **SCHEDULE "B"** herein below.

AND WHEREAS the Party of the **SECOND PART** i.e. The **DEVELOPER** herein shall get the rest construction of the proposed Ground plus three storied building with lift facility i.e. . entire First Floor and 50% (Fifty percent) sanction flat area i.e. one residential flat from the Third floor, Eastern side of the proposed building and 50% of entire Ground Floor i.e. remaining Car Parking area of the proposed building excluding the Owner's Allocation Car Parking Space area. The **DEVELOPER'S ALLOCATION** has been clearly mentioned

and described in the **SCHEDULE "D"** hereunder written. The Party of the **SECOND PART** shall erect the entire proposed Ground plus three storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the said sanction building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats etc. The **DEVELOPER** shall enjoy the undivided proportionate share of land and common rights as mentioned in the **SCHEDULE - A and C** below.

NOW THE AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term:
 - (a) **OWNER** : shall mean the party of the **FIRST PART** herein namely **SMT. ARATI CHOWDHURY, (PAN – AEEPC7661R), (Aadhaar No. 2776 4148 0864)**, wife of Madan Mohan Chowdhury, presently residing at Swastika Compund, Red Hill Road, Meghalaya Printing Press, Nongkynrih, Iaitumkhrah, East Khasi Hills, Meghalaya-793003, and her legal heir/heirs, executor/executors, administrator/ administrators, and legal representative/ representatives.
 - (b) **DEVELOPER** : shall mean "**M/S. S.G. CONSTRUCTION**", a Partnership Firm, within the meaning of Indian Partnership Act, 1932, having its registered Office at 57, Birnagar, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086, District – South 24-Parganas, represented by its partners namely (1) **SRI SUJOY DEB, SRI GOPAL PODDER** and (3) **SRI GOUTAM ROY**, for the time being and its legal heirs, representatives, administrators and assigns.
 - (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
 - (d) **PREMISES** : shall mean the Property measuring land area of 03 (Three) Cottahs 03 (Three) Chittacks 22½ (twenty two point half) Sq.ft. more or less, lying and situated in Mouza : Bademasur, J.L. No.31, Touzi No. 246, 1516-1518, Pargana – Khaspur, comprising in C.S. Dag No. 658, under C.S. Khatian No.51, corresponding

Arati Chowdhury



Anali Choudhury

to R.S. Dag No.620, under R.S. Khatian No.141, within the jurisdiction of The Kolkata Municipal Corporation, under Ward No.101, known and numbered as **K.M.C. Premises No. 110, New Fulbagan**, being Assessee No. 31-101-14-0110-0, under P.S. Patuli, Kolkata – 700 086 as mentioned and described in the **SCHEDULE - 'A'** hereunder written.

- (e) **BUILDING** : shall mean the proposed Ground plus three storied building with lift facility to be constructed on the said premises as per sanction residential building plan to be sanctioned by The Kolkata Municipal Corporation Borough Office - XI.
- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, stair ways, passages ways, driveways, common lavatories, meter space, water and water lines and plumbing lines, lift, lift room, lift lobby, underground water reservoir, over head water tank, water pump and motor, Care Taker Room, Pump Room and common W.C. on Ground Floor, if any and other facilities as mentioned in the **SCHEDULE "C"** hereunder written which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat Owners who shall purchase the same from the **DEVELOPER**.
- (g) **OWNER'S ALLOCATION** : The **OWNER** shall get entire complete Second Floor residential Flat area of the proposed building and 50% (Fifty percent) sanction 2BHK residential flat of the Third floor, Western side of the proposed building and 50% Ground Floor Car Parking area of the proposed building i.e. two nos. of Car Parking Space being Nos. 2 and 4. Besides above the **OWNER** herein shall get from the **DEVELOPER** a non-refundable sum of Rs.6,50,000/- (Rupees Six Lac and fifty thousand) only out of which (i) Rs.4,00,000/- (Rupees Four Lac) only is paid at the time of execution and registration of this Development Agreement as mentioned in the memo below and balance (ii) Rs.2,50,000/- (Rupees Two Lac Fifty Thousand) only at the time of hand over the possession of the Owner's Allocation of the building. The **OWNER** shall also enjoy the undivided proportionate share of land and also the other common rights and facilities of the proposed building as



mentioned in the **SCHEDULE "A"** and **"C"** herein below. This is the called the **OWNER'S ALLOCATION** as mentioned in the **SCHEDULE "B"** herein below.

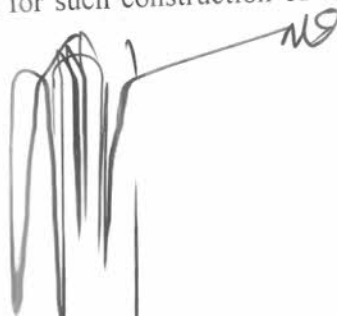
- (h) **DEVELOPER'S ALLOCATION** : The **DEVELOPER** herein shall get the rest construction of the proposed Ground plus three storied building with lift facility i.e. . entire First Floor and 50% (Fifty percent) sanction flat area i.e. one residential flat from the Third floor, Eastern side of the proposed building and 50% of entire Ground Floor i.e. remaining Car Parking area of the proposed building excluding the Owner's Allocation Car Parking Space area. The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "D"** hereunder written. The Party of the **SECOND PART** shall erect the entire proposed Ground plus three storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the sanction residential building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats etc. The **DEVELOPER** shall enjoy the undivided proportionate share of land and all common rights as mentioned in the **SCHEDULE - A** and **C** below.
- (i) **THE ARCHITECT/PLANNER** : shall mean such persons who will be appointed by the **DEVELOPER** for both designing and planning the building on the said premises.
- (j) **BUILDING PLAN** : would mean such plan to be prepared by the Planner for the construction of the building to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER** and to be shown the **OWNER** before submission of the same to the K.M.C.
- (k) **TRANSFER** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.



