

09945/2024

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20-09-2024

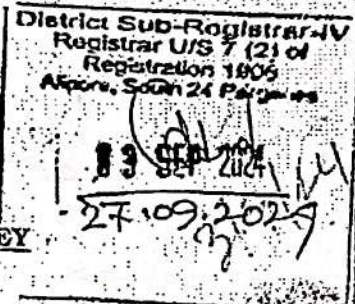


पश्चिम बंगाल WEST BENGAL

AS 358603

30/08/2024  
9-2002145997  
6-40 P.M. 2024

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



DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME We, 1. SRI PARTHA SEN, (PAN AIDPS0622D, Aadhaar No. 5702 8890 1673), son of Late Prasun Kumar Sen, by faith Hindu, by Occupation: Professor, by Nationality:

899/2024

6-40 P.M.

31/8/24



Indian, and **2. SMT SUJAYA SEN, (PAN AQEPS3465K, Aadhaar No. 7247 1422 7386)**, daughter of Late Prasun Kumar Sen, by faith Hindu, by Occupation: House-Hold, by Nationality: Indian, all residing at 13A, Dr. Meghnad Saha Sarani also known as Southern Avenue, P.S. Tollygunge, Kolkata - 700 026.

**SEND GREETINGS**

**WHEREAS** by a Deed of Sale dated 28.07.1925, one Sri Khitish Chandra Neogy, Reboti Mohan Das and Smt Kiran Prava Guha purchased and acquired **ALL THAT** the piece and parcel of Bastu land containing an area of 8(Eight) Cottahs 12(Twelve) Chittacks and 12(Twelve) sq. ft. be the same a little more or less, situate lying at the Old Premises Nos. 108, 109 and 110 Russa Road (South), Holding Nos. 5 and 27, Division -VI, Sub-Division - R, under C.I.T. Scheme No. IVA, Plot No. 393, under Sub-Registry Office at Additional District Sub-Registrar at Alipore, within the local limits of the Kolkata Municipal Corporation, under Ward No. 087, under Borough No. VIII, District South 24 Parganas more fully and particularly mentioned in the Schedule written therein. The said Deed of Sale was registered with the District Sub-Registrar at Alipore and entered in Book No. I, Being No. 4318 for the year 1925. Subsequently the said Old Premises No. 108, 109 and 110 Russa Road (South) was converted to Southern Avenue by the then Calcutta Municipal Corporation by way of renamed and rearrangement of the Premises for its Conveyance and the land of Khitish Chandra Neogy, Reboti Mohan Das and Smt Kiran Prava Guha was known as numbered as 13A, Southern Avenue now known as Dr. Meghnad Saha Sarani, Kolkata - 700 026.

**AND WHEREAS** by a Deed of Partition dated 29.07.1927, the said Sri Khitish Chandra Neogy was allotted **ALL THAT** the piece and parcel of Bastu land containing an area of 5(Five) Cottahs be the same a little more or



less, situate lying at and being the Premises No. 13A, Dr Meghnad Saha Sarani previously known as Southern Avenue, Police Station: Tollygunge, Kolkata - 700 026, arising out of the Old Premises Nos. 108, 109 and 110 Russa Road (South), Holding Nos. 5 and 27, Division -VI, Sub-Division - R, under C.I.T. Scheme No. IVA, Plot No. 393, under Sub-Registry Office at Additional District Sub-Registrar at Alipore, within the local limits of the Kolkata Municipal Corporation, under Ward No. 087, District South 24 Parganas more fully and particularly mentioned in the Schedule written therein. The said Deed of Partition was registered with the District Sub-Registrar at Alipore and entered in Book No. I, Being No. 3748 for the year 1927.

AND WHEREAS the said Sri Khitish Chandra Neogy mutated his name before the Kolkata Municipal Corporation and constructed a Two Storied Building thereon and seized and possessed of and/or otherwise sufficiently entitled to ALL THAT the piece and parcel of Bastu land together with Two Storied Building standing thereon containing an area of 5(Five) Cottahs be the same a little more or less, situate lying at the Premises No. 13A, Dr Meghnad Saha Sarani previously known as Southern Avenue, Police Station: Tollygunge, Kolkata - 700 026, arising out of the Old Premises Nos. 108, 109 and 110 Russa Road (South), Holding Nos. 5 and 27, Division -VI, Sub-Division - R, under C.I.T. Scheme No. IVA, Plot No. 393, under Sub-Registry Office at Additional District Sub-Registrar at Alipore, within the local limits of the Kolkata Municipal Corporation, under Ward No. 087, under Borough No. VIII, under Assessee No. 11-087-04-0008-1, District South 24 Parganas.

