

2024/24

I-19824/24

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 209658

24-11-24
Ge-72946099

It is stated that the document is admitted in registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar
Alipore, South 24-parganas

27-11-24

Joint Development Agreement
With Power of Attorney

THIS JOINT DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY made this 24th day of November Two Thousand Twenty Four (2024) ;

Between

25998

25 NOV 2024

No. ₹ 50/- Date

Name : P. K. Chatterjee

Advocate

Address : Alipur Police Court
Kolkata-27

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kolkata

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Swapan Das
Sd/- Swapan Das
Alipore Police Court
P.O. P.S. Alipore
Kolkata-27
Law Clerk

DISTRICT SUB REGISTRAR
SOUTH 24 PGS ALIPORE
27 NOV 2024

(1) **SRI SOMNATH DUTTA (PAN : JUNPD7602F)**, Aadhaar No.4547 3242 0417, son of Late Sunil Dutta and Late Sandhya Dutta, by religion – Hindu, by occupation – Business, Nationality – Indian, residing at Dakshin Panchpota, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South), (2) **SMT. UMA DUTTA (PAN : IKAPD2590E)**, Aadhaar No.4222 6435 3801, wife of Sri Surajit Dutta and daughter of Late Anil Chandra Dey, by religion – Hindu, by occupation – Housewife, Nationality – Indian, residing at 10, Shyamapally, P.O. – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032, District -24 Parganas (South), (3) **SRI BASUDEB DEY (PAN : DUKPD5176F)**, Aadhaar No.4531 2680 0629, son of Late Anil Chandra Dey, by religion – Hindu, by occupation – Business, Nationality – Indian, residing at 1/59, Mukundapur, P.O. – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700099, District -24 Parganas (South), (4) **SRI SUDIP DEY (PAN : EGSPD6400F)**, Aadhaar No.4190 6471 8368, son of Late Anil Chandra Dey, by religion – Hindu, by occupation – Business, Nationality – Indian, residing at 10, Shyamapally, P.O. – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032, District -24 Parganas (South), (5) **SMT. AVA DEY (PAN : IKAPD2594A)**, Aadhaar No.6558 8088 2231, wife of Late Jaydeb Dey, by religion – Hindu, by occupation – Housewife, Nationality – Indian, residing at 10, Shyamapally, P.O. – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032, District -24 Parganas (South), (6) **SMT. PINKY ROY KARMAKAR (PAN : LKJPK4547E)**, Aadhaar No.4174 1229 1860, daughter Late Jaydeb Dey, by religion – Hindu, by occupation – Housewife, Nationality – Indian, residing at 10/94/2C, Bijaygarh, P.O. – Regent Estate, Police Station – Jadavpur, Kolkata – 700092, District -24 Parganas (South), (7) **SMT. PIU SHARMA (PAN : HLDPS9920N)**, Aadhaar No.5294 8233 6852, wife of Sri Rabi Sharma and daughter Late Jaydeb Dey, by religion – Hindu, by occupation – Housewife, Nationality – Indian, residing at near Hatibari, Dhalua North, Srinagar, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South), (8) **SRI SURAJIT DUTTA (PAN : BFZPD1709N)**, Aadhaar No.7388 7418 8975, son of Late Sunil Dutta and Late Sandhya Dutta, by religion – Hindu, by occupation – Business, Nationality – Indian, residing at Dakshin Panchpota, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South), (9) **SMT. PINKI HALDAR (PAN : BMFPH6169F)**, Aadhaar No.5137 7505 8563, wife of Kartick Haldar and daughter of Late Sunil Dutta, by religion – Hindu, by occupation – Housewife, Nationality – Indian, residing at Dakshin Panchpota, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South), (10) **SMT. MITA DUTTA (PAN : CWXPD3750K)**, Aadhaar No.9817 7467 1009, wife of Late Samir Dutta, by religion – Hindu, by occupation – Housewife, Nationality – Indian, residing at Dakshin Panchpota, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South), (11) **SRI SAAHEB DUTTA (PAN : FQKPD0394H)**, Aadhaar No.7363

6010 0949, son of Late Samir Dutta, by religion – Hindu, by occupation – Business, Nationality – Indian, residing at Dakshin Panchpota, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South) and (12) **SRI AKASH DUTTA (PAN : BRVPD7205F)**, Aadhaar No.6221 3867 2832, son of Late Samir Dutta, by religion – Hindu, by occupation – Business, Nationality – Indian, residing at Dakshin Panchpota, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South), hereinafter collectively called and referred to as the “**OWNERS**” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

(1) **SRI ABHIJIT DASGUPTA (PAN: ADSPD9794K)**, Aadhaar No.3702 8372 2301, son of Late Hemendra Dasgupta, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 22, Shyamapally, P.O. – Jadavpur, Police Station–Jadavpur, Kolkata–700032, District South 24 Parganas and (2) **SRI SUBRATA DAS (PAN : AWGPD3650B)** Aadhaar No. 9709 2583 4508, son of Late Sarat Das, by faith -Hindu, by occupation – Business, by Nationality – Indian, residing at 14, Shyama Palli, Police Station - Jadavpur, Kolkata – 700032, District - 24 Parganas (South), hereinafter called the “**DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the respective heirs, successors, Successors-in-interest and assigns) of the **OTHER PART**.

WHEREAS after the partition of India, a large number of residents of Former East Pakistan now Bangladesh crossed over and came to the territory of the State of West Bengal from time to time due to forced of circumstances beyond their control.

AND WHEREAS the Govt. of West Bengal offered all reasonable facilities to such persons called Refugees for residence in West Bengal.

AND WHEREAS a considerable number of such people was compelled by circumstances to use vacant lands in the Urban Areas for homestead purposes.

AND WHEREAS Smt. Subhasini Dey (since deceased), is one of such persons who had come to use and occupy a piece of land in C. S. Dag No. 125(P), E.P. No.10, S.P. No.11, in Mouza – Jadavpur, J.L. No.35, Police Station – Jadavpur, Sub-Registration office at Alipore, District 24 Parganas (South).

AND WHEREAS the said Smt. Subhasini Dey (since deceased), being a Refugee displaced from East Pakistan (Now Bangladesh) approached the Government of West Bengal for a plot of land for her rehabilitation.

AND WHEREAS the Governor of The State of West Bengal with the intent to rehabilitate the Refugees from East Pakistan now Bangladesh acquired the said land of C. S. Dag No. 125(P), E.P. No.10, S.P. No.11, in Mouza – Jadavpur, J.L. No.35, Police Station – Jadavpur, Sub-Registration office at Alipore, District 24 Parganas (South) under the provision of L.D.P. Act 1948/L.A., Act – I of 1894 including the said plot under the occupation of the said Smt. Subhasini Dey (since deceased).

AND WHEREAS the Governor of The State of West Bengal decided to Gift the said plot of land in favour of the said occupier Smt. Subhasini Dey (since deceased) so as to confer absolute right title, interest in the said land where she had been residing peacefully with his family members for a long time morefully described in the Schedule thereunder written.

AND WHEREAS the Governor of The State of West Bengal executed an Indenture of Gift dated 14th February, 1990 in favour of said Smt. Subhasini Dey (since deceased) in respect of homestead land measuring about 2 (two) Cottahs 2 (two) Chittacks more or less, lying and situated in Mouza – Jadavpur, J.L. No.35, comprised in C. S. Dag No.125(P), E.P. No.10, S.P. No.11, Police Station – Jadavpur, Sub-Registration office at Alipore, District 24 Parganas (South), registered in the office of the Additional District Registrar at Alipore, and recorded in Book No. I, Volume No.7, pages 265 to 267, Being No.517, for the year 1990.

AND WHEREAS by virtue of the aforesaid Deed of Gift, said Smt. Subhasini Dey (since deceased) became the Owner in respect of the said land measuring about 2 (two) Cottahs 2 (two) Chittacks more or less, lying and situated in Mouza – Jadavpur, J.L. No.35, comprised in C. S. Dag No.125(P), E.P. No.10, S.P. No.11, Police Station – Jadavpur, Sub-Registration office at Alipore, District 24 Parganas (South) and absolutely seized and possessed by constructing one single storied pucca dwelling house thereon.

AND WHEREAS said Smt. Subhasini Dey mutated her name in the records of the Calcutta Municipal Corporation now known as Kolkata Municipal Corporation in respect of her said land together with single storied pucca dwelling house and the said property known and numbered as Premises No.29A/1S, Raja Subodh Chandra Mullick Road, (Postal Address 10, Shyama Pally Colony), Kolkata – 700032, Ward No.96, under Assessee No.21-096-08-

3094-5 and seized and possessed of the same by paying taxes thereto, morefully described in the **SCHEDULE 'A'** hereunder written.

