

012581/23

T-12518/2023



पश्चिम बंगाल WEST BENGAL

AH 364171

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, 1) SRI ALOKE GHOSH (PAN. BGKPG0160L) (AADHAAR NO. 4036 4617 8836) (MOBILE NO. 98755 07102) son of Late Panchkari Ghosh, by occupation: Service, 2) SRI PULOK KUMAR GHOSH (PAN. ARA069701D) (AADHAAR NO. 9193 3266 0550) (MOBILE NO. 98314 50763) son of Late Panchkari Ghosh, by occupation: Service, 3) SMT. CHANDANA GHOSH, (PAN. AYUPG4395E) (AADHAAR NO. 5349 0700 7827) (MOBILE NO. 98318 70940) wife of Late Tilake Ghosh, by occupation: Housewife, 4) SRI SOMNATH GHOSH, (PAN. DPRPG3077J) (AADHAAR NO. 4166 7045 0871) (MOBILE NO. 98754 64956) by occupation: Student, son of Late Tilake Ghosh, all by faith: Hindu, all by Nationality: Indian, all are residing at 9, Bose Para Bye Lane, Post: Barisha, Police Station: Thakurpukur, Kolkata: 700008, in the District: 24 Parganas (South) West Bengal, India, hereinafter jointly called and referred to as the "PRINCIPALS".

Certified that the document is admitted for Registration. The signature sheets and the endroscopic photographs attached with the document are in conformity with this document.

District Sub-Registrar-II
Alipore, South 24-Parganas

31 AUG 2023

1654
2023
NO. DATE. RS.
NAME
ADDRESS

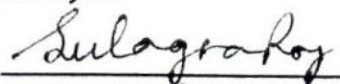
ALIPORE JUDGES COURT
A. K. SAMAJPATI


VENDOR SIGNATURE

D. CHOUDHURY
(Advocate)
Alipore Judges Court
Kolkata - 700 027



Identifier:-

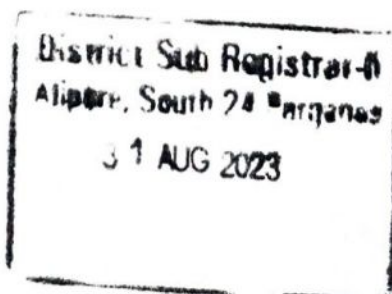


SULAGNA ROY

(Advocate)

Daughter of Sri Bhanu Lal Roy

Alipore Judges Court, Kolkata: 700 027.



WHEREAS We, the Executants/Executrix herein being the absolute joint **OWNERS** of the property morefully mentioned in the **SCHEDULE** hereto do hereby appoint, nominate and constitute Nominate, Constitute and Appoint to **M/S. NS ENTERPRISES, (PAN NO. AAVFN0896Q) (GST NO. 19AAVFN0896Q1ZY)** a Partnership Firm, having its registered office at 6C, Middleton Street, Kolkata 700 071, Post: Middleton Row, Police Station: Shakespeare Sarani, West Bengal, India, represent by its joint Partners namely - 1) **MR.NISHANT KHEMKA, (PAN. AOOPK7691H & AADHAAR NO- 5501 0734 8592) (MOBILE NO. 98301 91000)** son of Sri Ashok Kumar Khemka, by occupation - Business, by Religion - Hindu, at present residing at 6C, Middleton Street, Gulmohr Building, Flat No. 64, Post :Middleton Row, Police Station: Shakespeare Sarani, Kolkata 700 071, and 2) **MR. SAKET SUTODIYA, (PAN. ARVPS6336B & AADHAAR NO- 3509 1532 7183) (MOBILE NO. 98313 77007)** son of Sri Bimal Sutodiya, by occupation - Business, by Religion - Hindu, residing at 9/S, Block-A, New Alipore, Kolkata-700053, in the District - 24 Parganas (South) West Bengal, India, as our Constituted Attorney on our behalf to do inter-alia, the following acts deeds and things in the **SCHEDULE** hereto as my true and lawful in connection with the development of the said property in pursuance of the said **Development Agreement** as mentioned below:-

:: SEND GREETINGS ::

LOT "A"

WHEREAS One **SRI NABAKUMAR KARMKAR** was the owner and possessor of **ALL THAT** a Piece or parcel of Bastu Land measuring about **54 Satak** be the same a little more or less lying and situate in Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317, under the then South Suburban Municipally within Police Station: the then Behala now Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South) by way of Purchase against an Auction/Nilam in respect of the aforesaid Property having been registered as Money Suit vide No. 42 of 1951, in the Court of the Learned Second Munsif at Alipore, which was Auction duly granted in favour of the said **SRI NABAKUMAR KARMKAR** by the Learned Second Munsif at Alipore, on 19th day of September, 1951 and the said **SRI NABAKUMAR KARMKAR** take possession of the aforesaid property by beating the Cover/Dhak or Dhol Saharot on 21st day of December, 1951.

AND WHEREAS the said **SRI NABAKUMAR KARMKAR** had gifted, transferred and conveyed of **ALL THAT** a Piece or parcel of Bastu Land measuring about **54 Satak** be the same a little more or less lying and situate in Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317, under the Calcutta Municipal Corporation within Police Station: the then Behala now Thakurpukur, Kolkata:



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700008, in the District of 24-Parganas (South), together with easement rights of the common passage free from all encumbrances, attachments, liens and lispendences in favour of his wife SMT. ANNAKALI KARMAKAR, wife of Sri Nabakumar Karmakar the Donee therein by virtue of one registered Bengali Dan Patra or Deed of Gift executed and registered on 27th day of November, 1955 and the said Deed was registered in the office of the Sub Registrar at Alipore, recorded in Book No. I, Volume No. 40, Being Deed No. 2775, for the year 1955 and delivered the absolute possession of the said property then and there.