- (1) **TRANSFeree** : shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.
3. **THE OWNER DECLARES** as follows:
- (a) That she is the absolute Owner and seized and possessed of and/or well and sufficiently entitled to the said property as described in the **SCHEDULE 'A'** below.
 - (b) That the said property is free from all encumbrances and the **OWNER** has a good marketable title in respect of the said property as described in the **SCHEDULE 'A'** below.
 - (c) That the said property is free from all encumbrances, charges, liens, lispends, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
4. **THE OWNER AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
- (a) That the **OWNER** has hereby granted exclusive right to the **DEVELOPER** to undertake the new construction on the said Premises to be constructed by the **DEVELOPER** in accordance with the sanction residential building plan/plans to be sanctioned by The Kolkata Municipal Corporation.
 - (b)
 - (i) **OWNER'S ALLOCATION** : the **DEVELOPER** shall give the **OWNER** as the **OWNER'S ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written and rest sale proceeds etc., of the project shall be enjoyed by the **DEVELOPER** herein.
 - (ii) **DEVELOPER'S ALLOCATION** : The **DEVELOPER** shall enjoy the Developer's Allocation as described in the **SCHEDULE-D** below.



- (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval of building plan and its alternation/modification/verification of the sanctioned building plan from the appropriate authorities has been prepared signed and submitted by the **DEVELOPER** for and in the name of the **OWNER** at the cost of **DEVELOPER** and if any alteration/modification of making further plans for proposed construction are required the **OWNER** shall give such written permission to the **DEVELOPER** without any interruption.
- (d) For all that purpose of sanction of Building plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the **DEVELOPER** shall appear, represent, sign before the concerned authorities on behalf of the **OWNER** in her name and on her behalf in connection with any or all of the matters aforesaid and the **OWNER**, in such circumstances, shall give assistance/co-operation/ signatures whenever necessary to the **DEVELOPER** for the interest of the proposed project.
- (e) That the **DEVELOPER** shall erect the proposed building in the said Premises as per sanction residential building plan and for the same the **OWNER** shall put her signature as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the Developer's portion togetherwith proportionate undivided share of land and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER**.
- (f) The **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a Ground plus three storied building with lift facility thereon in accordance with the said sanction residential building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office at the cost of the Developer.
- (g) The **DEVELOPER** shall construct the building and also supervise and carry out all the acts through contractors and sub-contractors in such manner as may be thought fit and proper by it for such construction of the said proposed building

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according to the building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office referred to in this Agreement on the said Property and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement.

- (h) That the **DEVELOPER** shall be exclusively entitled to its respective share of its allocation i.e. **DEVELOPER'S ALLOCATION** in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
- (i) The **DEVELOPER** shall apply in the name of the **OWNER** and represent him before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the **OWNER** shall not raise any objections for it on the contrary the **OWNER** shall give full co-operations for facilitating the proposed project.
- (j) That the **DEVELOPER** shall at its own costs construct and complete the proposed building at the said premises in accordance with the sanction residential Ground plus three storied building plan to be sanctioned by The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER** and as well as hereby annexed specifications and the **DEVELOPER** shall take all the responsibility and risk regarding the construction of the proposed building and further covenant to complete the said building within 24 (Twenty four) months from the date of obtaining sanction of the building plan and also from the date of taking over vacant possession of the **SCHEDULE 'A'** mentioned property whichever is earlier.
- (k) That the **DEVELOPER** shall install in the said building at its own costs, pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities as are required to be provided in the new building constructed for sale of the flats therein on Ownership basis and as mutually agreed upon.



5. **THE OWNER HEREBY AGREES AND COVENANTS WITH THE DEVELOPER** as follows:-

- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the **DEVELOPER**.
- (ii) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the **DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.
- (iii) The **OWNER** positively give vacant possession of the entire premises as mentioned in the **SCHEDULE 'A'** hereunder to the **DEVELOPER** for making construction work of the proposed building as per sanction residential building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER** at the time of execution and registration of this Development Agreement.
- (iv) The **DEVELOPER** shall sell all the flats etc. of the proposed building, as the **DEVELOPER'S ALLOCATION** (strictly excluding the Owner's Allocation) as described in the **SCHEDULE 'D'** hereunder written **TOGETHER WITH** proportionate undivided share of land of the said premises and the common portions, roof of the building proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full consideration money from the intending purchasers of the relative flats and/or all other portions of the building from the **DEVELOPER'S ALLOCATION** as per the terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyances, Deeds or Agreement for Sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**.
- (v) The **OWNER** hereby empowers and authorizes the **DEVELOPER** to do this project in connection with the said property as described in the schedule hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the



building plan as well sewerage plan and to take water or electric connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the **DEVELOPER'S ALLOCATION**, to negotiate any matter for the said property etc.