AND WHEREAS while seized and possessed of the said property said Smt. Subhasini Dey died intestate on 10.01.1998, leaving behind her daughter-in-law, granddaughter and grandson (legal heirs of her predeceased son Anil Chandra Dey) namely Smt. Gouri Devi (daughter-in-law), Sandhya Dutta (granddaughter), Uma Dutta (granddaughter), Joydeb Dey (grandson), Basudeb Dey (grandson) and Sudip Dey (grandson), as her heirs and legal representatives and the said property left by the deceased devolved upon them in equal shares according to Hindu Succession Law.

AND WHEREAS said Smt. Gouri Devi wife of Late Anil Chandra Dey also died intestate on 11.11.2013, leaving behind her three sons namely Joydeb Dey, Basudeb Dey and Sudip Dey and two daughters namely Sandhya Dutta and Uma Dutta as her heirs and legal representatives and the undivided share of the said property left by the deceased devolved upon them in equal shares according to Hindu Succession Law.

AND WHEREAS subsequently said Joydeb Dey son of Late Anil Chandra Dey also died intestate on 04.12.2020, leaving behind surviving his wife Ava Dey and two daughters namely Pinki Roy Karmakar and Piu Sharma as her heirs and legal representatives and the undivided share of the said property left by the deceased devolved upon them in equal shares according to Hindu Succession Law.

AND WHEREAS by way of inheritance said Sandhya Dutta, Uma Dutta, Basudeb Dey, Sudip Dey, Smt. Ava Dey, Smt. Pinki Roy Karmakar and Piu Sharma, became the joint owners of said land measuring about 2 (two) Cottahs 2 (two) Chittacks more or less, together with single storied dwelling house thereon, lying and situated in Mouza – Jadavpur, J.L. No.35, comprised in C. S. Dag No.125(P), E.P. No.10, S.P. No.11, Police Station – Jadavpur, Sub-Registration office at Alipore, within the limits of the Calcutta Municipal Corporation now known as Kolkata Municipal Corporation, being Premises No.29A/1S, Raja Subodh Chandra Mullick Road, (Postal Address 10, Shyama Pally Colony), Kolkata – 700032, under K.M.C. Ward No.96, District 24 Parganas (South), and absolutely seized and possessed by paying taxes regularly.

AND WHEREAS said Sandhya Dutta, Uma Dutta, Basudeb Dey, Sudip Dey, Smt. Ava Dey, Smt. Pinki Roy Karmakar and Piu Sharma, the Owners therein, have decided to develop their said land measuring about 2 (two) Cottahs 2 (two) Chittacks more or less, together with single storied dwelling house thereon, lying and situated in Mouza – Jadavpur, J.L. No.35, comprised in C. S. Dag No.125(P), E.P. No.10, S.P. No.11, Police Station – Jadavpur,

Sub-Registration office at Alipore, within the limits of the Calcutta Municipal Corporation now known as Kolkata Municipal Corporation, being Premises No.29A/1S, Raja Subodh Chandra Mullick Road, (Postal Address 10, Shyama Pally Colony), Kolkata – 700032, under K.M.C. Ward No.96, District 24 Parganas (South), morefully described in the **SCHEDULE 'A'** hereunder written and as such they looking for Investor/ Developer who would agree to construct building on the said land and invest funds for completion of the said building according to the building plan to be prepared by the Registered Architect on the terms and conditions to be negotiated and settled between the Owners and the Developer.

AND WHEREAS the Developer herein have come forward and agreed / affirmed to collaborate with the Owners in the matter of construction of the building according to FAR to be available on the said land being Premises No.29A/1S, Raja Subodh Chandra Mullick Road, (Postal Address 10, Shyama Pally Colony), Police Station – Jadavpur, Kolkata – 700032, under K.M.C. Ward No.96, District 24 Parganas (South), morefully described in the Schedule 'A' hereunder written, by constructing three storied building thereon consisting of several independent flats and car parking spaces as per prepared building plan at the cost of the Developer herein and after proactive discussions between the parties hereto, both the parties hereto have entered into a Joint Development Agreement with Power of Attorney on 20th February, 2024, registered in the office of D.S.R.-IV, Alipore, 24 Parganas (South) and recorded in Book No.I, Volume No.1604-2024, pages from 84098 to 84146, Being No.160402471 for the year 2024 on the terms and conditions stated therein.

AND WHEREAS during this period one of the owner Sandhya Dutta died intestate on 27.04.2024 leaving behind her two sons namely Surajit Dutta, Somnath Dutta, one daughter Pinki Halder and daughter-in-law and grandsons (legal heirs of predeceased son Samir Dutta) namely Akash Dutta, Saaheb Dutta and Pinki Haldar as her heirs and legal representatives and the undivided share of the said property left by the deceased devolved upon them in equal shares according to Hindu Succession Law. The said Samir Dutta one of the son of Late Sunil Dutta and Late Sandhya Dutta predeceased on 27.04.2022. That the husband of Late Sandhya Dutta namely Sunil Dutta predeceased since long.

AND WHEREAS by way of inheritance said Somnath Dutta, Uma Dutta, Basudeb Dey, Sudip Dey, Smt. Ava Dey, Smt. Pinki Roy Karmakar, Piu Sharma, Surajit Dutta, Pinki Halder, Akash Dutta, Saaheb Dutta and Pinki Haldar, the Owners herein, became the joint owners of said land measuring about 2 (two) Cottahs 2 (two) Chittacks more or less, together with single storied dwelling house thereon, lying and situated in Mouza – Jadavpur, J.L. No.35,

comprised in C. S. Dag No.125(P), E.P. No.10, S.P. No.11, Police Station – Jadavpur, Sub-Registration office at Alipore, within the limits of the Kolkata Municipal Corporation, being Premises No.29A/1S, Raja Subodh Chandra Mullick Road, (Postal Address 10, Shyama Pally Colony), Kolkata – 700032, under K.M.C. Ward No.96, District 24 Parganas (South), morefully particularly described in the **SCHEDULE "A"** hereunder written and absolutely seized and possessed by paying taxes regularly.

AND WHEREAS now due to death of one of the owner Sandhya Dutta the said regd. Power of Attorney was treated as cancelled and as such to complete the said project and as well as per K.M.C. Rules the said Somnath Dutta, Uma Dutta, Basudeb Dey, Sudip Dey, Smt. Ava Dey, Smt. Pinki Roy Karmakar, Piu Sharma, Surajit Dutta, Pinki Halder, Akash Dutta, Saaheb Dutta and Pinki Halder, the Owners herein, have decided to further execute a fresh Joint Development Agreement with Power of Attorney with the Developer herein to develop their said landed property being Premises No.29A/1S, Raja Subodh Chandra Mullick Road, (Postal Address 10, Shyama Pally Colony), Police Station – Jadavpur, Kolkata – 700032, under K.M.C. Ward No.96, District 24 Parganas (South), morefully described in the **SCHEDULE 'A'** hereunder written, and the Developer has execute this fresh Joint Development Agreement with Power of Attorney on the terms and conditions are as follows:

BEFORE EXECUTION OF THIS AGREEMENT THE OWNERS HAS REPRESENTED AND ASSURED TO THE DEVELOPER as follows:-

1. That the said property is free from all encumbrances charges, liens, lispendens, attachments, whatsoever and the same is occupied by the Owners.
2. That there is no notice of acquisition or requisition received or pending in respect of the said property morefully described in the **SCHEDULE 'A'** hereunder written.
3. The Owners further declare that since the said property is having an area of 2 (two) Cottahs 2 (two) Chittacks more or less, lying and situated in Mouza – Jadavpur, J.L. No.35, comprised in C. S. Dag No.125(P), E.P. No.10, S.P. No.11, Police Station – Jadavpur, Sub-Registration office at Alipore, within the limits of the Calcutta Municipal Corporation now known as Kolkata Municipal Corporation, being Premises No.29A/1S, Raja Subodh Chandra Mullick Road, (Postal Address 10, Shyama Pally Colony), Kolkata – 700032, under K.M.C. Ward No.96, District 24 Parganas (South), together with single storied old dwelling house standing thereon and the same is not attracted under Urban Land ceiling Act. Under section 27(2) of the Urban Land (Ceiling and Regulations) Act. 1976.