AND WHEREAS the said Sri Khitish Chandra Neogy by a Will dated 10.09.1967 and registered on 12.09.1967 Being No. 85 for the year 1967 in the Office of the District Sub-Registrar at Alipore and entered in Book No. III, Volume No. 5, Pages 34 to 38 of the said Registry Office bequeathed ALL THAT the piece and parcel of Bastu land together with Two Storied Building standing thereon containing an area of 5(Five) Cottahs be the same a little



more or less, situate lying at the Premises No. 13A, Dr Meghnad Saha Sarani previously known as Southern Avenue, Police Station: Tollygunge, Kolkata - 700 026, arising out of the Old Premises Nos. 108, 109 and 110 Russa Road (South), Holding Nos. 5 and 27, Division -VI, Sub-Division - R, under C.I.T. Scheme No. IVA, Plot No. 393, under Sub-Registry Office at Additional District Sub-Registrar at Alipore, within the local limits of the Kolkata Municipal Corporation, under Ward No. 087, under Borough No. VIII, under Assessee No. 11-087-04-0008-1, District South 24 Parganas to his youngest son Sri Arunendra Neogy subject to the life interest of Smt Lila Neogy, the wife of said Sri Khitish Chandra Neogy including the right to sell ALL THAT the piece and parcel of Bastu land together with Two Storied Building standing thereon containing an area of 5(Five) Cottahs be the same a little more or less, situate lying at the Premises No. 13A, Dr Meghnad Saha Sarani previously known as Southern Avenue, Police Station: Tollygunge, Kolkata - 700 026, arising out of the Old Premises Nos. 108, 109 and 110 Russa Road (South), Holding Nos. 5 and 27, Division -VI, Sub-Division - R, under C.I.T. Scheme No. IVA, Plot No. 393, under Sub-Registry Office at Additional District Sub-Registrar at Alipore, within the local limits of the Kolkata Municipal Corporation, under Ward No. 087, under Borough No. VIII, under Assessee No. 11-087-04-0008-1, District South 24 Parganas in the event of extreme necessity and said Smt Lila Neogy was appointed as executrix in the said Will dated 10.09.1967.

AND WHEREAS it was also directed in the said Will dated 10.09.1967 that if the said Sri Arunendra Neogy who had left for England in or about in the year 1954 for certain un-none reason and was untraceable therein without keeping any links with the Family of Sri Khitish Chandra Neogy for a long period before the execution and registration of the said Will does not return to India with an intention at least for casual living in this Country within a year after death of said Sri Khitish Chandra Neogy or his wife Smt Lila Neogy then the absolute interest of the said Property or sale proceeds thereof if the Property had been sold by the executrix Smt Lila Neogy would



devolve upon Sri Prithwish Chandra Neogy and Smt Kamala Sen respectively as son and daughter of the said Sri Khitish Chandra Neogy in equal shares.

**AND WHEREAS** the said Sri Khitish Chandra Neogy the testator of the Will died on 2<sup>nd</sup> day of June, 1977.

**AND WHEREAS** the said Smt Lila Neogy wife of Sri Khitish Chandra Neogy as an executrix in the said Will obtained probate on 20.07.1979 of the said Will dated 10.09.1967 from the Learned 8<sup>th</sup> Court of Sub-Ordinate Judge at Alipore vide Act 39 Case No. 54 of 1978 (Probate).

**AND WHEREAS** the said Smt Lila Neogy also died on 3<sup>rd</sup> day of January, 1991.

**AND WHEREAS** the said Sri Arunendra Neogy who had left for England in or about in the year 1954 was untraceable since 1954 till after the death of Smt Lila Neogy and had not returned to India either after death of his father Sri Khitish Chandra Neogy on 02.06.1977 or after death of his mother Smt Lila Neogy on 03.01.1991 till now.

**AND WHEREAS** thus the said Sri Prithwish Chandra Neogy and Smt Kamala Sen became the joint owners of and/or seized and possessed of and/or otherwise sufficiently entitled to **ALL THAT** the piece and parcel of Bastu land containing an area of 5(Five) Cottahs be the same a little more or less, situate lying at the Premises No. **13A, Dr Meghnad Saha Sarani previously known as Southern Avenue, Police Station: Tollygunge, Kolkata - 700 026**, arising out of the Old Premises Nos. 108, 109 and 110 Russa Road (South), Holding Nos. 5 and 27, Division -VI, Sub-Division - R, under C.I.T. Scheme No. IVA, Plot No. 393, under Sub-Registry Office at Additional District Sub-Registrar at Alipore, within the local limits of the Kolkata Municipal Corporation, under **Ward No. 087**, under Borough No. VIII, under **Assessee No. 11-087-04-0008-1, District South 24 Parganas**.

