

09/03/23

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पश्चिम बंगाल WEST BENGAL

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01/03/2023
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9.00 P.M.

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.

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
09 MAR 2023
1.3.23
9.3.23

AGREEMENT FOR DEVELOPMENT
-CUM-
DEVELOPMENT POWER OF ATTORNEY

THIS AGREEMENT FOR DEVELOPMENT-CUM-DEVELOPMENT POWER
OF ATTORNEY is made on this the 01st day of March, 2023 **BETWEEN**

9-00 P.M.
1/3/23

90

01/3/2023

Sl. No. Date
Sole to
of
Rupees (644)

AJOK SAFUI
Advocate, Alipore Police Court
Kolkata - 72


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kuli-2

Ranjit Mandal



1485

CREATIVE CONSTRUCTION

Ranjit Mandal
Partner



1486

CREATIVE CONSTRUCTION

Mainmay Roy
Partner



1487

CREATIVE CONSTRUCTION

Rajiv Bhattacharya
Partner



1488

01/3/2023-5751



(1) **SMT. CHAYA PATRA**, (PAN-GVVPP3645E & Aadhaar No.6412 8935 5267) wife of Sri Becharam Patra and daughter of Late Basudeb Das, by faith Hindu, Indian, by occupation-Housewife, residing at 18/1, Kalikapur, P.O. Mukundapur, P.S. Garfa, Kolkata-700 099, (2) **SMT. JAYA DAS**, (PAN-BPPPD6458E & Aadhaar No.8061 9969 8850) wife of Late Bablu Das & daughter of Late Basudeb Das, by faith Hindu, Indian, by occupation-Housewife, residing at 46, Gobindapur Road, P.O. Lake Gardens, P.S. Lake, Kolkata-700045, (3a) **SMT. ANITA DAS**, (PAN-GZXP7065L & Aadhaar No.8538 7521 0539) wife of Late Sunil Das, (3b) **SMT. SUNITA MAYRA**, (PAN-AYGPM6692Q & Aadhaar No.8538 7521 0539) wife of Sri Swapan Mayra & daughter of Late Sunil Das, & (3c) **SRI SUJIT DAS**, (PAN – DBGPD6378Q & Aadhaar No.8415 0265 7970) son of Late Sunil Das, all by faith Hindu, Indian, by occupation-Housewife & Business, residing at 18/1, Uttar Purbachal, P.O. Haltu, P.S. Garfa, Kolkata-700078, hereinafter referred to as the '**OWNERS**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**:

AND

M/S. CREATIVE CONSTRUCTION. (PAN- AASFC3890J) a Partnership firm, having its office at 6,(13) Behari Mondal Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, represented by its Partners (1) **SRI RANAJIT MONDAL**, (PAN-BATPM0235R & Aadhaar No.5619 5618 9513) son of Late Jiban Krishna Mondal, by faith Hindu, Indian, by occupation-Business, residing at 356, Kalikapur P.O. Mukundapur, P.S. Garfa, Kolkata-700099, (2) **SRI MRINMOY ROY**, (PAN-



1489

সুনিজা হায়া



1490

Sujit Das



1491

L.T. of Chaya prava
By the name Picti helum



1492

L.T. of Jupa Das
By the name Picti helum



DLR S. K. Das
Alipore police station
out 14/9/23

ASWPR0162N & Aadhaar No.3857 0862 6037) son of Late Mukul Chandra Roy, by faith Hindu, Indian, by occupation-Business, residing at 26/2, Kalitala Road, P.O. Haltu, P.S. Garfa, Kolkata-700078 & (3) **SRI RAJIV BHOWMICK**, (PAN-AKVPB1900B & Aadhaar No.2324 0818 4649) son of Jadulal Bhowmick, by faith Hindu, Indian, by occupation-Business, residing at 11/1, Rajani Kanta Das Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, hereinafter referred to as the '**DEVELOPERS**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs executors, administrators, legal representatives and assigns) of the **SECOND PART:**

WHEREAS father of Owner no.1 & 2 herein namely Sri Basudeb Das, since deceased, purchased land measuring 3 Cottah 0 Chittak 0 sq.ft. be the same a little more or less, situated at Mouza-Kasba, J.L. No.13, Pargana-Kalikata, Touzi No.2998, comprised in C.S. & R.S. Dag No.4298, appertaining to C.S. Khatian No.1564, corresponding to R.S. Khatian No.2173, being Premises No.1010, Kalikapur Road, Kolkata-700 099, under P.S. formerly Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry office at Sealdah, in the District of South 24-Parganas, by a Bengali deed of Sale, dated 08.03.1975, registered in the Office District Sub-Registrar Alipore 24-Parganas and recorded in Book No.I, Volume No.38, page from 175 to 180, Deed No.1738 for the year 1975 from the than rightful owner namely Sri Kamal Chandra Sikhari son Late Panchu Sikhari.