4. The Owners have declared to the Developer that the Owners have good marketable title in respect of the said property without any claim right title, interest of any person or persons therein and the Owners have absolute right to enter into any Agreement with the Developer and the Owners hereby undertake to indemnify and keep the Developer indemnified against any third Party's claim and demands whatsoever with regard to the title and Ownership of the Owners.
5. There is no other agreement in existence at present in respect of the said premises.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :

1. That in this agreement unless otherwise agreed upon the following expression will have the following meaning :-
 - a) **PREMISES** shall mean **ALL THAT** piece and parcel of bastu land measuring 2 (two) Cottahs 2 (two) Chittacks more or less, together with single storied dwelling house thereon, lying and situated in Mouza – Jadavpur, J.L. No.35, comprised in C. S. Dag No.125(P), E.P. No.10, S.P. No.11, Police Station – Jadavpur, Sub-Registration office at Alipore, within the limits of Kolkata Municipal Corporation, being Premises No.29A/1S, Raja Subodh Chandra Mullick Road, (Postal Address 10, Shyama Pally Colony), Kolkata – 700032, under K.M.C. Ward No.96, District 24 Parganas (South), along with easement right, appurtenant, privileges attached to the said property, morefully and particularly described in the **SCHEDULE "A"** hereunder written.
 - b) **PLAN** shall mean plan or plans to be prepared by the Registered Architect/ L.B.S. for construction of straight three storied building at the said Premises being No.29A/1S, Raja Subodh Chandra Mullick Road, (Postal Address 10, Shyama Pally Colony), Police Station – Jadavpur, Kolkata – 700032, under K.M.C. Ward No.96, District 24 Parganas (South).
 - c) **OWNERS** shall mean (1) **SRI SOMNATH DUTTA**, son of Late Sunil Dutta and Late Sandhya Dutta, by religion – Hindu, by occupation – Business, Nationality – Indian, residing at Dakshin Panchpota, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South), (2) **SMT. UMA DUTTA**, wife of Sri Surajit Dutta and daughter of Late Anil Chandra Dey, by religion – Hindu, by occupation – Housewife, Nationality – Indian, residing at 10, Shyamapally, P.O. – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032, District -24 Parganas

(South), (3) **SRI BASUDEB DEY**, son of Late Anil Chandra Dey, by religion – Hindu, by occupation – Business, Nationality – Indian, residing at 1/59, Mukundapur, P.O. – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700099, District -24 Parganas (South), (4) **SRI SUDIP DEY**, son of Late Anil Chandra Dey, by religion – Hindu, by occupation – Business, Nationality – Indian, residing at 10, Shyamapally, P.O. – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032, District -24 Parganas (South), (5) **SMT. AVA DEY**, wife of Late Jaydeb Dey, by religion – Hindu, by occupation – Housewife, Nationality – Indian, residing at 10, Shyamapally, P.O. – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032, District -24 Parganas (South), (6) **SMT. PINKY ROY KARMAKAR**, daughter Late Jaydeb Dey, by religion – Hindu, by occupation – Housewife, Nationality – Indian, residing at 10/94/2C, Bijaygarh, P.O. – Regent Estate, Police Station – Jadavpur, Kolkata – 700092, District -24 Parganas (South), (7) **SMT. PIU SHARMA**, wife of Sri Rabi Sharma and daughter Late Jaydeb Dey, by religion – Hindu, by occupation – Housewife, Nationality – Indian, residing at near Hatibari, Dhalua North, Srinagar, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South), (8) **SRI SURAJIT DUTTA**, son of Late Sunil Dutta and Late Sandhya Dutta, by religion – Hindu, by occupation – Business, Nationality – Indian, residing at Dakshin Panchpota, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South), (9) **SMT. PINKI HALDAR**, wife of Kartick Haldar and daughter of Late Sunil Dutta, by religion – Hindu, by occupation – Housewife, Nationality – Indian, residing at Dakshin Panchpota, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South), (10) **SMT. MITA DUTTA**, wife of Late Samir Dutta, by religion – Hindu, by occupation – Housewife, Nationality – Indian, residing at Dakshin Panchpota, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South), (11) **SRI SAAHEB DUTTA**, son of Late Samir Dutta, by religion – Hindu, by occupation – Business, Nationality – Indian, residing at Dakshin Panchpota, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South) and (12) **SRI AKASH DUTTA**, son of Late Samir Dutta, by religion – Hindu, by occupation – Business, Nationality – Indian, residing at Dakshin Panchpota, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South) and their respective legal heirs, heiresses, representatives, executors, administrators and assigns.

- d) **DEVELOPER** shall mean (1) **SRI ABHIJIT DASGUPTA**, son of Late Hemendra Dasgupta, by faith – Hindu, by occupation – Business, Nationality – Indian, residing

at 22, Shyamapally, P.O. - Jadavpur, Police Station-Jadavpur, Kolkata-700032, District South 24 Parganas and (2) **SRI SUBRATA DAS**, son of Late Sarat Das, by faith -Hindu, by occupation - Business, by Nationality - Indian, residing at 14, Shyama Palli, Police Station - Jadavpur, Kolkata - 700032, District - 24 Parganas (South) and their respective heirs of the partners, successors-in-interest, executors, administrators and assigns.

- e) **NEW BUILDING** shall mean the building to be constructed as straight three storied building on the said Premises being No.29A/1S, Raja Subodh Chandra Mullick Road, (Postal Address 10, Shyama Pally Colony), Police Station - Jadavpur, Kolkata - 700032, under K.M.C. Ward No.96, District 24 Parganas (South), by the Developer in accordance with the Plan or Plans to be prepared by the Architect under the supervision and cost by the Developer.
- f) **OWNERS' ALLOCATION** shall mean four nos flats on the different floors each flat consisting of two bed rooms, one drawing-cum-dining, one kitchen, one toilet and one W.C. complete in all respects out of which (i) one self contained flat situate in the South-East side at the Ground Floor, measuring about 600 sq.ft. super built up area, (ii) one self contained flat situate in the South-West side at the Ground Floor, measuring about 600 sq.ft. super built up area, (iii) one self contained flat situate in the North side on the First Floor, measuring about 600 sq.ft. super built up area and (iv) one self contained flat situate in the North-East side on the Second Floor, measuring about 600 sq.ft. super built up area of the proposed straight three storied building as per building plan **TOGETHER WITH** undivided impartible proportionate share or interest in the land underneath the said building, morefully mentioned in the **SCHEDULE 'A'** hereunder written and right to use all common areas and all easement rights along with all fittings and fixtures of doors, windows, electrical wiring, sanitary and plumbing installations to be provided as per the specification of work given hereunder of the said Premises being No.29A/1S, Raja Subodh Chandra Mullick Road, (Postal Address 10, Shyama Pally Colony), Police Station - Jadavpur, Kolkata - 700032, under K.M.C. Ward No.96, District 24 Parganas (South) and the Developer shall also pay a non refundable sum of **Rs.7,00,000/- (Rupees Seven Lakh) only** to the Owners out of which the Developer has this day paid a sum of **Rs.2,00,000/- (Rupees Two Lakh) only** to the Owners and the Owners do hereby admit and acknowledge the same by way of memo of consideration hereunder written and the Developer shall also pay a sum of **Rs.3,00,000/- (Rupees Three Lakh) only** after completion of 2nd floor roof casting, **Rs.1,00,000/- (Rupees One Lakh) only** shall be paid after completion of

Plumbing and Rs.1,00,000/- (Rupees One Lakh) only shall be paid by the Developer to the owners at the time of delivery of possession of the Owners' Allocation, morefully described in the **SCHEDULE 'B'** hereunder written.

- g) **BUILDING PLAN** shall mean the Planner plans of the proposed straight three storied building to be constructed on the said Premises being No.29A/1S, Raja Subodh Chandra Mullick Road, (Postal Address 10, Shyama Pally Colony), Police Station – Jadavpur, Kolkata – 700032, under K.M.C. Ward No.96, District 24 Parganas (South).
 - h) **DEVELOPER'S ALLOCATION** shall mean remaining constructed area of the of the proposed building i.e. Ground Floor, First Floor and Second Floor of the proposed straight three storied building as per building plan, **TOGETHER WITH** undivided proportionate impartible share or interest in the land underneath the said building, morefully mentioned in the **SCHEDULE 'A'** hereunder written and right to use all common areas and all easement rights of the said Premises being No.29A/1S, Raja Subodh Chandra Mullick Road, (Postal Address 10, Shyama Pally Colony), Police Station – Jadavpur, Kolkata – 700032, under K.M.C. Ward No.96, District 24 Parganas (South), save and except the Owners' share/allocation, morefully described in the **SCHEDULE "C"** hereunder written.
2. That the Owners do hereby grant the exclusive right of development of the said premises unto and in favour of the Developer with the intend and object that the Developer shall have the necessary copy of plans and shall construct, erect and complete the said building or buildings on the said premises being completed in all respect as provided in the Schedule 'A' hereunder written.
3. That in the circumstances and in consideration of the terms and conditions contained herein and the obligation of the terms and conditions contained herein and the obligation to be performed, fulfilled observed by the Owners and the Developers and in future consideration of the Owners having agreed to grant the exclusive right of development of the said premises to the Developers. It shall be the responsibility and obligation of the Developers to comply with the terms and conditions as follows :
- a) To commence the construction of the proposed straight three storied building within **3 months** from the date of prepared of building plan and vacant possession of the said property whichever is later and complete the proposed building within **24 months** with an extension of **6 months** from the date of starting construction of building.

