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I-15407/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 368520

20/11
8-8/2945002

DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN by these present, We, 1. **M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED** (PAN - **AAFCP6006M** & CIN NO- **U45400WB2010PTC151418** & DATE OF INCORPORATION: **19/07/2010**), incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O.- Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - **SRI KAMAL KAYAL** (PAN- **AGAPK2729G** & AADHAAR NO. **6828 1830 2008** & DATE OF BIRTH: **01.01.1971**) and **SRI AMAL KUMAR KOYAL** (PAN-**AMSPK3R56G** & AADHAAR NO. **5970 1825 8332** & DATE OF BIRTH: **08.01.1972**), both sons of Sri Pabitra Kanti Koyal, both by religion: Hindu, by occupation: Business, both by Nationality Indian, both are residing at Joka Baraipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, in the District: 24 Parganas (South), 2) **DEBIRANI DUTTA CHOWDHURY** (PAN: **AXWPD681BL** & AADHAAR NO. **4308 0022 6386** & DATE OF BIRTH: **22/07/1945**), wife of Late Samar Dutta Chowdhury, by religion- Hindu, by occupation- Housewife, by Nationality- Indian, residing at 8/2, Kali Kinkar Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, in the District: 24 Parganas (South) and 3) **SMT. MINATI GHOSH**, (PAN: **AYDPG5556A** & AADHAAR NO. **8069 2620 5057** & DATE OF BIRTH: **06/04/1971**), wife of Sri Nitai Pada Ghosh and daughter of Late Samar Dutta Chowdhury, by

Certified that the document is submitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar-II
Kolkata, South 24 Parganas

20 NOV 2024

religion- Hindu, by occupation- Housewife, by Nationality- Indian, residing at Vill & P.O. South Mohanpur, P.S. Magrahat, in the Dist- 24 Parganas (South), West Bengal: 743610; 4) ASHIM DUTTA CHOWDHURY (PAN: ADCP5174C&AADHAAR NO. 7768 7153 7932 & DATE OF BIRTH:02/07/1952), by occupation- Service, son of Late Sudhindra Nath Dutta Chowdhury, by religion- Hindu, by Nationality- Indian, residing at 506, Diamond Harbour Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, in the District: 24 Parganas (South) 5) Amit Dutta Chowdhury (PAN: ARCPC3012F&AADHAAR NO. 8070 9223 5290 & DATE OF BIRTH:08/04/1953), by occupation- Retired Person, son of Late Sudhindra Nath Dutta Chowdhury, by religion- Hindu, by Nationality- Indian, residing at 506, Diamond Harbour Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, in the District: 24 Parganas (South) 6) SOMEN Dutta Chowdhury (PAN: ADQPD5182P & AADHAAR NO. 4986 5364 2405 & DATE OF BIRTH:1/11/1959), by occupation- Service, son of Late Sudhindra Nath Dutta Chowdhury, by religion- Hindu, by Nationality- Indian, residing at 41/17/4C, Kailash Ghosh Road, Choarmore, Dhara Para, P.O. Barisha, P.S. Haridevpur, Kolkata - 700008, in the District: 24 Parganas (South) 7) MILY DUTTA CHOWDHURY alias MILY MITRA (PAN: AFYPD5413R&AADHAAR NO. 5454 6791 0188 & DATE OF BIRTH:29/09/1957) by occupation- Service, wife of Sri Chandan Kanti Mitra and daughter of Late Sudhindra Nath Dutta Chowdhury, by religion- Hindu, by Nationality- Indian, residing at 506, Diamond Harbour Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, in the District: 24 Parganas (South) 8) LILI BOSE ALIAS LILI BASU (PAN: dafnb9174j & AADHAAR NO. 5235 4900 9165 & DATE OF BIRTH:09/03/1953), by occupation- Housewife, wife of Sri Samar Bose and daughter of Late Sudhindra Nath Dutta Chowdhury, by religion- Hindu, by Nationality- Indian, residing at Village- Kamarpole, P.O. Sarisha, P.S. Diamond Harbour, Pin Code - 743368, in the District: 24 Parganas (South) and 9) Smt. Anjali Roy Chowdhury (PAN: AOIPR4167C & AADHAAR NO. 2893 6855 2280 & DATE OF BIRTH:18/08/1935), by occupation- Business, wife of Late Ajit Kumar Roy Chowdhury, by religion- Hindu, by Nationality- Indian, residing at 71/2, Diamond Harbour Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, in the District: 24 Parganas (South) hereinafter jointly called and referred to as the "LAND OWNERS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor, successors-in-office, legal representatives and/or assigns), hereinafter referred to as the "LANDOWNERS/EXECUTANTS/EXECUTRIX/PRINCIPALS".

WHEREAS We, the "LANDOWNERS/EXECUTANTS/EXECUTRIX/PRINCIPALS" herein being the absolute OWNERS of the property morefully mentioned in the SCHEDULE hereto do hereby appoint, nominate and constitute Nominate, Constitute and Appoint to SRI SOURAV ROY (PAN - ALHPR0226K & AADHAAR NO. 4284 6400 6708 & DATE OF BIRTH: 06/08/1976) (MOBILE NO. 96746 75024), son of Sri Subrata Roy, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 67/1, S. N. Roy Road, Post - Sahapur, Police Station - New Alipore, Kolkata - 700038, in the District - 24 Parganas (South) West Bengal, India as Authorized Signatory & Designated Partner of the said Firm namely BIGVISION UST DEVELOPERS LLP (PAN: ABAFB7860L) (DATE OF INCORPORATION: 21/02/2023) (GST NO. 19ABAFB7860L1Z1) (LLP/CIN NO: ACA-0279)(TAN NO: CALB24307D) a Limited Liability Partnership Firm having its registered Office at 75/27A, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata - 700038, in the District: 24 Parganas (South) West Bengal, India, as our Constituted Attorney on our behalf to do inter-alia, the following acts deeds and things in the SCHEDULE hereto as my true and lawful in connection with the development of the said property in pursuance of the said Development Agreement as mentioned below:-

== SEND GREETINGS ==

LOT "A"

PREMISES NO. 145, D. H. ROAD,

WHEREAS one Sri Himangshu Bhushan Dutta Chowdhury, son of Late Sarat Chandra Dutta Chowdhury, was the recorded owner in the R.S. Record of Right in respect of Bastu land with two storied residential building measuring more or less 2 Cottahs 13 Chittaks 0 Sq. Ft. lying and situated at Mouza- Purba Barisha, J.L. No. 23, Part of Dag No. 55, Khatian No. 2576, Ward No. 123, KMC Premises No. 145, Dimond Harbour Road, Borough No. XVI, within the local limits of Kolkata Municipal Corporation S.S. Unit under jurisdiction A.D.S.R. Behala, in the District South 24 Parganas.

AND WHEREAS while owning and possessing the aforesaid property as absolute owner said Sri Himangshu Bhusan Dutta Chowdhury died intestate on or about 14th day of April 1986, leaving behind him his only wife namely- Smt. Sova Rani Dutta Chowdhury, alongwith his three sons namely- 1) Sri Debi Prasad Dutta Chowdhury, 2) Sri Jyoti Prasad Dutta Chowdhury and 3) Sri Kshiti Prasad Dutta Chowdhury and also his two married daughters namely- 4) Smt. Chhaya Rani Bose, wife of Late Asit Bose and 5) Smt. Padma Barua, wife of Sri Subhendu Barua, as his legal heirs and successors according to the meaning of Hindu Law of Succession under the Rule of Dayabhaga School of Hindu Law of Succession Act. 1956 and to inherited the aforesaid property jointly and each of them inherited undivided 1/6th Share in the said property equally.

AND WHEREAS thereafter for proper demarcated and delineated of the aforesaid property one registered Deed of Declaration (Boundary) was duly registered by all the Owners on dated 17.07.1996, which was recorded in Book No. I, Being Deed No. 3130, for the year 1996, in the office of A.D.S.R. Behala.

AND WHEREAS during enjoyment the same the said Smt. Sova Rani Dutta Chowdhury widow of Late Himangshu Bhusan Dutta Chowdhury died intestate on 25th July, 2004, and after her demise her all sons and daughters inherited her undivided 1/6th Share under the aforesaid property by way of inheritance.

AND WHEREAS thus by virtue of aforesaid law of inheritance the said 1) Sri Debi Prasad Dutta Chowdhury, 2) Sri Jyoti Prasad Dutta Chowdhury, 3) Sri Kshiti Prasad Dutta Chowdhury, 4) Smt. Chhaya Rani Bose, wife of Late Asit Bose and 5) Smt. Padma Barua, wife of Sri Subhendu Barua, became the absolute joint Owners in respect of the aforesaid property.

AND WHEREAS thereafter said 1) Sri Debi Prasad Dutta Chowdhury, 2) Sri Jyoti Prasad Dutta Chowdhury, 3) Sri Kshiti Prasad Dutta Chowdhury, 4) Smt. Chhaya Rani Bose, wife of Late Asit Bose and 5) Smt. Padma Barua, wife of Sri Subhendu Barua, sold, transferred and conveyed of ALL THAT piece and parcel of Bastu land measuring about 7 Chittaks 23 Sq. Ft. more or less out of 2 Cottahs 13 Chittaks more or less lying and situated at Mouza: Purba Barisha, P.S. Thakurpukur, J.L. No. 23, Part of Dag No. 55, Khatian No. 2576, Ward No. 123, Premises No. 145, Diamond Harbour Road, Borough No. XVI, within the local limits of the Kolkata Municipal Corporation S.S. Unit, under the jurisdiction of the A.D.S.R.O. Behala, in the District South 24 Parganas, to one M/S. PABITRA CONSTRUCTIONS PVT. LTD. by a Deed of Conveyance dated 29th day of January 2016, and the said Deed was duly registered in the office of the Additional District Sub-Registrar at Behala and the same was duly recorded in Book No. I, Volume No. 1607-2016, Page 26722 to 26769, Being No. 1607-00729 for the Year 2016.

AND WHEREAS the said (1) Sri Debi Prasad Dutta Chowdhury (2) Sri Jyoti Prasad Dutta Chowdhury and (3) Sri Kshiti Prasad Dutta Chowdhury (4) Smt. Chhaya Rani Bose, wife of Late Asit Bose and (5) Smt. Padma Barua, wife of Sri Subhendu Barua decided to develop the said rest portion of Bastu Land measuring an area about 2 Cottahs 5 Chittaks 22 Sq. Ft. lying and situated at Mouza: Purba Barisha, P.S. Thakurpukur, J.L. No. 23, Part of Dag No. 55, Khatian No. 2576, Ward No. 123, Premises No. 145, Diamond Harbour Road, Borough No. XVI, within the local limits of the Kolkata Municipal Corporation S.S. Unit, by demolishing the existing pucca buildings and constructing a multi storied building in its place but due to lack of experience and insufficient funds approached to said developer M/S PABITRA CONSTRUCTIONS PVT. LTD. to develop the same.

AND WHEREAS the said (1) Sri Debi Prasad Dutta Chowdhury (2) Sri Jyoti Prasad Dutta Chowdhury and (3) Sri Kshiti Prasad Dutta Chowdhury (4) Smt. Chhaya Rani Bose, wife of Late Asit Bose and (5) Smt. Padma Barua, wife of Sri Subhendu Barua and the said developer had entered into with M/S PABITRA CONSTRUCTIONS PVT. LTD. an Development Agreement which was duly registered on 11.10.2017 in the office of the A.D.S.R. Behala and recorded in Book No. I, Volume No. 1607-2017, Pages 266841 to 266883, Being No. 1607-09024 for the year 2017, along with a Development Power of Attorney which was duly registered on 11.10.2017 in the office of the A.D.S.R. Behala and recorded in Book No. I, Volume No. 1607-2017, Pages 265350 to 265381, Being No. 1607-09039 for the year 2017, in respect of the aforesaid Property.

AND WHEREAS thereafter said Kshiti Prasad Dutta Chowdhury died intestate on 09/02/2018, leaving behind him his only wife Smt. Krishna Dutta Chowdhury and one married daughter namely- Smt. Arpita Sen as his legal heirs and both of them became the absolute joint Owners of the said undivided and impartible share of land enjoying the peaceful joint possession and free from all sorts of encumbrances.

AND WHEREAS the said Debi Prasad Dutta Chowdhury also died intestate on 18/09/2021, leaving behind him his only wife namely- (1) Smt. Mira Dutta Chowdhury and one son namely- (2) Sri Subhadip Dutta Chowdhury and One Daughter namely- (3) Smt. Chandrima Ghosh, as his legal heirs and all of them became the absolute joint Owners of the said undivided and impartible share of land enjoying the peaceful joint possession and free from all sorts of encumbrances.

AND WHEREAS thereafter said (1) Sri Jyoti Prasad Dutta Chowdhury, (2) Smt. Mira Dutta Chowdhury, (3) Sri Subhadip Dutta Chowdhury, (4) Smt. Chandrima Ghosh, (5) Smt. Krishna Dutta Chowdhury, (6) Smt. Arpita Sen, (7) Smt. Chhaya Rani Bose & (8) Smt. Padma Barua are the absolute joint Owners in possession of the said undivided proportionate share of Bastu Land measuring an area about 2 Cottahs 5 Chittaks 22 Sq. Ft. lying and situated at Mouza: Purba Barisha, P.S. Thakurpukur, J.L. No. 23, Part of

Dag No. 55, Khatian No. 2576, Ward No. 123, Premises No. 145, Diamond Harbour Road, Borough No. XVI, within the local limits of the Kolkata Municipal Corporation S.S. Unit, under jurisdiction of Kolkata Municipal Corporation S.S. Unit, as which has been fully mentioned and written in the schedule below, hereinafter called and referred to as the "**SAID PROPERTY**" and the present Owners are being paying all its as Usual Revenues, Rents, Taxes, Khajnas to the Kolkata Municipal Corporation and B.L. & L.R.O. whatsoever in their names.

AND WHEREAS the said (1) Sri Jyoti Prasad Dutta Chowdhury, (2) Smt. Mira Dutta Chowdhury, (3) Sri Shubhadip Dutta Chowdhury, (4) Smt. Chandrima Ghosh, (5) Smt. Krishna Dutta Chowdhury, (6) Smt. Arpita Sen, (7) Smt. Chhaya Rani Bose & (8) Smt. Padma Barua the aforesaid all **OWNERS** herein are now lawfully, absolutely seized and possessed of **ALL THAT** piece and parcel of Bastu Land measuring an area about **2 Cottahs 5 Chittaks 22 Sq. Ft.** lying and situated at Mouza: Purba Barisha, P.S. Thakurpukur, J.L. No. 23, Part of Dag No. 55, Khatian No. 2576, Ward No. 123, Premises No. 145, Diamond Harbour Road, Borough No. XVI, within the local limits of the Kolkata Municipal Corporation (S.S. Unit), having its Municipal Assessee No. 41-123-06-0140-2, in the District South 24-Parganas and enjoying the same by paying taxes and outgoings to the appropriate authority hereunder and hereinafter referred to as the "**Said Premises**" and are otherwise well and sufficiently entitled to said **PROPERTY** as its absolute **OWNERS** in simple free from all encumbrances.