6. **THE OWNER HEREIN EXECUTES THE POWER OF ATTORNEY IN FAVOUR OF THE DEVELOPER HEREIN BELOW:**

The **OWNER** herein namely, **SMT. ARATI CHOWDHURY**, (PAN - **AEEPC7661R**), (Aadhaar No. **2776 4148 0864**), wife of Madan Mohan Chowdhury, by Faith - Hindu, by Occupation - Housewife, by Nationality - Indian, presently residing at Swastika Compund, Red Hill Road, Meghalaya Printing Press, Nongkynrih, Iaitumkhrah, East Khasi Hills, Meghalaya-793003, do hereby appoint **"M/S. S.G. CONSTRUCTION"**, (PAN - **ADPFS5800C**), a Partnership Firm, within the meaning of Indian Partnership Act, 1932, having its registered Office at 57, Birnagar, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086, District - South 24-Parganas, represented by its partners namely (1) **SRI SUJOY DEB**, (PAN - **AFYPD4632G**), (Aadhaar No. **869829700241**), son of Late Kshitish Chandra Deb, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at A/23, Rabindra Pally, P.O. Baghajatin, presently P.S. Patuli, (formerly P.S. Jadavpur), Kolkata - 700 086, District - South 24-Parganas, (2) **SRI GOPAL PODDER**, (PAN - **AJGPP0813K**), (Aadhaar No. **364379501302**), son of Late Gour Netai Podder, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 2/249, Sree Colony, P.O. Regent Estate, presently P.S. Netaji Nagar, formerly P.S. Patuli, Kolkata - 700092, District - South 24-Parganas and (3) **SRI GOUTAM ROY**, (PAN - **AEOPR7025Q**), (Aadhaar No. **585591148893**), son of Late Dol Gobinda Roy, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 14B, Desbandhu Road, P.O. Baghajatin, presently P.S. Patuli, (formerly P.S. Jadavpur), Kolkata - 700 086, District - South 24-Parganas, as her lawful Constituted Attorney on his behalf to do the following acts in respect of her property as mentioned in the **SCHEDULE** below:

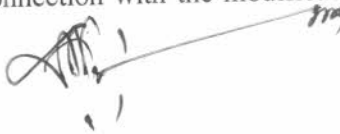
- i. To look after and manage the property on behalf of the **OWNER**.



Arati Chowdhury

- ii. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices and in any other Office of Government, in the Office of The Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayat or any other office or Local Authority on behalf of me and for such purpose me said Attorney may accept service of any summons or any notice issued by any authority, shall be received by me said Lawful Attorney.
- iii. To sign and verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the **SCHEDULE** hereunder written in any such Court or Office.
- iv. To appoint, engage on my behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever my said Attorney shall think proper to do so and to discharge and/or terminate his appointments.
- v. To cause mutation of my said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and/or in the office of B.L. & L.R.O. and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation and also to the B.L. & L.R.O. as and when necessary on my behalf.
- vi. To demarcate or delineate my said property that be necessary for the said purpose by virtue of a Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered before the concerned registering authority and/or to sewer any affidavit related thereto.
- vii. To deposit the revenue for my said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.



- viii. To sign all the plans to be submitted before the concerned authority/authorities for the sanction of the building plan, revised building Plan and/or modified Plan and/or completion Building Plan for my said property and sign all the papers related thereto and to sign the same on my behalf the modified or revised Plan and submit the same before The Kolkata Municipal Corporation for sanction and then to get delivery the same along with the Completion Certificate and also Completion Plan of the building on my behalf from The Kolkata Municipal Corporation and execute any affidavit related thereto and also sign, execute and register any Deed of Declaration to be required for the same related to my said property.
- ix. To sign drainage and sewerage Plan of the property and submit the same before the Kolkata Municipal Corporation in respect of the Premises and to sign all other papers related thereto.
- x. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the Schedule below and also to sign all the papers related thereto.
- xi. To look after and to control all the affairs for the development of the said land and construction of a new Ground plus three storied building with lift facility which is being erected as per sanction building Plan to be sanctioned by The Kolkata Municipal Corporation or other approval of the Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the owners all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE** below related thereto and registrar the such document as per requirement for the interest of the proposed project.
- xii. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowner.
- xiii. To appear and represent on behalf of the **PRINCIPAL** i.e. **LAND OWNER** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal Police, necessary Departments of Government of West Bengal, in connection with the modification and/or alteration
- 

of Development plans for the above mentioned property and also for the interest of the proposed project.

- xiv. To pay fees for obtaining the sanction of the building plan, modification of plan and such other orders and permissions from the necessary authorities on behalf of the landowner as required for sanction, modification and/or alteration of the Development Plan and also to submit and take delivery of title deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as my Attorney shall think fit and proper.
- xv. To receive the excess amount of fees, if any, paid for the purpose of sanction and/or modification and/or alteration of the revised and/or completion building plan to be sanctioned from the authority or authorities.
- xvi. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper.
- xvii. To apply for obtaining electricity gas, water sewerage, drainage, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto on behalf of the **OWNER** and submit the same before the concerned authority/ authorities for such connection of electric, drainage and sewerage, water, telephone, gas, connection etc. and to execute and sign all paper plan for sanction drainage and sewerage connection of the said entire property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on my behalf.
- xviii. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
- xix. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
- xx. To appear and represent me before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign execute and



submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

- xxi. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum against the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of this registered Development Agreement below and the **DEVELOPER** shall do all the acts in the Premises and the **DEVELOPER** shall get the **DEVELOPER'S ALLOCATION** as within mentioned.
- xxii. To collect advance or part payment or full consideration money from the intending purchasers of the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of this registered Development Agreement alongwith the proportionate share of land and grant receipt in favour of the interested persons/ persons who are interested to take possession of the flat/ flats etc. in lieu of satisfactory consideration.
- xxiii. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the Developer's Allocation alongwith the proportionate share of land in my name as the said Attorney shall think fit and proper and to sell the Developer's Allocation as mentioned in this registered Development Agreement to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.
- xxiv. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats and/or Car Parking Space, if any including proportionate land share of the said **DEVELOPER'S ALLOCATION** alongwith the proportionate share of land at my said premises or any part thereof and for that purpose to sign and execute all deeds, as my said Attorney shall think fit and proper as per this registered Development Agreement.
- xxv. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- xxvi. To receive part or full consideration sum against the Developer's Allocation as mentioned in this registered Development Agreement from the intending purchasers and acknowledges the receipt of the same.