AND WHEREAS the said Basudeb Das while seized and possessed of the above mentioned property, died intestate on 15.02.2016 leaving



behind him surviving his two sons namely Sunil Das and Subhas Das (both since deceased) and two daughters namely Chaya Patra and Jaya Das (Owner no.1 & 2 herein) as his only legal heirs and successors, who jointly inherited the said property left by the said deceased, each having $1/4^{\text{th}}$ share therein, as per Hindu Succession Act.1956 and his wife Renu Bala Das, predeceased on 14.10.2010.

AND WHEREAS while the said Subhas Das enjoyed his $1/4^{\text{th}}$ share in the aforesaid land, he died intestate leaving behind him surviving his wife namely Smt. Shyamali Das and one son namely Sri Suman Das and one daughter namely Smt. Soma Halder, as his only legal heirs and successors, who jointly inherited the $1/4^{\text{th}}$ share in the said property left by the said deceased, as per Hindu Succession Act.1956.

AND WHEREAS thus said Sri Sunil Das, Smt. Chaya Patra, Smt. Jaya Das, Smt. Shyamali Das, Sri Suman Das and Soma Halder became the joint owners of aforesaid property in their respective share, by way of inheritance.

AND WHEREAS out of natural love and affection, the said Smt. Shyamali Das, Sri Suman Das and Soma Halder granted, transferred and conveyed their $1/4^{\text{th}}$ share in the said land measuring **3 Cottah 0 Chittak 0 sq.ft.** be the same a little more or less, together with 400 sq.ft. asbestos shed structure standing thereon, i.e. undivided land measuring **12 Chittak 0 sq.ft.** and undivided structure measuring **100 sq.ft.**, situated at Mouza-Kasba, J.L. No.13, Pargana-Kalikata, Touzi No.2998, comprised in C.S. & R.S. Dag No.4298, appertaining to C.S. Khatian No.1564, corresponding to R.S. Khatian No.2173, under P.S. formerly Kasba now Garfa, at present lying within the limits of the Kolkata



Municipal Corporation, Ward No.106, Sub-Registry office at Sealdah, in the District of South 24-Parganas, more fully described in the First Schedule hereunder written, by a Deed of Gift, dated 16.01.2023, registered in the office of D.S.R.-IV at Alipore and recorded in Book No.I, Volume No.1604-2023, page from 20122 to 20144, Deed No.160400661 for the year 2023, unto and in favour of said Sri Sunil Das, since deceased, Smt. Chaya Patra, Smt. Jaya Das (the Owner no.1 & 2 herein).

AND WHEREAS by way of inheritance and by way of gift, thus the said Sri Sunil Das, since deceased, Smt. Chaya Patra, Smt. Jaya Das (the Owner no.1 & 2 herein) jointly became the owners of the said land measuring **3 Cottah 0 Chittak 0 sq.ft.** be the same a little more or less, together with 400 sq.ft. asbestos shed structure standing thereon, and mutated their names in the office of the Kolkata Municipal Corporation, which has since been known and numbered as KMC Premises No. 1010, Kalikapur Road, vide Assessee No. 31-106-07-2742-2, Kolkata -700 099, upon payment of rates and taxes thereto.

AND WHEREAS while the said Sunil Das enjoyed his $\frac{1}{3}^{\text{rd}}$ share in the said property, died intestate on 29.01.2023, leaving behind his wife, one daughter and one son, the Owners no.3a, 3b & 3c herein, as his only legal heiress and successor, who inherited the said property, left by the said deceased, as per Hindu Succession Act.1956.

AND WHEREAS thus the owners herein seized and possessed of the said land measuring **3 Cottah 0 Chittak 0 sq.ft.** be the same a little more or less together with 400 sq.ft. Asbestos shed structure standing thereon, more fully described in the First Schedule hereunder written,



having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Owners are desirous of constructing a G+III storied building on the said land, but due to insufficient fund, the Owners have placed their offer to the Developer to entrust the said development work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owners herein under the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed and declared by and between the parties hereto as follows:-

That in this agreement unless anything appears to be repugnant to the subject or context:-

ARTICLE-I: DEFINITION

1.1 **OWNERS**: shall mean and include the party of the First Part and their respective heirs and successors.

1.2 **DEVELOPER**: shall mean and include the Party of the Second Part and her heirs, executors, administrators, legal representatives and assigns.

1.3 **SAID PROPERTY**: shall mean and include the land measuring **3 Cottah 0 Chittak 0 sq.ft.** be the same a more or less together with the 400 sq.ft. asbestos shed structure standing thereon, situated at Mouza-Kasba, J.L. No.13, Pargana-Kalikata, Touzi No.2998, comprised in C.S. & R.S. Dag No.4298, appertaining to C.S. Khatian No.1564, corresponding to R.S. Khatian No.2173, being **KMC Premises No.1010**,



Kalikapur Road, Kolkata-700 099, under P.S. formerly Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, **Ward No.106**, Sub-Registry office at Sealdah, in the District of South 24-Parganas, fully described in the First Schedule hereunder written.