AND WHEREAS thereafter by a Deed of Conveyance duly registered on 19th day of July 2024 the said (1) Sri Jyoti Prasad Dutta Chowdhury, (2) Smt. Mira Dutta Chowdhury, (3) Sri Shubhadip Dutta Chowdhury, (4) Smt. Chandrima Ghosh, (5) Smt. Krishna Dutta Chowdhury, (6) Smt. Arpita Sen, (7) Smt. Chhaya Rani Bose & (8) Smt. Padma Barua jointly sold, transferred and conveyed of **ALL THAT** piece and parcel of Bastu Land measuring an area about **2 Cottahs 5 Chittaks 22 Sq. Ft.** lying and situated at Mouza: Purba Barisha, P.S. Thakurpukur, J.L. No. 23, Part of Dag No. 55, Khatian No. 2576, Ward No. 123, Premises No. 145, Diamond Harbour Road, Borough No. XVI, within the local limits of the Kolkata Municipal Corporation S.S. Unit, unto in favour of said **M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED**, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O.- Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - **SRI KAMAL KAYAL** and **SRI LAMAL KUMAR KOYAL**, both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Baruipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District 24 Parganas (South) and the said Deed of Conveyance duly registered in the office of the Additional District Sub-registrar at Behala and duly recorded in Book No.1, Volume No. 1607-2024, Pages from 170793 to 170829, Being Deed No. 1607-06303 for the year 2024.

AND WHEREAS after execution of the aforesaid Deed of Conveyance the said Development Agreement which was duly registered on 11.10.2017 in the office of the A.D.S.R. Behala and recorded in Book No. I, Volume No. 1607-2017, Pages 266841 to 266883, Being No. 1607-09024 for the year 2017, along with a Development Power of Attorney which was duly registered on 11.10.2017 in the office of the A.D.S.R. Behala and recorded in Book No. I, Volume No. 1607-2017, Pages 265350 to 265381, Being No. 1607-09039 for the year 2017, in respect of the aforesaid Property is null and void and the security deposit adjusted with the sale proceed of the said land with the said Owners from the **M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED**.

AND WHEREAS by way of aforesaid Registered Deed of Conveyance the said **M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED**, became the absolute Owner of **ALL THAT** piece and parcel of Bastu Land measuring an area about **2 Cottahs 5 Chittaks 22 Sq. Ft.** lying and situated at Mouza: Purba Barisha, P.S. Thakurpukur, J.L. No. 23, Part of Dag No. 55, Khatian No. 2576, Ward No. 123, Premises No. 145, Diamond Harbour Road, Borough No. XVI, within the local limits of the Kolkata Municipal Corporation (S.S. Unit), and known and numbered with New Assessee No. 41-123-06-0145-1, in the District South 24-Parganas.

LOT "B"

PREMISES NOS. 147 & 150.

WHEREAS ALL THAT a piece and parcel of Bastu Land measuring about **17 Decimal** appertaining to R.S. Khatian No. 2612 and Part of C.S. & R.S. Dag Nos. 57 and another two Bastu Lands measuring **9 Decimal** appertaining to R.S. Khatian No. 2612 and C.S. & R.S. Dag Nos. 58 **AND 6 Decimal** appertaining to R.S. Dag No. 55/4599, under Khatian No. 2611 and **5 Decimal** of Tank/Pukur Land being part of Dag No. 56 and right of way in passage appertaining to R.S. Dag Nos. 55/4600 and 55/4601, Khatian No. 2616, Mouza: Purba Barisha, J.L. No. 23, Touzi No. 2-6, 8-10, 11-16, P.S. Behala now Thakurpukur, District 24 Parganas (South) under rent free Samil Khatian No. 1158 and other several properties belonged to Five Brothers namely- Suresh Chandra Dutta Chowdhury, Jogesh Chandra Dutta Chowdhury, Pulin Behari Dutta Chowdhury, Satish Chandra Dutta Chowdhury, Sarat Chandra Dutta Chowdhury each having Undivided 1/5th Share therein. The said five brothers inherited aforesaid property left by their father Nrisinga Dutta Chowdhury.

AND WHEREAS the said five brothers for solution of difference between them over joint possession of the said joint properties orally and amicably partitioned the said properties by metes and bounds in the year 1947 on the basis of valuation.

AND WHEREAS the said Suresh Chandra Dutta Chowdhury who during his lifetime was a Hindu by religion and was governed by the Dayabhaga School of Hindu Law of Succession Act, while owning and possessing his aforesaid properties as absolute owner on payment of Municipal Taxes died intestate in the year 1948 leaving behind him his Two Daughters viz. Jamuna Mitra & Annapurna Basu and only son namely- Sri Samarendra Nath Dutta Chowdhury. The wife of the said Suresh Chandra Dutta Chowdhury predeceased her husband. According to the then reasons or provisions of the Dayabhaga School of Hindu Law of Succession Act, the said two daughters of the said Suresh Chandra Dutta Chowdhury had no right to inheritance of their father's estate. Only said Sri Samarendra Nath Dutta Chowdhury being the only sole male heir of his father absolutely inherited the aforesaid properties measuring about 24 Decimal to the exclusion of others and began to own and possess the same by recording his name in the R.S. Record of Right as absolute owner and in the Assessment Book of the erstwhile S.S. Municipality in the then Municipal Holding No. 179, Diamond Harbour Road Ward No. 20 thereafter known and numbered as Premises No. 95 and 147 Diamond Harbour Road and K.M.C. Assessee Nos. 41-123-06-0145-1 and 41-123-06-0142-6 under Municipal Ward No. 123.

AND WHEREAS it appears that about 3 Decimal of Bastu Land in the Western portion appertaining to R.S. Dag No. 57 has been acquired by the State of West Bengal.

AND WHEREAS after demise of his father, the said Sri Samarendra Nath Dutta Chowdhury mutated his name in respect of 1 Decimal of Bastu Land appertaining to R.S. Dag No. 57 and 7 Cottahs 8 Chittaks be the same a little more or less equivalent to two Plot of Lands as 9 Decimal of Bastu Land appertaining to R.S. Dag No. 58, and 6 Decimal of Danga Land appertaining to R.S. Dag No. 55/4599. Another 5 Decimal of Tank/Pukur Land of part Dag No. 56 and right of way over Dag Nos. 55/4600 and 55/4601 in the office of the D.L. & L.R.O. and the said Sri Samarendra Nath Dutta Chowdhury had paid Government Rent to the B.L. & L.R.O. upto 1417 B.S. aggregating to 12 Cottahs 11 Chittaks 12 Square Feet. The said Lands were assessed and numbered as Premises No. 95 and 147 Diamond Harbour Road and K.M.C. Assessee Nos. 41-123-06-0145-1 and 41-123-06-0142-6 under Municipal Ward No. 123.

AND WHEREAS said Sri Samar Dutta Chowdhury has rented the ground floor of his residential house (1740 sq. ft. approx.) to one SRI TANMAY RAY CHAUDHURI (PAN: ADHPR5575M & AADHAAR NO. 5720 9331 6331 & DATE OF BIRTH: 14/07/1963), by occupation- Retired Govt. Servant, son of Late. Krishna Deb Ray Chaudhuri, by religion- Hindu, by Nationality- Indian, residing at 71/2, Diamond Harbour Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, in the District: 24 Parganas (South), on 31.08.1995 for a period of 30 years, to 30.08.2025 the Developer and Owner herein will provide 5% of the total Revenue from the 48% of Owner's Allocation as his rehabilitation Cost.

AND WHEREAS the said Sri Samarendra Nath Dutta Chowdhury is the owner of the 4 Decimal of Bastu Land in the southern portion of Dag No. 57, 9 Decimal of Bastu Land of Dag No. 58, 6 Decimal of Danga Land of Dag No. 55/4599, and another 5 Decimal of Tank/Pukur Land part of Dag No. 56 totaling 21 Decimal together with right of way/passage over Dag Nos. 55/4600 and 55/4601.

AND WHEREAS thereafter said Sri Samarendra Nath Dutta Chowdhury died intestate on 18.10.2014 leaving behind him his only wife Smt. Debi Rani Dutta Chowdhury and his one married daughter Smt. Minati Ghosh as his only legal heirs and/or successors.

AND WHEREAS Sri Kamal Koyal & Amal Kumar Koyal approached to Sri Tanmay Ray Chaudhuri to vacate the said rented 1740 Sq. Ft. area for the purpose of development of the land by constructing a multi-stored building and entered in to a unregistered agreement with Sri Tanmay Ray Chaudhuri on January 2024.

LOT- "C"

PREMISES NO. 148, D. H. ROAD.

WHEREAS one Sri Sudhindra Nath Dutta Chowdhury & Sri Jatindra Nath Dutta Chowdhury was the absolute joint owner of total Bastu Land measuring about 5 Cottahs 3 Chittaks more or less lying and situated at Premises No. 148, Diamond Harbour Road, Mouza: Purba Barisha, J.L. No. 23, Khatian No. 1059, Dag No. 55, Ward No. 123, and a Tank/Pukur measuring about 2.5 Decimal comprised in Dag No. 56, Ward No. 123, Assessee No. 41-123-06-0144-0, within the jurisdiction of A.D.S.R.O. Behala, District 24 Parganas South, under Kolkata Municipal Corporation S.S. Unit.

AND WHEREAS both brothers said Sri Sudhindra Nath Dutta Chowdhury and Sri Jatindra Nath Dutta Chowdhury amicably settled and partitioned the aforementioned property and each became the absolute owner of 2 Cottahs 9 Chittaks of Bastu Land and after the said partition both of them constructed their own dwelling house in their portion of the said lands.

AND WHEREAS said Sudhindra Nath Dutta Chowdhury died intestate on 11.10.2009, leaving behind him his Three Sons namely- Ashim Dutta Chowdhury, Amit Dutta Chowdhury, Somen Dutta Chowdhury and Two Married Daughters namely Mily Mitra, Lily Bose as his legal heirs and successors.

AND WHEREAS after the demise of said Sudhindra Nath Dutta Chowdhury, the above heirs and successors inherited the aforesaid property jointly and the said Ashim Dutta Chowdhury is the absolute owner and occupier of undivided 1/5th share of the aforesaid property and has been enjoying and possessing the same absolutely and exclusively.

AND WHEREAS the said Ashim Dutta Chowdhury decided to develop his portion of the said Bastu Land with his existing Pucca dwelling building by constructing a multi-storied building and appointed said M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRI KAMAL KAYAL and SRI AMAL KUMAR KOYAL, both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Baruipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District 24 Parganas (South) as the Developer to construct a multi-storied building by executing a Development Agreement dated 29th July 2017 which was duly registered in the office of the Additional District Sub-Registrar, Behala, South 24 Parganas and recorded in Book No. I, Volume No. 1607-2017, Page 208851 to 208884, Being No. 1607-07003 for the year 2017 along with a Power of Attorney dated 18.09.2020, in respect of the said property, which was duly registered in the office of the Additional District Sub-Registrar, Behala, South 24 Parganas and recorded in Book No. I, Volume No. 1607-2020, Page 212443 to 212470, Being No. 1607-05975 for the year 2020 thereafter aforesaid OWNER and the said M/S PABITRA CONSTRUCTIONS PVT. LTD. further executed and registered a CANCELLATION & REVOCATION OF DEVELOPMENT AGREEMENT, dated 20th day of November, 2024, which was duly registered in the office of the ~~Addl~~ District Sub-Registrar ^{at Behala} and recorded in Book No. I, Volume No. 1607-2024, Being No. 1607-15403, for the year 2024, ALONGWITH CANCELLATION & REVOCATION OF DEVELOPMENT POWER OF ATTORNEY on the same date, which was duly registered in the office of the ~~Addl~~ District Sub-Registrar ^{at Behala} and recorded in Book No. I, Volume No. 1607-2024, Being No. 1607-00318, for the year 2024. Alipone

LOT- "D"

PREMISES NO. 149, D. H. ROAD,

WHEREAS one Sri Sudhindra Nath Dutta Chowdhury & Sri Jatindra Nath Dutta Chowdhury was the absolute joint owner of total Bastu Land measuring about 5 Cottahs 3 Chittaks more or less lying and situated at Premises No. 148, Diamond Harbour Road, Mouza: Purba Barisha, J.L. No. 23, Khatian No. 1059, Dag No. 55, Ward No. 123, and a Tank/Pukur measuring about 2.5 Decimal comprised in Dag No. 56, Ward No. 123, Assessee No. 41-123-06-0144-0, within the jurisdiction of A.D.S.R.O. Behala, District 24 Parganas South, under Kolkata Municipal Corporation S.S. Unit.

AND WHEREAS both brothers said Sri Sudhindra Nath Dutta Chowdhury and Sri Jatindra Nath Dutta Chowdhury amicably settled and partitioned the aforementioned property and each became the absolute owner of 2 Cottahs 9 Chittaks of Bastu Land and after the said partition both of them constructed their own dwelling house in their portion of the said lands.

AND WHEREAS said Sri Jatindra Nath Dutta Chowdhury died intestate leaving behind him his only wife namely- Smt. Puspa Dutta Chowdhury and Two Sons namely- Sri Swapan Dutta Chowdhury & Sri Sankar Dutta Chowdhury and Four Married Daughters namely- Smt. Chabi Dutta, wife of Kalyan Dutta, Smt. Rubi Ghosh, wife of Nandalal Ghosh, Smt. Gouri Chatterjee, wife of Late Chondan Chatterjee, Smt. Rupa Halder, wife of Ranjan Halder as his legal heirs and successors according to the meaning of Hindu Law of Succession under the Rule of Dayabhaga School of Hindu Law of Succession Act, 1956 and to inherited the aforesaid property jointly and each of them inherited undivided 1/7th Share in the said property equally.

AND WHEREAS thereafter said (1) Smt. Puspa Dutta Chowdhury, wife of Late Jatindra Nath Dutta Chowdhury, (2) Sri Swapan Dutta Chowdhury, (3) Sri Sankar Dutta Chowdhury, both sons of Late Jatindra Nath Dutta Chowdhury (4) Smt. Chabi Dutta, wife of Kalyan Dutta, (5) Smt. Rubi Ghosh, wife of Nandalal Ghosh, (6) Smt. Gouri Chatterjee, wife of Late Chondan Chatterjee, (7) Smt. Rupa Halder, wife of Ranjan Halder are the legal heirs and successors of Sri Jatindra Nath Dutta Chowdhury, Since Deceased and after demise of the said Sri Jatindra Nath Dutta Chowdhury, his aforesaid all sons and daughters became the absolute joint Owners and jointly seized and possessed over a Bastu Land measuring an area about 2 Cottahs 9 Chittaks, be the same a little more or less lying and situated at Mouza: Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, and 12-16, Khatian No. 2607, Dag No. 55/4597 and undivided share of a Tank/Pukur measuring about 2.5 Decimal comprised in Dag No. 56, Premises No. 149, Diamond

Harbour Road, Ward No. 123, having its Assessee No. 41-123-06-0144-0, in the District South 24 Parganas, under the jurisdiction of Kolkata Municipal Corporation S.S. Unit.