**AND WHEREAS** the said Sri Prithwish Chandra Neogy who was domiciled at USA died on 28<sup>th</sup> day of March, 1991 leaving behind him surviving his only



daguthur namely Miss Esha Bela Neogy who inherited the moiety share in the said ALL THAT the piece and parcel of Bastu land containing an area of 5(Five) Cottahs be the same a little more or less, situate lying at the Premises No. 13A, Dr Meghnad Saha Sarani previously known as Southern Avenue, Police Station: Tollygunge, Kolkata - 700 026, arising out of the Old Premises Nos. 108, 109 and 110 Russa Road (South), Holding Nos. 5 and 27, Division -VI, Sub-Division - R, under C.I.T. Scheme No. IVA, Plot No. 393, under Sub-Registry Office at Additional District Sub-Registrar at Alipore, within the local limits of the Kolkata Municipal Corporation, under Ward No. 087, under Borough No. VIII, under Assessee No. 11-087-04-0008-1, District South 24 Parganas with Smt Kamal Sen. Be it noted here that wife of Sri Prithwish Chandra Neogy predeceased him.

AND WHEREAS by a Deed of Gift dated 24.02.1993 made between Miss Esha Bela Neogy therein referred to as the Donor of the One Part and Smt Kamala Sen therein referred to as the Donee of the Other Part at and for the consideration therein mentioned wherein and whereby the said Miss Esha Bela Neogy gifted, bequeathed, transferred, assigned and assured unto in favour of Smt Kamala Sen ALL THOSE undivided  $\frac{1}{2}$  share in ALL THAT the piece and parcel of Bastu land containing an area of 5(Five) Cottahs be the same a little more or less, situate lying at the Premises No. 13A, Dr Meghnad Saha Sarani previously known as Southern Avenue, Police Station: Tollygunge, Kolkata - 700 026, arising out of the Old Premises Nos. 108, 109 and 110 Russa Road (South), Holding Nos. 5 and 27, Division -VI, Sub-Division - R, under C.I.T. Scheme No. IVA, Plot No. 393, under Sub-Registry Office at Additional District Sub-Registrar at Alipore, within the local limits of the Kolkata Municipal Corporation, under Ward No. 087, under Borough No. VIII, under Assessee No. 11-087-04-0008-1, District South 24 Parganas more fully and particularly mentioned in the Schedule written therein. The said Deed of Gift was registered with the District Sub-Registrar at Alipore and entered in Book No. 1, Volume No. 30, Pages 95 to 104, Being No. 818, for the year 1993.



**AND WHEREAS** the said Smt Kamala Sen died intestate on 09.06.2011 leaving behind her surviving her two sons namely Sri Pradeep Sen and Sri Partha Sen and one daughter namely Smt Sujaya Sen as her heirs and legal representatives.

**AND WHEREAS** thus We and Sri Pradeep Sen since deceased became the sole, absolute and joint Owners of and/or seized and possessed of and/or otherwise sufficiently entitled to ALL THAT the piece and parcel of Bastu land containing an area of 5(Five) Cottahs be the same a little more or less, situate lying at the Premises No. 13A, Dr Meghnad Saha Sarani previously known as Southern Avenue, Police Station: Tollygunge, Kolkata - 700 026, arising out of the Old Premises Nos. 108, 109 and 110 Russa Road (South), Holding Nos. 5 and 27, Division -VI, Sub-Division - R, under C.I.T. Scheme No. IVA, Plot No. 393, under Sub-Registry Office at Additional District Sub-Registrar at Alipore, within the local limits of the Kolkata Municipal Corporation, under Ward No. 087, under Borough No. VIII, under Assessee No. 11-087-04-0008-1, District South 24 Parganas more fully and particularly mentioned in the Schedule here under written and herein after referred to as the said Property/Premises.

**AND WHEREAS** We and Sri Pradeep Sen since deceased have appointed ELITE TIE-UP PRIVATE LIMITED (PAN AABCE5094L) a Company incorporated and registered under the Companies Act, 1956 having its registered Office at 99A, Park Street, P.S. and P.O. Park Street, Kolkata - 700 016 now at 13A, Dr. Meghnad Saha Sarani, P.O. and P.S. Tollygunge, Kolkata - 700 026 and represented its Director its Director namely SRI DEEPAK KUMAR HIRAWAT (PAN ABDPH9151R, Aadhaar No.5785 1544 8556), son of Sri Chhater Singh Hirawat, by faith Hindu, by Occupation Business, by Nationality Indian residing at Flat No. 2B, 10, Ashu Biswas Road, P.S. and P.O. Bhawanipore, Kolkata - 700 025 to develop ALL THAT the piece and parcel of Bastu land containing an area of 5(Five) Cottahs be the same a little more or less, situate lying at the Premises No. 13A, Dr Meghnad Saha Sarani previously known as Southern Avenue, Police Station: Tollygunge, Kolkata - 700 026, arising out of the Old Premises