1.4 **NEW BUILDING**: shall mean and include such G+III storied building shall be approved by the Developer herein in respect of the said property to be constructed on the said land.

1.5 **COMMON FACILITIES**: shall mean and include corridors, staircase, ways, landing, roof common passage, boundary wall, water reservoir, water tank, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.

1.6 **OWNERS' ALLOCATION**: shall mean and include **entire First floor, 50% of Third floor Southern side**, one shop room, measuring about 100 sq.ft. built up area and one car parking space, measuring about 120 sq.ft. and 50% of one Car Parking space measuring about 60 sq.ft. out of 120 sq.ft. on Ground floor of the proposed G+III storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building. In addition Developer shall pay of **Rs. 15,00,000/- (Rupees Fifteen Lakh only)** as non refundable amount and said amount will be paid by following manner:

- | | | |
|----|--|----------------|
| a. | On or before Agreement | Rs. 3,00,000/- |
| b. | At the time this Development Agreement | Rs. 7,00,000/- |
| c. | Within 15 days after completion of 2 nd casting | Rs. 5,00,000/- |



1.7 **DEVELOPER'S ALLOCATION** : shall mean and include save and except the Owners' allocation, the remaining constructed area i.e. **entire Second floor, 50% of Third floor Northern side** and remaining constructed area and Car Parking Space on ground floor of the proposed G+III storied building, together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

That the Developer shall arrange one temporary accommodation of Rs. 8,000/- (Rupees Eight thousand only) for owner till hand over the Owner's allocation.

1.8 **BUILDING PLAN**: shall mean and include the plan approved by the parties hereto and to be sanctioned by the Kolkata Municipal Corporation for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto.

ARTICLE- II; DATE OF COIMMENCEMENT

2.1 This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the Developer's allocation is sold or transferred to the intending purchasers.

ARTICLE -III; OWNERS' REPRESENTATION

3.1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of the landed property, more particularly described in the First Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and have not received any advance or part payment thereof.



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3.2. The said land is not affected by any Scheme of acquisition or requisitioned of the State/Central Govt. or any local body/authority and the same has a clear and good marketable title therein.

ARTICLE-IV: DEVELOPER'S REPRESENTATION

4.1 The Developer have sufficient knowledge and experience in the matter of development/construction of immovable properties and construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building.

ARTICLE-V: DEVELOPMENT WORK

5.1 The Owners hereby appoint the Party of the Second Part as the Developer and/or contractor, which the Developer hereby agreed and accepted.

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building, having several self contained flats on the Ownership basis and will sell the flats and spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers except the Owners' allocation.

ARTICLE -VI: DEVELOPER'S COVENANTS

6.1 The Developer shall at their own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owners' allocation as stated hereinbefore within the 24



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(Twenty four) months from the date of execution of this Development Agreement.

6.2 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owners or on account of the Developer himself or on account and/or on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.3 The Developer at their own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.

6.4 The Developer shall at their own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Owners and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

ARTICLE-VII: OWNERS' COVENANTS

7.1 The Owners shall grant execute and issue a Development Power of Attorney in favour of the Developer authorising and/or empowering the Developer to do all acts, deeds matters and things necessary for



completion of the works of development of the said property and/or construction of the said proposed new building and/or to sell the flats and spaces as per terms of this agreement.

7.2 The Owners shall be bound if so required by the Developer, sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declaration to enable the Developer to apply for and obtain electricity, sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the Kolkata Municipal Corporation, and for all of these acts, deeds and things the Owners shall grant power of Attorney in favour of the Developer.

7.3 The Owners shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed except Building material & quality of work Moreover the Owners shall have no right to claim anything except the Owners' allocation in the said building.

7.4 The Owners deliver the original title deed and all other relevant papers and documents to the Developer for selling and transferring the said Developer's allocation and the Developer herein retain the said original papers and documents so long the said Developer's allocation is sold to the intending Purchaser or purchasers. There after all the documents to be handed over either Association of Building or the Owner herein.

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7.5 All the flats and other spaces of the proposed new building to be erected and sold by the Developer except the Owners' allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

ARTICLE-VIII: CONSTRUCTION

8.1 The construction of the said new building shall be made by the Developer as per the plan sanction by the Kolkata Municipal Corporation.

8.2 The Developer shall be entitled to obtain necessary modification or rectification plan for the purpose of completion of the construction of the building if necessary to be sanctioned by the Kolkata Municipal Corporation and all such modified/rectified building plan should be approved by the Owner herein and if any extra floor approved by KMC or Developer the said extra floor will equally, distributed among the Owner and Developer.