- b) *That the Owners shall execute necessary deed of conveyance in respect of the proportionate share of land attributable to the Developer allocation in the proposed straight three storied building in favour of the Developers at any time after delivery of possession of the Owners' allocation and consideration.*
- 4. *That the Developer shall construct and complete the said straight three storied building as per specification attached herewith as already agreed upon and shall undertake full responsibility and the Owners shall not be responsible and shall be indemnified by the Developer for any incident or accident which may occur in the said premises due to its consideration activities and for faulty and/or any other defect or default whatsoever and the Developer/Building shall keep the Owners fully indemnified at all times against any loss or damage which may be caused to the Owners or any one also due to any accident during construction for any unauthorized construction in deviation of the plan and/or due to any other cause whatsoever.*
- 5. *That in consideration of the Developer constructing the said straight three storied building and the terms and conditions, contained in this Agreement and also performing the obligations to be fulfilled, the Developers shall get the Developer's allocation in the said premises and the developers shall keep the Owners fully indemnified for all times to come and for all purposes and consequences whatsoever in the matter of their owing and possessing their allocation quietly & peacefully.*
- 6. **DEVELOPER AGREES :**
 - a. *To incur all costs, charges and expenses for construction of the said straight three storied building as per plan prepared by the registered Architect.*
 - b. *To complete the entire construction work of the proposed straight three storied building in all respect and fully completed and for habitation in all sense of the term with facilities and/or amenities attached thereto be and provided to the Owners described in the Schedule 'B' herein within **24 months** with an extension of **6 months** from the date of starting construction of the proposed building.*
 - c. *The Owners further agrees to make payment of rates and taxes or other outgoings in respect of the aforesaid property till the agreement date and thereafter the Developer shall pay the taxes to the Kolkata Municipal Corporation and/or other outgoing in respect of the aforesaid property.*
 - d. *The Developer also agrees that from time to time the Owners and his authorized representatives shall have right of inspection of the construction of the proposed*

building without creating any disturbances or obstruction to the building, provided however the Owners or his authorized representatives shall have right to point out any defect or to give any suggestion to the developer of the straight three storied building and the same shall be adhere to.

- e. The Developer soon after signing this Agreement in respect of the aforesaid property shall be liable pay all rates and taxes in respect of the aforesaid property until handing over of the respective shares as per allocation.

7. DEVELOPER'S OBLIGATION :

- a) To construct and complete the said straight three storied building with in all respects in terms of this agreement and also strictly in accordance with the plan and as per the specification attached hereto within the specified time stated hereinabove which is made essence of this contract.
- b) To enjoy, negotiate and enter into agreement for sale with prospective buyer and accept advance and/or consideration money for the disposal of Developer's allocation as it may think fit and proper from all such person or persons it may desire without any interference from the Owners.
- c) The Developer will be entitled to enter into an Agreement for sale and/or transfer the respective flats in its allocation in the straight three storied building. At the time of execution of the Deed of Conveyance the Owners shall be a party on such deed along with the Developers.
- d) That the Developer has agreed to pay the entire incidental charges during construction/completion of the said straight three storied building. It is further made clear that the Owners shall only be held liable for transferring the proportionate share of land attributable and/or corresponding to the Developers allocation in the proposed building.
- e) That if the Developer fails to complete the construction of the said project within this period they shall have no right to transfer the said project to any other Developer or Developers.

8. OWNERS AGREED:

- a) To sign and execute all necessary papers undertaking affidavit, documents declaration deed, which may be required for construction of the proposed building in terms of this Agreement. The draft of the aforesaid instruments shall require to be approved by the Owners before the execution of this same.

b) To co-operate with the Developer for construction and all at the allied worth for completion of the straight three storied building at the said Premises being No.29A/1S, Raja Subodh Chandra Mullick Road, (Postal Address 10, Shyama Pally Colony), Police Station – Jadavpur, Kolkata – 700032, under K.M.C. Ward No.96, District 24 Parganas (South).

c) The Owners also agree to handover the copies of all the original title deed and other documents to the Developer simultaneously with the execution of this Agreement and the same shall be retained by the developer until completion of the entire straight three storied building and completed the sale of all the flats.

9. **OWNERS HAVE FURTHER AGREED as follows :**

a) Not to sell transfer alienate or encumber the premises so long this agreement shall remain in force and effect.

b) Not to cause any obstruction or interference in the bonafide construction erection and completion of the said straight three storied building on the said premises.

c) To deliver the premises together with building as is where is basis and the developer herein shall be liable to demolish the existing old structure of the said premises at its own risks and responsibilities by engaging any labour or mistries and all the broken articles and debris shall be disposed of by the Developer at its responsibilities & the entire sale proceeds thereof shall be used by developer.

d) To execute Registered a Power of attorney to the developer getting plans and revised plans to be prepared by the registered Architect/LBS for construction of the said building being Premises being No.29A/1S, Raja Subodh Chandra Mullick Road, (Postal Address 10, Shyama Pally Colony), Police Station – Jadavpur, Kolkata – 700032, under K.M.C. Ward No.96, District 24 Parganas (South), morefully described in the Schedule "A" hereunder written.

e) Developer will pay all the arrears/rates and taxes to the Kolkata Municipal Corporation.

f) The Developer will prepare the proposed building plan by the registered architect for construction of the said building after execution and registration of final Joint Development Agreement.

10. The Developer shall not be treated in default if the work is delayed due to the reasons amounting to **FORCE MAJURE** like earthquake, civil commotion or other nature of calamity which would be beyond its control.

11. Both the Developer and the Owners shall be entitled to deal with or to dispose of their respective share of the constructed space in any manner they think fit and proper without any interference from either side as long as such disposal would not violate any provision of this Agreement.
12. **MISCELLANEOUS :**
- (i) It shall be responsibility of the developer to obtained the Maximum possible space within the byelaws the authorities concerned for the maximum exploitation of the value of the said property without altering the sanction plan.
- (ii) That the developer shall pay three nos shifting charges each **Rs.5,000/- (Rupees Five Thousand) only** per month to the Owners herein for alternative temporary accommodation in or around the premises for residential purpose of the Owners at its own costs and expenses till delivery of possession of the Owners allocation in the proposed straight three storied building.
- (iii) That if the Developer fails to deliver the possession of the Owners' allocation within the stipulated period without any valid reasons and/or dues to its negligence then the developer shall be liable to pay a penalty of **Rs.10,000/- (Rupees Ten Thousand) only** per month to the Owners till actual delivery of possession.
- (iv) That by such delivery of the land/premises by the Owners to the Developer the Owners however shall not create any encumbrances and/or liens in respect of the property provided however the developer's exclusive right for development of the property shall not in any way be affected.
- (v) That if any deviation is done by the Developer at its own costs and expenses the Owners shall have no objection and claim or demand for any other space etc.

SCHEDULE 'A' ABOVE REFERRED TO :
(Description of the Entire Premises)

ALL THAT piece and parcel of bastu land measuring 2 (two) Cottahs 2 (two) Chittacks more or less, together with single storied dwelling house thereon, lying and situated in Mouza – Jadavpur, J.L. No.35, comprised in C. S. Dag No.125(P), E.P. No.10, S.P. No.11, Police Station – Jadavpur, Sub-Registration office at Alipore, within the limits of the Calcutta Municipal Corporation now known as Kolkata Municipal Corporation, being Premises No.29A/1S, Raja Subodh Chandra Mullick Road, (Postal Address 10, Shyama Pally Colony), Kolkata – 700032, under K.M.C. Ward No.96, District 24 Parganas (South),

along with easement right, appurtenant, privileges attached to the said property, and the said property is butted and bounded as follows :-

ON THE NORTH : By E.P. No.24;
ON THE SOUTH : By E.P. No.9;
ON THE EAST : By E.P. 11 & 12 & 6'ft wide Colony Road;
ON THE WEST : By E.P. No. 6, 8, 7;

SCHEDULE 'B' ABOVE REFERRED TO
OWNERS' ALLOCATION

ALL THAT four nos flats on the different floors each flat consisting of two bed rooms, one drawing-cum-dining, one kitchen, one toilet and one W.C. complete in all respects out of which (i) one self contained flat situate in the South-East side at the Ground Floor, measuring about 600 sq.ft. super built up area, (ii) one self contained flat situate in the South-West side at the Ground Floor, measuring about 600 sq.ft. super built up area, (iii) one self contained flat situate in the North side on the First Floor, measuring about 600 sq.ft. super built up area and (iv) one self contained flat situate in the North-East side on the Second Floor, measuring about 600 sq.ft. super built up area of the proposed straight three storied building as per building plan **TOGETHER WITH** undivided impartible proportionate share or interest in the land underneath the said building, morefully mentioned and described in the **SCHEDULE 'A'** hereunder written and right to use all common areas and all easement rights along with all fittings and fixtures of doors, windows, electrical wiring, sanitary and plumbing installations to be provided as per the specification of work given hereunder of the said Premises being No.29A/1S, Raja Subodh Chandra Mullick Road, (Postal Address 10, Shyama Pally Colony), Police Station - Jadavpur, Kolkata - 700032, under K.M.C. Ward No.96, District 24 Parganas (South) and the Developer shall also pay a non refundable sum of **Rs.7,00,000/- (Rupees Seven Lakh)** only to the Owners out of which the Developer has this day paid a sum of **Rs.2,00,000/- (Rupees Two Lakh)** only to the Owners and the Owners do hereby admit and acknowledge the same by way of memo of consideration hereunder written and the Developer shall also pay a sum of **Rs.3,00,000/- (Rupees Three Lakh)** only after completion of 2nd floor roof casting, **Rs.1,00,000/- (Rupees One Lakh)** only shall be paid after completion of Plumbing and **Rs.1,00,000/- (Rupees One Lakh)** only shall be paid by the Developer to the owners at the time of delivery of possession of the Owners' Allocation.