AND WHEREAS while thus, seized and possessed of the said property SMT. ANNAKALI KARMAKAR, wife of Sri Nabakumar Karmakar, died intestate in the year of 1969, leaving behind her surviving one Son namely SRI ANNADA PRASAD KARMAKAR and one married daughter namely - SMT. GOURIBALA KARMAKAR, wife of Sri Asutosh Karmakar as her legal heirs and successors and they had jointly became as joint owners of the said property and they had individually got 50% Undivided Share i.e. 27 Satak of Land out of the aforesaid total property i.e. 54 Satak of Land left behind their mother said SMT. ANNAKALI KARMAKAR, since deceased, as per provisions of the Dayabhaga Schools of Hindu Law of Succession Act. 1956.

AND WHEREAS while thus said SRI ANNADA PRASAD KARMAKAR and SMT. GOURIBALA KARMAKAR, jointly seized and possessed of the said property said SRI ANNADA PRASAD KARMAKAR, died intestate leaving behind him his surviving only widow namely - SMT. SHIBANI KARMAKAR, as his legal heirs and successors and she had become one of the co-sharers of the said total property and she had got individually 50% Undivided Share i.e. 27 Satak of Land out of the aforesaid total property i.e. 54 Satak of Land left behind her husband said ANNADA PRASAD KARMAKAR, since deceased as per provisions of the Dayabhaga Schools of Hindu Law of Succession Act. 1956.

AND WHEREAS while thus said SMT. GOURIBALA KARMAKAR and SMT. SHIBANI KARMAKAR, jointly seized and possessed of the said property said SMT. SHIBANI KARMAKAR, had gifted, transferred and conveyed her 50% Undivided Share i.e. 27 Satak of Land out of the aforesaid total property i.e. 54 Satak of Land be the same a little more or less lying and situate with Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317, under the Calcutta Municipal Corporation within Police Station: the then Behala now Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South), together with easement rights of the common passage free from all encumbrances, attachments, liens and lispendences in favour of her Sister-In-Law said SMT. GOURIBALA KARMAKAR, wife of Sri Asutosh Karmakar the Donee therein by virtue of one registered Bengali Dan Patra or Deed of Gift executed and registered on 2nd day of February, 1973 and the said Deed was registered in the office of the Sub Registrar at Alipore, recorded in Book No. I, Volume No. 18, Pages 142 to 144, Being Deed No. 426, for the year 1973 and delivered the absolute possession of the said property then and there.

AND WHEREAS the said SMT. GOURIBALA KARMAKAR, wife of Sri Asutosh Karmakar after receiving the said 50% Undivided Share i.e. 27 Satak of Land out of the aforesaid total property i.e. 54 Satak of Land be the same a little more or less, by the strength of the aforesaid Deed of Gift on 2nd day of February, 1973 had become the absolute Owner of the aforesaid total property i.e. 54 Satak of Land be the same a little more or less, duly mutated her name in the record of the local South Suburban Municipality comprised in Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317, under the Calcutta Municipal Corporation within Police Station: the then Behala now Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South) as absolute Owner in the Assessment Record Book of the South Suburban Municipality and known and numbered as Municipal Premises No. 14/10, Bosepara Bye Lane, with in Police Station: the then Behala now Thakurpukur, in the District: 24-Parganas (South) together with easement rights of the common passage absolutely free from all encumbrances.

AND WHEREAS thereafter the SMT. GOURIBALA KARMAKAR and one SRI NANI GOPAL GHOSH and another SRI PANCHKARI GHOSH both sons of Late Fakir Chandra Ghosh, residing at Jaychandipur, Post: Bakrahat, within Police Station: Bishnupur, in the District: 24-Parganas (South) West Bengal, India, the joint Purchasers therein entered into an agreement for sale dated 8th day of February, 1974, for purchase of ALL THAT piece and parcel of Bastu Land measuring about 6 Cottahs 6 Chittak 12 Square Feet out of 54 Satak of Land comprised in Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317, under the Calcutta Municipal Corporation within Police Station: the then Behala now Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South) and having its Municipal Premises No. 14/10, Bosepara Bye Lane, with in Police Station: the then Behala now Thakurpukur, in the District: 24-Parganas (South) under the terms and conditions particularly mentioned therein and said SMT. GOURIBALA KARMAKAR agreed to outright sell the said plot of Land ALL THAT piece and parcel of Bastu Land measuring about 6 Cottahs 6 Chittak 12 Square Feet out of 54 Satak of Land comprised in Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317, under the Calcutta Municipal Corporation within Police Station: the then Behala now Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South) and having its Municipal Premises No. 14/10, Bosepara Bye Lane, with in Police Station: the then Behala now Thakurpukur, in the District: 24-Parganas (South) free from all encumbrances in absolute manner of the said PROPERTY on receiving a sum of Rs. 1001/- (Rupees One Thousand and One) only, from said SRI NANI GOPAL GHOSH and SRI PANCHKARI GHOSH the joint Purchasers therein as and by way of earnest money out of the said settled price or consideration of Rs. 14, 000/- (Rupees Fourteen Thousand) only, on the terms and conditions written therein.