AND WHEREAS the said (1) Smt. Puspa Dutta Chowdhury, (2) Sri Swapan Dutta Chowdhury, (3) Sri Sankar Dutta Chowdhury, (4) Smt. Chabi Dutta, (5) Smt. Rubi Ghosh, (6) Smt. Gouri Chatterjee and (7) Smt. Rupa Halder, decided to develop the said Bastu Land with existing pucca building and had appointed the said Developer Firm as M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O.- Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRI KAMAL KAYAL and SRI AMAL KUMAR KOYAL both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Baruipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District 24 Parganas (South) and had executed a Notarized Development Agreement Dated 16.12.2011 to develop the said property along with a registered General Power of Attorney in favour of the partners of the said developer firm namely Sri Kamal Koyal and Sri Amal Kumar Koyal and the same was duly registered in the office of the Additional District Sub-Registrar, Behala, South 24 Parganas and recorded in Book No. IV, Volume No. 7, Page 2258 to 2274, Being No. 02722 for the year 2011.

AND WHEREAS thereafter said Smt. Puspa Dutta Chowdhury, died intestate on 10th day of January, 2020, and after demise of the said Smt. Puspa Dutta Chowdhury, the aforesaid Developer Firm has lost all Power due to death of the said Smt. Puspa Dutta Chowdhury, on 10th day of January, 2020, who was one of the undivided Shareholder in respect of the aforesaid property and also one of the Principals of the said Power of Attorney, which was duly registered in the office of the Additional District Sub-Registrar, Behala, South 24 Parganas and recorded in Book No. IV, Volume No. 7, Page 2258 to 2274, Being No. 02722 for the year 2011, has already been revoked automatically and her all legal heirs said Sri Swapan Dutta Chowdhury, Sri Sankar Dutta Chowdhury, Smt. Chabi Dutta, Smt. Rubi Ghosh, Smt. Gouri Chatterjee and Smt. Rupa Halder, by a Deed of Conveyance duly executed on 4th day of January, 2023 but the said Deed of Conveyance duly registered on 30th day of March, 2023, jointly sold, transferred and conveyed of ALL THAT piece and parcel of Bastu Land measuring an area about 2 Cottahs 9 Chittaks, be the same a little more or less lying and situated at Mouza: Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, and 12-16, Khatian No. 2607, Dag No. 55/4597 and undivided share of a Tank/Pukur measuring about 2.5 Decimal comprised in Dag No. 56, Premises No. 149, Diamond Harbour Road, Ward No. 123, A.D.S.R.O. Behala, in the District South 24 Parganas, under the jurisdiction of Kolkata Municipal Corporation S.S. Unit, unto in favour of said M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O.- Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRI KAMAL KAYAL and SRI AMAL KUMAR KOYAL both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Baruipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District 24 Parganas (South) and the said Deed of Conveyance duly registered in the office of the Additional District Sub-Registrar at Behala and duly recorded in Book No.1, Volume No. 1607-2023, Pages from 123213 to 123244, Being Deed No. 1607-03891 for the year 2023.

AND WHEREAS after execution of the aforesaid Deed of Conveyance the said Notarized Development Agreement Dated 16.12.2011 is nullandvoided and the security deposit adjusted with the sale proceed of the said land with the said Owners from the M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED.

AND WHEREAS by way of aforesaid Registered Deed of Conveyance the said M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, became the absolute Owner of ALL THAT piece and parcel of Bastu Land measuring an area about 2 Cottahs 9 Chittaks, be the same a little more or less lying and situated at Mouza: Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, and 12-16, Khatian No. 2607, Dag No. 55/4597 and undivided share of a Tank/Pukur measuring about 2.5 Decimal comprised in Dag No. 56, Premises No. 149, Diamond Harbour Road, Ward No. 123, having its Assessee No. 41-123-06-0144-0, in the District South 24 Parganas, under the jurisdiction of Kolkata Municipal Corporation S.S. Unit.

LOT- 'E'

PREMISES NO. 145 B/I. D. H. ROAD.

WHEREAS one Sri Himangshu Bhushan Dutta Chowdhury, son of Late Sarat Chandra Dutta Chowdhury, was the recorded owner in the R.S. Record of Right in respect of Bastu land with two storied residential building measuring more or less 2 Cottahs 13 Chittaks 0 Sq. Ft. lying and situated at Mouza- Purba Barisha, J.L. No. 23, Part of Dag No. 55, Khatian No. 2576, Ward No. 123, KMC Premises No. 145, Dimond Harbour Road, Borough No. XVI, within the local limits of Kolkata Municipal Corporation S.S. Unit under jurisdiction A.D.S.R. Behala, in the District South 24 Parganas.

AND WHEREAS while owning and possessing the aforesaid property as absolute owner said Sri Himangshu Bhushan Dutta Chowdhury died intestate on 14th day of April 1986, leaving behind him his only wife namely- Smt. Sova Rani Dutta Chowdhury, alongwith his three sons namely- 1) Sri Debi Prasad Dutta Chowdhury, 2) Sri Jyoti Prasad Dutta Chowdhury and 3) Sri Kshiti Prasad Dutta Chowdhury and also his two married daughters namely- 4) Smt. Chhaya Rani Bose, wife of Late Asit Bose and 5) Smt. Padma Barua, wife of Sri Subhebdul Barua, as his legal heirs and successors according to the meaning of Hindu Law of

Succession under the Rule of Dayabhaga School of Hindu Law of Succession Act, 1956 and to inherited the aforesaid property jointly and each of them inherited undivided 1/6th Share in the said property equally.

AND WHEREAS thereafter for proper demarcated and delineated of the aforesaid property one registered Deed of Declaration (Boundary) was duly registered by all the Owners on dated 17.07.1996, which was recorded in Book No. I, Being Deed No. 3130, for the year 1996, in the office of A.D.S.R. Behala.

AND WHEREAS during enjoyment the same the said Smt. Sova Rani Dutta Chowdhury widow of Late Himangshu Bhushan Dutta Chowdhury died intestate on 25th July, 2004, and after her demise her all sons and daughters inherited her undivided 1/6th Share under the aforesaid property by way of inheritance.

AND WHEREAS thus by virtue of aforesaid law of inheritance the said 1) Sri Debi Prasad Dutta Chowdhury, 2) Sri Jyoti Prasad Dutta Chowdhury, 3) Sri Kshiti Prasad Dutta Chowdhury, 4) Smt. Chhaya Rani Bose, wife of Late Asit Bose and 5) Smt. Padma Barua, wife of Sri Subhebdut Barua, became the absolute joint Owners in respect of the aforesaid property.

AND WHEREAS thereafter said 1) Sri Debi Prasad Dutta Chowdhury, 2) Sri Jyoti Prasad Dutta Chowdhury, 3) Sri Kshiti Prasad Dutta Chowdhury, 4) Smt. Chhaya Rani Bose, wife of Late Asit Bose and 5) Smt. Padma Barua, wife of Sri Subhebdut Barua, sold, transferred and conveyed of ALL THAT piece and parcel of Bastu land measuring about 7 Chittaks 23 Sq. Ft. more or less out of 2 Cottahs 13 Chittaks more or less lying and situated at Mouzar: Purba Barisha, P.S. Thakurpukur, J.L. No. 23, Part of Dag No. 55, Khatian No. 2576, Ward No. 123, Premises No. 145, Diamond Harbour Road, Borough No. XVI, within the local limits of the Kolkata Municipal Corporation S.S. Unit, under the jurisdiction of the A.D.S.R.O. Behala, in the District South 24 Parganas, to one M/S. PABITRA CONSTRUCTIONS PVT. LTD. by a Deed of Conveyance dated 29th day of January 2016, and the said Deed was duly registered in the office of the Additional District Sub-Registrar at Behala and the same was duly recorded in Book No. I, Volume No. 1607-2016, Page 26722 to 26769, Being No. 1607-00729 for the Year 2016.

AND WHEREAS thereafter said M/S. PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O.- Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRIKAMAL KAYAL and SRIAMAL KUMAR ROYAL both sons of Sri Pabitra Kanti Roy, both are residing at Joka Baruaipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District 24 Parganas (South) duly mutated their names before the Kolkata Municipal Corporation and applied for change of the Premises Number and the same was accepted and was allotted as Municipal Premises No. 145 B/1, D. H. Road, in respect of the said property.

LOT- "F"

PREMISES NO. 85 CHANDI CHARAN GHOSH ROAD,

WHEREAS one Sri Jogendra Nath Sen, was seized and possessed of and/or otherwise well sufficiently and absolutely entitled to ALL THAT piece and parcel of Rayati Shtitban Bastu Land measuring about 41 Decimal be the same a little more or less, lying and situated at Mouzar: Barisha, R.S. No. 43, J.L. No. 23, under Khatian No. 222 (Old), within the limits of the then South Suburban Municipality and also within the limits of the District of 24 Parganas (South).

AND WHEREAS the said Sri Jogendra Nath Sen died intestate leaving behind him his surviving widow namely- Smt. Gyanoda Sundari Debi and two Sons namely- Sri Promotho Nath Sen & Sri Nalini Kanta Sen, as his legal heirs and successors who jointly inherited all the properties left by the said deceased under the provisions of the then Hindu Law of Succession under the Rule of Dayabhaga School of Hindu Law of Succession Act, or Hindu Law of Inheritance including the 41 Decimal of Bastu Land as described hereinabove.

AND WHEREAS thereafter said Sri Promotho Nath Sen, died intestate leaving behind him his widow namely- Smt. Pramila Bala Sen and two minor daughters namely- Kumari Lilabati Sen and Kumari Irabati Sen as his only legal heirs and successors who jointly inherited the undivided share of the said Promotho Nath Sen, since deceased, in the said property under the provisions of the then Hindu Law of Succession under the Rule of Dayabhaga School of Hindu Law of Succession Act, or Hindu Law of Inheritance and they had acquired limited interest in the said property.

AND WHEREAS by virtue of a Deed of Partitioned, executed on 03.02.1940 and duly registered on 05.02.1940 in the office of the Sub-Registrar at Behala and recorded in Book No. I, Volume No. 2, Page No. 300, Being No. 171 (Duplicate Deed) and Being No. 170 (Main Deed) the co-Owners of the said properties had partitioned the same amongst themselves by metes and bounds and by virtue of the said Deed of Partition the all heirs of the said Promotho Nath Sen had been allotted a Plot of Bastu Land measuring about 4 Cottahs and 41 Square Feet be the same a little more or less, together with structures standing thereon and described in Plot No. A of

the Plan No. 1, of the said Deed of Partition. The said Deed of Partition had been executed by Smt. Pramila Bala Sen, widow of Late Promotho Nath Sen, for self and as the natural guardian of her said two Minor Daughters.

AND WHEREAS the said Smt. Gyanoda Sundari Debi widow of Late Jogendra Nath Sen thereafter, out of her allotment in the said properties, which had been allotted to her by virtue of the said Deed of Partition, had gifted 3 Cottahs of land to her son Sri Nalini Kanta Sen after such gift she had continued to be as the Khas and absolute owner of remaining 1 Cottah of land and after demise of the said Smt. Gyanoda Sundari Debi, her son said Sri Nalini Kanta Sen had released his right, title and interest under the said 1 Cottah of land in favour of Smt. Pramila Bala Sen, Smt. Lilabati Bose (maiden name Kumari Lilabati Sen) and Smt. Irabati Mitra (maiden name Kumari Irabati Sen) and virtue of the said released they became the absolute joint Owners of the said properties.

AND WHEREAS thereafter said Smt. Pramila Bala Sen had gifted, by virtue of an Oral Gift, her undivided share and interest in both the plots of land to unto and in favour of her two daughters Smt. Lilabati Bose & Smt. Irabati Mitra, respectively, absolutely and forever.

AND WHEREAS by means of inheritance as well as gift Smt. Lilabati Bose & Smt. Irabati Mitra became jointly seized and possessed of and/or otherwise well sufficiently and absolutely entitled to the Plot of Land measuring about 5 Cottahs 41 Sq. Ft. be the same a little more or less and thereafter the aforesaid two sisters had decided to partition the said joint property by metes and bounds and thereafter by virtue of a Deed of Partition, executed on 24.04.1964, duly registered at the office of the then Sub Registrar at Behala and recorded in Book No. I, Volume No. 28, Pages 51 to 55, Being No. 1443 for the year 1964 they had amicably partitioned their aforesaid joint property.

AND WHEREAS after the partition and severance of joint interest in the manner aforesaid said Smt. Lilabati Bose, wife of Sri Nilkanta Bose became seized and possessed of and/or otherwise well sufficiently and absolutely entitled to ALL THAT piece and parcel of land measuring about 2 Cottahs 8 Chittaks be the same a little more or less, together with the structures standing thereon.

AND WHEREAS by virtue of a Deed of Conveyance executed on 24.04.1964, that is on the date of registration of the said Deed of Partition, duly registered at the office of the then Sub Registrar at Behala and recorded in Book No. I, Being No. 1443 for the year 1964 and Smt. Lilabati Bose, wife of Sri Nilkanta Bose, had sold transferred and conveyed a portion of her property measuring about $\frac{1}{2}$ (Half) Cottah be the same a little more or less, lying and situated at Mouza: Barisha, R.S. No. 43, J.L. No. 23, under Khatian No. 222 (Old), within the limits of the then South Suburban Municipality to unto and in the use of her sister Smt. Irabati Mitra.

AND WHEREAS after the registration of said Deed of Conveyance in respect of $\frac{1}{2}$ (Half) Cottah of land in the manner aforesaid said Smt. Lilabati Bose continued to seized and possessed of and/or otherwise well sufficiently and absolutely entitled to the remaining portion of the property, measuring about 2 Cottahs, but as per actual physical measurement as 2 Cottahs and 10 Sq. Ft. be the same or little more or less lying and situated at Mouza: Barisha, R.S. No. 43, J.L. No. 23, under Khatian No. 222 (Old), comprised in part of R.S. Dag No. 59, within the limits of the then South Suburban Municipality, presently under Ward No. 123 of the Kolkata Municipal Corporation (S.S. Unit), being Municipal Premises No. 85, Chandi Charan Ghosh Road, Kolkata 700008.

AND WHEREAS by virtue of an Indenture of Conveyance, executed on the 1st day of July, 1967 and registered at the office of the then Joint Sub-Registrar of Alipore at Behala and recorded in Book No. I, Volume No. 60, Page 254 to 265, Being No. 3902 for the year 1967, the said Smt. Lilabati Bose, wife of Sri Nilkanta Basu, and Smt. Pramila Bala Sen, widow of Late Promotho Nath Sen, sold and/or conveyed ALL THAT piece and parcel of the "said Property" to unto and in the use of Sri Pranatosh Kumar Basu, son of Late Ashutosh Basu.