8.3 The Developer shall retain appoint and employ such masons Architects, Engineers contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said new building as the Developer shall at her own discretion think fit and proper.

8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the



Developer till the completion of construction and in this regard the Owners shall not in any manner would be made responsible or liable.

8.5 The Developer shall liable complete the propose G+III storied building within the stipulated period as per sanctioned plan issued by KMC.

8.6 The Developer shall liable to hand over owner's allocation before transferring Developer's Allocation to any third party.

8.7 The Developer shall not permit / sanction any type of load/Mortgage from financial institute by the property and also not permit to engage any third party to complete the Buiding.

8.8 The Developer is solely responsible for any type of local/political issues and therefore the owner shall not liable for such issues/problems and no cost/expenditure incur upon the owner herein.

8.9 If the Developer fails to handover owner's allocation within stipulated period then 6 months will be given for completion of the building subject to payment of Rs. 10,000/-(Rupees Ten Thousand only) per month to each owner and there after this agreement will be treated as null and void and stand reject for that reason and all actual costing will be refunded to the Developer.

ARTICLE-IX: SPACE ALLOCATION

9.1 After completion of the construction of the new building, the Developer will allot the flat to the Owners first and after that to the intending purchasers according to the booking of allocation of the prospective purchasers.



9.2 The Developer will be solely responsible for the allotment of flats and spaces in the building to be constructed by him and no one will be entitled to interfere thereto including the Owners herein.

ARTICLE-X: RATES & TAXES

10.1 The Owners, Developer and Developer's transferees shall bear and pay the municipal taxes, building taxes and other rates and taxes whatsoever as may be found payable in respect of the said new building after delivery of possession to the Owners & purchasers proportionately.

10.2. The Owners, Developer or the Developer's transferees after taking possession, shall bear and pay the proportionate amount of cost of maintenance and service charges with regard to the said new building in respect of their allocation and the Owners shall be liable for the same but they will pay for their allocation only.

ARTICLE-XI: JOINT DECLARATION

11.1 During the continuance of this agreement, the Owners herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of their right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

11.2 The Owners shall not part with possession of any of the residential flats or other spaces of the said building to be constructed, except their allocation prior to notice to be served by the Developer.



11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the said building within **24(Twenty four)** months from the date of this Developement Agreement.

11.4 If the Developer fails to complete construction and/or complete the said building during the said period ,then in that case the Owners shall extent 6(six) months as grace period for completion of construction ,

11.5 The Owners till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owners have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good, clear and marketable title .

11.6 The Owners will be bound to make registration of sale deed in respect of all flats and spaces of Developer's allocation at the cost of the Purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owners shall co-operate with the Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

11.7 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the Owners in favour of the Developer save as herein expressly provided and also the exclusive licence and/or contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis subject to fulfilment of terms and conditions, failing which Developer shall have no right to sell the flats and spaces in the said building.



11.8 The Owners and Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall be parties hereto constitute an Association of persons.

ARTICLE-XII:ARBITRATION & JURISDICTION

12.1 In case of any dispute or differences between the parties hereto concerning or relating to or arising out of this agreement or with regard to the construction or interpretation of this agreement or any of the terms herein contained, the same shall be settled amicably between the parties hereto, if the same is not settled then the matter will be referred to the Arbitration consisting of three members each party will appoint one and third will be appointed by the said two and the decision of the majority will be binding upon the parties hereto and/or same will be proceed according to law or as per provision of Arbitration and Conciliation Act,1996 as amended up to date .

12.2 The Courts at District South 24-Parganas alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, **SMT. CHAYA PATRA**, (PAN-GVVPP3645E & Aadhaar No.6412 8935 5267) wife of Sri Becharam Patra and daughter of Late Basudeb Das, by faith Hindu, Indian, by occupation-Housewife, residing at 18/1, Kalikapur, P.O. Mukundapur, P.S. Garfa, Kolkata-700 099, (2) **SMT. JAYA DAS**, (PAN-BPPPD6458E & Aadhaar No.8061 9969 8850) wife of Late Bablu



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Das & daughter of Late Basudeb Das, by faith Hindu, Indian, by occupation-Housewife, residing at 46, Gobindapur Road, P.O. Lake Gardens, P.S. Lake, Kolkata-700045, (3a) **SMT. ANITA DAS**, (PAN-GZXP7065L & Aadhaar No.8538 7521 0539) wife of Late Sunil Das, (3b) **SMT. SUNITA MAYRA**, (PAN-AYGPM6692Q & Aadhaar No.8538 7521 0539) wife of Sri Swapan Mayra & daughter of Late Sunil Das, & (3c) **SRI SUJIT DAS**, (PAN - DBGPD6378Q & Aadhaar No.8415 0265 7970) son of Late Sunil Das, all by faith Hindu, Indian, by occupation-Housewife & Business, residing at 18/1, Uttar Purbachal, P.O. Haltu, P.S. Garfa, Kolkata-700078, hereinafter referred to as the **OWNERS/ PRINCIPALS** of the send greetings.