SCHEDULE 'C' ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

ALL THAT remaining constructed area of the of the proposed building i.e. Ground Floor, First Floor and Second Floor of the proposed straight three storied building as per building plan, **TOGETHER WITH** undivided impartible proportionate share or interest in the land underneath the building, morefully mentioned in the Schedule 'A' herein above and user rights of all common areas and facilities including roof, staircase, landings, water reservoir at the ground floor, overhead water tank, electric meter board K.M.C water pipe lines, sewerage line, septic tank, open space, passage in the ground floor, Main entrance at the building, along with all fittings and fixtures of doors, windows, electrical wiring, sanitary and plumbing installations to be provided as per the specification of work given hereunder of the said Premises No.29A/1S, Raja Subodh Chandra Mullick Road, (Postal Address 10, Shyama Pally Colony), Police Station – Jadavpur, Kolkata – 700032, within the jurisdiction of the Kolkata Municipal Corporation under K.M.C. Ward No.96, District 24 Parganas (South), save and except the Owners' share/allocation.

THE SCHEDULE 'D' ABOVE REFERRED TO :
The common areas and facilities

- a) The foundation, columns, girders, beams, supports main walls, corridors, lobbies, stairs, stair ways, entrance to and exit from the building to be constructed on the said land and intended for common use.
- b) Installation of common services such as water sewerage (septic line) etc. connected with Road.
- c) Water Pump motor, pipes, ducts all apparatus and installations in the said building for common use.
- d) Electric meter box under the stairs in the ground floor of the building, electrical, wiring and fixtures etc.
- e) Under ground water reservoir and of the over head water tank.
- f) The ultimate roof also comprising of area of staircase and O.H. water reservoir, etc.

- g) Such other common parts areas equipments, installations, fixed rates, fittings and spaces in or about the said buildings as are necessary for passages user and occupation of the units in common.

THE SCHEDULE 'E' ABOVE REFERRED TO :

Costs, expenses and outgoings and obligations for which all flat Owners are to contribute proportionately.

- a) The expenses of maintaining, repairing, redecorating, and renewing the main structures and in particulars the drainage system, sewers, rain water discharge arrangements water supply system and system of electricity to all common areas mentioned in the Schedule 'D' herein above.
- b) The expenses of repairing, maintaining, painting, white washing and colour washing the main structures of the building including the exterior of the building and also the common areas of the building described in the Schedule 'D' above written.
- c) The cost of cleaning and lighting the entrance of the building the passage and space around the building lobby, corridors, stair case and other common areas.
- d) Salaries, wages, fees, and remunerations of durians, sweepers, plumbers, electricians, care takers of any other persons whose appointment may be considered necessary for maintenance and protection of the said premises and administration and management of the affairs thereof.
- e) Insurance premium of the building if any.
- a) Such other or further expenses as may be necessary or incidental for the proper maintenance and/or upkeep of the building and other common areas and facilities and conveniences.

SCHEDULE 'T' ABOVE REFERRED TO
SPECIFICATION

R.C.C WORK

Reinforcement for Foundation, Column, beams, slab etc shall be as per the structural (sanctioned) Plan produced by the Developer with concrete being used of M 15 (1:2:4) Grade using $\frac{3}{4}$ and $\frac{5}{8}$ stone – chips, Medium course sand, Portland cement of ISI standard (Lafarge/ Ambuja/ Ultratech) companies along with the ISI standard ELEGANT / SHYAM steel only.

BRICK WORK

All bricks works shall be done 200 mm (8 inch) with 1st class or 2nd class picked bricks and 1:6 graded mortar using cement of ISI branded companies as per the architectural Floor Plan (Sanctioned) produced by the Developer.

LOFT

One Loft will be provided in each flat

PLASTER

10 mm./ 12mm of Plaster will be done on the inner & outer surface of all the walls & ceiling using 1.5 graded mortar.

FLOORING

The entire floor area of the flat including Owners allocation will be Vitrified Tiles flooring.

WALL TILES:

12"x 8" of Somany brand tiles, in the Toilets, W.C upto an Height of 6'-0' above skirting and in the kitchen upto 3 feet from the above the Cooking Platform with granite which will be 10 feet long including Steel Sink.

EXTERIOR SURFACE

Exterior surface of the entire building will be treated with weather coat.

INNER SURFACE:

P.O.P (S.C.I) in all the inner wall.

ROOF:

Mosaic roof top with sika chemical & Latex.

DOORS :- The main entrance of the building will be provided with M.S/collapsible gate and the Roof top stair Room will be provided with M.S Grill gate.

Main Doors of the flat will be wooden panel door having one Hasp bolt steel. One Eye hole, One T bolt, two handles in each door.

The door of all the bed rooms and the Kitchen will of flush door i.e. readymade flash Doors- providing One Door bolt (S.S), One T bolt (S.S), One handle only.

All the above mentioned Doors will be treated with white enamel primer paint.

The Doors of the Toilets & W.C will be of polymer door of sintex branch having two "T" bolt & two handle only.

WINDOWS :

All the windows will be of Aluminium sliding Panels of 2/3 tracks with 4mm. glass - along with M.S (10mm) Grill.

SANITARY & PLUMBING

Concealed water Line - $\frac{1}{2}$ " dia oriplast Pipe.

Out side water line -Oriplast /Supreme Pipe (as required)

Water Line, soil, Rain water Line - 110mm P.V.C. Pipe.

The main Toilets will be provided with Mixer, One shower, having a Gizzard connection, One P- type, Commode, One bib-cocks & one 8 Ltr. Cistern all fitting white colour.

W.C will be provided with One Shower two bib-cocks, One P-type, Commode & One 8 Ltr Cistern all fitting will be white colour.

The Kitchen will be provided with One Bib- Cock on Sink, along with an Aqua Guard Point, One Pedestal basin and one washing machine point will be provided beside the main Toilet/ Kitchen.

All sanitary fittings will be of hindware / parryware and all water taps will be of CCP copour.

One Sub-Mersible Pump will be provided of Branded company.

ELECTRICALS

Electrical points will be provided as per below mentioned manner in the respective defined locations :-

BED ROOM :

Two Light points , One Fan Point, One 5 Amp , one A.C. point, Plug point in each bed Room.

DRAWING AND DINNING ROOM : two Light points , one fan point , one 5 Amp, Plug, two 15 Amp Plug point along with the provisions for the connection of One telephone and

One T.V cable (i.e. providing only the sockets in switch Board without wiring) (1) one) point for washing Machine

KITCHEN & PANTRY :

One Light Point, one exhaust Fan Point, One chimney Point, One 15 Amp, Plug point.

TOILET /W.C :

One Light points, one Exhaust Fan Point.

VERANDAH :

One Light Point and one 5 Amp Plug Point.

STAIR- CASE -

One Light Point with a holder on each landing.

ROOF TOP:

Two light points

PASSAGE :

Light point as per required

WIRE-

Havells / Finolex of F.R. grade.

(main Line- 4mm. Branched Line - 1.5mm point line 1mm)

MAIN SWITCH/ CIRCUIT BREAKER OF SUITABLE CAPACITY:

Isolator.

PASSAGE:

The passage will be treated with Net cement finish.

STAIR RAILING

Stair railing will be made with 12mm. bar having a P.V.C cover on the railing top.

N.B : Any requirement or alteration other than this specification will be treated as extra work.