AND WHEREAS the said Sri Pranatosh Kumar Basu, son of Late Ashutosh Basu had sold and/or conveyed ALL THAT piece and parcel of the "said Property" unto and in favour of M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRI KAMAL KAYAL and SRI AMAL KUMAR KOYAL, both sons of Sri Pabitra Kanti Kayal, both are residing at Joka Baruaipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District 24 Parganas (South) by virtue of a Deed of Conveyance dated 21.11.2012 and was duly registered in the office of the District Sub-Registrar II at Alipore and recorded in Book No. I, Volume No. 15, Page 8926 to 8948, Being No. 12417 for the year 2012.

AND WHEREAS by way of aforesaid Registered Deed of Conveyance the said M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, became the absolute Owner of ALL THAT piece and parcel of Bastu Land measuring an area about 2 Cottahs and 10 Sq. Ft. be the same or little more or less lying and situated at Mouza: Barisha, R.S. No. 43, J.L. No. 23, under Khatian No. 222 (Old), comprised in part of R.S. Dag No. 59, within the limits of the then South Suburban Municipality, presently under Ward No. 123 of the Kolkata Municipal Corporation (S.S. Unit), being Municipal Premises No. 85, Chandi Charan Ghosh Road, Kolkata 700008, having its Municipal Assessee No. 41-123-05-0100-6.

LOT- "G"

PREMISES NO. 152B, D. H. ROAD,

WHEREAS one Sri Chittaranjan Dutta Chowdhury, was the owner in respect of **ALL THAT** a piece and parcel of land measuring more or less **3 Cottahs 14 Sq. Ft.** together with old dilapidated 2 storied building standing thereon, lying and situated at Mouza: Purba Barisha, J.L. No. 23, R.S. No. 43, under Khatian No. 2069, appertaining to Dag Nos. 55 & 55/4594(P), being known and numbered as Municipal Premises No. 152, Diamond Harbour Road, Police Station Thakurpukur, Kolkata 700008, within the limits of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 123, bearing Assessee No. 41-123-06-0147-5, in the District 24 Parganas (South).

AND WHEREAS the said Sri Chittaranjan Dutta Chowdhury and his wife died leaving behind their son (1) Sri Subir Dutta Chowdhury, and three married daughters namely (2) Smt. Kankana Sarkar, wife of Sri Amal Krishna Sarkar, (3) Smt. Chandana Das, wife of Sri Amitava Das and (4) Smt. Bandana Guha, wife of Sri Shobhanlal Guha, as their legal heirs and they jointly inherited the aforesaid property as per provision of the Hindu Law of Succession under the Rule of Dayabhaga School of Hindu Law of Succession Act. 1956.

AND WHEREAS the said (1) Sri Subir Dutta Chowdhury, and three married daughters namely (2) Smt. Kankana Sarkar, wife of Sri Amal Krishna Sarkar, (3) Smt. Chandana Das, wife of Sri Amitava Das and (4) Smt. Bandana Guha, wife of Sri Shobhanlal Guha, duly mutated their names with the office of the Kolkata Municipal Corporation (S.S. Unit) in respect of the aforesaid property and absolutely seized and possessed the same as joint Owners thereof by paying taxes therein.

AND WHEREAS while seized and possessed the aforesaid property as the joint Owners thereof, the said (1) Sri Subir Dutta Chowdhury, and three married daughters namely (2) Smt. Kankana Sarkar, wife of Sri Amal Krishna Sarkar, (3) Smt. Chandana Das, wife of Sri Amitava Das and (4) Smt. Bandana Guha, wife of Sri Shobhanlal Guha, sold and/or conveyed **ALL THAT** a piece and parcel of demarcated house appertaining land measuring more or less **1 Cottah 9 Chittaks** together with structure standing thereon, lying and situated at Mouza: Purba Barisha, J.L. No. 23, R.S. No. 43, under Khatian No. 2069, appertaining to Dag Nos. 55 & 55/4594(P), being known and numbered as Municipal Premises No. 152, Diamond Harbour Road, Police Station Thakurpukur, Kolkata 700008, within the limits of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 123, bearing Assessee No. 41-123-06-0147-5, District 24 Parganas (South) unto and in favour of one Smt. Anjali Roychowdhury, wife of Ajit Kumar Roychowdhury by virtue of a Deed of Conveyance dated 05.03.2016 which was duly registered in the office of the Additional District Sub-Registrar, at Behala, South 24 Parganas and recorded in Book No. I, Pages from 66373-66409, Being No. 02002 for the year 2016.

AND WHEREAS by way of aforesaid Registered Deed of Conveyance the said **SMT. ANJALI ROY CHOWDHURY** became the absolute Owner of **ALL THAT** a piece and parcel of demarcated house appertaining land measuring more or less **1 Cottah 9 Chittaks** together with structure standing thereon, lying and situated at Mouza: Purba Barisha, J.L. No. 23, R.S. No. 43, under Khatian No. 2069, appertaining to Dag Nos. 55 & 55/4594(P) and after mutation of the aforesaid property now being known and numbered as Municipal Premises No. 152B, Diamond Harbour Road, Police Station Thakurpukur, Kolkata 700008, within the limits of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 123, bearing Assessee No. 41-123-06-1077-4, District 24 Parganas (South).

LOT- "H"

PREMISES NO. 281, D. H. ROAD,

WHEREAS the said Smt. Debi Rani Dutta Chowdhury and Smt. Minati Ghosh legal heirs of Sri Samarendra Nath Dutta Chowdhury alias Smar Dutta Chowdhury son of Late Suresh Chandra Dutta Chowdhury sold and/or conveyed undivided **5 Decimal** of Tank/Pukur lying and situated at Mouza: Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, and 12-16, Khatian No. 2612, L.R. Khatian No. 5006, Dag No. 56, Ward No. 123, under the jurisdiction of Kolkata Municipal Corporation S.S. Unit Borough XVI unto and in favour of said **M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED**, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O.- Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - **SRI KAMAL KAYAL** and **SRI AMAL KUMAR KOYAL** both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Barulpura, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District 24 Parganas (South) by virtue of a Deed of Conveyance dated 5th day of March 2021 and was duly registered in the office of the A.D.S.R.O. at Behala, and recorded in Book No. I, Volume No. 1607-2021 Pages 139905 to 139936, Being No. 1607-03634 for the year 2021.

AND WHEREAS thereafter said (1) Sri Debi Prasad Dutta Chowdhury (2) Sri Jyoti Prasad Dutta Chowdhury and (3) Sri Kshiti Prasad Dutta Chowdhury, (4) Smt. Chhaya Rani Bose, wife of Late Asit Bose and (5) Smt. Padma Barua, wife of Sri Subhebdul Barua all legal heirs of Sri Himangshu Bhushan Dutta Chowdhury, son of Late Sarat Chandra Dutta Chowdhury, sold and/or conveyed undivided Tank/Pukur measuring about **5 Decimal** be the same a little more or less, lying and situated at Mouza- Purba Barisha, J.L.

No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, and 12-16, Dag No. 56, Khatian No. 2577, Ward No. 123, within the local limits of Kolkata Municipal Corporation S.S. Unit under jurisdiction A.D.S.R. Behala, in the District South 24 Parganas unto and in favour of said M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O.- Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRI KAMAL KAYAL and SRI AMAL KUMAR KOYAL both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Baruipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District 24 Parganas (South) by virtue of a Deed of Conveyance dated 21st day of January, 2013 and was duly registered in the office of the A.D.S.R.O. at Behala, and recorded in Book No. 1, Volume No. 2, Pages 4451 to 4466, Being No. 00571 for the year 2013.

AND WHEREAS thereafter said (1) Sri Amal Dutta Chowdhury (2) Sri Ashoke Dutta Chowdhury (3) Sri Achintya Dutta Chowdhury (4) Sri Gobinda Dutta Chowdhury (5) Sri Biswanath Dutta Chowdhury (6) Sri Ashis Mitra (7) Sri Swarup Roy and (8) Sri Supriyo Roy and (9) Smt. Ashima Ghosh all legal heirs of Sri Bibhuti Bhushan Dutta Chowdhury sold and/or conveyed undivided and impartible share in possession of 5 Decimal of Tank/Pukur lying and situated at Mouza- Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, and 12-16, Khatian No. 2968, Dag No. 56, Ward No. 123, unto and in favour of said M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O.- Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRI KAMAL KAYAL and SRI AMAL KUMAR KOYAL both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Baruipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District 24 Parganas (South) by virtue of a Deed of Conveyance dated 22nd day of October 2014 and was duly registered in the office of the A.D.S.R.O. at Behala, and recorded in Book No. 1, Volume No. 29 Pages 1225 to 1242, Being No. 08953 for the year 2014.

AND WHEREAS thereafter said (1) Sri Subir Dutta Chowdhury, (2) Smt. Kankana Sarkar, wife of Sri Amal Krishna Sarkar, (3) Smt. Chandana Das, wife of Sri Amitava Das and (4) Smt. Bandana Guha, wife of Sri Shobhanlal Guha legal heirs of Sri Chittaranjan Dutta Chowdhury, son of Late Pulin Behari Dutta Chowdhury sold and/or conveyed the undivided and impartible share in possession of 5 Decimal of Tank/Pukur lying and situated at Mouza- Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, and 12-16, Khatian No. 2577, Dag No. 56, Ward No. 123, under the jurisdiction of Kolkata Municipal Corporation S.S. Unit unto and in favour of said M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O.- Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRI KAMAL KAYAL and SRI AMAL KUMAR KOYAL both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Baruipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District 24 Parganas (South) by virtue of a Deed of Conveyance dated 5th day of March 2016 and was duly registered in the office of the A.D.S.R.O. at Behala, and recorded in Book No. 1, Volume No. 1607-2016 Page 66702 to 66739, Being No. 1607-02003 for the year 2016.

AND WHEREAS thereafter (1) Sri Amal Dutta Chowdhury (2) Sri Ashoke Dutta Chowdhury (3) Sri Achintya Dutta Chowdhury (4) Sri Gobinda Dutta Chowdhury (5) Sri Biswanath Dutta Chowdhury (6) Sri Ashis Mitra (7) Sri Swarup Roy and (8) Sri Supriyo Roy and (9) Smt. Ashima Ghosh, all legal heirs of Sri Bibhuti Bhushan Dutta Chowdhury, son of Late Satish Chandra Dutta Chowdhury sold, conveyed and transferred undivided and impartible share in possession of 5 Decimal of Tank/Pukur lying and situated at Mouza- Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, and 12-16, Khatian No. 2968, Dag No. 56, Ward No. 123, to said M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O.- Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRI KAMAL KAYAL and SRI AMAL KUMAR KOYAL both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Baruipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District 24 Parganas (South) by virtue of the said Deed of Conveyance dated 22nd October 2014 and was duly registered in the office of the A.D.S.R.O. at Behala, and recorded in Book No. 1, CD Volume No. 29 Page 1225 to 1242, Being No. 08953 for the year 2014.

AND WHEREAS thereafter Smt. Dipali Ghosh & Miss. Shreya Dutta both legal heirs of Sri Bibhuti Bhushan Dutta Chowdhury, son of Late Satish Chandra Dutta Chowdhury jointly sold and/or conveyed ALL THAT piece and parcel of Tank/Pukur measuring about 8 Chittaks 3 Sq. Ft. be the same a little more or less lying and situated at Mouza: Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, comprised in Dag No. 56, under Khatian No. 2968, Police Station: Thakurpukur, within the local limits of Kolkata Municipal Corporation, in the District 24 Parganas South, to said M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O.- Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRI KAMAL KAYAL and SRI AMAL KUMAR KOYAL both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Baruipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District 24 Parganas (South) by virtue of a Deed of Conveyance dated 8th October 2015 and was duly registered in the office of the A.D.S.R.O. at Behala, and recorded in Book No. 1, Pages from 116726-116750, Being No. 08056 for the year 2015.

AND WHEREAS the said (1) Smt. Puspa Dutta Chowdhury, wife of Late Jatindra Nath Dutta Chowdhury, (2) Sri Swapan Dutta Chowdhury, (3) Sri Sankar Dutta Chowdhury, both sons of Late Jatindra Nath Dutta Chowdhury (4) Smt. Chabi Dutta, wife of

Kalyan Dutta, (5) Smt. Rubi Ghosh, wife of Nandalal Ghosh, (6) Smt. Gouri Chatterjee, wife of Late Chandan Chatterjee, (7) Smt. Rupa Halder, wife of Ranjan Halder, sold and/or conveyed 2.5 Decimal of undivided Tank/Pukur, lying and situated at Mouza: Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, and 12-16, Khatian No. 3548, Dag No. 56, Ward No. 123, unto and in favour of said M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O.- Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRI KAMAL KAYAL and SRI AMAL KUMAR KOYAL both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Baruipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District 24 Parganas (South) by virtue of a Deed of Conveyance dated 14th December 2021 and was duly registered in the office of the A.D.S.R.O. at Behala, and recorded in Book No. I, Volume No. 1607-2021 Page 564708 to 564754, Being No. 1607-15775 for the year 2021.

AND WHEREAS the said (1) Sri Ashim Dutta Chowdhury, (2) Sri Amit Dutta Chowdhury, (3) Sri Somen Dutta Chowdhury, (4) Smt. Mily Mitra, (5) Smt. Lily Bose sold, transferred and conveyed 2.5 Decimal of undivided Tank/Pukur, lying situated at Mouza: Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, and 12-16, Khatian No. 1059, L.R. Khatian No. 5301, Dag No. 56, Ward No. 123, under the jurisdiction of Kolkata Municipal Corporation S.S. Unit, Borough XVI, Kolkata 700008, District South 24 Parganas unto and in favour of said M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O.- Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRI KAMAL KAYAL and SRI AMAL KUMAR KOYAL both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Baruipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District 24 Parganas (South) by virtue of a Deed of Conveyance dated 14th day of December 2021 and was duly registered in the office of the A.D.S.R.O. at Behala, and recorded in Book No. I, Volume No. 1607-2021 Page 564667 to 564707, Being No. 1607-15774 for the year 2021.

AND WHEREAS after the purchase of all the aforesaid Tank/Pukur property by the said M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O.- Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRI KAMAL KAYAL and SRI AMAL KUMAR KOYAL both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Baruipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District 24 Parganas (South) duly amalgamated the said Tank/Pukur property totaling about 15 Cottahs 2 Chittaks 10 Sq. Ft. more or less and mutated their name before the Kolkata Municipal Corporation and the same was numbered as Municipal Premises No. 281, Diamond Harbour Road, having its Assessee No. 41-123-06-1194-B.

AND WHEREAS thereafter said M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, filed an application before the office of the concern D.L. & L.R.O. for conversion of the aforesaid Tank/Pukur Land To Bastu Land in respect of his aforesaid land measuring 15 Cottahs 2 Chittaks 10 Sq. Ft. lying and situated at Mouza: Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, and 12-16, Khatian Nos. 2612, 2577, 2968, 3548 and Khatian No. 1059 under L.R. Khatian No. 5301, Dag No. 56, within Police Station: Thakurpukur, in the District: 24 - Parganas vide Case No. CONV2022163000049 dated 07.01.2022 and the said D.L. & L.R.O. Authority issued a Conversion Certificate in favour of the M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, on 20.05.2022 vide Memo No. 51A(C)/12/4089/P/22 against Vide Case No. 12/ 2022.