- xxvii. To appear and represent me before any Notary Public, office of the Additional District Sub-Registrar, Alipore, District Sub-Registrar offices at Alipore, Addl. Registrar of Assurance/s at Kolkata, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration and or any kind of instrument writing executed and signed by the said Attorney in any manner concerning the said property as per this registered Development Agreement in connection with the **DEVELOPER'S ALLOCATION** only and present the same before the Registrar for registration.
- xxviii. To take necessary steps for registration of the Developer's Allocation as mentioned in this registered Development Agreement or any part alongwith the proportionate share of land by the Developer i.e. the Attorney herein.
- xxix. To convey, prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
- xxx. To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf or to be institute preferred by or any person or persons in respect of the said property.
- xxxi. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the entire Premises.
- xxxii. To sign, declare and/or affirm any complaints, written statements petitions, affidavits, verifications, vokatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
- xxxiii. To deposit and withdraw fee, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

The Attorney i.e. the **DEVELOPER** shall do all other acts on behalf of the **OWNER** in respect of the said property by virtue of this Power of Attorney.

7. **THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNER** as follows :-
- (i) To get maximum sanction area from The Kolkata Municipal Corporation the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at **DEVELOPER'S** cost.
 - (ii) To complete the construction of the building within 24 (Twenty four) months from the date of obtaining sanction of the building plan and also from the date of taking over vacant possession of the **SCHEDULE 'A'** mentioned property whichever is earlier. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered the such delay shall not be counted and the **DEVELOPER** shall have liberty to extend the time for a maximum period of another 6 (Six) months to cover '*Force Meajure*' period and if the Developer shall not deliver the Owner's property within the stipulated period then the Developer shall have to pay the sum of Rs.10,000/- (Rupees Ten thousand) per month till the date hand over the possession of the Owner's Allocation of the property.
 - (iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
 - (iv) Not to do any act, deed or thing from the part of the **OWNER** whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** in the said building.
 - (v) Completion time of the project shall be 24 (Twenty four) months from the date of obtaining sanction of the building plan and also from the date of taking over vacant possession of the **SCHEDULE 'A'** mentioned property whichever is earlier.
 - (vi) The complete construction specification shall be part of the agreement under annexure X.
 - (ix) After completion of the entire Building and thereafter after completion of registration of entire Developer's Allocation in favour of the intending Purchaser/s, the **DEVELOPER** shall deliver all the original Documents, K.M.C. Mutation Certificate and other Tax Receipts to the Owner herein and the Owner shall have to show such documents to all the Flat Owners and / or their Association as and when required without any delay.



7. **MUTUAL COVENANT AND INDEMNITIES :-**

- (i) The **OWNER** hereby undertakes that the **DEVELOPER** shall be entitled to the entire proposed construction excluding the Owner's Allocation and shall enjoy its Allocation without interference or disturbances from the Owner's end, provided the **DEVELOPER** shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.
- (ii) The **OWNER** is executing and registering a Development Power of Attorney by these presents in favour of the **DEVELOPER** to complete the project and also register all the Deeds including Agreement for Sale and Conveyance/Sale Deeds in respect of Developer's Allocation in favour of the intending purchasers and the **DEVELOPER** shall also execute and register the Deed of Conveyance in favour of the intending Purchasers on the **DEVELOPER'S ALLOCATION** (strictly excluding the Owner's Allocation) and the **OWNER** shall join in the same when she shall be called for, if required.
- (iii) The **OWNER** shall hand over the Original Title Deed, K.M.C. Mutation Certificate, up to date paid up K.M.C. tax bills, land tax (khajna) receipts, if any and any other original papers in respect of the property to the **DEVELOPER** at the time execution of the agreement and the **DEVELOPER** shall grant receipt for the same in favour of the **OWNER**. The said Deed/s shall be handed over to the **OWNER** before the other Flat Owners after completion of the project.
- (iv) The **OWNER** has recorded her name in the record of The Kolkata Municipal Corporation in connection with her property and the **OWNER** shall clear up all the previous outstanding taxes of K.M.C. including the effect of G.R. in respect of K.M.C. Premises No. 110, New Fulbagan. After taking possession of the **OWNER'S ALLOCATION** in the building to be erected, the **OWNER** shall pay the municipal tax and the maintenance of the Owner's Allocation. The **DEVELOPER** shall pay the taxes during construction of the proposed building and thereafter the maintenance and also the proportionate taxes in respect of the entire property as within mentioned till the date of handing over the allocation of the Land Owner.

- (v) The **OWNER** shall take proper initiative to enjoy all easement rights upon the adjacent passage on which the entire project depend upon.

8. **JURISDICTION :**

All courts, within the limits of Alipore, District South 24-Parganas and the High Court at Calcutta.

SCHEDULE OF THE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)
SCHEDULE – ‘A’

Anali Choudhury

ALL THAT piece and parcel of presently homestead land measuring an area of **03 (Three) Cottahs 03 (Three) Chittacks 22½ (twenty two point half) Sq.ft. more or less**, whereon a new Ground plus three storied building with lift facility shall be erected as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation, Borough Office – XI after demolishing the existing structure if any lying and situated in **Mouza : Bademasur, J.L. No.31, Touzi No. 246, 1516-1518, Pargana – Khaspur**, comprising in C.S. Dag No. 658, under C.S. Khatian No.51, corresponding to R.S. Dag No.620, under R.S. Khatian No.141, situated within the jurisdiction of The Kolkata Municipal Corporation, under Ward No.101, known and numbered as **K.M.C. Premises No. 110, New Fulbagan**, being Assessee No. 31-101-14-0110-0, under P.S. Patuli, Kolkata – 700 086. The entire property is butted and bounded by :

<u>ON THE NORTH</u>	:	12'-0" wide Road ;
<u>ON THE SOUTH</u>	:	Land and property of Dag No. 620;
<u>ON THE EAST</u>	:	Land and property of Dag No. 657;
<u>ON THE WEST</u>	:	14'-6". wide K.M.C. Road.