AND WHEREAS in terms of said Agreement for Sale dated 8th day of February, 1974 said SMT. GOURIBALA KARMAKAR sold, conveyed and transferred of ALL THAT piece and parcel of Bastu Land

measuring about 6 Cottahs 6 Chittak 12 Square Feet out of 54 Satak of Land and one dilapidated Structure comprised in Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317, under the Calcutta Municipal Corporation within Police Station: the then Behala now Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South) and having its Municipal Premises No. 14/10, Bosepara Bye Lane, with in Police Station: the then Behala now Thakurpukur, in the District: 24-Parganas (South), together with easement rights of the common passage in favour of one SRI NANI GOPAL GHOSH and another SRI PANCHKARI GHOSH both sons of Late Fakir Chandra Ghosh, residing at Jaychandipur, Post: Bakrahat, within Police Station: Bishnupur, in the District: 24-Parganas (South) West Bengal, India, by virtue of a Bengali Bikroy Kobala on 6th day of May, 1974, registered in the office of the District Sub Registrar at Alipore, recorded in Book No. I, Volume No. 83, Pages 18 - 24, Being Deed No. 2931, for the year 1974 and delivered the absolute possession of the said property then and there.

AND WHEREAS by strength of the said Bengali Suf Bikroy Kobala or Deed of Sale, dated 6th day of May, 1974, the said SRI NANI GOPAL GHOSH and his full blood brother SRI PANCHKARI GHOSH, become an absolute Joint Owners of a demarcated Plot of Bastu Land measuring about 6 Cottahs 6 Chittaks 12 Square Feet, be the same a little more or less, together with one dilapidated Structure comprising covered area of 1000 Square Feet, which is under the occupation and possession of the First Party/Principals herein, duly mutated their names in the record of the local South Suburban Municipality comprised in Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317, under the Calcutta Municipal Corporation within Police Station: the then Behala now Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South) as absolute Owners in the Assessment Record Book of the South Suburban Municipality and known and numbered as Municipal Premises No. 15, Bosepara Bye Lane, with in Police Station: the then Behala now Thakurpukur, in the District: 24-Parganas (South) thus having acquired the said property by purchase in aforesaid manner got their names duly mutated in the Office of the Government of West Bengal (B.L.L.R.O.) and the Kolkata Municipal Corporation and have been regularly paying the revenue against valid Rent Receipts (Khazna) or Dakhilas and Tax Receipt in their joint names.

AND WHEREAS while thus, seized and possessed of the said property SRI NANI GOPAL GHOSH, died intestate on the month of 02.04.2004, leaving behind him surviving two Sons namely SRI KAMAL KUMAR GHOSH & SRI ASHOKE GHOSH @ SRI ASHOKE KUMAR GHOSH, and one married daughter namely - SMT. DALLY SARKAR, wife of Sri Sunil Kumar Sarkar, as because his wife SMT. PURNIMA GHOSH, died intestate on or before her husband 03.05.1997, as his legal heirs and successors and they jointly became the owners of the said property in respect of $\frac{1}{2}$ Undivided Share of the aforesaid total property i.e. (3 Cottahs 3 Chittaks 6 Square Feet) left behind by said SRI NANI GOPAL GHOSH, since deceased with others above named co-

owners as per provisions of the Dayabhaga Schools of Hindu Law of Succession Act. 1956.

AND WHEREAS while thus said SRI KAMAL KUMAR GHOSH, SRI ASHOKE GHOSH @ SRI ASHOKE KUMAR GHOSH, and SMT. DALLY SARKAR jointly seized and possessed of the said property as undivided 1/3rd Share Each of Them out of the said property i.e. (Undivided Bastu Land measuring about 3 Cottahs 3 Chittaks 6 Square Feet out of Undivided total Property i.e. 6 Cottahs 6 Chittaks 12 Square Feet, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 500 Square Feet, out of 1000 Square Feet), under the total Property with others above named co-owners as per provisions of the Dayabhaga Schools of Hindu Law of Succession Act. 1956.

AND WHEREAS in the aforesaid manner the said SRI KAMAL KUMAR GHOSH, SRI ASHOKE GHOSH @ SRI ASHOKE KUMAR GHOSH, and SMT. DALLY SARKAR, all the present Owners of the said Property became the joint owners of ALL THAT piece and parcel of Undivided Bastu Land measuring 3 Cottahs 3 Chittaks 6 Square Feet out of Undivided 6 Cottahs 6 Chittaks 12 Square Feet, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 500 Square Feet, out of 1000 Square Feet, lying and situated at Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317, in the District of 24-Parganas (South) thereafter they applied before the Kolkata Municipal Corporation for Mutation of the aforesaid Property in the official records of the Kolkata Municipal Corporation and the Kolkata Municipal Corporation their aforesaid property has duly been assessed as Municipal Premises No. 15, Bose Para Bye Lane, under the Kolkata Municipal Corporation Ward No. 123, having its Municipal Assessee No. 41-123-03-0015-3, within Police Station: Thakurpukur, in the District of 24-Parganas (South), having its Postal Address No. 15, Bose Para Bye Lane, Post: Barisha, within Police Station: Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South).