AND WHEREAS for the purpose of construction of the proposed G+III storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land, and to appear before any office and places, We the Owners/Principals herein do hereby nominate, constitute, authorise and appoint the said Developer, **M/S. CREATIVE CONSTRUCTION**, a Partnership firm, having its office at 11/1, Rajani Kanta Das Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, represented by its Partners (1) **SRI RANAJIT MONDAL**, (PAN-BATPM0235R & Aadhaar No.5619 5618 9513) son of Late Jiban Krishna Mondal, by faith Hindu, Indian, by occupation-Business, residing at 356, Kalikapur P.O. Mukundapur, P.S. Garfa, Kolkata-700099, (2) **SRI MRINMOY ROY**, (PAN-ASWPR0162N & Aadhaar No.3857 0862 6037) son of Late Mukul Chandra Roy, by faith Hindu, Indian, by occupation-Business, residing at 26/2, Kalitala Road, P.O. Haltu, P.S. Garfa, Kolkata-700078 & (3) **SRI RAJIV BHOWMICK**, (PAN-AKVPB1900B



& Aadhaar No.2324 0818 4649) son of Jadulal Bhowmick, by faith Hindu, Indian, by occupation-Business, residing at 11/1, Rajani Kanta Das Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, as our true and lawful Attorney to do and execute inter alia the following acts, deeds and things :-

- 1 On our behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.
- 2 To execute, sign and prepare building plan or plans and submit the same to the building Department, The Kolkata Municipal Corporation upon signing and executing his name on the said plan or plans on our behalf and in our names and obtained the same from the Kolkata Municipal Corporation on payment of all fees and charges thereto.
- 3 To execute, sign and prepare the internal and external plan or plans for sewerage, drainage and submit the same to the Drainage Department, The Kolkata Municipal Corporation and sign and execute on the said plan or plans in my name and on our behalf and obtain the same from the Kolkata Municipal Corporation upon payment of all fees, charges etc.
- 4 To execute, sign and prepare any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the Kolkata Municipal Corporation, Building Department for regularisation and also appear before the K.M.C. Building Tribunal for hearing and obtain the same from the Kolkata Municipal Corporation, Building Department, on our behalf and in our



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names and also get Completion Certificate of the Building from the Kolkata Municipal Corporation.

5 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.

6 To negotiate for sale, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate my said Attorney shall deem fit and proper.

7 Our Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces out of Developer's allocation of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.

8 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces out of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant valid receipt and discharge



thereof for the same and to sign and execute and verify all such deeds and documents for and on our behalf.

9 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.

10 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces out of Developer's allocation of the proposed multi-storied building to be constructed on the schedule mentioned land and all acts, deeds by my said Attorney shall be taken as our acts deeds and things as We were personally present and done the same ourselves.

AND we do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney, which will be done by virtue of this Power of Attorney.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of land measuring 3 Cottah 0 Chittak 0 sq.ft. be the same a more or less together with the 400 sq.ft. asbestos shed structure standing thereon, situated at Mouza-Kasba, J.L. No.13, Pargana-Kalikata, Touzi No.2998, comprised in C.S. & R.S. Dag No.4298, appertaining to C.S. Khatian No.1564, corresponding to R.S.



District Sub-Registrar IV
Registrar D/S 7 (C) of
Registration 1986
Alipore, South 24 Parganas

01 MAR 2023

Khatian No.2173, being **KMC Premises No.1010, Kalikapur Road, Kolkata-700 099**, under P.S. formerly Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, **Ward No.106**, Sub-Registry office at Sealdah, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows :-

On the North : Land of Dag No.4297,

On the South : Land of Dag No.4298,

On the East : 20'ft. Wide K.M.C. Road,

On the West : Land of Dag No.4298,

SECOND SCHEDULE ABOVE REFERRED TO

(Owners' Allocation)

1.9 **ALL THAT** entire First floor, 50% of Third floor Southern side, one shop room, measuring about 100 sq.ft. built up area and one car parking space, measuring about 120 sq.ft. and 50% of one Car Parking space measuring about 60 sq.ft. out of 120 sq.ft. on Ground floor of the proposed G+III storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building. In addition Developer shall pay of **Rs. 15,00,000/- (Rupees Fifteen Lakh only)** as non refundable amount and said amount will be paid by following manner:

- | | | |
|----|--|----------------|
| d. | On or before Agreement | Rs. 3,00,000/- |
| e. | At the time this Development Agreement | Rs. 7,00,000/- |
| f. | Within 15 days after completion of 2 nd casting | Rs. 5,00,000/- |



THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT save and except the Owners' allocation, the remaining constructed area i.e. **entire Second floor, 50% of Third floor Northern side** and remaining constructed area on and car parking space ground floor (save and except owners' allocation) of the proposed G+III storied building, together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the Construction)

1. Construction will be made as per sanction building plan of the K.M.C. with R.C.C structure frame work.
2. All the materials to be used will be brand new and first class quality and the workmanship will be of proper standard. All material must be approved by land owners.
3. Aluminium channel sliding window 3/8 bar steel grill with glass panes and other necessary fittings will be provided in the window.
4. All doors will be of ISI Mark of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet.
5. Flooring will be of 2' x 2' size white marble/Tiles and normal dado of.
6. In the kitchen 6' ft x 12'-6" black stone slab cooking platform with steel sink and glazed tiles up to 3' ft height from the side of black stone slab.
7. In the Toilet, white glazed tiles on the wall up to 6' ft. height with white Indian pan / Commode , and standard taps in Toilet, one shower point, two tap in kitchen i.e. one in the sink and one under the sink and one wash basin point either in kitchen or in toilet.



8 Concealed electrical wiring with standard copper wires as per Architectural lay out in the manner hereunder written:-

Bed room – Two light point, one fan point and Two 5 Amp plug and one AC point.

Dining – One 15 amp plug point, two light point, one fan point.

Kitchen, - one light point, one power point, one exhaust fan point. One 15 Amp.

Toilet - One light point and one exhaust fan point

Balcony – one light point and one 5 Amp.

9. Putty on the walls inside the flat.

10. Outer walls will be weather coat.

11. Concealed pipe line with low down cistern in the toilet and commode shower.

12. All pipe line will be of plastic high density.

13. All masonry, sanitary, structural electrical painting work will be done as per specification of the Engineer to be engaged by the Developer and approve by the owners.

14. That Balcony will be covered up to 2'ft. 6"inch and balance will open. 15. All extra work of fittings can be provided subject to approval of the engineer with extra cost.

15. Lift and Lift Machine.(4 persons capacity)



IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED & DELIVERED

In presence of:-

1. *Prashif Das*
46, GOBINDA PUR ROAD
KOLKATA-45

 L.T. Gaj Chaya Padua
By the way P. K. K. K.

 L.T. Gaj Chaya Padua
By the way P. K. K. K.

৩৩/০৬/১৫

সুজিত রায়

Sujit Das

OWNERS

2. Shantanu Datta

6/EAST PURBACHAL
2ND LANE
Kolkata-78

CREATIVE CONSTRUCTION
Rajiv Bhasinick

Partner

CREATIVE CONSTRUCTION
Rangit Mondal

Partner

CREATIVE CONSTRUCTION
Mainav Roy

Partner

DEVELOPER

Drafted by:-

Mr. Saei
Advocate
Alipore Police Court,
Kolkata-700027.

F46/99



RECEIVED from the within named Developer the within mentioned sum of **Rs.10,00,000/- (Rupees Ten Lakhs) only**, being the part payment out of the total non-refundable money, paid by the Developer as per memo below :-

MEMO

<u>D.D. No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
324995	16.01.2023	Canara Bank, Kasba	3,00,000/-
339201	01.03.2023	Canara Bank, Kasba	7,00,000/-

Total.....

Rs.10,00,000/-

WITNESSES:-

1. *Pradip Das*
2. *Shantanu Datta*

 L.T. of Chaya Das
By the pen of Pradip Das

 L.T. of Jaya Das
By the pen of Pradip Das

উদিতা দাস *Sujit Das*
সুজিত দাস
OWNER

Drafted by:-

Don Saei
Advocate, *F460/99*
Alipore Police Court,
Kolkata-700 027,



District Sub-Registrar-IV
Registrar (DS 7 (2) of
Registration 1801
Alipore, South 24 Parganas

01 MAR 2023



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... *L.T. Prof Chaya Patra*
 Signature..... *By Prof. Pratap Prasad Patra*



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... *L.T. Prof. Jaya Das*
 Signature..... *By Prof. Pratap Prasad Patra*



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left hand					
right hand					

Name.....
 Signature..... *ଅନିଲ କୁମାର*



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Name.....
 Signature..... *ଅନିଲ କୁମାର*



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

01 MAR 2023

[Signature]

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Name.....

Signature..... *Sujit Das*

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	right hand					

Name.....

Signature..... *Ranajit Mondal*

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	right hand					

Name.....

Signature..... *Rajiv Bhattacharya*

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	left hand					
	right hand					

Name.....