SCHEDULE – ‘B’ ABOVE REFERRED TO
(OWNER’S ALLOCATION)
TO BE OBTAINED FROM THE DEVELOPER

The **OWNER** shall get entire complete Second Floor residential Flat area of the proposed building and 50% (Fifty percent) sanction 2BHK residential flat of the Third floor, Western side of the proposed building and 50% Ground Floor Car Parking area of the proposed building i.e. two nos. of Car Parking Space being Nos. 2 and 4. Besides above the **OWNER** herein shall get from the **DEVELOPER** a non-refundable sum of



Rs.6,50,000/- (Rupees Six Lac and fifty thousand) only out of which (i) Rs.4,00,000/- (Rupees Four Lac) only is paid at the time of execution and registration of this Development Agreement as mentioned in the memo below and balance (ii) Rs.2,50,000/- (Rupees Two Lac Fifty Thousand) only at the time of hand over the possession of the Owner's Allocation of the building. The **OWNER** shall also enjoy the undivided proportionate share of land and also the other common rights and facilities of the proposed building as mentioned in the **SCHEDULE "A"** above and **SCHEDULE "C"** herein below. This is the called the **OWNER'S ALLOCATION**.

SCHEDULE – 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

1. All stair-cases and stair landings on all the floors of the said building.
2. Stair-case of the building leading towards the vacant roof.
3. Common passages including main entrances on the ground floor leading to the top floor vacant roof of the building.
4. All common services and upon common spaces and undivided proportionate share of land and rights, liberties, easement and privileges and appendages and appurtenances to be enjoyed by the Co-owners.
5. Roof, Mounted Room, if any, Parapet wall of the building are for the purpose of common services and right.
6. Water pump, overhead water tank and all water supply line and plumbing lines.
7. Common Electric meter space, electric meter board, Electricity service and electricity main line wirings and lighting.
8. Drainages and sewerages including man-hole, junction pits etc. and drive way.
9. Boundary walls, main gate and/or side gates if any.



10. Vacant space, Care Taker's Room, Pump Room and common W.C. on Ground Floor.
11. Lift and lift machine room of the building
12. Right of egress and ingress of car from the Car Parking Space to the outside road through common vacant space situated in front of the Car Parking Space.
13. Such other common parts, areas, equipments and installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to other user and occupier of the Unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

SCHEDULE – 'D' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The **DEVELOPER** herein shall get the rest construction of the proposed Ground plus three storied building with lift facility i.e. . entire First Floor and 50% (Fifty percent) sanction flat area i.e. one residential flat from the Third floor, Eastern side of the proposed building and 50% of entire Ground Floor i.e. remaining Car Parking area of the proposed building excluding the Owner's Allocation Car Parking Space area. The Party of the **SECOND PART/ DEVELOPER** shall erect the entire proposed Ground plus three storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the said sanction building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats etc. The **DEVELOPER** shall enjoy the common rights alongwith undivided proportionate land share out of total land as mentioned in the **SCHEDULE – "A"** herein and all the common facilities as mentioned in the **SCHEDULE – 'C'** above.



IN WITNESS WHEREOF the parties herein put their respective hand and seals
on this day, month and year first above written.

WITNESS:

1. Abhijit Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700 086

Anali Chowdhury
SIGNATURE OF THE OWNER

2. Madhu Mohan Chowdhury
Red Hall, Laitemkhrol
"Swastika Compound"
Sullo 8-793003

S. G. CONSTRUCTION

Singy Das

Partner

S. G. CONSTRUCTION

Geet Paul

S. G. CONSTRUCTION Partner

Gautam Ray

Partner

SIGNATURE OF THE DEVELOPER

DRAFTED & PREPARED BY:

Debes Kumar Misra (Signature)

(MR. DEBES KUMAR MISRA)
ADVOCATE [Enrollment No.F/364/329/1989]
HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata - 700 086.
PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

ANNEXTURE:X

SCHEDULE OF WORK
(SPECIFICATION OF THE BUILDING CONSTRUCTION)