AND WHEREAS thereafter said SRI KAMAL KUMAR GHOSH, SRI ASHOKE GHOSH @ SRI ASHOKE KUMAR GHOSH, and SMT. DALLY SARKAR, as the joint Co-owners of undivided 50% Share of Bastu Land measuring about 3 Cottahs 3 Chittaks 6 Square Feet out of Undivided 6 Cottahs 6 Chittaks 12 Square Feet, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 500 Square Feet, out of 1000 Square Feet, standing thereon, lying and situated at Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317, in the District of 24-Parganas (South) now began to known and numbered as Municipal Premises No. 15, Bose Para Bye Lane, under the Kolkata Municipal Corporation Ward No. 123, having its Municipal Assessee No. 41-123-03-0015-3, within Police Station: Thakurpukur, in the District of 24-Parganas (South), having its Postal Address No. 15, Bose Para Bye Lane, Post: Barisha, within Police Station: Thakurpukur ,

Kolkata: 700008, in the District of 24-Parganas (South) they mutated their names in order to update the lord records at B.L.L.R. office and after that the said property now began to known, marked and identified with Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172 now LR Khatian No. 2310, 2315 and 2320, R.S. Dag No. 317, in the District of 24-Parganas (South).

AND WHEREAS thereafter said SRI KAMAL KUMAR GHOSH, SRI ASHOKE GHOSH @ SRI ASHOKE KUMAR GHOSH, and SMT. DALLY SARKAR, as the Co-owners of undivided 50% Share of Bastu Land measuring about 3 Cottahs 3 Chittaks 6 Square Feet out of Undivided 6 Cottahs 6 Chittaks 12 Square Feet, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 500 Square Feet, out of 1000 Square Feet, standing thereon, lying and situated at Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172 now LR Khatian No. 2310, 2315 and 2320, R.S. Dag No. 317, in the District of 24-Parganas (South) now began to known and numbered as Municipal Premises No. 15, Bose Para Bye Lane, under the Kolkata Municipal Corporation Ward No. 123, having its Municipal Assessee No. 41-123-03-0015-3, within Police Station: Thakurpukur, in the District of 24-Parganas (South), having its Postal Address No. 9, Bose Para Bye Lane, Post: Barisha, within Police Station: Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South) they had sold, conveyed and transferred her aforesaid undivided share of the aforesaid property together with the right of easement of all passages adjacent to the property including all sorts of right use and enjoy all common parts adjoining to the aforesaid property along with all its common facilities, utilities and easement etc. in favour of M/S. NS ENTERPRISES, a Partnership Firm, having its registered office at 6C, Middleton Street, Kolkata 700 071, Post: Middleton Row, Police Station: Shakespeare Sarani, West Bengal, India, represent by its joint Partners namely - 1) MR. NISHANT KHEMKA, son of Sri Ashok Kumar Khemka, by occupation - Business, by Religion - Hindu, at present residing at 6C, Middleton Street, Gulmohr Building, Flat No. 64, Post :Middleton Row, Police Station: Shakespeare Sarani, Kolkata 700 071, and 2) MR. SAKET SUTODIYA, son of Sri Bimal Sutodiya, residing at 9/S, Block-A, New Alipore, Kolkata-700053, in the District - 24 Parganas (South) West Bengal, India, which was duly registered on 31st day of August, 2023, in the office of the District Sub-Registrar II at Alipore, recorded in Book No. I, Volume No. 1602-2023 being Deed No. 1602-12498 for the year 2023, and delivered the absolute possession of the said property then and there.

LOT "B"

AND WHEREAS while thus, seized and possessed rest of the said property SRI PANCHKARI GHOSH, died intestate on the month of 31.07.1999, leaving behind him surviving his only wife SMT. CHHAYA GHOSH, three Sons namely SRI ALOKE GHOSH & SRI PULOK KUMAR GHOSH & SRI TILAKE GHOSH and one married daughter namely - SMT. CHHABI MITRA, wife of Sri Kazal Mitra, as his legal heirs and successors

and they jointly became the owners of the said property in respect of $\frac{1}{2}$ Undivided Share of the aforesaid total property i.e. (3 Cottahs 3 Chittaks 6 Square Feet) left behind by said SRI PANCHKARI GHOSH, since deceased with others above named co-owners as per provisions of the Dayabhaga Schools of Hindu Law of Succession Act. 1956.

AND WHEREAS while thus said SMT. CHHAYA GHOSH, SRI ALOKE GHOSH & SRI PULOK KUMAR GHOSH & SRI TILAKE GHOSH and SMT. CHHABI MITRA, wife of Sri Kazal Mitra, jointly seized and possessed of the said property said SMT. CHHAYA GHOSH, died intestate on 03.03.2016, leaving behind her surviving three Sons namely SRI ALOKE GHOSH & SRI PULOK KUMAR GHOSH & SRI TILAKE GHOSH, and one married daughter namely – SMT. CHHABI MITRA, wife of Sri Kazal Mitra, as her legal heirs and successors and they jointly became the owners of the said property left behind by said SMT. CHHAYA GHOSH, since deceased and undivided $\frac{1}{4}$ th Share Each of Them out of the said property i.e. (Undivided Bastu Land measuring 3 Cottahs 3 Chittaks 6 Square Feet out of Undivided 6 Cottahs 6 Chittaks 12 Square Feet, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 500 Square Feet, out of 1000 Square Feet,) with others above named co-owners as per provisions of the Dayabhaga Schools of Hindu Law of Succession Act. 1956 thereafter they mutated their names in order to update the lord records at B.L.L.R. office and after that the said property now began to known, marked and identified with Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172 now LR Khatian No. 2102, 2103 and 2104, R.S. Dag No. 317, in the District of 24-Parganas (South).