IN WITNESSES WHEREOF the parties have set and subscribed their respective hands on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of :

1. Sudipta Dey
10 Shyama pally Tachapuri
Kolkata-700032.

উদিত দেব
Basu Dey

AVA DEY
গোবিন্দ-ম

Priya Sharma

PINKU ROY

Somnath Datta

Ansh Datta

সুপ্রসন্ন দত্ত

গোবিন্দ

সুপ্রদীপ

Soorab Datta

2. Supan Sanyal
Alipore Court
Kolkata-700027

SIGNATURE OF THE OWNERS

Abhinav Das Gupta
Subrata Das.

SIGNATURE OF THE DEVELOPER

Drafted by:

S. K. Chatterjee
Advocate
Alipore Court
Kolkata-700027

20/11/88

RECEIVED from the within named Developer
Within mentioned sum of Rs.2,00,000/- (Rupees
Two Lakh) only as per memo below:-

MEMO OF CONSIDERATION

<u>CASH/ CHEQUE No.</u>	<u>DATE</u>	<u>BANK AND BRANCH</u>	<u>AMOUNT (Rs.)</u>
Pr Cheques & Cash Several dates			Rs.2,00,000/-

TOTAL Rs.2,00,000/-

RUPEES TWO LAKH ONLY.

WITNESSES:

1. Sudipta Dey

2. Swapna Saha.

Basu Dey
Basu Dey
Ava Dey
Sudipta Dey
Poo Sharma
PINKY ROY
Somnath Dutta
Ansh Datta
Siddhi Datta
Siddhi Datta

SIGNATURE OF THE OWNERS

Siddhi Datta
Siddhi Datta

DEVELOPMENT POWER OF ATTORNEY

TO COMPLY ALL THE ABOVE MENTIONED TERMS AND CONDITIONS OF THE SAID AGREEMENT in respect of the said property mentioned in the Schedule hereunder written the present Owners herein intend to nominate, appoint and Constitute (1) **SRI ABHIJIT DASGUPTA (PAN: ADSPD9794K), Aadhaar No.3702 8372 2301**, son of Late Hemendra Dasgupta, by faith - Hindu, by occupation - Business, Nationality - Indian, residing at 22, Shyamapally, P.O. - Jadavpur, Police Station-Jadavpur, Kolkata-700032, District South 24 Parganas and (2) **SRI SUBRATA DAS (PAN : AWGPD3650B) Aadhaar No. 9709 2583 4508**, son of Late Sarat Das, by faith -Hindu, by occupation - Business, by Nationality - Indian, residing at 14, Shyama Palli, Police Station - Jadavpur, Kolkata - 700032, District - 24 Parganas (South), as our true and lawful Constituted Attorney to do any act for us and on our behalf such acts, deeds, matters and things and for the purpose as hereinafter expressed.

NOW KNOW YE BY THESE PRESENTS That We (1) **SRI SOMNATH DUTTA (PAN : JUNPD7602F), Aadhaar No.4547 3242 0417**, son of Late Sunil Dutta and Late Sandhya Dutta, by religion - Hindu, by occupation - Business, Nationality - Indian, residing at Dakshin Panchpota, P.O. - Sonarpur, Police Station - Sonarpur, Kolkata - 700152, District -24 Parganas (South), (2) **SMT. UMA DUTTA (PAN : IKAPD2590E), Aadhaar No.4222 6435 3801**, wife of Sri Surajit Dutta and daughter of Late Anil Chandra Dey, by religion - Hindu, by occupation - Housewife, Nationality - Indian, residing at 10, Shyamapally, P.O. - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, District -24 Parganas (South), (3) **SRI BASUDEB DEY (PAN : DUKPD5176F), Aadhaar No.4531 2680 0629**, son of Late Anil Chandra Dey, by religion - Hindu, by occupation - Business, Nationality - Indian, residing at 1/59, Mukundapur, P.O. - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099, District -24 Parganas (South), (4) **SRI SUDIP DEY (PAN : EGSPD6400F), Aadhaar No.4190 6471 8368**, son of Late Anil Chandra Dey, by religion - Hindu, by occupation - Business, Nationality - Indian, residing at 10, Shyamapally, P.O. - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, District -24 Parganas (South), (5) **SMT. AVA DEY (PAN : IKAPD2594A), Aadhaar No.6558 8088 2231**, wife of Late Jaydeb Dey, by religion - Hindu, by occupation - Housewife, Nationality - Indian, residing at 10, Shyamapally, P.O. - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, District -24 Parganas (South), (6) **SMT. PINKY ROY KARMAKAR (PAN : LKJPK4547E),**

Aadhaar No.4174 1229 1860, daughter Late Jaydeb Dey, by religion – Hindu, by occupation – Housewife, Nationality – Indian, residing at 10/94/2C, Bijaygarh, P.O. – Regent Estate, Police Station – Jadavpur, Kolkata – 700092, District -24 Parganas (South), (7) **SMT. PIU SHARMA (PAN : HLDPS9920N)**, **Aadhaar No.5294 8233 6852**, wife of Sri Rabi Sharma and daughter Late Jaydeb Dey, by religion – Hindu, by occupation – Housewife, Nationality – Indian, residing at near Hatibari, Dhalua North, Srinagar, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South), (8) **SRI SURAJIT DUTTA (PAN : BFZPD1709N)**, **Aadhaar No.7388 7418 8975**, son of Late Sunil Dutta and Late Sandhya Dutta, by religion – Hindu, by occupation – Business, Nationality – Indian, residing at Dakshin Panchpota, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South), (9) **SMT. PINKI HALDAR (PAN : BMFPH6169F)**, **Aadhaar No.5137 7505 8563**, wife of Kartick Haldar and daughter of Late Sunil Dutta, by religion – Hindu, by occupation – Housewife, Nationality – Indian, residing at Dakshin Panchpota, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South), (10) **SMT. MITA DUTTA (PAN : CWXPD3750K)**, **Aadhaar No.9817 7467 1009**, wife of Late Samir Dutta, by religion – Hindu, by occupation – Housewife, Nationality – Indian, residing at Dakshin Panchpota, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South), (11) **SRI SAAHEB DUTTA (PAN : FQKPD0394H)**, **Aadhaar No.7363 6010 0949**, son of Late Samir Dutta, by religion – Hindu, by occupation – Business, Nationality – Indian, residing at Dakshin Panchpota, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South) and (12) **SRI AKASH DUTTA (PAN : BRVPD7205F)**, **Aadhaar No.6221 3867 2832**, son of Late Samir Dutta, by religion – Hindu, by occupation – Business, Nationality – Indian, residing at Dakshin Panchpota, P.O. – Sonarpur, Police Station – Sonarpur, Kolkata – 700152, District -24 Parganas (South), do hereby appoint, nominate and Constitute (1) **SRI ABHIJIT DASGUPTA (PAN: ADSPD9794K)**, **Aadhaar No.3702 8372 2301**, son of Late Hemendra Dasgupta, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 22, Shyamapally, P.O. – Jadavpur, Police Station–Jadavpur, Kolkata–700032, District South 24 Parganas and (2) **SRI SUBRATA DAS (PAN : AWGPD3650B)** **Aadhaar No. 9709 2583 4508**, son of Late Sarat Das, by faith -Hindu, by occupation – Business, by Nationality – Indian, residing at 14, Shyama Palli, Police Station - Jadavpur, Kolkata – 700032, District - 24 Parganas (South), to

execute all or any of the following acts, deeds, things, and matter in respect of my said property that to say:

1. To appoint engage on our behalf Advocate, Solicitors, whenever our said attorney shall think fit and proper to do so for the purpose of management of the said property and to discharge and/or terminate his/their appointment.
2. To sign, execute, register, affirm and verify any petitions applications, affidavit to Kolkata Municipal Corporation, Declarations to Kolkata Municipal Corporation, etc. and to sign on building Plan or Plans and other necessary documents of the Kolkata Municipal Corporation, and to obtain sanction building plan and water, drainage, sanctions and bonds, indemnities etc. and such other papers and documents as may be necessary or required in respect of the said premises as our Attorney shall think fit and proper.
3. To settle, adjust, compound, compromise or submit to all complaint, actions, suits, accounts, Plaints and disputes between us and other person or persons to compound or compromise the same, if any arising out of the said property or any agreement or deed relating to the same.
4. To appear for and represent us before all statutory bodies in the office of the C.E.S.C. Ltd./ Kolkata Municipal Corporation, Government authorities for permission to transfer and all other purposes relating to the said premises and before any Magistrate and in all other Department or offices in connection with the said land/ premises.
5. To appoint appropriate persons sign plans and enter into any negotiations, contracts and/or agreement for sale, and/or leasing out portion or portions of the said premises to any person or persons.
6. To give valid and affective receipts and discharges for all payments as may be received and/or realized by our said Attorneys from any person or persons.
7. To apply for and obtain telephone, electricity water sewerage, drainage Sanctioned Plan, completion Certificate of this property, gas and other public utility services in the said premises and for the said purpose to sign execute and submit all necessary applications papers and documents and to all acts, deeds, matters and thing as the said property shall think proper.