Nos. 108, 109 and 110 Russa Road (South), Holding Nos. 5 and 27, Division -VI, Sub-Division - R, under C.I.T. Scheme No. IVA, Plot No. 393, under Sub-Registry Office at Additional District Sub-Registrar at Alipore, within the local limits of the Kolkata Municipal Corporation, under Ward No. 087, under Borough No. VIII, under Assessee No. 11-087-04-0008-1, District South 24 Parganas by constructing a New Ground Plus Six Storied Building thereon on certain terms and conditions by execution and registration of Development Agreement dated 10.11.2012. The said Development Agreement was registered with the Additional Registrar of Assurances - I, at Kolkata and entered in Book No. I, C.D Volume No. 21, Pages 10289 to 10329, Being No. 10447, for the year 2012.

AND WHEREAS as per the terms of the said Development Agreement dated 10.11.2012, We and Sri Pradeep Sen since deceased have appointed, nominated ELITE TIE-UP PRIVATE LIMITED (PAN AABCE5094L) a Company incorporated and registered under the Companies Act, 1956 having its registered Office at 99A, Park Street, P.S. and P.O. Park Street, Kolkata - 700 016 now at 13A, Dr. Meghnad Saha Sarani, P.O. and P.S. Tollygunge, Kolkata - 700 026 and represented its Director namely SRI DEEPAK KUMAR HIRAWAT (PAN ABDPH9151R, Aadhaar No.5785 1544 8556), son of Sri Chhater Singh Hirawat, by faith Hindu, by Occupation Business, by Nationality Indian residing at Flat No. 2B, 10, Ashu Biswas Road, P.S. and P.O. Bhawanipore, Kolkata - 700 025 as our true and lawful by execution and registration of Development Power of Attorney dated 18.02.2013. The said Development Power of Attorney was registered with the Additional Registrar of Assurances - III at Kolkata and entered in Book No. IV, C.D Volume No. 2, Pages from 7083 to 7098, Being No. 01183, for the year 2013. . .

AND WHEREAS as per the terms of the said Development Agreement dated 10.11.2012, the Developer ELITE TIE-UP PRIVATE LIMITED has obtained a Building Sanction Plan vide Building Sanction Plan No. 2014080115 Dated 13.03.2015 and re-sanctioned on 31.01.2018 vide Sanction Plan No. 2017080083 Dated 31.01.2018 and started the construction of Ground



Plus Five Storied Building thereon. As per the terms of the said Development Agreement dated 10.11.2012, the Developer has completed the construction of the said Ground Plus Five Storied Building thereon.

**AND WHEREAS** the said Sri Pradeep Sen died intestate as bachelor on 13<sup>th</sup> day of March, 2013 leaving behind him surviving his one brother namely Sri Partha Sen and unmarried sister namely Smt Sujaya Sen the Principals herein as his only heirs and legal representatives.

**AND WHEREAS** the said Sri Deepak Kumar Hirawat resigned the said Company as Director and for which We, by a Revocation of Power of Attorney Dated \_\_\_\_\_ 2024, canceled and/or revoked the said Development Power of Attorney dated 18.02.2013 and the same was registered with the District Sub-Registrar - II, South 24 Parganas, West Bengal at Alipore and entered in Book No. IV, Volume No. 1604-2024, Being No. 1604 \_\_\_\_\_, for the year 2024.

**AND WHEREAS** We being the sole, joint and absolute owners do hereby appoint and nominate **ELITE TIE-UP PRIVATE LIMITED (PAN AABCE5094L)** a Company incorporated and registered under the Companies Act, 1956 having its registered Office at 99A, Park Street, P.S. and P.O. Park Street, Kolkata - 700 016 now at 13A, Dr. Meghnad Saha Sarani, P.O. and P.S. Tollygunge, Kolkata - 700 026 and represented its Director namely **SRI PRAVEEN JAIN (PAN ADSPJ2203M, Aadhaar No. 5010 8822 8092)**, son of Vallabh Chand Jain, by faith Hindu, by Occupation Business, by Nationality Indian residing at 7C. Lakshmi Narayan Ganj Gally, P.O. Khidderpore, P.S. Watgunge, Kolkata - 700 023 to be our true and lawful **ATTORNEY** to do the following acts deeds and things that is to say:

1. To look after, manage, supervise, and administer our said property fully described in the Schedule hereunder written for and on our behalf.
2. To deposit the tax ground rent and other outgoings to the Kolkata Municipal Corporation and the Collector of District South 24 Parganas and



to appear and to act or submit any application before the competent Authority of the Government of West Bengal according to the provisions of Urban Land Ceiling Act and the Authority of the Kolkata Municipal Corporation relating to the said Property.