- A. **Number of Floors** : Ground plus three Storied building.
- B. **General** : The building shall be R.C.C. framed structured design of Architect and according to sanctioned Building Plan.
- C. **Brick Work** : 200mm. Thickness Brick work shall be done on outside walls with First class bricks in Cement and Mortar (1:6) 75/125 mm. Thick inside partition walls between the Flats with first class brick wall be done in Cement Mortar (1:4) as necessary.
- D. **Flooring skirting** : All room, verandah and kitchen will be laid tiles, Black Stone kitchen slab in kitchen and upto 2' ft height. Glazed tiles over kitchen slab. In toilets ceramic tiles floor and dado upto 5'-6" height.
- E. **Plastering** : The outer side, inner side and the ceiling plaster of the building will be of standard thickness and plaster of paris to be provided in bed rooms, living room, toilet, kitchen, and verandah.
- F. **Doors and Windows** : All doors of the flat would be of Commercial flash door with necessary standard fittings, Window-Aluminium sliding windows with glass panels and fittings with Grills.
- G. **Toilets and Kitchen : Toilet :**
 i) European White Comode with Cistern and one tap.
 ii) Shower with two taps shall be provided.
 Kitchen/Dining : One Black Stone sink, two taps, Black stone kitchen shelf, wash basin.
- H. **Stair case room and Railings** : _Staircase room will be provided as per design and sanctioned plan M.S. Railings from ground floor to top floor with height upto 2'-6".
- I. **Electrical Installations** : (i) Two light points, one fan point, one plug point in drawing/dinning space and one A.C. point in one bed room.
 ii) One fan point, two light points and one plug point in bed room.
 iii) One light point and one exhaust point in toilet and kitchen.
 iv) Concealed wiring with Copper wire (Finolex/Havells make) and Anchor switch will be provided.
- J. **Extra work** : All extra works other than the standard specification shall be entertained by the Builder and charged at a rate as would be decided by the Builder before starting of the said extra work. No outside contractor will be allowed to execute the said extra work till the possession of the Flat is obtained by the Purchasers on payment of consideration money in full. Entire payments towards such extra work shall have to be made in full before proceeding with the said extra work and any cost of such extra work shall not be adjusted in the event the Owner/Purchasers change the specification as would be provided by the Developer.
- K. **Water Supply :**
 i) Overhead reservoir (PVC) will be provided at the top floor of the building through Kolkata Municipal Corporation, Water Supply.
 ii) Connected internal lines as necessary in Kitchen, toilet and suitable electrical pump with motor will be installed in the Ground floor to deliver water to overhead reservoir from ground floor reservoir.

It is noted that if any extra work is done as per the desire of the **OWNER** out of the said specification, for such extra work, the **OWNER** shall pay the necessary cost to the **DEVELOPER**.

MEMO OF CONSIDERATION

RECEIVED the sum of Rs.4,00,000/- (Rupees Four Lac) only from the DEVELOPER herein as non-refundable advance sum as mentioned in the Owner's Allocation of this Agreement in the manner followings :-

Sl. No.	Date	Cheque No.	Name of the Bank and Branch	Amount Rs.
1.	02.08.2022	965561	Indian Bank, Baghejatin Branch	Rs. 4,00,000.00

Rs.4,00,000.00

(Total Rupees Four Lac only)

WITNESS :

1. Abhijit Kumar Mishra
69A, Baghejatin Place
Kolkata - 700 86

Arati Chowdhury
SIGNATURE OF THE OWNER

2. Madan Mohan Chowdhury
Red Hill Road, Laiteunkhla
"Swasti Ka Compound"
Shillong - 793003

MS
Aboane

Arati Chowdhury



Arati Chowdhury

Name ARATI CHOWDHURY
Signature Arati Chowdhury

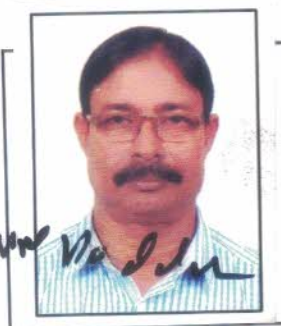
	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					



Sujoy Deb

Name SUJOY DEB
Signature Sujoy Deb

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left hand					
right hand					



Gopal Podder

Name GOPAL PODDER
Signature Gopal Podder

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left hand					
right hand					



Goutam Roy

Name GOUTAM ROY
Signature Goutam Roy

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left hand					
right hand					

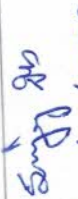


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042002321387/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Shri SUJOY DEB A/23, Rabindra Pally, City:-, P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086	Representative of Developer [S G CONSTRUCTION]			 02/08/2022
SI No.	Name of the Executant	Category		Finger Print	Signature with date
2	Shri GOPAL PODDER 2/249, Sree Colony, City:-, P.O:- Regent Estate, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700092	Representative of Developer [S G CONSTRUCTION]			 2. 8. 22
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri GOUTAM ROY 14B, Desbandhu Road, City:-, P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086	Representative of Developer [S G CONSTRUCTION]			 02.08.2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt Arati Chowdhury Swastik Compound, Red Hill Road, Meghalaya Printing Press, Nongkynrih, Laitumkharah, East Khasi Hills, Meghalaya, City:- , P.O:- Laitumkharah, P.S:- LAITUMKHRAH, District:-East Khasi Hills, Meghalaya, India, PIN:- 793003	Land Lord			<i>Arati Chowdhury</i> 02/08/2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Shri SUJOY DEB, Shri GOPAL PODDER, Shri GOUTAM ROY Smt Arati Chowdhury			<i>Somesh Mishra</i> 02/08/22

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

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

South 24-Parganas, West
Bengal



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230087936338
GRN Date: 01/08/2022 20:14:42
BRN : 8421237698332
Gateway Ref ID: 222139836634
Payment Status: Successful
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 01/08/2022 20:15:46
Method: HDFC Retail Bank NB
Payment Ref. No: 2002321387/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SOMESH
Address: HIGH COURT CALCUTTA
Mobile: 9051446430
Period From (dd/mm/yyyy): 01/08/2022
Period To (dd/mm/yyyy): 01/08/2022
Payment ID: 2002321387/2/2022
Dept Ref ID/DRN: 2002321387/2/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002321387/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2002321387/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	4021
Total				10942

IN WORDS: TEN THOUSAND NINE HUNDRED FORTY TWO ONLY.