8. To enter into agreement for sale for Developer's Allocation and to receive from the intending Purchaser or Purchasers any earnest money and the balance of the consideration money for completion of such sale or sales and to give good valid receipts and discharges for the same which will protect the Purchaser or Purchasers and to sign, execute and register the deed of conveyance in favour of the Purchaser or purchasers in respect of Developer's Allocation and also execute the deed of conveyance in favour of the purchaser or purchasers, if required on our behalf.

AND GENERALLY to do, execute and perform any other act or acts, deeds, matter or thing whatsoever which in the Opinion of our said Attorney ought to be done executed and performed in relation to our said property as fully and effectually as we, could do the same as if personally present And we hereby agree and undertake to ratify and confirm all our said attorney under this Power on our behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the Power, authorities and hereby conferred upon, under any by virtue of this Deed.

SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of bastu land measuring 2 (two) Cottahs 2 (two) Chittacks more or less, together with single storied dwelling house thereon, lying and situated in Mouza - Jadavpur, J.L. No.35, comprised in C. S. Dag No.125(P), E.P. No.10, S.P. No.11, Police Station - Jadavpur, Sub-Registration office at Alipore, within the limits of the Calcutta Municipal Corporation now known as Kolkata Municipal Corporation, being Premises No.29A/1S, Raja Subodh Chandra Mullick Road, (Postal Address 10, Shyama Pally Colony), Kolkata - 700032, under K.M.C. Ward No.96, District 24 Parganas (South), along with easement right, appurtenant, privileges attached to the said property, and the said property is butted and bounded as follows :-

ON THE NORTH : By E.P. No.24;

ON THE SOUTH : By E.P. No.9;

ON THE EAST : By E.P. 11 & 12 & 6'ft wide Colony Road;

ON THE WEST : By E.P. No. 6, 8, 7; i.e first, middle, Ring, Small finger

* Piu Shamma executant NO 7 four finger has been amputated.

IN WITNESSES WHEREOF we the above named have set and subscribed our hands
on the 2nd day of November, 2024.

SIGNED, SEALED AND DELIVERED

In the presence of:

1. Sudipta Dey

2. Sunam Sarker.

উষা দত্ত

Basapriya

Ava Dey

সুপিয়া-৩

Pink Sharma

PINKY ROY

Somnath Dutta

Anagha Datta

দ্বিতীয়া ২১মার্চ

১৫৩৭ নং

সুপ্রভাতি ৫৩

Saheb Dutta

SIGNATURE OF EXECUTANTS

Abhijit Dasgupta

Subrata Das,

SIGNATURE OF ATTORNEYS

Drafted by:

P. R. Chatterjee
Advocate
Alipore Court
Kolkata-700027.

Printed by:

Satish Chandra
Alipore Court,
Kolkata - 700 027.

PHOTO



THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER

NAME :

SIGNATURE : *উজ্জ্বল*



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE : *Babul*



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE : *Ava dey*



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE : *সুশীল-১৩*

PHOTO



THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	X	X	X	X

NAME :

SIGNATURE : Rishi Shalima



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE : PINKY ROY



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE : Somnath Datta



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE : Ansh Datta

PHO



THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER

NAME :

SIGNATURE : সুজিতা দত্ত



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE : সিদ্ধিকান্ত



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE : সুজিতা দত্ত



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE : Soheeb Dutt

PHOTO

LEFT HAND

THUMB FINGER

FIRST FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER

RIGHT HAND

NAME :

SIGNATURE :



LEFT HAND

THUMB FINGER

FIRST FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER

RIGHT HAND

NAME :

SIGNATURE : *Alfred D. K. K.*



LEFT HAND

THUMB FINGER

FIRST FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER

RIGHT HAND

NAME :

SIGNATURE : *Subrata Das*

PHOTO

LEFT HAND

THUMB FINGER

FIRST FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER

RIGHT HAND

NAME :

SIGNATURE :

Major Information of the Deed

Deed No :	I-1603-19824/2024	Date of Registration	27/11/2024
Query No / Year	1603-2002948099/2024	Office where deed is registered	
Query Date	20/11/2024 10:47:04 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SWAPAN SARDAR ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
	Rs. 24,25,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,071/- (Article:48(g))	Rs. 2,060/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

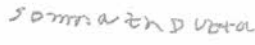
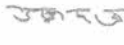
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S C Mullick Road (Shyama Colony), , Premises No: 29A/1S, , Ward No: 096 Pin Code : 700032

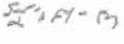
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 2 Chatak		21,25,001/-	Width of Approach Road: 6 Ft.,
Grand Total :				3.5063Dec	0/-	21,25,001/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1000 sq ft	0/-	3,00,000 /-	

Land Lord Details :

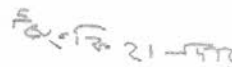
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Somnath Dutta Wife of Late Sunil Dutta Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office	Photo  27/11/2024	Finger Print  Captured LTI 27/11/2024	Signature  27/11/2024
Dakshin Panchpota Pashchimpura, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: juxxxxxx2f, Aadhaar No: 45xxxxxxxx0417, Status :Individual, Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office				
2	Name Smt Uma Dutta Wife of Shri Surajit Dutta Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office	Photo  27/11/2024	Finger Print  Captured LTI 27/11/2024	Signature  27/11/2024
10, Shyamapally, City:- Kolkata, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ikxxxxxx0e, Aadhaar No: 42xxxxxxxx3801, Status :Individual, Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office				
3	Name Shri Basudeb Dey Son of Late Anil Chandra Dey Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office	Photo  27/11/2024	Finger Print  Captured LTI 27/11/2024	Signature  27/11/2024
1/59, Mukundapur, City:- Kolkata, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: duxxxxxx6f, Aadhaar No: 45xxxxxxxx0629, Status :Individual, Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office				

4	Name Shri Sudip Dey Son of Late Anil Chandra Dey Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office	Photo  27/11/2024	Finger Print  LTI 27/11/2024 Captured	Signature  27/11/2024
10, Shyamapally, City:- Kolkata, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: egxxxxxx0f, Aadhaar No: 41xxxxxxxx8368, Status :Individual, Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office				
5	Name Smt Ava Dey Wife of Late Jaydeb Dey Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office	Photo  27/11/2024	Finger Print  LTI 27/11/2024 Captured	Signature  27/11/2024
10, Shyamapally, City:- Kolkata, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: lkxxxxxx4a, Aadhaar No: 65xxxxxxxx2231, Status :Individual, Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office				
6	Name Smt Pinky Roy Karmakar Daughter of Late Jaydeb Dey Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office	Photo  27/11/2024	Finger Print  LTI 27/11/2024 Captured	Signature  27/11/2024
10/94/2C, Bijaygarh, City:- Kolkata, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: lkxxxxxx7e, Aadhaar No: 41xxxxxxxx1860, Status :Individual, Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office				
7	Name Smt Piu Sharma Wife of Shri Rabi Sharma Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office	Photo  27/11/2024	Finger Print  LTI 27/11/2024 Captured	Signature  27/11/2024

Hatibari Dhalua North Srinagar, City:- Kolkata, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX4, PAN No.: hlxxxxxx0n, Aadhaar No: 52xxxxxxxx6852, Status :Individual, Executed by: Self, Date of Execution: 27/11/2024, Admitted by: Self, Date of Admission: 27/11/2024, Place : Office

Name	Photo	Finger Print	Signature
Shri Surajit Dutta Son of Late Sunil Dutta Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office		 Captured	
27/11/2024	LTI	27/11/2024	

Dakshin Panchpota, City:- Kolkata, P.O:- Rajpur Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX0, PAN No.: bfxxxxxx9n, Aadhaar No: 73xxxxxxxx8975, Status :Individual, Executed by: Self, Date of Execution: 27/11/2024, Admitted by: Self, Date of Admission: 27/11/2024, Place : Office

Name	Photo	Finger Print	Signature
Smt Pinki Halder Daughter of Late Sunil Dutta Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office		 Captured	
27/11/2024	LTI	27/11/2024	

Dakshin Panchapota, City:- Kolkata, P.O:- Rajpur Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX5, PAN No.: bmxxxxxx9f, Aadhaar No: 51xxxxxxxx8563, Status :Individual, Executed by: Self, Date of Execution: 27/11/2024, Admitted by: Self, Date of Admission: 27/11/2024, Place : Office

Name	Photo	Finger Print	Signature
Smt Mita Dutta Wife of Late Samir Dutta Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office		 Captured	
27/11/2024	LTI	27/11/2024	