AND WHEREAS while thus said SRI ALOKE GHOSH & SRI PULOK KUMAR GHOSH & SRI TILAKE GHOSH and SMT. CHHABI MITRA, wife of Sri Kazal Mitra, jointly seized and possessed of the said property said SRI TILAKE GHOSH, died intestate on 29.09.2021, leaving behind him his surviving wife SMT. CHANDANA GHOSH and one son namely SRI SOMNATH GHOSH, as his legal heirs and successors and they jointly became the owners of the said property left behind by said SRI TILAKE GHOSH, since deceased and got undivided $\frac{1}{2}$ Share Each of Them from their deceased Husband and Father respectively and got $\frac{1}{8}$ th Share Each of Them out of the said total property i.e. (Undivided Bastu Land measuring 3 Cottahs 3 Chittaks 6 Square Feet) out of Undivided 6 Cottahs 6 Chittaks 12 Square Feet, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 500 Square Feet, out of 1000 Square Feet,) with others above named co-owners as per provisions of the Dayabhaga Schools of Hindu Law of Succession Act. 1956.

AND WHEREAS in the aforesaid manner the said SRI ALOKE GHOSH & SRI PULOK KUMAR GHOSH & SMT. CHANDANA GHOSH & SRI SOMNATH GHOSH and SMT. CHHABI MITRA, all the present Owners of the said Property became the joint owners of ALL THAT piece and parcel of Undivided Bastu Land measuring 3

Cottahs 3 Chittaks 6 Square Feet out of Undivided 6 Cottahs 6 Chittaks 12 Square Feet, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 500 Square Feet, out of 1000 Square Feet, lying and situated at Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172 now LR Khatian No. 2102, 2103 and 2104, R.S. Dag No. 317, in the District of 24-Parganas (South) thereafter they applied before the Kolkata Municipal Corporation for Mutation of the aforesaid Property in the official records of the Kolkata Municipal Corporation and the Kolkata Municipal Corporation their aforesaid property has duly been assessed as Municipal Premises No. 15, Bose Para Bye Lane, under the Kolkata Municipal Corporation Ward No. 123, having its Municipal Assessee No. 41-123-03-0015-3, within Police Station: Thakurpukur, in the District of 24-Parganas (South), having its Postal Address No. 15, Bose Para Bye Lane, Post: Barisha, within Police Station: Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South).

AND WHEREAS thereafter said SMT. CHHABI MITRA, as one of the joint Co-owners of undivided 1/4th Share of Bastu Land measuring about 575.25 Square Feet equivalent to 12 Chittaks 35.25 Square Feet out of the Undivided Bastu Land measuring 3 Cottahs 3 Chittaks 6 Square Feet out of Undivided 6 Cottahs 6 Chittaks 12 Square Feet, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 125 Square Feet out of 500 Square Feet, out of 1000 Square Feet, standing thereon, lying and situated at Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317, in the District of 24-Parganas (South) now began to known and numbered as Municipal Premises No. 15, Bose Para Bye Lane, under the Kolkata Municipal Corporation Ward No. 123, having its Municipal Assessee No. 41-123-03-0015-3, within Police Station: Thakurpukur, in the District of 24-Parganas (South), having its Postal Address No. 9, Bose Para Bye Lane, Post: Barisha, within Police Station: Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South) she had sold, conveyed and transferred her aforesaid undivided share of the aforesaid property together with the right of easement of all passages adjacent to the property including all sorts of right use and enjoy all common parts adjoining to the aforesaid property along with all its common facilities, utilities and easement etc. in favour of M/S. NS ENTERPRISES, a Partnership Firm, having its registered office at 6C, Middleton Street, Kolkata 700 071, Post: Middleton Row, Police Station: Shakespeare Sarani, West Bengal, India, represent by its joint Partners namely - 1) MR. NISHANT KHEMKA, son of Sri Ashok Kumar Khemka, at present residing at 6C, Middleton Street, Gulmohr Building, Flat No. 64, Post: Middleton Row, Police Station: Shakespeare Sarani, Kolkata 700 071, and 2) MR. SAKET SUTODIYA, son of Sri Bimal Sutodiya, residing at 9/5, Block-A, New Alipore, Kolkata-700053, in the District - 24 Parganas (South) West Bengal, India, which was duly registered on 31st day of August, 2023, in the office of the District Sub-Registrar II at Alipore, recorded in Book No. I, Volume No. 1602-2023 at Pages ~~XXLX~~ to

~~XXX~~ being No. 1602-12499 for the year 2023, and delivered the absolute possession of the said property then and there.

AND WHEREAS by the strength of the aforesaid two Deed of Conveyances said M/S. NS ENTERPRISES, a Partnership Firm, having its registered office at 6C, Middleton Street, Kolkata 700 071, Post: Middleton Row, Police Station: Shakespeare Sarani, West Bengal, India, represent by its joint Partners namely - 1) MR. NISHANT KHEMKA, son of Sri Ashok Kumar Khemka, at present residing at 6C, Middleton Street, Gulmohr Building, Flat No. 64, Post :Middleton Row, Police Station: Shakespeare Sarani, Kolkata 700 071, and 2) MR. SAKET SUTODIYA, son of Sri Bimal Sutodiya, residing at 9/S, Block-A, New Alipore, Kolkata-700053, in the District - 24 Parganas (South) West Bengal, India, the Developer Firm herein become as one of the Co-owners of undivided 62.5% Share of Bastu Land measuring about 3 Cottahs 15 Chittaks 41.25 Square Feet out of Undivided 6 Cottahs 6 Chittaks 12 Square Feet, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 625 Square Feet, out of 1000 Square Feet, standing thereon, lying and situated at Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317, in the District of 24-Parganas (South) now began to known and numbered as Municipal Premises No. 15, Bose Para Bye Lane, under the Kolkata Municipal Corporation Ward No. 123, having its Municipal Assessee No. 41-123-03-0015-3, within Police Station: Thakurpukur, in the District of 24-Parganas (South), having its Postal Address No. 9, Bose Para Bye Lane, Post: Barisha, within Police Station: Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South).