GENERAL:

WHEREAS thereafter said M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O.- Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRI KAMAL KAYAL and SRI AMAL KUMAR KOYAL both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Baruipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District 24 Parganas (South) after purchase all afore mentioned portion or properties out of the total land they become one of the Co-Sharers of the said properties along with other Co-Sharers, and the all Co-Sharers decided to amalgamation of their rest of the land with others Co-Sharers Land which are contiguous of their land through some Deed of Gifts.

AND WHEREAS thereafter in the aforesaid manner one (1) Sri Ashim Dutta Chowdhury, (2) Sri Amit Dutta Chowdhury, (3) Sri Somen Dutta Chowdhury, (4) Smt. Mily Mitra, (5) Smt. Lily Bose gifted ALL THAT piece and parcel of 1 Chittak out of total land measuring about 2 Cottahs 9 Chittaks more or less together with 600 Sq. Ft. pucca structure standing thereon lying and situated at Mouza: Purba Barisha, J.L. No. 23, Khatian No. 1059, Dag No. 55, 55/4597, 55/4600, 55/4601, K.M.C. Premises No. 148, Diamond Harbour Road, Ward No. 123, Assessee No. 41-123-06-014-38, and A.D.S.R.O. Behala, under the jurisdiction of Kolkata Municipal Corporation S.S. Unit, Kolkata 700008, in the District South 24 Parganas unto and IN FAVOUR OF (1) Smt. Puspa Dutta Chowdhury, wife of Late Jatindra Nath Dutta Chowdhury, (2) Sri Swapan Dutta Chowdhury, son of Late Jatindra Nath Dutta Chowdhury, (3) Sri Sankar Dutta Chowdhury, (4) Smt. Chhabi Dutta, daughter of Late Jatindra Nath Dutta Chowdhury, (5) Smt. Rubi Ghosh, daughter of Late Jatindra Nath Dutta Chowdhury, (6) Smt. Gouri Chatterjee, daughter of Late Jatindra Nath Dutta Chowdhury, (7) Smt. Rupa Halder, daughter of Late Jatindra Nath Dutta Chowdhury, (8) Sri Debi Prasad Dutta Chowdhury, son of Late Himangshu Bhushan Dutta Chowdhury, (9) Sri Jyoti Prasad Dutta Chowdhury, son of Late Himangshu Bhushan Dutta Chowdhury

(10) Sri Kshiti Prasad Dutta Chowdhury, son of Late Himangshu Bhusan Dutta Chowdhury, (11) Smt. Chhaya Rani Bose, daughter of Late Himangshu Bhusan Dutta Chowdhury, (12) Smt. Padma Barua, daughter of Late Himangshu Bhusan Dutta Chowdhury, (13) Smt. Debi Rani Dutta Chowdhury, wife of Late Samar Dutta Chowdhury, (14) Smt. Minati Ghosh, daughter of Late Samar Dutta Chowdhury, (15) Smt. Anjali Roy Chowdhury, wife of Late Ajit Kumar Roychowdhury, (16) M/S PABITRA CONSTRUCTIONS PVT. LTD. by virtue of a Deed of Gift dated 13.01.2023, duly registered in the office of the Additional District Sub-Registrar, Behala and recorded in Book No. I, Volume No. 1607-2023, Page 24890 to 24928, Being No. 1607-00407 for the year 2023.

AND WHEREAS (1) Smt. Puspa Dutta Chowdhury, wife of Late Jatindra Nath Dutta Chowdhury, (2) Sri Swapan Dutta Chowdhury, & (3) Sri Sankar Dutta Chowdhury, both sons of Late Jatindra Nath Dutta Chowdhury, (4) Smt. Chhabi Dutta, daughter of Late Jatindra Nath Dutta Chowdhury, (5) Smt. Rubi Ghosh, daughter of Late Jatindra Nath Dutta Chowdhury, (6) Smt. Gouri Chatterjee, daughter of Late Jatindra Nath Dutta Chowdhury, (7) Smt. Rupa Halder, daughter of Late Jatindra Nath Dutta Chowdhury gifted ALL THAT piece and parcel of 1 Chittak out of total land measuring about 2 Cottahs 9 Chittaks more or less together with 600 Sq. Ft. pucca structure standing thereon lying and situated at Mouza: Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, and 12-16, Khatian No. 2607, Dag No. 55/4597, being Premises No. 149, Diamond Harbour Road, Ward No. 123, Assessee No. 41-123-06-0144-0, and A.D.S.R.O. Behala, P.S. Thakurpukur, under the jurisdiction of Kolkata Municipal Corporation S.S. Unit, Kolkata 700008, in the District South 24 Parganas unto and IN FAVOUR OF (1) Sri Ashim Dutta Chowdhury, (2) Sri Amit Dutta Chowdhury, (3) Sri Somen Dutta Chowdhury, (4) Smt. Mily Mitra, (5) Smt. Lily Bose, (6) Sri Debi Prasad Dutta Chowdhury, all sons of Late Himangshu Bhusan Dutta Chowdhury, (7) Sri Jyoti Prasad Dutta Chowdhury, son of Late Himangshu Bhusan Dutta Chowdhury (8) Sri Kshiti Prasad Dutta Chowdhury, son of Late Himangshu Bhusan Dutta Chowdhury, (9) Smt. Chhaya Rani Bose, daughter of Late Himangshu Bhusan Dutta Chowdhury, (10) Smt. Padma Barua, daughter of Late Himangshu Bhusan Dutta Chowdhury, (11) Smt. Debi Rani Dutta Chowdhury, wife of Late Samar Dutta Chowdhury, (12) Smt. Minati Ghosh, daughter of Late Samar Dutta Chowdhury, (13) Smt. Anjali Roy Chowdhury, wife of Late Ajit Kumar Roychowdhury, (14) M/S PABITRA CONSTRUCTIONS PVT. LTD. by virtue of a Deed of Gift 13.01.2023, duly registered in the office of the Additional District Sub-Registrar, Behala and recorded in Book No. I, Volume No. 1607-2023, Page 24785 to 24826, Being No. 1607-00406 for the year 2023.

AND WHEREAS (1) Smt. Debi Rani Dutta Chowdhury, wife of Late Samar Dutta Chowdhury, (2) Smt. Minati Ghosh, daughter of Late Samar Dutta Chowdhury, had gifted of ALL THAT piece and parcel of 1 Chittak out of total land measuring about 11 Cottahs 8 Chittaks 04 Sq. Ft. more or less together with 700 Sq. Ft. pucca structure standing thereon lying and situated at Mouza: Purba Barisha, R.S. Khatian No. 2612 and C.S. Dag No. 58 and R.S. Dag No. 55/4599, Khatian No. 2611, and right of way in passage appertaining to R.S. Dag Nos. 55/4600 and 55/4601, Khatian No. 2616, J.L. No. 23, Touzi No. 1-6, 8-10, and 12-16, P.S. Behala now Thakurpukur, being Premises No. 150, Diamond Harbour Road, Ward No. 123, District South 24 Parganas unto and IN FAVOUR OF (1) Smt. Puspa Dutta Chowdhury, wife of Late Jatindra Nath Dutta Chowdhury, (2) Sri Swapan Dutta Chowdhury, son of Late Jatindra Nath Dutta Chowdhury, (3) Sri Sankar Dutta Chowdhury, (4) Smt. Chhabi Dutta, daughter of Late Jatindra Nath Dutta Chowdhury, (5) Smt. Rubi Ghosh, daughter of Late Jatindra Nath Dutta Chowdhury, (6) Smt. Gouri Chatterjee, daughter of Late Jatindra Nath Dutta Chowdhury, (7) Smt. Rupa Halder, daughter of Late Jatindra Nath Dutta Chowdhury (8) Sri Ashim Dutta Chowdhury, (9) Sri Amit Dutta Chowdhury, (10) Sri Somen Dutta Chowdhury, (11) Smt. Mily Mitra, (12) Smt. Lily Bose, (13) Sri Debi Prasad Dutta Chowdhury, son of Late Himangshu Bhusan Dutta Chowdhury, (14) Sri Jyoti Prasad Dutta Chowdhury, son of Late Himangshu Bhusan Dutta Chowdhury (15) Sri Kshiti Prasad Dutta Chowdhury, son of Late Himangshu Bhusan Dutta Chowdhury, (16) Smt. Chhaya Rani Bose, daughter of Late Himangshu Bhusan Dutta Chowdhury, (17) Smt. Padma Barua, daughter of Late Himangshu Bhusan Dutta Chowdhury, (18) Smt. Anjali Roy Chowdhury, wife of Late Ajit Kumar Roychowdhury, (19) M/S PABITRA CONSTRUCTIONS PVT. LTD. by virtue of a Deed of Gift 21.12.2022, duly registered in the office of the Additional Registrar of Assurance IV, Kolkata and recorded in Book No. I, Volume No. 1904-2022, Page 1170192 to 1170222, Being No. 1904-20489 for the year 2022.

AND WHEREAS (1) Sri Debi Prasad Dutta Chowdhury, son of Late Himangshu Bhusan Dutta Chowdhury, (2) Sri Jyoti Prasad Dutta Chowdhury, son of Late Himangshu Bhusan Dutta Chowdhury (3) Sri Kshiti Prasad Dutta Chowdhury, son of Late Himangshu Bhusan Dutta Chowdhury, (4) Smt. Chhaya Rani Bose, daughter of Late Himangshu Bhusan Dutta Chowdhury, (5) Smt. Padma Barua, daughter of Late Himangshu Bhusan Dutta Chowdhury, gifted ALL THAT piece and parcel of 1 Chittak out of total land measuring about 2 Cottahs 5 Chittaks 22 Sq. Ft. more or less together with 500 Sq. Ft. pucca structure standing thereon lying and situated at Mouza: Purba Barisha, J.L. No. 23, Touzi No. 1-6, 8-10, and 12-16, under Khatian No. 2576, comprised in Dag No. 55, 55/4597, 55/4600, 55/4601, within the local limits of Kolkata Municipal Corporation, being Premises No. 145, Diamond Harbour Road, Ward No. 123, after separation the K.M.C. Premises No. Comes to 145B, Diamond Harbour Road, Kolkata 700008, Assessee No. 411230611961, District South 24 Parganas unto and IN FAVOUR OF (1) Smt. Puspa Dutta Chowdhury, wife of Late Jatindra Nath Dutta Chowdhury, (2) Sri Swapan Dutta Chowdhury, son of Late Jatindra Nath Dutta Chowdhury, (3) Sri Sankar Dutta Chowdhury, (4) Smt. Chhabi Dutta, daughter of Late Jatindra Nath Dutta Chowdhury, (5) Smt. Rubi Ghosh, daughter of Late Jatindra Nath Dutta Chowdhury, (6) Smt. Gouri Chatterjee, daughter of Late Jatindra Nath Dutta Chowdhury, (7) Smt. Rupa

Halder, daughter of Late Jatindra Nath Dutta Chowdhury, (8) Sri Ashim Dutta Chowdhury, (9) Sri Amit Dutta Chowdhury, (10) Sri Somen Dutta Chowdhury, (11) Smt. Mily Mitra, (12) Smt. Lily Bose (13) Smt. Debi Rani Dutta Chowdhury, wife of Late Samar Dutta Chowdhury, (14) Smt. Minati Ghosh, daughter of Late Samar Dutta Chowdhury, (15) Smt. Anjali Roy Chowdhury, wife of Late Ajit Kumar Roychowdhury, (16) M/S PABITRA CONSTRUCTIONS PVT. LTD. by virtue of a Deed of Gift 13.01.2023, duly registered in the office of the Additional District Sub-Registrar, Behala and recorded in Book No. I, Volume No. 1607-2023, Page 24827 to 24866, Being No. 1607-00408 for the year 2023.

AND WHEREAS one Smt. Anjali Roy Chowdhury, wife of Late Ajit Kumar Roychowdhury, gifted ALL THAT piece and parcel of 1 Chittak out of total land measuring about 1 Cottahs 9 Chittaks more or less together with 400 Sq. Ft. pucca structure standing thereon lying and situated at Mouza: Purba Barisha, J.L. No. 23, R.S. No. 43, under Khatian No. 2969, appertaining to Dag No. 55 and 55/4594(P), P.S. Behala now Thakurpukur, Kolkata Municipal Corporation Premises No. 152, Diamond Harbour Road, after separation of the Plot the Premises No. Comes to 152B, Diamond Harbour Road, Ward No. 123, Assessee No. 411230610774, Kolkata 700008, District South 24 Parganas unto and IN FAVOUR OF (1) Smt. Puspa Dutta Chowdhury, wife of Late Jatindra Nath Dutta Chowdhury, (2) Sri Swapan Dutta Chowdhury, son of Late Jatindra Nath Dutta Chowdhury, (3) Sri Sankar Dutta Chowdhury, (4) Smt. Chhabi Dutta, daughter of Late Jatindra Nath Dutta Chowdhury, (5) Smt. Rubi Ghosh, daughter of Late Jatindra Nath Dutta Chowdhury, (6) Smt. Gouri Chatterjee, daughter of Late Jatindra Nath Dutta Chowdhury, (7) Smt. Rupa Halder, daughter of Late Jatindra Nath Dutta Chowdhury, (8) Sri Ashim Dutta Chowdhury, (9) Sri Amit Dutta Chowdhury, (10) Sri Somen Dutta Chowdhury, (11) Smt. Mily Mitra, (12) Smt. Lily Bose (13) Smt. Debi Rani Dutta Chowdhury, (14) Smt. Minati Ghosh, daughter of Late Samar Dutta Chowdhury, (15) Sri Debi Prasad Dutta Chowdhury, son of Late Himangshu Bhusan Dutta Chowdhury, (16) Sri Jyoti Prasad Dutta Chowdhury, son of Late Himangshu Bhusan Dutta Chowdhury, (17) Sri Kshiti Prasad Dutta Chowdhury, son of Late Himangshu Bhusan Dutta Chowdhury, (18) Smt. Chhaya Rani Bose, daughter of Late Himangshu Bhusan Dutta Chowdhury, (19) Smt. Padma Barua, daughter of Late Himangshu Bhusan Dutta Chowdhury, (20) M/S PABITRA CONSTRUCTIONS PVT. LTD. by virtue of a Deed of Gift 10.01.2023, duly registered in the office of the Additional District Sub-Registrar, Behala and recorded in Book No. I, Volume No. 1607-2023, Page 21141 to 21175, Being No. 1607-00268 for the year 2023.