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

Query No / Year	2002321387/2022	Office where deed will be registered
Query Date	29/07/2022 6:19:04 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 4,00,000/-]	
Set Forth value	Market Value	
Rs. 1/-	Rs. 30,27,233/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,021/- (Article:48(g))	Rs. 4,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Phoolbagan Road, , Premises No: 110, , Ward No: 101, Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 3 Chatak 22.5 Sq Ft	1/-	30,27,233/-	Width of Approa Road: 14 Ft.,
Grand Total :				5.3109Dec	1 /-	30,27,233 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Smt Arati Chowdhury Wife of Madan Mohan Chowdhury, Swastik Compound, Red Hill Road, Meghalaya Printing Press, Nongkynrih, Laitumkharah, East Khasi Hills, Meghalaya, City:- , P.O:- Laitumkharah, P.S:- LAITUMKHRAH, District:-East Khasi Hills, Meghalaya, India, PIN:- 793003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. Axxxxxx1r, Aadhaar No.: 27xxxxxxx0864, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	S G CONSTRUCTION (Partnership Firm) ,57, Birnagar, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 PAN No. ADxxxxxx0C, Aadhaar No Not Provided by UIDAI Status: Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri SUJOY DEB Son of Late Kshitish Chandra DebA/23, Rabindra Pally, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx2G, Aadhaar No.: 86xxxxxxx0241	S G CONSTRUCTION (as Partner)
2	Shri GOPAL PODDER Son of Late Gour Netai Podder2/249, Sree Colony, City:- , P.O:- Regent Estate, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJxxxxxx3K, Aadhaar No.: 36xxxxxxx1302	S G CONSTRUCTION (as Partner)
3	Shri GOUTAM ROY Son of Late Dol Gobinda Roy14B, Desbandhu Road, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx5Q, Aadhaar No.: 58xxxxxxx8893	S G CONSTRUCTION (as Partner)

Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Shri SUJOY DEB, Shri GOPAL PODDER, Shri GOUTAM ROY, Smt Arati Chowdhury

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Arati Chowdhury	S G CONSTRUCTION-5.31094 Dec

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311011401100 Premises No. : 110 Ward No. : 101 Street Name : NEW FULBAGAN	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SMT ARATI CHOWDHURY Owner Address : E/172, RAMGARH , CALCUTTA 700 047 Pin No. : 700047	Character of Premises: Total Area of Land:



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER		
AEEPC7661R		
	नाम /NAME	ARATI CHOWDHURY
	पिता का नाम /FATHER'S NAME	SADHU CHARAN BASAR
	जन्म तिथि /DATE OF BIRTH	28-08-1988
हस्ताक्षर /SIGNATURE	 आयकर आयुक्त(सिस्टम), शिप्लोंग COMMISSIONER OF INCOME-TAX(SYSTEMS), SHILLONG	

इस कार्ड को खो / मिल जाने पर तुरन्त वापस करने
 वाले प्राधिकारी को सूचित / वापस कर दें
 आयकर आयुक्त(सिस्टम),
 कम्प्यूटर केन्द्र, आयकर भवन,
 पो.बॉ.सं. - 20,
 शिप्लोंग - 793 001.

In case this card is lost/found, kindly inform/return to
 the issuing authority :

Commissioner of Income-tax(Systems),
 Computer Centre, Aayakar Bhawan,
 Post Box No.-20,
 Shillong - 793 001.

Arati Chowdhury



भारत सरकार
Government of India



Arati Chowdhury

DOB: 28/06/1956

Female

2776 4148 0864



मेरा आधार, मेरी पहचान

Arati Chowdhury



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: W/O: Madan Mohan
Chowdhury, Swastika Compoud,
Red Hill Road, Meghalaya
Printing Press, Nongkynrih,
Laitumkhrach, East Khasi Hills,
Laitumkhrach, Meghalaya, 793003

2776 4148 0864



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADPFS5800C



नाम / Name
S G CONSTRUCTION

निगमन / गठन की तारीख
Date of Incorporation / Formation
14/02/2018

19032018

आयकर विभाग

INCOME TAX DEPARTMENT

SUJOY DEB



भारत सरकार

GOVT. OF INDIA

KSHITISH CHANDRA DEB

09/11/1970

Permanent Account Number

AFYPD4632G

Sujoy Deb

Signature



Sujoy Deb



भारत सरकार
GOVERNMENT OF INDIA



Sujoy Deb

DOB: 09/11/1970
MALE



8698 2970 0241

मेरा आधर, मेरी पहचान

Sujoy Deb



आधार

भारतीय रिपब्लिक
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Kshitish Chandra Deb, Birnagar
Sporting Club, A/23 Rabindra Pally,
Baghajatin, Kolkata,
West Bengal - 700086



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1800 300 1947

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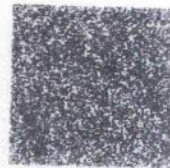
P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card
AJGPP0813K



नाम / Name
GOPAL PODDER

पिता का नाम / Father's Name
GOURNITAI PODDER

जन्म की तारीख /
Date of Birth
18/10/1960

Gopal Podder
हस्ताक्षर / Signature

28082018

Gopal Podder



भारत सरकार
GOVERNMENT OF INDIA



গোপাল পোদ্দার
GOPAL PODDER
জন্মতারিখ/DOB: 18/10/1960
পুরুষ/ MALE
Mobile No: 9830550597



3643 7950 1302

MEERA AADHAAR, MERI PEHCHAN

Gopal Podder



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

২/২৪৯, শ্রী কলোনি, বিজেন্ট এস্টেট,
কলকাতা,
পশ্চিম বঙ্গ - ৭০০০৯২

Address :

2/249, SREE COLONY,
Regent Estate,
Kolkata,
West Bengal - 700092

Generation Date: 15/10/2016



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P.O. Box No.1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