AND WHEREAS thereafter while said 1) SRI ALOKE GHOSH 2) SRI PULOK KUMAR GHOSH 3) SMT. CHANDANA GHOSH and 4) SRI SOMNATH GHOSH jointly were in peaceful possession, enjoyment and occupation over the said property, which is morefully and particularly described and written in the SECOND SCHEDULE hereunder written.

AND WHEREAS while thus seized and possessed of the rest of Land of the said property, the present OWNERS have enjoying and possessing the said Property as Lawful Joint Owners with other co-sharers of ALL THAT piece and parcel of Undivided Bastu Land measuring 2 Cottahs 6 Chittaks 15.75 Square Feet out of Undivided 6 Cottahs 6 Chittaks 12 Square Feet, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 375 Square Feet, out of 1000 Square Feet, which is morefully and particularly described in the SECOND SCHEDULE hereunder written and hereinafter called and referred to as the "SAID UNDIVIDED PROPERTY", free from all encumbrance, attachments, liens and lispendences.

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

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

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

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

AND WHEREAS accordingly the Owners/Principals herein approached to M/S. NS ENTERPRISES, a Partnership Firm, having its registered office at 6C, Middleton Street, Kolkata 700 071, Post: Middleton Row, Police Station: Shakespeare Sarani, West Bengal, India, represent by its joint Partners namely - 1) MR. NISHANT KHEMKA, son of Sri Ashok Kumar Khemka, at present residing at 6C, Middleton Street, Gulmohr Building, Flat No. 64, Post :Middleton Row, Police Station: Shakespeare Sarani, Kolkata 700 071, and 2) MR. SAKET SUTODIYA, son of Sri Bimal Sutodiya, residing at 9/5, Block-A, New Alipore, Kolkata-700053, in the District - 24 Parganas (South) West Bengal, India, the Developer herein to construct the "BUILDING" on the said property after obtaining the Building Plan to be sanctioned and/or approved by the Kolkata Municipal Corporation after demolition of the existing Building standing thereon.

AND WHEREAS the Developer after discussion with the Owners have agreed to undertake the development work on the said plot of land as per Plan to be sanctioned and/or approved by The Kolkata Municipal Corporation after demolition of the Existing Building standing thereon.

AND WHEREAS We, 1) SRI ALOKE GHOSH, son of Late Panchkari Ghosh, 2) SRI PULOK KUMAR GHOSH, son of Late Panchkari Ghosh, 3) SMT. CHANDANA GHOSH, wife of Late Tilake Ghosh, & 4) SRI SOMNATH

GHOSH, son of Late Tilake Ghosh, all are residing at 9, Bose Para Bye Lane, Post: Barisha, Police Station: Thakurpukur, Kolkata: 700008, in the District: 24 Parganas (South) West Bengal, India, being the joint Owners of the aforesaid Property have agreed to the said proposal of the Developer in respect of the said Property absolutely executed and registered a Development Agreement, dated 31st day of August, being Deed No. 1602-12500 for the year 2023, in the office of the District Sub-registrar II at Alipore, 24 Parganas (South) and the terms and conditions agreed between us written therein.

NOW know by these presents we, 1) SRI ALOKE GHOSH, 2) SRI PULOK KUMAR GHOSH, 3) SMT. CHANDANA GHOSH, & 4) SRI SOMNATH GHOSH, the present OWNERS do hereby and hereunder Nominate, Constitute and Appoint to M/S. NS ENTERPRISES, a Partnership Firm, having its registered office at 6C, Middleton Street, Kolkata 700 071, Post: Middleton Row, Police Station: Shakespeare Sarani, West Bengal, India, represent by its joint Partners namely - 1) MR. NISHANT KHEMKA, son of Sri Ashok Kumar Khemka, at present residing at 6C, Middleton Street, Gulmohr Building, Flat No. 64, Post :Middleton Row, Police Station: Shakespeare Sarani, Kolkata 700 071, and 2) MR. SAKET SUTODIYA, son of Sri Bimal Sutodiya, residing at 9/S, Block-A, New Alipore, Kolkata-700053, in the District - 24 Parganas (South) West Bengal, India, as our Constituted Attorney on our behalf to do inter-alia, the following acts deeds and things in the SCHEDULE hereto as my true and lawful ATTORNEY in connection with the development of the said property in pursuance of the aforementioned Development Agreement:-

1. To look after work, manage, control and supervise the affairs of our said undivided property referred to in the Second Schedule hereunder written on our behalf.
2. To appoint plan maker or architect to prepare a Building plan, revised Building Plan if any for construction of building on our said property and to sign on our behalf in the said plan and all drawings sketches, maps and other relevant documents, declarations and deed of Gifts, if any, in favour of The Kolkata Municipal Corporation as would be necessary for such sanction and to submit the same before The Kolkata Municipal Corporation for sanction, to deposit sanction fee and other fee for plan and for alteration, amendment and/or modification thereof and/or to re-submit the same before the competent authorities of The Kolkata Municipal Corporation for sanction in our names and on our behalf and to collect and receive such Building plan or Building Plans after sanction from The Kolkata Municipal Corporation.
3. To supervise the construction of the building or Buildings at Municipal Premises No. 15, Bose Para Bye Lane, under the Kolkata Municipal Corporation Ward No. 123, having its Municipal Assessee No. 41-123-03-0015-3, within Police Station: Haridevpur, in the District of 24-Parganas (South), having its Postal Address No. 9, Bose Para Bye Lane, Post: Barisha, within Police Station:

Behala then Thakurpukur now Haridevpur, Kolkata: 700008, in the District of 24-Parganas (South), more fully and particularly described in the Schedule hereunder written.