3. To sign and submit Revised Building Plan in the Office of the Kolkata Municipal Corporation and/or in the Office of other concerned and competent Authorities for obtaining regularization and Completion Certificate of the same and take delivery of the said New Building Sanctioned Plan, Revised Sanctioned plan from the concerned authorities and pay such fee or demand as made by the Kolkata Municipal Corporation for the revised sanction of the said Building Plan and sign and execute documents and papers of all sorts and nature for the purpose of sanction and delivery of the said Revised Building Plan and modify the same before the Kolkata Municipal Corporation.

4. To make necessary representations including filing of complaints and appeals before the Assessor and/or Collector of the Kolkata Municipal Corporation in connection with the assessment of Municipal rates and taxes or in taxes or in any way concerning of the said unit and to pay the rate bills.

5. To do all other acts, deeds, matters and things in respect of the said unit including to represent before and correspond with the Kolkata Municipal Corporation and other concerned Authorities for any of the matters relating to mutation of Purchasers' names in the Assessment Book of the Kolkata Municipal Corporation.

6. To approach the City Architect, water works Engineer, Drainage Department, City Engineer and authorities and officers of the Kolkata Municipal Corporation for the purpose of getting permission and other service connection including water connection and drainage connection from the drainage department of the Kolkata Municipal Corporation.



7. To receive and reply to any notice issued by the Government of West Bengal or any other Statutory Body or State Govt. and to attend all hearing of such notice and to appeal before Tribunal, Civil Court, Hon,ble High Court or Hon,ble Supreme Court and to conduct the same on our behalf.
8. To enter into an agreement for sale of the said property for developer's allocation with the intending purchaser and/or purchasers or to execute and/or any other agreement in respect of the said property for Developer's allocation only.
9. To prepare the conveyance/conveyances and to present the said the conveyance/conveyances before any registrar, sub-registrar or District registrar and/or to attend and to execute and present the same for registration and admit execution by use or any agreement or indemnify or other instruments or writings the registration of which is compulsory for the construction and generally to do all things necessary or expedient for registration the said deed, instrument and writings or any of them as fully and effectually as ourselves could do, in respect of the Developer's allocation only and shall have the power to receive the consideration from the intending purchaser/purchasers directly.
10. For us and in our names to accept the service of any writ or common or other legal process and to appear in any Court, Magistrates or Judicial or other Officers whatsoever as our said Attorney things fit and proper and to commence any action or other proceedings in any Court of Justice or Authority and the same action or proceedings to prosecute or discontinue and settle compromise or refer to Arbitrator, suit action or proceedings.
11. To appear before the Learned Civil Judge and or special Land Acquisition Judge and/or Additional District Judge or Judges to disposal of the cases relating to the said compensation matter on our behalf and/or to file the cases and/or appeal or appeals and/or application before the Learned Civil Judge or authority or special Court appointed for this purpose.



12. To sign, verify and execute application, plaint, written statement, counter claim, appeals, revision, affidavits, authorities and papers of any description that may be necessary to be signed, verified, executed for this purpose of any suits, actions, appeals, testamentary and jurisdiction or judicial authority established by lawful authority and to do all acts and appearances and applications in any such court or courts aforesaid in any suits, actions, appeals, or proceedings in relating to the matter arising out of the said unit or said building.
13. To appoint pleaders, solicitors, advocates or attorneys or lawyers to appear and act in any Court of justice or local Authority and to revoke such appointment and to substitute any other in its place and stead.
14. To appear and represent us in any Court (Civil and/or Criminal, Original and /or Appellate/Revisional Jurisdiction) before settlement officer, Revenue Officer, Junior Land Reform Officers, Income Tax, Wealth Tax and other authorities.
15. To execute, sign, and present any declarations, affidavits, Agreement/s our behalf and to submit its respective executions in all registration offices as described hereunder and to do all acts, deeds, things which the said Attorney shall consider necessary on our behalf fully and effectually in all respects.
16. To execute, appear, sign, confirm, and present on our behalf any such deed, gift, declaration, for the Kolkata Municipal Corporation, exchange, boundary declaration etc. to our scheduled property for our benefit and betterment before all the competent Registering Authority/Office in the State of West Bengal for Registration.
17. To sign, execute and submit the Revised Building Plan or Plans, plumbing plans, sewerage plans, application, undertaking, declaration, and sewer affidavit for an on our behalf in the Kolkata Municipal Corporation for sanction the Building plan from the Kolkata Municipal Corporation and then to get Completion Certificate and delivery of the said modified building plan



from the Kolkata Municipal Corporation and to do all necessary things and acts for the said purpose for our said property herein mentioned in the Schedule hereunder written as our legal Constituted Attorney.