GOUTAM ROY

DOLGOBINDA ROY

04/03/1971
Permanent Account Number

AEOPR70250

Goutam Roy
Signature



14012011

Goutam Roy

 ভারত সরকার
Government of India

 গৌতম রায়
Goutam Roy
জন্মতারিখ/DOB: 04/03/1971
পুরুষ/ MALE

5855 9114 8893
VID: 9192 3457 6728 9242

আমার আধার, আমার পরিচয়

 ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
S/O দোল গোবিন্দ রায়, 14বি., দেশবন্ধু রোড,
বীরনগর স্পোর্টিং ক্লাব, বীরনগর, বাঘাজতিন,
কোলকাতা,
পশ্চিম বঙ্গ - 700086

Address:
S/O Dol Gobinda Roy, 14B., Deshbandhu
Road, Birnagar Sporting Club, Birnagar,
Baghajatin, Kolkata,
West Bengal - 700086

5855 9114 8893
VID: 9192 3457 6728 9242

QR Code with Photograph

Goutam Roy

Major Information of the Deed

Deed No :	I-1604-08860/2022	Date of Registration	03/08/2022
Query No / Year	1604-2002321387/2022	Office where deed is registered	
Query Date	29/07/2022 6:19:04 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 30,27,233/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 4,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Phoolbagan Road, , Premises No: 110, , Ward No: 101 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 3 Chatak 22.5 Sq Ft	1/-	30,27,233/-	Width of Approach Road: 14 Ft.,
Grand Total :				5.3109Dec	1 /-	30,27,233 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Arati Chowdhury (Presentant) Wife of Madan Mohan Chowdhury Swastik Compound, Red Hill Road, Meghalaya Printing Press, Nongkynrih, Laitumkharah, East Khasi Hills, Meghalaya, City:- , P.O:- Laitumkharah, P.S:-LAITUMKHRAH, District:-East Khasi Hills, Meghalaya, India, PIN:- 793003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Axxxxxxx1r, Aadhaar No: 27xxxxxxx0864, Status :Individual, Executed by: Self, Date of Execution: 02/08/2022 , Admitted by: Self, Date of Admission: 02/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/08/2022 , Admitted by: Self, Date of Admission: 02/08/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S G CONSTRUCTION 57, Birnagar, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, PAN No.: ADxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SUJOY DEB Son of Late Kshitish Chandra Deb A/23, Rabindra Pally, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx2G, Aadhaar No: 86xxxxxxx0241 Status : Representative, Representative of : S G CONSTRUCTION (as Partner)
2	Shri GOPAL PODDER Son of Late Gour Netai Podder 2/249, Sree Colony, City:- , P.O:- Regent Estate, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJxxxxxx3K, Aadhaar No: 36xxxxxxx1302 Status : Representative, Representative of : S G CONSTRUCTION (as Partner)
3	Shri GOUTAM ROY Son of Late Dol Gobinda Roy 14B, Desbandhu Road, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx5Q, Aadhaar No: 58xxxxxxx8893 Status : Representative, Representative of : S G CONSTRUCTION (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Shri SUJOY DEB, Shri GOPAL PODDER, Shri GOUTAM ROY, Smt Arati Chowdhury

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Arati Chowdhury	S G CONSTRUCTION-5.31094 Dec

On 02-08-2022

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

Presented for registration at 19:30 hrs on 02-08-2022, at the Private residence by Smt Arati Chowdhury ,Executant.

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 30,27,233/-

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

Execution is admitted on 02/08/2022 by Smt Arati Chowdhury, Wife of Madan Mohan Chowdhury, Swastik Compound, Red Hill Road, Meghalaya Printing Press, Nongkynrih, Laitumkharah, East Khasi Hills, Meghalaya, P.O: Laitumkharah, Thana: LAITUMKHRAH, , East Khasi Hills, MEGHALAYA, India, PIN - 793003, by caste Hindu, by Profession House wife

Indetified by Mr Somesh Mishra, , , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-08-2022 by Shri SUJOY DEB, Partner, S G CONSTRUCTION (Partnership Firm), 57, Birnagar, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Indetified by Mr Somesh Mishra, , , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-08-2022 by Shri GOPAL PODDER, Partner, S G CONSTRUCTION (Partnership Firm), 57, Birnagar, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Indetified by Mr Somesh Mishra, , , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-08-2022 by Shri GOUTAM ROY, Partner, S G CONSTRUCTION (Partnership Firm), 57, Birnagar, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Indetified by Mr Somesh Mishra, , , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 03-08-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,053/- (B = Rs 4,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 4,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/08/2022 8:15PM with Govt. Ref. No: 192022230087936338 on 01-08-2022, Amount Rs: 4,021/-, Bank: SBI EPay (SBLEPay), Ref. No. 8421237698332 on 01-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 69837, Amount: Rs.100/-, Date of Purchase: 26/07/2022, Vendor name: S B Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/08/2022 8:15PM with Govt. Ref. No: 192022230087936338 on 01-08-2022, Amount Rs: 6,921/-, Bank
SBI EPay (SBlePay), Ref. No. 8421237698332 on 01-08-2022, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

DATED THIS 2ND DAY OF AUGUST 2022

BETWEEN

SMT. ARATI CHOWDHURY

OWNER

AND

M/S. S.G. CONSTRUCTION

DEVELOPER

DEVELOPMENT AGREEMENT
ALONG WITH DEVELOPER
POWER OF ATTORNEY

MR. DEBES KUMAR MISRA WITH
SOMESH MISHRA & TAPESH MISHRA
ADVOCATES
HIGH COURT, CALCUTTA
69/1, BAGHAJATIN PLACE
(NEAR BAGHAJATIN RLY. STN.)
KOLKATA-700086.
PH. 2425-0490
MOBILE : 9830236148
9051446430, 9836115120.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 279689 to 279726
being No 160408860 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.08.22 11:02:27 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/08/22 11:02:27 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)