- 4.** *To plan, work, manage, control and supervise the construction of the building at the aforesaid premises according to the building plan to be sanctioned by The Kolkata Municipal Corporation and for that matter bring, purchase and procure all sorts of building materials, electrical and sanitary fittings and fixture and to engage plan makers, designers, architects, engineers, artisans and masons and workmen for the said purpose.*
- 5.** *To appear and Sign for and on my behalf before the appropriate authorities of The Kolkata Municipal Corporation, Calcutta Improvement Trust, Calcutta Metropolitan Development Authority, the C.E.S.C Ltd. and any local and/or statutory authorities and all Govt./Semi Govt./Quasi Govt. offices and police stations and to sign on our behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction , permit, license and all other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.*
- 6.** *To appear for and represent us before the B.L.&L.R.O., D.L.& L.R.O., Collectorate, Sub - Divisional Officer, Kolkata Municipal Corporation, Housing Board, all courts, any Magistrate, Judge, Munsif, C.E.S.C., Pollution Control Board, West Bengal Fire Service, Airport Authority of India, before any police station, and all Government offices, Commissioners of any Division in all matters and relating to our property or its affairs, represent us before all concerned authorities for all purpose as the Owners of the said premises and in connection with all matters relating thereto and for that purpose to sign, and execute all necessary papers and documents in our names and on our behalf.*
- 7.** *To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning our said property or concerning special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all plaints, written statements , accounts, petitioners, inventories to accept service of all summons, notices and other judicial processes, to execute any judgment decree or order and to appoint and engage any solicitor/Advocate and to sign and execute any Vakalatnama or other authority to act and plead.*
- 8.** *To issue forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant/s for sale of flat/s, car parking Space/s or other spaces if any, to any intending Purchaser or Purchasers.*

9. To enter into Agreement or Agreements with the intending Purchaser or Purchasers for the sale of Flats, within the **Developer's Allocation** of the Building as mentioned in the **Schedule** in the said **Development Agreement** to be constructed on the said premises and to receive the consideration and/or advance money from intending purchaser or purchasers and also the balance of consideration money on completion of such sale or sales for the sale of Flats, within the **Developer's Allocation** of the Building and give valid receipt and discharge for the same.
10. To do soil testing, excavation and all other necessary works as be deemed necessary and expedient for construction and for completion of the proposed building at the said premises/property.
11. To construct Building on the said plot of land or any amalgamated plot of land as per Building Plan to be obtained from The Kolkata Municipal Corporation.
12. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and to sign all such applications/forms and documents as shall be required for the said purpose.
13. To issue No-Objection Certificate to any Purchaser/s for taking house building loan from any Bank, Company/Firm, Financial Institution or person against the Flats, within the **Developer's Allocation** of the Building to be purchased by such Purchaser/s without creating any financial liability to the Owners for the same.
14. To file and defend any or all suits, cases, appeals, complainants and applications of whatsoever manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said property or any portion thereof, which is more fully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any manner relating to the said property described in the Schedule hereunder written in any Court of Law and to appear, file and defend any case or cases whatsoever manner or nature before any judicial Authority and/or Quasi-Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.
15. To sign and verify all plaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, memorandum of appeal and generally to do all other acts, deeds and things related to above matter, proceedings for and on our behalf as the said Attorney in his absolute discretion shall think fit and proper in respect of the Schedule mentioned property.

16. To sign and receive registered with A/D letter and/or articles and/or any other documents of whatsoever nature in respect of the said premises and/or property written in the Schedule herein below and to grant proper effectual receipt or receipts in respect thereof.
17. To present for any Conveyance or Conveyances for registration, to admit execution and receipt of consideration before the District Sub-Registrar or Addl. District Sub-Registrar or Registrar of Assurances Kolkata having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the Flats or Car Parking Spaces, in respect of the Units and/or other constructed areas in the buildings in the Said Property to any intending Purchaser or Purchasers as fully and effectually in all respect as could do the same by the Landowner in respect of the Developers' Allocation.
18. To Present of Deed of Gift for Amalgamation, Deed of Exchange for amalgamation and present for registration the same before the registering authority for others contiguous Property or Properties of my/our Schedule Property.
19. To sign, execute, admit, execution of and present for registration and register Sale Deed, Deed of Conveyance, Release Deed, Exchange Deed, Mortgage Deed, Deed of Gift for amalgamation and all Deed of Conveyance or Conveyances or Agreement on my/our behalf in respect of Sale of the Flats, within the Developer's Allocation of the building to be constructed on the said premises as mentioned in the Schedule below in favour of the intending Purchaser/Purchasers before competent Registering Authority and have them registered according to law which I/we could do the same be ourselves.
20. To effect mutation or separation, and/or amalgamation with any adjacent land in the department of revenue, Kolkata Municipal Corporation and to sign all applications and objections in our names and on my/our behalf.
21. To compromise, compound or withdraw cases, or be non-suited to refer to arbitration all disputes and differences if it is all required.
22. To sign and execute Deed of Gift or Deed for Amalgamation, Deed of Gift of Strip of Land, Corner Area or other documents as required by the Kolkata Municipal Corporation or other authority for optimum FAR utilization of said land.
23. To enter into any Agreement For Sale or Transfer or any other documents and/or to execute Conveyance for sale of flat on completion of the building and to do execute sign, verify any other documents, with or in favour of any intending Purchaser/Purchasers for sale or transfer of flat/(s) and/or two/four

wheeler parking space/(s) along with undivided proportionate share of land attributable to that flat/(s) and two/four wheeler parking space/(s) or any further additional area part and portion thereof and to present them before the Registering Authority and other authorities and have the documents executed and registered in accordance with law on my/our behalf and to receive earnest money, any part payment including the entire sale proceeds from the intending Purchaser Or Purchasers and to give valid receipt and discharge for the same in respect of Developer' Allocation.