AND WHEREAS said M/S PABITRA CONSTRUCTIONS PVT. LTD. gifted (1) ALL THAT piece and parcel of 1 Chittak out of total land measuring about 2 Cottahs more or less together with 500 Sq. Ft. pucca structure standing thereon lying and situated at Mouza: Purba Barisha, J.L. No. 23, R.S. No. 43, under C.S. Khatian No. 222, comprised in part of C.S. Dag No. 59, P.S. Thakurpukur, Kolkata Municipal Corporation Premises No. 85, Chandi Charan Ghosh Road, Ward No. 123, Assessee No. 41-123-05-0100-6, Borough No. XVI, Kolkata 700008, District South 24 Parganas (2) ALL THAT piece and parcel of 1 Chittak out of total land measuring about 15 Cottahs 2 Chittaks 0 Sq. Ft. more or less together with 500 Sq. Ft. pucca structure standing thereon lying and situated at Mouza: Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, R.S. and L.R. Dag No. 56, under L.R. Khatian No. 5301, being Premises No. 201, Diamond Harbour Road, P.S. Thakurpukur, Ward No. 123, Assessee No. 41-123-06-1194-8, Borough No. XVI, Kolkata 700008, District South 24 Parganas and (3) ALL THAT piece and parcel of 1 Chittak out of total land measuring about 7 Chittaks 23 Sq. Ft. more or less together with 300 Sq. Ft. pucca structure standing thereon lying and situated at Mouza: Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, R.S. and L.R. Dag No. 55, under Khatian No. 2576, being Premises No. 145B/1, Diamond Harbour Road, P.S. Thakurpukur, Ward No. 123, Assessee No. 41-123-06-1197-3, Kolkata 700008, District South 24 Parganas unto and IN FAVOUR OF (1) Smt. Puspa Dutta Chowdhury, wife of Late Jatindra Nath Dutta Chowdhury, (2) Sri Swapan Dutta Chowdhury, son of Late Jatindra Nath Dutta Chowdhury, (3) Sri Sankar Dutta Chowdhury, (4) Smt. Chhabi Dutta, daughter of Late Jatindra Nath Dutta Chowdhury, (5) Smt. Rubi Ghosh, daughter of Late Jatindra Nath Dutta Chowdhury, (6) Smt. Gouri Chatterjee, daughter of Late Jatindra Nath Dutta Chowdhury, (7) Smt. Rupa Halder, daughter of Late Jatindra Nath Dutta Chowdhury, (8) Sri Ashim Dutta Chowdhury, (9) Sri Amit Dutta Chowdhury, (10) Sri Somen Dutta Chowdhury, (11) Smt. Mily Mitra, (12) Smt. Lily Bose (13) Smt. Debi Rani Dutta Chowdhury, (14) Smt. Minati Ghosh, daughter of Late Samar Dutta Chowdhury, (15) Sri Debi Prasad Dutta Chowdhury, son of Late Himangshu Bhusan Dutta Chowdhury, (16) Sri Jyoti Prasad Dutta Chowdhury, son of Late Himangshu Bhusan Dutta Chowdhury (17) Sri Kshiti Prasad Dutta Chowdhury, son of Late Himangshu Bhusan Dutta Chowdhury, (18) Smt. Chhaya Rani Bose, daughter of Late Himangshu Bhusan Dutta Chowdhury, (19) Smt. Padma Barua, daughter of Late Himangshu Bhusan Dutta Chowdhury, (20) Smt. Anjali Roy Chowdhury, wife of Late Ajit Kumar Roychowdhury by virtue of a Deed of Gift 18.01.2023, duly registered in the office of the Additional District Sub-Registrar, Behala and recorded in Book No. I, Volume No. 1607-2023, Page 25498 to 25546, Being No. 1607-00569 for the year 2023.

AND WHEREAS by strength of the aforesaid Six Registered Gift Deeds, the said 1) M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O.- Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRI KAMAL KAYAL and SRI AMAL KUMAR KOYAL both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Baruaipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District 24 Parganas (South), 2) DEBI RANI DUTTA CHOWDHURY, wife of Late Samar Dutta Chowdhury, residing at 8/2, Kali Kinkar Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, and 3) SMT. MINATI GHOSH, wife of Sri Nitai Pada Ghosh and daughter of Late Samar Dutta Chowdhury, residing at Vill & P.O. South Mohanpur, P.S. Magrahat, Dist.- 24 Parganas (South), West Bengal:

743610; became the joint Owners of total Bastu Land as per Assessment Record of K.M.C., together with undivided one dilapidated Structure comprising covered area of 5000 Square Feet, within the limits of the Kolkata Municipal Corporation, Ward No. 123, names as the joint Owners of the said land as the Single Plot of Land in the records of the Kolkata Municipal Corporation AND thereafter the Owners herein amalgamated the said plots into a Single Plot of Land measuring about 29 Cottahs 02 Chittaks and 10 Square Feet, be the same a little more or less, as per Assessment Record of K.M.C., together with undivided one dilapidated Structure comprising covered area of 5000 Square Feet, mutated their names as the joint Owners of the said land as the Single Plot of Land in the records of the Kolkata Municipal Corporation as Premises No. 150, Diamond Harbour Road, Ward No. 123, Borough No. 13, being Assessee No. 41-123-06-0145-1 and during the possession over their said property alongwith the said Bonafide Tenant Sri Tanmay Roy Chowdhury possession an area of 1740 sq. ft. (approx.)

AND WHEREAS while thus seized and possessed of the total Land of the said property, the present **OWNERS** have enjoying and possessing the said Property as Lawful Joint Owners with aforesaid Co-sharers of ALL THAT piece and parcel of a Bastu Land measuring about 38 Cottahs 02 Chittaks and 24 Square Feet, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 5000 Square Feet, lying and situated at lying and situated at Premises No. 150, Diamond Harbour Road, Ward No. 123, Borough No. 13, being Assessee No. 41-123-06-0145-1, which is morefully and particularly described in the FIRST SCHEDULE hereunder written and hereinafter called and referred to as the "SAID PROPERTY", free from all encumbrance, attachments, liens and lispendences. Except the tenant Sri Tanmay Roy Chowdhury Occupying an Area Of 1740 Sq.Ft.

AND WHEREAS thus the all present Owners herein intend to develop the said land at the said premises and being unable to develop the said land at the said premises and looking for a Developer with experience who will be able to formulate a scheme for development of property into Residential & Commercial Project and disposal of the same which would be their mutual advantage and thus have agreed with the Developer to develop the same by erecting new building thereon consisting of several Flats and Spaces as per to be Building Plan to be sanctioned and/or approve by the Kolkata Municipal Corporation in the name of **Owners** and **Developer's Firm** on the term and conditions contained therein.

AND WHEREAS simultaneously the **OWNERS** therein and U S T CONSTRUCTIONS a Partnership Firm having its registered Office at 67/1, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata - 700038, in the District: 24 Parganas (South) West Bengal, India, duly represented by its one of the **Partner** and **Authorized Signatory** of the said Firm namely - MR. SOURAV ROY, son of Mr. Subrata Roy, residing at 67/1, S. N. Roy Road, P.O. Sahapur, Police Station Behala, presently New Alipore, Kolkata-700038, in the District: 24 Parganas (South) West Bengal, India, executed a registered Development Agreement on 15th day of March, 2023, which was duly registered in the office of the Addl. District Sub-Registrar at Behala and recorded in Book No. I, Volume No. 1607-2023, Pages from 101703 to 101777, Being No. 1607-03128 for the year 2023, ALONGWITH executed a registered Development Power of Attorney on the same date, which was duly registered in the office of the Addl. District Sub-Registrar at Behala and recorded in Book No. I, Volume No. 1607-2023, Pages from 101926 to 101955, Being No. 1607-03135 for the year 2023, and the said 1) M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O.- Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRIKAMAL KAYAL and SRIAMAL KUMAR KOYAL, both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Baraipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District 24 Parganas (South), 2) DEBIRANI DUTTA CHOWDHURY, wife of Late Samar Dutta Chowdhury, residing at 8/2, Kali Kinkar Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, and 3) SMT. MINATI GHOSH, wife of Sri Nitai Pada Ghosh and daughter of Late Samar Dutta Chowdhury, residing at Vill & P.O. South Mohanpur, P.S. Magrahat, Dist- 24 Parganas (South), West Bengal: 743610; described therein as the **OWNERS** of the One Part, and the said U S T CONSTRUCTIONS a Partnership Firm having its registered Office at 67/1, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata - 700038, in the District: 24 Parganas (South) West Bengal, India, duly represented by its one of the **Partner** and **Authorized Signatory** of the said Firm namely - MR. SOURAV ROY, son of Mr. Subrata Roy, residing at 67/1, S. N. Roy Road, P.O. Sahapur, Police Station Behala, presently New Alipore, Kolkata-700038, in the District: 24 Parganas (South) West Bengal, India, described therein as the **DEVELOPER FIRM** of the Other Part, for the SAID PROPERTY written hereinabove, which are more fully and particularly described in the FIRST SCHEDULE hereunder written.

AND WHEREAS but due to some unavoidable circumstances the said U S T CONSTRUCTIONS a Partnership Firm having its registered Office at 67/1, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata - 700038, in the District: 24 Parganas (South) West Bengal, India, duly represented by its one of the **Partner** and **Authorized Signatory** of the said Firm namely - MR. SOURAV ROY, son of Mr. Subrata Roy, residing at 67/1, S. N. Roy Road, P.O. Sahapur, Police Station Behala, presently New Alipore, Kolkata-700038, in the District: 24 Parganas (South) West Bengal, India, have not completed the said project due to the reasons beyond their control.

AND WHEREAS the aforesaid all **OWNERS** herein and the said U S T CONSTRUCTIONS, further executed and registered a CANCELLATION & REVOCATION OF DEVELOPMENT AGREEMENT, dated 20th day of November, 2024, which was duly registered in the office of the Addl. District Sub-Registrar at Behala and recorded in Book No. I, Volume No. 1607-2024, Being No. 1602-
Alipore.

15404 for the year 2024, ALONGWITH CANCELATION & REVOCATION OF DEVELOPMENT POWER OF ATTORNEY on the same date, which was duly registered in the office of the ~~Addl. District Sub-Registrar~~ ^{At Barisha} and recorded in Book No. I, Volume No. 1607-2024, Being No. 1607-00319, for the year 2024, for Cancellation and Revocation of the said Development Agreement dated 15th day of March, 2023 & Development Power of Attorney dated 15th day of March, 2023, in between the aforesaid OWNER and "U.S.T CONSTRUCTIONS" for the aforesaid PROPERTY written hereinabove, which are morefully and particularly described in the FIRST SCHEDULE hereunder written and the said security deposit adjusted with the the M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED.

AND WHEREAS the said 1) M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O.- Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRI KAMAL KAYAL and SRI AMAL KUMAR KOYAL both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Baruaipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District 24 Parganas (South), 2) DEBI RANI DUTTA CHOWDHURY, wife of Late Samar Dutta Chowdhury, residing at 8/2, Kali Kinkar Road, P.O. Barisha, P.S. Thakurpukur, Kolkata-700008, and 3) SMT. MINATI GHOSH, wife of Sri Nitai Pada Ghosh and daughter of Late Samar Dutta Chowdhury, residing at Vill & P.O. South Mahanpur, P.S. Magrahat, Dist- 24 Parganas (South), West Bengal: 743610; as the OWNERS therein and the Co-Owners herein are now lawfully, absolutely seized and possessed of their respective shares in respect of the said property and enjoying the same by paying taxes and outgoings to the appropriate authority which has specifically described in the FIRST SCHEDULE hereunder and hereinafter referred to as the "Said Premises" and are otherwise well and sufficiently entitled to said PROPERTY in simple free from all encumbrances.

AND WHEREAS accordingly 1) M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O.- Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRI KAMAL KAYAL and SRI AMAL KUMAR KOYAL, both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Baruaipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, in the District: 24 Parganas (South), 2) DEBI RANI DUTTA CHOWDHURY, wife of Late Samar Dutta Chowdhury, residing at 8/2, Kali Kinkar Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, in the District: 24 Parganas (South) and 3) SMT. MINATI GHOSH, wife of Sri Nitai Pada Ghosh and daughter of Late Samar Dutta Chowdhury, residing at Vill & P.O. South Mahanpur, P.S. Magrahat, in the Dist- 24 Parganas (South), West Bengal: 743610; 4) ASHIM DUTTA CHOWDHURY, son of Late Sudhindra Nath Dutta Chowdhury, residing at 506, Diamond Harbour Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, in the District: 24 Parganas (South) 5) AMIT DUTTA CHOWDHURY, son of Late Sudhindra Nath Dutta Chowdhury, residing at 506, Diamond Harbour Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, in the District: 24 Parganas (South) 6) SOMEN DUTTA CHOWDHURY, son of Late Sudhindra Nath Dutta Chowdhury, residing at 41/17/4C, kailash Ghosh Road, Choarmore, Dhara Para, P.O. Barisha, P.S. Haridevpur, Kolkata - 700008, in the District: 24 Parganas (South) 7) MILY MITRA, wife of Sri Chandan Kanti Mitra and daughter of Late Sudhindra Nath Dutta Chowdhury, residing at 506, Diamond Harbour Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, in the District: 24 Parganas (South) 8) Lily Bose, wife of Sri Samar Bose and daughter of Late Sudhindra Nath Dutta Chowdhury, residing at Village- Kamarpole, P.O. Sarisha, P.S. Diamond Harbour, Pin Code - 743368, in the District: 24 Parganas (South) and 9) Smt. Anjali Roy Chowdhury, wife of Late Ajit Kumar Roy Chowdhury, residing at 71/2, Diamond Harbour Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700104, in the District: 24 Parganas (South) all the present OWNERS herein and 10) sri tanmay roy chowdhury as TENANT, in respect of the Total Amalgamated Property measuring about 38 Cottahs, 2 Chittaks and 24 Square Feet, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 5000 Square Feet, lying and situated at lying and situated at Premises No. 150, Diamond Harbour Road, Ward No. 123, Borough No. 16, being Assessee No. 41-123-06-0145-1, which is more fully and particularly described in the FIRST SCHEDULE hereunder written, approached to BIGVISION UST DEVELOPERS LLP (PAN: ABAFB7860L) (GST NO. 19ABAFB7860L1Z1) (LLP/CIN NO: ACA-0279) (TAN NO: CALB24307D) a Limited Liability Partnership Firm having its registered Office at 75/27A, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata - 700038, in the District: 24 Parganas (South) West Bengal, India, duly represented by its Authorized Signatory of the said Firm namely - MR. SOURAV ROY, (PAN: ALHPR0226K) (Aadhaar No. 4284 6400 6708) (Mobile No. 9674675024) son of Mr. Subrata Roy, residing at 67/1, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata-700038, in the District: 24 Parganas (South) West Bengal, India., the Developer herein to construct the "MULTI STORIED BUILDING" on the said property after obtaining the Building Plan to be sanctioned and/or approved by the Kolkata Municipal Corporation.

AND WHEREAS the Developer after discussion with the Owners and the Tenant have agreed to undertake the development work on the said plot of land after the demolition of the existing structure standing thereon and as per the Building Plan duly sanctioned by The Kolkata Municipal Corporation with works specification as mentioned herein below.