AND We do hereby agree and undertake to ratify and confirm all and whatsoever other act or acts our said attorney shall lawfully do execute or perform or cause to be done in connection with the development of the said property and sale of the Developer's allocation only under and by virtue of this Power notwithstanding no express power in that behalf is hereunder provided.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**(the Entire Property which is mostly developed)**

**ALL THAT** the piece and parcel of Bastu land together with Newly Constructed a Ground Plus Five Storied Building standing thereon containing an area of 5(Five) Cottahs be the same a little more or less, situate lying at the Premises No. **13A, Dr Meghnad Saha Sarani previously known as Southern Avenue, Police Station: Tollygunge, Kolkata - 700 026**, arising out of the Old Premises Nos. 108, 109 and 110 Russa Road (South), Holding Nos. 5 and 27, Division -VI, Sub-Division - R, under C.I.T. Scheme No. IVA, Plot No. 393, under Sub-Registry Office at Additional District Sub-Registrar at Alipore, within the local limits of the Kolkata Municipal Corporation, under **Ward No. 087**, under Borough No. VIII, under **Assessee No. 11-087-04-0008-1, District South 24 Parganas** which is butted and bounded as follows:

**ON THE NORTH:** By a narrow private Passage and 7, Southern Avenue (Dr Meghnad Saha Sarani), Kolkata - 700 026;

**ON THE SOUTH:** By 15, Southern Avenue (Dr Meghnad Saha Sarani), Kolkata - 700 026;

**ON THE EAST:** By 11, Southern Avenue (Dr Meghnad Saha Sarani), Kolkata - 700 026;

**ON THE WEST:** By Southern Avenue Main Road (Dr Meghnad Saha Sarani).



**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**(OWNERS' ALLOCATION)**

The Owners shall be allotted by way of Owners' allocation ALL THAT piece or parcel of Entire Fourth Floor and One Car Parking Space on the Ground Floor of the constructed area of the New and/or under construction Proposed Ground Plus Five Storied Building already constructed and/or under construction thereon with exclusive and/or sole ownership of the Roof of the New proposed Ground Plus Five Storied Building already constructed as per the Building Plan already sanctioned by the Kolkata Municipal Corporation at the cost and expenses of the Developer together with all undivided proportionate share of land underneath the said Buildings with undivided, impartible and indivisible share, in the common area, amenities and facilities made available in the New Building such as stairways, passages, Roof, driveways, electric meter room, pump room, S.U.G reservoir, over head water tank, water pump and motor, Lift, Drainage connection, sewerage connection, and other facilities required for establishment, enjoyment, maintenance and management of the New Building.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**(DEVELOPER'S ALLOCATION)**

The Developer shall be allotted balance constructed area of the New Ground Plus Five Storied Building already constructed/under construction as per the Building Plan already sanctioned by the Kolkata Municipal Corporation save, excepting and reserving the "Owners' allocation" as stated hereinabove in the New Building together with all undivided proportionate share of land underneath the said Buildings with include undivided, impartible and indivisible share in the common area, amenities and facilities made available in the New Building such as stairways, passages, Roof, electric meter room, pump room, S.U.G. reservoir, overhead water tank, water pump and motor, Lift, Drainage connection, sewerage connection, and other facilities required for establishment, enjoyment, maintenance and management of the New Building.



IN WITNESS WHEREOF the PARTIES hereto have set and subscribed their hands on this the 30<sup>th</sup> day of August Two Thousand Twenty Four.

**SIGNED SEALED AND DELIVERED**

In the presence of:

1. Surendrakumar Sibal  
86 Raja Resanta By Road  
KOL - 700028

*Parthiv Sen*

2. Rajeer Kumar Banthia  
23A Ashutosh Chaudhary  
Avenue  
KOLKATA - 700019

*Siganya Sen*

Signature of the EXECUTANTS

ELITE TIE-UP PRIVATE LIMITED

*Praveen Jain*  
Director / Authorised Signatory

Drafted by me

*Harjinder Singh*

Advocate

HB/1366/03


































Signature of the ATTORNEY

Praveen Jain.