Signature..... *Mainam Roy*



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

01 MAR 2023



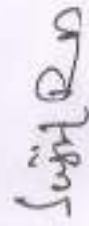
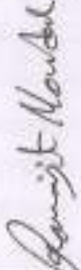
Government of West Bengal

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 16042000552671/2023

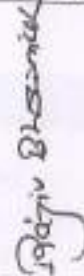
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	CHAYA PATRA 18/1, KALIKAPUR, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN:- 700099	Land Lord			L.T. of Chaya Patra off Private Res 01/3/23
2	JAYA DAS 46, GOBINDAPUR ROAD, City:- , P.O:- LAKE GARDENS, P.S:-Lake, District-South 24-Parganas, West Bengal, India, PIN:- 700045	Land Lord			L.T. of Jaya Das on the property Private Res 01/3/23
3	ANITA DAS 18/1, UTTAR PURBACHAL, City:- , P.O:- HALTU, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700078	Land Lord			Writ 69-4751 01/3/23

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	SUNITA MAYRA 18/1, UTTAR PURBACHAL, City:- , P.O:- HALTU, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700078	Land Lord			
5	SUJIT DAS 18/1, UTTAR PURBACHAL, City:- , P.O:- HALTU, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700078	Land Lord			
6	RANAJIT MONDAL 356, KALIKAPUR, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099	Representative of Developer [CREATIVE CONSTRUCTION]			
7	MRINMOY ROY 26/2, KALITALA ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078	Representative of Developer [CREATIVE CONSTRUCTION]			

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	RAJIV BHOWMICK 11/1, RAJANI KANTA DAS, City:-, P.O:- HALTU, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700078	Represent ative of Developer [CREATIV E CONSTR UCTION]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	ALOK SAFUI Son of Late SANAT SAFUI ALIPORE POLICE COURT, City:-, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	CHAYA PATRA, JAYA DAS, ANITA DAS, SUNITA MAYRA, SUJIT DAS, RANAJIT MONDAL, MRINMOY ROY, RAJIV BHOWMICK			

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

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



192022230316136048

GRN Details

GRN:	192022230316136048	Payment Mode:	SBI Epay
GRN Date:	01/03/2023 11:32:52	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	8694820487217	BRN Date:	01/03/2023 11:33:12
Gateway Ref ID:	CHL8908425	Method:	State Bank of India NB
GRIPS Payment ID:	010320232031613603	Payment Init. Date:	01/03/2023 11:32:52
Payment Status:	Successful	Payment Ref. No:	2000552671/1/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr RANAJIT MONDAL
Address: 356, KALIKAPUR, PURBA JADABPUR
Mobile: 9830828274
Period From (dd/mm/yyyy): 01/03/2023
Period To (dd/mm/yyyy): 01/03/2023
Payment Ref ID: 2000552671/1/2023
Dept Ref ID/DRN: 2000552671/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000552671/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	9971
2	2000552671/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	10028
Total				19999

IN WORDS: NINETEEN THOUSAND NINE HUNDRED NINETY NINE ONLY.