Panchpota, City:- Kolkata, P.O:- Rajpur Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX5, PAN No.: cwxxxxxx0k, Aadhaar No: 98xxxxxxxx1009, Status :Individual, Executed by: Self, Date of Execution: 27/11/2024, Admitted by: Self, Date of Admission: 27/11/2024, Place : Office

11	Name Shri Saaheb Dutta Son of Late Samir Dutta Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office	Photo  27/11/2024	Finger Print  Captured LTI 27/11/2024	Signature  27/11/2024
Panchpota, City:- Kolkata, P.O:- Rajpur Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX0 , PAN No.:: fqxxxxxx4h, Aadhaar No: 73xxxxxxxx0949, Status :Individual, Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office				
12	Name Shri Akash Dutta Son of Late Samir Dutta Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office	Photo  27/11/2024	Finger Print  Captured LTI 27/11/2024	Signature  27/11/2024
Nabagram 2 No Middle Block, City:- Kolkata, P.O:- Rajpur Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: brxxxxxx5f, Aadhaar No: 62xxxxxxxx2832, Status :Individual, Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Abhijit Dasgupta (Presentant) Son of Late Hemendra Dasgupta Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office	Photo  27/11/2024	Finger Print  Captured LTI 27/11/2024	Signature  27/11/2024
Son of Late Hemendra Dasgupta 22, Shyamapally, City:- Kolkata, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: adxxxxxx4k, Aadhaar No: 37xxxxxxxx2301, Status :Individual, Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	Shri Subrata Das Son of Late Sarat Das Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office		 Captured	
		27/11/2024	LTI 27/11/2024	27/11/2024
	Son of Late Sarat Das 14, Shyamapally, City:- Kolkata, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: awxxxxxx0b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/11/2024 , Admitted by: Self, Date of Admission: 27/11/2024 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Swapan Sardar Son of Late M Sardar Alipore Police Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	27/11/2024	27/11/2024	27/11/2024
Identifier Of Shri Somnath Dutta, Smt Uma Dutta, Shri Basudeb Dey, Shri Sudip Dey, Smt Ava Dey, Smt Pinky Roy Karmakar, Smt Piu Sharma, Shri Abhijit Dasgupta, Shri Subrata Das, Shri Surajit Dutta, Smt Pinki Halder, Smt Mita Dutta, Shri Saaheb Dutta, Shri Akash Dutta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Somnath Dutta	Shri Abhijit Dasgupta-0.146094 Dec, Shri Subrata Das-0.146094 Dec
2	Smt Uma Dutta	Shri Abhijit Dasgupta-0.146094 Dec, Shri Subrata Das-0.146094 Dec
3	Shri Basudeb Dey	Shri Abhijit Dasgupta-0.146094 Dec, Shri Subrata Das-0.146094 Dec
4	Shri Sudip Dey	Shri Abhijit Dasgupta-0.146094 Dec, Shri Subrata Das-0.146094 Dec
5	Smt Ava Dey	Shri Abhijit Dasgupta-0.146094 Dec, Shri Subrata Das-0.146094 Dec
6	Smt Pinky Roy Karmakar	Shri Abhijit Dasgupta-0.146094 Dec, Shri Subrata Das-0.146094 Dec
7	Smt Piu Sharma	Shri Abhijit Dasgupta-0.146094 Dec, Shri Subrata Das-0.146094 Dec
8	Shri Surajit Dutta	Shri Abhijit Dasgupta-0.146094 Dec, Shri Subrata Das-0.146094 Dec
9	Smt Pinki Halder	Shri Abhijit Dasgupta-0.146094 Dec, Shri Subrata Das-0.146094 Dec
10	Smt Mita Dutta	Shri Abhijit Dasgupta-0.146094 Dec, Shri Subrata Das-0.146094 Dec
11	Shri Saaheb Dutta	Shri Abhijit Dasgupta-0.146094 Dec, Shri Subrata Das-0.146094 Dec
12	Shri Akash Dutta	Shri Abhijit Dasgupta-0.146094 Dec, Shri Subrata Das-0.146094 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Somnath Dutta	Shri Abhijit Dasgupta-41.66666700 Sq Ft, Shri Subrata Das-41.66666700 Sq Ft
2	Smt Uma Dutta	Shri Abhijit Dasgupta-41.66666700 Sq Ft, Shri Subrata Das-41.66666700 Sq Ft
3	Shri Basudeb Dey	Shri Abhijit Dasgupta-41.66666700 Sq Ft, Shri Subrata Das-41.66666700 Sq Ft
4	Shri Sudip Dey	Shri Abhijit Dasgupta-41.66666700 Sq Ft, Shri Subrata Das-41.66666700 Sq Ft
5	Smt Ava Dey	Shri Abhijit Dasgupta-41.66666700 Sq Ft, Shri Subrata Das-41.66666700 Sq Ft
6	Smt Pinky Roy Karmakar	Shri Abhijit Dasgupta-41.66666700 Sq Ft, Shri Subrata Das-41.66666700 Sq Ft
7	Smt Piu Sharma	Shri Abhijit Dasgupta-41.66666700 Sq Ft, Shri Subrata Das-41.66666700 Sq Ft
8	Shri Surajit Dutta	Shri Abhijit Dasgupta-41.66666700 Sq Ft, Shri Subrata Das-41.66666700 Sq Ft
9	Smt Pinki Halder	Shri Abhijit Dasgupta-41.66666700 Sq Ft, Shri Subrata Das-41.66666700 Sq Ft
10	Smt Mita Dutta	Shri Abhijit Dasgupta-41.66666700 Sq Ft, Shri Subrata Das-41.66666700 Sq Ft
11	Shri Saaheb Dutta	Shri Abhijit Dasgupta-41.66666700 Sq Ft, Shri Subrata Das-41.66666700 Sq Ft
12	Shri Akash Dutta	Shri Abhijit Dasgupta-41.66666700 Sq Ft, Shri Subrata Das-41.66666700 Sq Ft

Endorsement For Deed Number : I - 160319824 / 2024

On 27-11-2024

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 15:17 hrs on 27-11-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Abhijit Dasgupta, one of the Claimants.

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 24,25,001/-

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

Execution is admitted on 27/11/2024 by 1. Shri Somnath Dutta, Late Sunil Dutta, Dakshin Panchpota Pashchimpara, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business, 2. Smt Uma Dutta, Wife of Shri Surajit Dutta, 10, Shyamapally, P.O: Jadavpur, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 3. Shri Basudeb Dey, Son of Late Anil Chandra Dey, 1/59, Mukundapur, P.O: Mukundapur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business, 4. Shri Sudip Dey, Son of Late Anil Chandra Dey, 10, Shyamapally, P.O: Jadavpur, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 5. Smt Ava Dey, Wife of Late Jaydeb Dey, 10, Shyamapally, P.O: Jadavpur, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 6. Smt Pinky Roy Karmakar, Daughter of Late Jaydeb Dey, 10/94/2C, Bijaygarh, P.O: Jadavpur, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 7. Smt Piu Sharma, Wife of Shri Rabi Sharma, Hatibari Dhalua North Srinagar, P.O: Sonarpur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife, 8. Shri Abhijit Dasgupta, Son of Late Hemendra Dasgupta, 22, Shyamapally, P.O: Jadavpur, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 9. Shri Subrata Das, Son of Late Sarat Das, 14, Shyamapally, P.O: Jadavpur, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 10. Shri Surajit Dutta, Son of Late Sunil Dutta, Dakshin Panchpota, P.O: Rajpur Sonarpur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business, 11. Smt Pinki Haldar, Daughter of Late Sunil Dutta, Dakshin Panchapota, P.O: Rajpur Sonarpur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife, 12. Smt Mita Dutta, Wife of Late Samir Dutta, Panchpota, P.O: Rajpur Sonarpur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife, 13. Shri Saaheb Dutta, Son of Late Samir Dutta, Panchpota, P.O: Rajpur Sonarpur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business, 14. Shri Akash Dutta, Son of Late Samir Dutta, Nabagram 2 No Middle Block, P.O: Rajpur Sonarpur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business

Indetified by Mr Swapan Sardar, , Son of Late M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,060.00/- (B = Rs 2,000.00/- , E = Rs 28.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,028/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/11/2024 4:16PM with Govt. Ref. No: 192024250290850228 on 26-11-2024, Amount Rs: 2,028/-, Bank: SBI EPay (SBIEPay), Ref. No. 1457094940225 on 26-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,071/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 25998, Amount: Rs.50.00/-, Date of Purchase: 25/11/2024, Vendor name: S DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/11/2024 4:16PM with Govt. Ref. No: 192024250290850228 on 26-11-2024, Amount Rs: 5,021/-, Bank:
SBI EPay (SBIEPay), Ref. No. 1457094940225 on 26-11-2024, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 526618 to 526660
being No 160319824 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.12.05 17:29:50 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 05/12/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.