Alipore Police Court, Kolkata - 700 027



# SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Sigaya</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>Cantra</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>Reverend</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						











Government of West Bengal



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

Signature / LTI Sheet of Query No/Year 16042002145997/2024

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Sujaya Sen 13A, DR. MEGHNAD SAHA SARANI, City:- , P.O:- Tollygugne, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700026	Principal			 30/8/24
2	Mr Partha Sen 13A, DR. MEGHNAD SAHA SARANI, City:- , P.O:- Tollygugne, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700026	Principal			 30/8/24
3	Mr Praveen Jain 7C, Lakshmi Narayan Ganj Gally, City:- , P.O:- Khidderpore, P.S:- Wattgunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700023	Representative of Attorney [ELITE TIE-UP PRIVATE LIMITED]			



Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Alamgir Reza Son of Mr Jahangir Reza Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District- South 24-Parganas, West Bengal, India, PIN:- 700027	Mrs Sujaya Sen, Mr Partha Sen, Mr Praveen Jain			<i>Alamgir Reza</i> 30/8/24

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





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



230820242017665785

## GRIPS Payment Detail

GRIPS Payment ID:	230820242017665785	Payment Init. Date:	23/08/2024 13:56:03
Total Amount:	74941	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8994333634155	BRN Date:	23/08/2024 13:56:19
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr Bhawarlal Bhandri  
Mobile: 9830035154

## Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250176657868	Directorate of Registration & Stamp Revenue	74941
Total			74941

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.







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



192024250176657868

GRN Details

GRN:	192024250176657868	Payment Mode:	SBI Epay
GRN Date:	23/08/2024 13:56:03	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8994333634155	BRN Date:	23/08/2024 13:56:19
Gateway Ref ID:	CHQ8797387	Method:	State Bank of India NB
GRIPS Payment ID:	230820242017665785	Payment Init. Date:	23/08/2024 13:56:03
Payment Status:	Successful	Payment Ref. No:	2002145997/2/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Bhawarlal Bhandri
Address:	57F Ballygunge Circular Road, Kolkata-700019
Mobile:	9830035154
Period From (dd/mm/yyyy):	23/08/2024
Period To (dd/mm/yyyy):	23/08/2024
Payment Ref ID:	2002145997/2/2024
Dept Ref ID/DRN:	2002145997/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002145997/2/2024	Property Registration-Stamp duty	0030-02-103-003-02	74920
2	2002145997/2/2024	Property Registration-Registration Fees	0030-03-104-001-16	21
		Total		74941

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

PAID





# THE KOLKATA MUNICIPAL CORPORATION

MUNICIPAL ASSESSMENT BOOK (Portal Copy)

LANDS AND BUILDINGS  
ASSESSMENT DEPARTMENT

Borough No	Ward No	Street No	Premises No	Street Name	Mortgage	Pond	Assessment No	Rate No
8	087	04	13A	DR.MEGHNAD SAHA SARANI	NO	NO	110870408061	6000

Q of Stones	Nature of Use	Plot (in Sq.Mt.)	Covered (in Sq.Mt.)	Floor (in Sq.Mt.)	Land Area	Arable	Section	%	Residential	Non Res	Classified Ownership	Operative GR Quarter 3/2001	Operative GR Quarter	Operative GR Quarter
	DH													

Name and address of owner and/or person liable to pay consolidated rate (1)	Initial and date of the H.A./Asst. making correction (2)
---	--

Owner: SUJAYA SEN, PARTHA SEN, PRADEEP SEN  
Address: 13A, DR.MEGHNAD SAHA SARANI, KOLKATA-26

Annual Valuation (3)	Assmt. Rate (4)	% of Consolidated Rate (5)	Date of Alteration of Annual Valuation Column 3 (6)	Date of Effect of Alteration (7)	Quarterly payable Consolidated Rate (8)	Amount of Rebate if any up to 171 (5) @ 25% of Consolidated Rate (9)	Amount After Allowing Rebate (Col. 8 minus Col. 9) (10)
10370		27.3	10/18/2003	2001-10-01 00:00:00.0	707.75	0	707.75

Quarterly House Tax on the AV (11)	Proportionate AV where applicable (12)	Proportionate Quarterly Rate (13)	% of Surcharge (14)	Amount of Surcharge (15)	Gross Amount Payable per Quarter Column 8 or 10, 11 and 15, if any rounded off to the nearest rupee (16)	Amount of General Rebate @ 5% up to 21500 (17)	Net Amount Payable per Quarter (rounded off to the nearest rupee) (18)	Initial of Assessment Clerk/Head Assessor (19)	Initial of Authorizing Officer up to 191 (4) (20)	Order of Issuing of Fresh or Supplementary Bill as per Alterations (21)	Remarks (22)
12.95			80	0	721	36.05	685				ARV

Annual Valuation and Tax Capping in Unit Area Assessment System are subject to Verification and final determination by KMC, as applicable.