Major Information of the Deed

Deed No :	I-1604-02764/2023	Date of Registration	09/03/2023
Query No / Year	1604-2000552671/2023	Office where deed is registered	
Query Date	28/02/2023 6:30:36 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Alok Safui Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 82,08,001/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 10,071/- (Article:48(g))		Rs. 10,060/- (Article:E, E, E,)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur Road, Road Zone : (Other than on P.A.S Connector – Other than on P.A.S Connector) , , Premises No: 1010, , Ward No: 106 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	1/-	81,00,001/-	Width of Approach Road: 20 Ft.,
Grand Total :				4.95Dec	1 /-	81,00,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 3 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	1,08,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CHAYA PATRA Wife of BECHARAM PATRA 18/1, KALIKAPUR, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GVxxxxxx5E, Aadhaar No: 64xxxxxxxx5267, Status :Individual, Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Pvt. Residence
2	JAYA DAS Wife of Late BABLU DAS 46, GOBINDAPUR ROAD, City:- , P.O:- LAKE GARDENS, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPxxxxxx8E, Aadhaar No: 80xxxxxxxx8850, Status :Individual, Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Pvt. Residence
3	ANITA DAS Wife of Late SUNIL DAS 18/1, UTTAR PURBACHAL, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GZxxxxxx5L, Aadhaar No: 85xxxxxxxx0539, Status :Individual, Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Pvt. Residence
4	SUNITA MAYRA Daughter of Late SUNIL DAS 18/1, UTTAR PURBACHAL, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx2Q, Aadhaar No: 85xxxxxxxx0539, Status :Individual, Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Pvt. Residence
5	SUJIT DAS Son of Late SUNIL DAS 18/1, UTTAR PURBACHAL, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DBxxxxxx8Q, Aadhaar No: 84xxxxxxxx7970, Status :Individual, Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CREATIVE CONSTRUCTION 6, (13) BEHARI MONDAL ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.:: AAxxxxxx0J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RANAJIT MONDAL (Presentant) Son of Late JIBAN KRISHNA MONDAL 356, KALIKAPUR, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu Occupation: Business, Citizen of: India, , PAN No.: BAxxxxxx5R, Aadhaar No: 56xxxxxxxx9513 Status : Representative, Representative of : CREATIVE CONSTRUCTION (as PARTNER)
2	MRINMOY ROY Son of Late MUKUL CHANDRA ROY 26/2, KALITALA ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ASxxxxxx2N, Aadhaar No: 38xxxxxxxx6037 Status : Representative, Representative of : CREATIVE CONSTRUCTION (as PARTNER)
3	RAJIV BHOWMICK Son of JADULAL BHOWMICK 11/1, RAJANI KANTA DAS, City:- , P.O:- HALTU, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx0B, Aadhaar No: 23xxxxxxxx4649 Status : Representative, Representative of : CREATIVE CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
ALOK SAFUI Son of Late SANAT SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
Identifier Of CHAYA PATRA, JAYA DAS, ANITA DAS, SUNITA MAYRA, SUJIT DAS, RANAJIT MONDAL, MRINMOY ROY, RAJIV BHOWMICK			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	CHAYA PATRA	CREATIVE CONSTRUCTION-0.99 Dec
2	JAYA DAS	CREATIVE CONSTRUCTION-0.99 Dec
3	ANITA DAS	CREATIVE CONSTRUCTION-0.99 Dec
4	SUNITA MAYRA	CREATIVE CONSTRUCTION-0.99 Dec
5	SUJIT DAS	CREATIVE CONSTRUCTION-0.99 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	CHAYA PATRA	CREATIVE CONSTRUCTION-80.00000000 Sq Ft
2	JAYA DAS	CREATIVE CONSTRUCTION-80.00000000 Sq Ft
3	ANITA DAS	CREATIVE CONSTRUCTION-80.00000000 Sq Ft
4	SUNITA MAYRA	CREATIVE CONSTRUCTION-80.00000000 Sq Ft
5	SUJIT DAS	CREATIVE CONSTRUCTION-80.00000000 Sq Ft

On 01-03-2023

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

Presented for registration at 21:00 hrs on 01-03-2023, at the Private residence by RANAJIT MONDAL ,

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 82,08,001/-

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

Execution is admitted on 01/03/2023 by 1. CHAYA PATRA, Wife of BECHARAM PATRA, 18/1, KALIKAPUR, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife, 2. JAYA DAS, Wife of Late BABLU DAS, 46, GOBINDAPUR ROAD, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession House wife, 3. ANITA DAS, Wife of Late SUNIL DAS, 18/1, UTTAR PURBACHAL, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 4. SUNITA MAYRA, Daughter of Late SUNIL DAS, 18/1, UTTAR PURBACHAL, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 5. SUJIT DAS, Son of Late SUNIL DAS, 18/1, UTTAR PURBACHAL, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Indetified by ALOK SAFUI, , Son of Late SANAT SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 01-03-2023 by RANAJIT MONDAL, PARTNER, CREATIVE CONSTRUCTION (Partnership Firm), 6, (13) BEHARI MONDAL ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by ALOK SAFUI, , Son of Late SANAT SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 01-03-2023 by MRINMOY ROY, PARTNER, CREATIVE CONSTRUCTION (Partnership Firm), 6, (13) BEHARI MONDAL ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by ALOK SAFUI, , Son of Late SANAT SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 01-03-2023 by RAJIV BHOWMICK, PARTNER, CREATIVE CONSTRUCTION (Partnership Firm), 6, (13) BEHARI MONDAL ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by ALOK SAFUI, , Son of Late SANAT SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

On 02-03-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,060.00/- (B = Rs 10,000.00/- ,E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by online = Rs 10,028/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/03/2023 11:33AM with Govt. Ref. No: 192022230316136048 on 01-03-2023, Amount Rs: 10,028/-,
Bank: SBI EPay (SBlePay), Ref. No. 8694820487217 on 01-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by online = Rs 9,971/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/03/2023 11:33AM with Govt. Ref. No: 192022230316136048 on 01-03-2023, Amount Rs: 9,971/-, Bank:
SBI EPay (SBlePay), Ref. No. 8694820487217 on 01-03-2023, Head of Account 0030-02-103-003-02



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

On 09-03-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

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Description of Stamp

1. Stamp: Type: Impressed, Serial no 90, Amount: Rs.100.00/-, Date of Purchase: 01/03/2023, Vendor name: Samiran Das



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OFFICE OF THE D.S.R. - IV SOUTH 24-
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South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 76325 to 76365
being No 160402764 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.03.10 10:56:18 -08:00
Reason: Digital Signing of Deed.

(Signature)

(Anupam Halder) 2023/03/10 10:56:18 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)