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

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

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

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

AND WHEREAS We, 1) M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRI KAMAL KAYAL both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Baruipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, in the District: 24 Parganas (South), 2) DEBI RANI DUTTA CHOWDHURY, wife of Late Samar Dutta Chowdhury, residing at 8/2, Kali Kinkar Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, in the District: 24 Parganas (South) and 3) SMT. MINATI GHOSH, wife of Sri Nitai Pada Ghosh and daughter of Late Samar Dutta Chowdhury, residing at Village & P.O. South Mohanpur, P.S. Magrahat, in the Dist- 24 Parganas (South), West Bengal: 743610; 4) ASHIM DUTTA CHOWDHURY, son of Late Sudhindra Nath Dutta Chowdhury, residing at 506, Diamond Harbour Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, in the District: 24 Parganas (South) 5) Amit Dutta Chowdhury, son of Late Sudhindra Nath Dutta Chowdhury, residing at 506, Diamond Harbour Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, in the District: 24 Parganas (South) 6) Somen Dutta Chowdhury son of Late Sudhindra Nath Dutta Chowdhury, by religion- Hindu, by Nationality- Indian, residing at 41/17/4C, Kailash Ghosh Road, Choarmore, Dhara Para, P.O. Barisha, P.S. Haridevpur, Kolkata - 700008, in the District: 24 Parganas (South) 7) MILY MITRA, wife of Sri Chandan Kanti Mitra and daughter of Late Sudhindra Nath Dutta Chowdhury, by religion- Hindu, by Nationality- Indian, residing at 506, Diamond Harbour Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, in the District: 24 Parganas (South) 8) Lily Base wife of Sri Samar Base and daughter of Late Sudhindra Nath Dutta Chowdhury, by religion- Hindu, by Nationality- Indian, residing at Village- Kamarpole, P.O. Sarisha, P.S. Diamond Harbour, Pin Code - 743368, in the District: 24 Parganas (South) and 9) Smt. Anjali Roy Chowdhury wife of Late Ajit Kumar Roy Chowdhury, residing at 71/2, Diamond Harbour Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700104, in the District: 24 Parganas (South), being the Owners of the aforesaid Property have agreed to the said proposal of the Developer in respect of the said Property absolutely executed and registered a Development Agreement, dated 20th day of November, being Deed No. 1602-15465 for the year 2024, in the office of the Addl. District Sub-registrar at Behala, 24 Parganas (South) and the terms and conditions agreed between us written therein.

NOW know by these presents We, the Executants 1) M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED, incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, District, South 24 Parganas represented by the Directors namely - SRI KAMAL KAYAL both sons of Sri Pabitra Kanti Koyal, both are residing at Joka Baruipara, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, in the District: 24 Parganas (South), 2) DEBI RANI DUTTA CHOWDHURY, wife of Late Samar Dutta Chowdhury, residing at 8/2, Kali Kinkar Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, in the District: 24 Parganas (South) and 3) SMT. MINATI GHOSH, wife of Sri Nitai Pada Ghosh and daughter of Late Samar Dutta Chowdhury, residing at Village & P.O. South Mohanpur, P.S. Magrahat, in the Dist- 24 Parganas (South), West Bengal: 743610; 4) ASHIM DUTTA CHOWDHURY, son of Late Sudhindra Nath Dutta Chowdhury, residing at 506, Diamond Harbour Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, in the District: 24 Parganas (South) 5) Amit Dutta Chowdhury, son of Late Sudhindra Nath Dutta Chowdhury, residing at 506, Diamond Harbour Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, in the District: 24 Parganas (South) 6) Somen Dutta Chowdhury son of Late Sudhindra Nath Dutta Chowdhury, by religion- Hindu, by Nationality- Indian, residing at 41/17/4C, Kailash Ghosh Road, Choarmore, Dhara Para, P.O. Barisha, P.S. Haridevpur, Kolkata - 700008, in the District: 24 Parganas (South) 7) MILY MITRA, wife of Sri Chandan Kanti Mitra and daughter of Late Sudhindra Nath Dutta Chowdhury, by religion- Hindu, by Nationality- Indian, residing at 506, Diamond Harbour Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, in the District: 24 Parganas (South) 8) Lily Base wife of Sri Samar Base and daughter of Late Sudhindra Nath Dutta Chowdhury, by religion- Hindu, by Nationality- Indian, residing at Village- Kamarpole, P.O. Sarisha, P.S. Diamond Harbour, Pin Code - 743368, in the District: 24 Parganas (South) and 9) Smt. Anjali Roy Chowdhury wife of Late Ajit Kumar Roy Chowdhury, residing at 71/2, Diamond Harbour Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700104, in the District: 24 Parganas (South), are the joint Owners of ALL THAT piece and parcel of a Bastu Land measuring about 38 Cottaks, 2 Chittaks and 24 Square Feet, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 5000 Square Feet, lying and situated at lying and situated at Mouza: Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10, and 12-16, Khatian No. 2607, Dag Nos. 55/4597, 56, 57,



being Municipal Premises No. 150, Diamond Harbour Road, Ward No. 123, Borough No. XVI, being Assessee No. 41-123-06-0145-1, within local limits and jurisdiction under The Kolkata Municipal Corporation, Ward No. 123, Kolkata-700008, Police Station: Thakurpukur, in the District: 24-Parganas (South).

That we have Nominate, Constitute and Appoint to SRI SOURAV ROY, (PAN - ALHPR0226K & AADHAAR NO- 4284 6400 6708 & DATE OF BIRTH: 06/08/1976) (MOBILE NO. 96746 75024), son of Sri Subrata Roy, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 67/1, S. N. Roy Road, Post - Sahapur, Police Station - New Alipore, Kolkata - 700038, in the District - 24 Parganas (South) West Bengal, India as Authorized Signatory & Designated Partner of the said Firm namely BIGVISION UST DEVELOPERS LLP, (PAN: ABAFB7860L) (DATE OF INCORPORATION: 21/02/2023) (GST NO. 19ABAFB7860L1Z1) (LLP/CIN NO: ACA-0279)(TAN NO: CALB24307D) a Limited Liability Partnership Firm having its registered Office at 75/27A, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata - 700038, in the District: 24 Parganas (South) West Bengal, India, as our True and lawful ATTORNEY for us in our names and on our behalf to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things:

1. To look after work, manage, control and supervise the affairs of our said property referred to in the Schedule hereunder written on our behalf.
2. To appoint plan maker or architect to prepare a Building plan, revised Building Plan if any for construction of building on our said property and to sign on our behalf in the said plan and all drawings sketches, maps and other relevant documents, declarations and deed of Gifts, if any, in favour of The Kolkata Municipal Corporation as would be necessary for such sanction and to submit the same before The Kolkata Municipal Corporation for sanction, to deposit sanction fee and other fee for plan and for alteration, amendment and/or modification thereof and/or to re-submit the same before the competent authorities of The Kolkata Municipal Corporation for sanction in our names and on our behalf and to collect and receive such Building plan or Building Plans after sanction from The Kolkata Municipal Corporation.
3. To supervise the construction of the building or Buildings at Municipal Premises No. 150, Diamond Harbour Road, Ward No. 123, Borough No. 13, being Assessee No. 41-123-06-0145-1, within local limits and jurisdiction under The Kolkata Municipal Corporation, Ward No. 123, Kolkata-700034, Police Station: Thakurpukur, in the District: 24-Parganas (South) more fully and particularly described in the Schedule hereunder written.
4. To plan, work, manage, control and supervise the construction of the building at the aforesaid premises according to the building plan to be sanctioned by The Kolkata Municipal Corporation and for that matter bring, purchase and procure all sorts of building materials, electrical and sanitary fittings and fixture and to engage plan makers, designers, architects, engineers, artisans and masons and workmen for the said purpose.
5. To appear and Sign for and on our behalf before the appropriate authorities of The Kolkata Municipal Corporation, Calcutta Improvement Trust, Calcutta Metropolitan Development Authority, the C.E.S.C Ltd. and any local and/or statutory authorities and all Govt./Semi Govt./Quasi Govt. offices and police stations and to sign on our behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction, permit, license and all other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.
6. To appear for and represent us before the B.L.&L.R.O., D.L.& L.R.O., Collectorate, Sub - Divisional Officer, Kolkata Municipal Corporation, Housing Board, all courts, any Magistrate, Judge, Munsif, C.E.S.C., Pollution Control Board, West Bengal Fire Service, Airport Authority of India, before any police station, and all Government offices, Commissioners of any Division in all matters and relating to our property or its affairs, represent us before all concerned authorities for all purpose as the Owners of the said premises and in connection with all matters relating thereto and for that purpose to sign, and execute all necessary papers and documents in our names and on our behalf.
7. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning our said property or concerning special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all plaints, written statements, accounts, petitioners, inventories to accept service of all summons, notices and other judicial processes, to execute any judgment decree or order and to appoint and engage any solicitor/Advocate and to sign and execute any Vakalatnama or other authority to act and plead.

8. **To issue** forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant/s for sale of flat/s, car parking Space/s or other spaces if any, to any intending Purchaser or Purchasers.
9. **To enter into Agreement or Agreements** with the intending Purchaser or Purchasers for the sale of Flats/Units/Shops/Spaces, to be constructed on the said premises and to receive the consideration and/or advance money from intending purchaser or purchasers and also the balance of consideration money on completion of such sale or sales for the sale of Flats, within the Developer's Allocation of the Building and give valid receipt and discharge for the same.
10. **To do** soil testing, excavation and all other necessary works as be deemed necessary and expedient for construction and for completion of the proposed building at the said premises/property.
11. **To construct** Building on the said plot of land or any amalgamated plot of land as per Building Plan to be obtained from The Kolkata Municipal Corporation.
12. **To apply** for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and to sign all such applications/forms and documents as shall be required for the said purpose.
13. **To issue** No-Objection Certificate to any Purchaser/s for taking house building loan from any Bank, Company/Firm, Financial Institution or person against the Flats, within the Developer's allocation of the Building to be purchased by such Purchaser/s without creating any financial liability to the Owners for the same.
14. **To file and defend** any or all suits, cases, appeals, complainants and applications of whatsoever manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said property or any portion thereof, which is more fully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any manner relating to the said property described in the Schedule hereunder written in any Court of Law and to appear, file and defend any case or cases whatsoever manner or nature before any judicial Authority and/or Quasi-judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.
15. **To sign and verify** all plaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, memorandum of appeal and generally to do all other acts, deeds and things related to above matter, proceedings for and on our behalf as the said Attorney in his absolute discretion shall think fit and proper in respect of the Schedule mentioned property.
16. **To sign and receive** registered with A/D letter and/or articles and/or any other documents of whatsoever nature in respect of the said premises and/or property written in the Schedule herein below and to grant proper effectual receipt or receipts in respect thereof.
17. **To effect** mutation or separation, and/or amalgamation with any adjacent land in the department of revenue, Kolkata Municipal Corporation and to sign all applications and objections in our names and on our behalf.
18. **To compromise**, compound or withdraw cases, or be non-suited to refer to arbitration all disputes and differences if it is all required.
19. **To sign and execute** Deed of Gift of Strip of Land, Corner area or other documents as required by Kolkata Municipal Corporation or other authority for optimum FAR utilization of said land.
20. **To enter into** any Agreement For Sale or Transfer or any other Documents, Indentures and/or to execute Conveyance for sale of flats, Car Parking Spaces, any other Residential or Commercial Units on completion of the building and to do execute sign, verify any other documents, with or in favour of any intending purchaser/purchasers for sale or transfer of Flat/(S) and/or Two/Four Wheeler Parking Space/(S), any other Residential or Commercial Units along with undivided proportionate share of land attributable to that Flat/(S) and Two/Four Wheeler Parking Space/(S) any other Residential or Commercial Units or any further additional area part and portion thereof and to present them before the Registering Authority and other authorities and have the documents executed and registered in accordance with law on our behalf and to receive earnest money, any part payment including the entire sale proceeds from the intending purchaser or purchasers and to give valid receipt and discharge for the same and to deposit all such amount in "ESCROW ACCOUNT" against proper receipt at the risk and responsibility of the attorneys as agreed upon set forth in the said Memorandum of Agreement executed on even date.

21. That by virtue of this Power of Attorney our said appointed Attorney shall have the absolute right and liberty to issue no objection certificate and sign or execute all other documents on our behalf to any intending Purchaser/s or for mortgaged of our undivided share in the aforesaid property or any part and portion thereof before any Nationalized Bank, or Private Bank or any Financial Institutions and to sell the aforesaid property or any part thereof at any price or consideration as our said ATTORNEY think fit and better.

23. To delegate all or any of the powers authorities and liberties hereunder vested and to appoint any substitute/s limited to any one or more purposes, as he shall from time to time deem necessary on that behalf.

24. Be it expressly stated that this power of attorney shall not be revoked and or shall remain valid till the entire flat/s and or two/four wheeler parking spaces of Project at the said premises will be sold out by the Developer provided the Developer shall comply the terms and conditions of registered agreement executed on even date.

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

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

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

THE SCHEDULE ABOVE REFERRED TO:

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of a Bastu Land measuring about 36 COTTARS, 2 CHITTAKS AND 24 SQUARE FEET, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 5000 Square Feet, lying and situated at lying and situated at Mouza: Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10, and 12-16, Khatian No. 2607, Dag Nos. 55/4597, 56, 57, being Municipal Premises No. 150, Diamond Harbour Road, Ward No. 123, Borough No. XVI, being Assessee No. 41-123-06-0145-1, within local limits and jurisdiction under The Kolkata Municipal Corporation, Ward No. 123, Kolkata-700008, Police Station: Thakurpukur, in the District: 24-Parganas (South), with all common amenities and facilities thereto together with all easement rights, quasi-easement attached thereto AND THE aforesaid TOTAL PROPERTY butted and bounded as follows:-

ON THE NORTH:

By 8' Feet wide Common Passage and 87 Diamond Harbour Road, 87/3 Diamond Harbour Road, 87/4 Diamond Harbour Road;

ON THE SOUTH:

By Premises No.4/3 (88) Chandi Charan Ghosh Road and Pramila Villa;

ON THE EAST:

By 8' Feet wide Common Passage and Common Drain;

ON THE WEST:

By 120' Feet Wide Diamond Harbour Road;

Zone:

Ward No. 123, 126 Premises Located on D. H. Road.

IN WITNESS WHEREOF We, the Principal set and subscribed our hands and on this the 20th day of November, in the year Two Thousand and Twenty Four, 2024.

SIGNED, SEALED & DELIVERED

by the PRINCIPAL in presence of:

WITNESSES:

1. Jaydeep Bhattacharya
47, N.C. Das Road,
K-1-34

2. Sangita Maji
Patmohana
Asansol
Paschim Bardhaman
Pin - 713371

PABITRA CONSTRUCTIONS PVT. LTD.


Director.

PABITRA CONSTRUCTIONS PVT. LTD.


Director.

মিস্ত্রী শ্রীমতী গুপ্তা

• Minati Ghosh
• Ashim Dutta Chowdhury
• Amit Dutta Chowdhury
• Somen Dutta Chowdhury

• Meg Dutta Chowdhury

• Lily Bose

• Anjali Roychowdhury

PRINCIPALS

BIGVISION UST DEVELOPERS LLP


PARTNER

ATTORNEY

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


Advocate,

Alipore Judges' Court, Kolkata-77,
Enrollment No. E/763/1997.