DATE MONTH YEAR 2024

DEED OF DEVELOPMENT POWER

BETWEEN

SRI PRADEEP SEN AND ANOTHER

OWNERS

AND

"ELITE TIE-UP PRIVATE LIMITED"

DEVELOPER

ALAMGIR REZA  
Alipore Police Court  
Kolkata - 700 027

ADVOCATE



### Major Information of the Deed

Deed No :	I-1604-10672/2024	Date of Registration	27/09/2024
Query No / Year	1604-2002145997/2024	Office where deed is registered	
Query Date	09/08/2024 6:03:38 PM	D.S.R. - IV SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	Bhawaral Bhandari 57F, Ballygunge Circular Road, Thana : Bullygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9830035154, Status : Advocate		
Transaction	[0139] Sale, Development Power of Attorney		
Set Forth value	Rs. 5,83,12,500/-		
Rs. 2/-	Registration Fee Paid		
Stamp duty Paid(SD)	Rs. 63/- (Article: E, E)		
Rs. 75,020/- (Article: 48(g))	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S.- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. Meghnad Saha Sarani, Premises No: 13A, Ward No: 087 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha	1/-	5,00,00,000/-	Property is on Road Adjacent to Metal Road,
Grand Total :				8.25Dec	1/-	500,00,000 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	8750 Sq Ft.	1/-	83,12,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1750 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1750 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1750 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 1750 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 4, Area of floor : 1750 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		8750 sq ft	1 /-	83,12,500 /-	





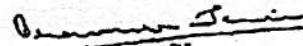
## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs Sujaya Sen</b> Daughter of Late Prasun Kumar Sen 13A, DR. MEGHNAD SAHA SARANI, City:- , P.O:- Tollygugno, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: AQxxxxxx5K, Aadhaar No: 72xxxxxxx7386, Status :Individual, Executed by: Self, Date of Execution: 30/08/2024 , Admitted by: Self, Date of Admission: 30/08/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/08/2024 , Admitted by: Self, Date of Admission: 30/08/2024 ,Place : Pvt. Residence
2	<b>Mr Partha Sen (Presentant)</b> Son of Late Prasun Kumar Sen 13A, DR. MEGHNAD SAHA SARANI, City:- , P.O:- Tollygugno, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: AXxxxxxx2D, Aadhaar No: 57xxxxxxx1673, Status :Individual, Executed by: Self, Date of Execution: 30/08/2024 , Admitted by: Self, Date of Admission: 30/08/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/08/2024 , Admitted by: Self, Date of Admission: 30/08/2024 ,Place : Pvt. Residence

## Attorney Details :



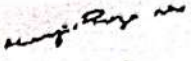
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ELITE TIE-UP PRIVATE LIMITED</b> 13A, DR. MEGHNAD SAHA SARANI, City:- , P.O:- Tollygunge, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx4L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

## Representative Details :

Representative Details :				
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Praveen Jain Son of Mr Vallabh Chand Jain Date of Execution - 30/08/2024 , , Admitted by: Self, Date of Admission: 03/09/2024, Place of Admission of Execution: Office		 Captured.	
	Sep 3 2024 11:47AM	LTI 03/09/2024	03/09/2024	
7C, Lakshmi Narayan Ganj Gally, City:- , P.O:- Khidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: ADxxxxxx3M, Aadhaar No: 50xxxxxxx8092 Status : Representative, Representative of : ELITE TIE-UP PRIVATE LIMITED				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Alamgir Reza</b> Son of Mr Jahangir Roza Alipore Judges Court, City:-, P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027		 Captured	
	03/09/2024	03/09/2024	03/09/2024

Identifier Of Mrs Sujaya Sen, Mr Partha Sen, Mr Praveen Jain



Endorsement For Deed Number : I - 100410672 / 2024

On 30-08-2024

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

Presented for registration at 18:40 hrs on 30-08-2024, at the Private residence by Mr Partha Sen, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,83,12,500/-

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

Execution is admitted on 30/08/2024 by 1. Mrs Sujaya Sen, Daughter of Late Prasun Kumar Sen, 13A, Road: DR. MEGHNAD SAHA SARANI, P.O: Tollygugne, Thana: Tollygunge, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others, 2. Mr Partha Sen, Son of Late Prasun Kumar Sen, 13A, Road: DR. MEGHNAD SAHA SARANI, P.O: Tollygugne, Thana: Tollygunge, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others

Indetified by Mr Alamgir Reza, , Son of Mr Jahangir Reza, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

(Sd/-)

Anupam Halder

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 03-09-2024

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

Execution is admitted on 03-09-2024 by Mr Praveen Jain,

Indetified by Mr Alamgir Reza, , Son of Mr Jahangir Reza, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/08/2024 1:56PM with Govt. Ref. No: 192024250176657888 on 23-08-2024, Amount Rs: 21/-, Bank: SBI EPay ( SBIPay), Ref. No. 8994333634155 on 23-08-2024, Head of Account 0030-03-104-001-16