	Thumb	First	Middle	Ring	Little
LEFT :					
RIGHT :					

Name: KAMAL KOYAL Signature:



LEFT :					
RIGHT :					

Name: AMAL KUMAR KOYAL Signature:



LEFT :					
RIGHT :					

Name: SUBI RANJIT DATTA CHOUHURY Signature:



LEFT :					
RIGHT :					

Name: MINATI GHOSH Signature:

	Thumb	First	Middle	Ring	Little
LEFT :					
RIGHT :					


 Name: ASHIM DUTTA CHOWDHURY Signature: Ashim Dutta Chowdhury

LEFT :					
RIGHT :					


 Name: AMIT DUTTA CHOWDHURY Signature: Amit Dutta Chowdhury

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RIGHT :					


 Name: SOMN DUTTA CHOWDHURY Signature: SOMN DUTTA CHOWDHURY

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RIGHT :					


 Name: NILY DUTTA CHOWDHURY Signature: Nily Dutta Chowdhury



	Thumb	First	Middle	Ring	Little
LEFT :					
RIGHT :					

Name: LILY BOSE Signature: Lily Bose



LEFT :					
RIGHT :					

Name: ANJALI ROY CHOUHURY Signature: Anjali Roy Choudhury



LEFT :					
RIGHT :					

Name: SOURAV ROY Signature: Sourav Roy

LEFT :					
RIGHT :					

Name: _____ Signature: _____

Major Information of the Deed

Deed No :	I-1602-15407/2024	Date of Registration	20/11/2024
Query No / Year	1602-8002945002/2024	Office where deed is registered	
Query Date	20/11/2024 3:54:44 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ASOKE DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836918988, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 10,79,48,421/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 160215405/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Harbour Road, Road Zone : ((Ward no. 123,126) Premises located on DH Road --) , , Premises No: 150, , Ward No: 123 Pin Code : 700008

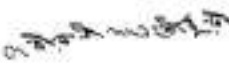
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	38 Katha 2 Chatak 14 Sq Ft	1/-	10,41,98,421/-	Width of Approach Road: 120 Ft., , Project Name :
Grand Total :				62.9383Dec	1 /-	1041,98,421 /-	

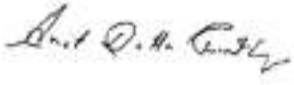
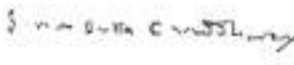
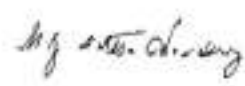
Structure Details :

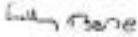
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5000 Sq Ft.	1/-	37,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 5000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5000 sq ft	1 /-	37,50,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PABITRA CONSTRUCTIONS PRIVATE LIMITED 28, MAHATMA GANDHI ROAD., City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-2XX0 , PAN No.: AAxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

2	Name DEBI RANI DUTTA CHOWDHURY Wife of Late SAMAR DUTTA CHOWDHURY Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office	Photo  20/11/2024	Finger Print  Captured LTI 20/11/2024	Signature  20/11/2024
8/2, KALI KINKAR ROAD,, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: AXxxxxxx8L, Aadhaar No: 43xxxxxxxx6386, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office				
3	Name Mrs MINATI GHOSH Wife of Mr NITAI PADA GHOSH Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office	Photo  20/11/2024	Finger Print  Captured LTI 20/11/2024	Signature  20/11/2024
VILLAGE - SOUTH MOHANPUR,, City:- , P.O:- SOUTH MOHANPUR, P.S:-Magrahat, District:-South 24-Parganas, West Bengal, India, PIN:- 743610 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: AYxxxxxx6A, Aadhaar No: 80xxxxxxxx5057, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office				
4	Name Mr ASHIM DUTTA CHOWDHURY Son of Late SUDHINDRA NATH DUTTA CHOWDHURY Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office	Photo  20/11/2024	Finger Print  Captured LTI 20/11/2024	Signature  20/11/2024
506, DIAMOND HARBOUR ROAD,, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: ADxxxxxx4C, Aadhaar No: 77xxxxxxxx7932, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office				

5	Name Mr AMIT DUTTA CHOWDHURY Son of Late SUDHINDRA NATH DUTTA CHOWDHURY Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office	Photo  20/11/2024	Finger Print  Captured LT1 20/11/2024	Signature  20/11/2024
506, DIAMOND HARBOUR ROAD,, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: ARxxxxxx2F, Aadhaar No: 80xxxxxxxx5290, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office				
6	Name Mr SOMEN DUTTA CHOWDHURY Son of Late SUDHINDRA NATH DUTTA CHOWDHURY Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office	Photo  20/11/2024	Finger Print  Captured LT1 20/11/2024	Signature  20/11/2024
41/17/4C, KAILASH GHOSH ROAD,, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: ADxxxxxx2P, Aadhaar No: 49xxxxxxxx2405, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office				
7	Name Mrs MILY DUTTA CHOWDHURY, (Alias: Mrs MILY MITRA) Wife of Mr CHANDAN KANTI MITRA Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office	Photo  20/11/2024	Finger Print  Captured LT1 20/11/2024	Signature  20/11/2024
506, DIAMOND HARBOUR ROAD,, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: AFxxxxxx3R, Aadhaar No: 54xxxxxxxx0188, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office				

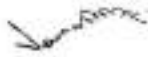
8	Name LILI BOSE, (Alias: LILY BASU) Wife of Mr SAMAR BOSE Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	20/11/2024	20/11/2024	LT1	20/11/2024
VILLAGE - KAMARPOLE,, City:- , P.O:- SARISHA, P.S:-Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN:- 743368 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: DGxxxxxx4J, Aadhaar No: 52xxxxxxxx9165, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office				
9	Name Mrs ANJALI ROY CHOWDHURY Wife of Late AJIT KUMAR ROY CHOWDHURY Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature
	20/11/2024	20/11/2024	LT1	20/11/2024
71/2, DIAMOND HARBOUR ROAD,, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: AOxxxxxx7C, Aadhaar No: 28xxxxxxxx2280, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BIGVISION U S T DEVELOPERS LLP 75/27A, S N ROY ROAD,, City:- , P.O:- SAHAPUR, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Date of Incorporation:XX-XX-2XX3 , PAN No.: ABxxxxxx0L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <tr> <td> Name Mr KAMAL KAYAL Son of Mr PABITRA KANTI KOYAL Date of Execution - 20/11/2024, , Admitted by: Self, Date of Admission: 20/11/2024, Place of Admission of Execution: Office </td> <td> Photo  </td> <td> Finger Print  Captured </td> <td> Signature  </td> </tr> <tr> <td>Nov 20 2024 4:10PM</td> <td>20/11/2024</td> <td>LT1</td> <td>20/11/2024</td> </tr> </table>	Name Mr KAMAL KAYAL Son of Mr PABITRA KANTI KOYAL Date of Execution - 20/11/2024, , Admitted by: Self, Date of Admission: 20/11/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 	Nov 20 2024 4:10PM	20/11/2024	LT1	20/11/2024
Name Mr KAMAL KAYAL Son of Mr PABITRA KANTI KOYAL Date of Execution - 20/11/2024, , Admitted by: Self, Date of Admission: 20/11/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 						
Nov 20 2024 4:10PM	20/11/2024	LT1	20/11/2024						

JOKA BARUIPARA,, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AGxxxxxx9G, Aadhaar No: 68xxxxxxxx2008 Status : Representative, Representative of : PABITRA CONSTRUCTIONS PRIVATE LIMITED (as DIRECTOR)				
2	Name Mr AMAL KUMAR KOYAL Son of Mr PABITRA KANTI KOYAL Date of Execution - 20/11/2024, , Admitted by: Self, Date of Admission: 20/11/2024, Place of Admission of Execution: Office	Photo  Nov 20 2024 4:21PM	Finger Print  Captured LTI 20/11/2024	Signature  20/11/2024
JOKA BARUIPARA,, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AMxxxxxx6G, Aadhaar No: 59xxxxxxxx8332 Status : Representative, Representative of : PABITRA CONSTRUCTIONS PRIVATE LIMITED (as DIRECTOR)				
3	Name Mr SOURAV ROY (Presentant) Son of Mr SUBRATA ROY Date of Execution - 20/11/2024, , Admitted by: Self, Date of Admission: 20/11/2024, Place of Admission of Execution: Office	Photo  Nov 20 2024 4:16PM	Finger Print  Captured LTI 20/11/2024	Signature  20/11/2024
67/1, S N ROY ROAD,, City:- , P.O:- SAHAPUR, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: ALxxxxxx6K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BIGVISION U S T DEVELOPERS LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr TAPAS MANNA Son of Mr GOKAL MANNA 2/1, K C ROAD, City:- , P.O:- BEHALA, P S -Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034	 20/11/2024	 Captured 20/11/2024	 20/11/2024
Identifier Of Mr KAMAL KAYAL, Mr AMAL KUMAR KOYAL, DEBI RANI DUTTA CHOWDHURY, Mrs MINATI GHOSH, Mr SOURAV ROY, Mr ASHIM DUTTA CHOWDHURY, Mr AMIT DUTTA CHOWDHURY, Mr SOMEN DUTTA CHOWDHURY, Mrs MILY DUTTA CHOWDHURY, LILI BOSE, Mrs ANJALI ROY CHOWDHURY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PABITRA CONSTRUCTIONS PRIVATE LIMITED	BIGVISION U S T DEVELOPERS LLP-6.99315 Dec
2	DEBI RANI DUTTA CHOWDHURY	BIGVISION U S T DEVELOPERS LLP-6.99315 Dec
3	Mrs MINATI GHOSH	BIGVISION U S T DEVELOPERS LLP-6.99315 Dec
4	Mr ASHIM DUTTA CHOWDHURY	BIGVISION U S T DEVELOPERS LLP-6.99315 Dec
5	Mr AMIT DUTTA CHOWDHURY	BIGVISION U S T DEVELOPERS LLP-6.99315 Dec
6	Mr SOMEN DUTTA CHOWDHURY	BIGVISION U S T DEVELOPERS LLP-6.99315 Dec
7	Mrs MILY DUTTA CHOWDHURY	BIGVISION U S T DEVELOPERS LLP-6.99315 Dec
8	LILI BOSE	BIGVISION U S T DEVELOPERS LLP-6.99315 Dec
9	Mrs ANJALI ROY CHOWDHURY	BIGVISION U S T DEVELOPERS LLP-6.99315 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	PABITRA CONSTRUCTIONS PRIVATE LIMITED	BIGVISION U S T DEVELOPERS LLP-555.55555600 Sq Ft
2	DEBI RANI DUTTA CHOWDHURY	BIGVISION U S T DEVELOPERS LLP-555.55555600 Sq Ft
3	Mrs MINATI GHOSH	BIGVISION U S T DEVELOPERS LLP-555.55555600 Sq Ft
4	Mr ASHIM DUTTA CHOWDHURY	BIGVISION U S T DEVELOPERS LLP-555.55555600 Sq Ft
5	Mr AMIT DUTTA CHOWDHURY	BIGVISION U S T DEVELOPERS LLP-555.55555600 Sq Ft
6	Mr SOMEN DUTTA CHOWDHURY	BIGVISION U S T DEVELOPERS LLP-555.55555600 Sq Ft
7	Mrs MILY DUTTA CHOWDHURY	BIGVISION U S T DEVELOPERS LLP-555.55555600 Sq Ft
8	LILI BOSE	BIGVISION U S T DEVELOPERS LLP-555.55555600 Sq Ft
9	Mrs ANJALI ROY CHOWDHURY	BIGVISION U S T DEVELOPERS LLP-555.55555600 Sq Ft

Endorsement For Deed Number : I - 160215407 / 2024

On 20-11-2024

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 16:11 hrs on 20-11-2024, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr SOURAV ROY .

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 10,79,48,421/-

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

Execution is admitted on 20/11/2024 by 1. DEBI RANI DUTTA CHOWDHURY, Wife of Late SAMAR DUTTA CHOWDHURY, 8/2, KALI KINKAR ROAD,, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 2. Mrs MINATI GHOSH, Wife of Mr NITAI PADA GHOSH, VILLAGE - SOUTH MOHANPUR,, P.O: SOUTH MOHANPUR, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by Profession House wife, 3. Mr ASHIM DUTTA CHOWDHURY, Son of Late SUDHINDRA NATH DUTTA CHOWDHURY, 506, DIAMOND HARBOUR ROAD,, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service, 4. Mr AMIT DUTTA CHOWDHURY, Son of Late SUDHINDRA NATH DUTTA CHOWDHURY, 506, DIAMOND HARBOUR ROAD,, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 5. Mr SOMEN DUTTA CHOWDHURY, Son of Late SUDHINDRA NATH DUTTA CHOWDHURY, 41/17/4C, KAILASH GHOSH ROAD,, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service, 6. Mrs MILY DUTTA CHOWDHURY, Alias Mrs MILY MITRA, Wife of Mr CHANDAN KANTI MITRA, 506, DIAMOND HARBOUR ROAD,, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service, 7. LILI BOSE, Alias LILI BASU, Wife of Mr SAMAR BOSE, VILLAGE - KAMARPOLE,, P.O: SARISHA, Thana: Diamond Harbour, , South 24-Parganas, WEST BENGAL, India, PIN - 743368, by caste Hindu, by Profession House wife, 8. Mrs ANJALI ROY CHOWDHURY, Wife of Late AJIT KUMAR ROY CHOWDHURY, 71/2, DIAMOND HARBOUR ROAD,, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business

Indetified by Mr TAPAS MANNA, . . Son of Mr GOKAL MANNA, 2/1, K C ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

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

Execution is admitted on 20-11-2024 by Mr KAMAL KAYAL, DIRECTOR, PABITRA CONSTRUCTIONS PRIVATE LIMITED, 28, MAHATMA GANDHI ROAD,, City:- , P.O:- JOKA, P.S.-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr TAPAS MANNA, . . Son of Mr GOKAL MANNA, 2/1, K C ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

Execution is admitted on 20-11-2024 by Mr AMAL KUMAR KOYAL, DIRECTOR, PABITRA CONSTRUCTIONS PRIVATE LIMITED, 28, MAHATMA GANDHI ROAD,, City:- , P.O:- JOKA, P.S.-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr TAPAS MANNA, . . Son of Mr GOKAL MANNA, 2/1, K C ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

Execution is admitted on 20-11-2024 by Mr SOURAV ROY, PARTNER, BIGVISION U S T DEVELOPERS LLP, 75/27A, S N ROY ROAD,, City:- , P.O:- SAHAPUR, P.S.-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Indetified by Mr TAPAS MANNA, . . Son of Mr GOKAL MANNA, 2/1, K C ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 368520, Amount: Rs.50.00/-, Date of Purchase: 04/10/2024, Vendor name: A K Samajpati



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 506722 to 506757
being No 160215407 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.11.22 15:12:13 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 22/11/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.