24. That by virtue of this Power of Attorney my/our said appointed Attorney shall have the absolute right and liberty to issue no objection certificate and sign or execute all other documents on our behalf to any intending Purchaser/s for his/her/their proposed Flat, Car Parking Spaces under the proposed New Building for mortgaged of undivided proportionate share in the aforesaid property or any part and portion thereof before any Nationalized Bank, or Private Bank or any Financial Institutions and to sell the aforesaid property or any part thereof at any price or consideration as my/our said Attorney think fit and better.

25. That by virtue of this Power of Attorney our said appointed Attorney shall have the absolute right and liberty to issue no objection certificate and sign or execute all other documents as required for the purpose availing financial assistance by the Developer.

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

27. Be it expressly stated that this Power of Attorney shall revoked with consent both the parties and/or valid till the Entire Flats And or Car Parking Spaces of the said Project in respect of the Developers' Allocation at the said premises Will Be Sold Out by the Developer provided the Developer shall comply the terms and conditions of registered agreement executed on even date.

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

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

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

FIRST SCHEDULE ABOVE REFERRED TO:

(TOTAL PROPERTY)

ALL THAT piece and parcel of Bastu land measuring **6 Cottahs 6 Chittaks 12 Square Feet**, be the same a little more or less, together with one dilapidated Structure comprising covered area of **1000 Square Feet**, standing thereon, lying and situated at Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172 now LR Khatian No. 2102, 2103, 2104, 2310, 2315 and 2320, R.S. Dag No. 317, in the District of 24-Parganas (South) now began to known and numbered as Municipal Premises No. 15, Bose Para Bye Lane, under the Kolkata Municipal Corporation Ward No. 123, having its Municipal Assessee No. 41-123-03-0015-3, within Police Station: Thakurpukur, in the District of 24-Parganas (South), having its Postal Address No. 15, Bose Para Bye Lane, Post: Barisha, within Police Station: Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South), with all common amenities and facilities thereto together with all easement rights, quasi-easement attached thereto **AND THE** aforesaid **TOTAL PROPERTY** butted and bounded as follows:-

<u>ON THE NORTH</u>	:	By House Property of Sri Hiren Sarkar;
<u>ON THE SOUTH</u>	:	By House Property of Sri Amiya Nath Ghosh;
<u>ON THE EAST</u>	:	By 15' Feet Wide Bose Para Bye Lane;
<u>ON THE WEST</u>	:	By 3' Feet wide KMC Drain thereafter other Premises;

SECOND SCHEDULE ABOVE REFERRED TO:

(UNDIVIDED PROPERTY)

ALL THAT piece and parcel of Undivided Bastu Land measuring **2 Cottahs 6 Chittaks 15.75 Square Feet** out of Undivided **6 Cottahs 6 Chittaks 12 Square Feet**, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of **375 Square Feet**, out of **1000 Square Feet**, lying and situated at Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172 now LR Khatian No. 2102, 2103, 2104, 2310, 2315 and 2320, R.S. Dag No. 317, in the District of 24-Parganas (South) now began to known and numbered as Municipal Premises No. 15, Bose Para Bye Lane, under the Kolkata Municipal Corporation Ward No. 123, having its Municipal Assessee No. 41-123-03-0015-3, within Police Station: Thakurpukur, in the District of 24-Parganas (South), having its Postal Address No. 9, Bose Para Bye Lane, Post: Barisha, within Police Station: Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South), **TOGETHER WITH** the right of easement of all passages adjacent to the property including all sorts of right use and enjoy all common drains adjoining to the aforesaid property along with all its common facilities, utilities and easement etc. **TOGETHER WITH** undivided all structures, fittings, fixtures, appliances, equipment, trees, plants, fences, ledges, ditches, ways, waters, water courses, lights, liberties, privileges, easements and appurtenances, whatsoever to the said

property belonging or in any way appertaining or usually held, or occupied herewith or reputed to belong or be appurtenant hereto.

IN WITNESS WHEREOF We, the Principals set and subscribed our hand and on this the 31st day of August, in the year Two Thousand and Twenty Three, 2023.

SIGNED, SEALED & DELIVERED

by the PRINCIPALS in presence of:

WITNESSES:

1. Pranajit Nayak
Vill. - Sultangung,
P.O. - Jokla Krishnapur,
P.S. - Bishnupur,
Dist. - 24 Pgs (3)
Pin. - 743503

2. Hobang Dey
47, Christopher Road,
Tangra, Kolkata - 700046

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

Hiten Nandi
Adv.

H. NANDI

Alipore Judges Court

WB/572/1986

1. Alok Ghosh

2. Puloke Kumar Ghosh

3. Chandana Ghosh

4. Somnath Ghosh

=====

PRINCIPALS

NS ENTERPRISES

[Signature]
Partner

NS ENTERPRISES

[Signature]
Partner

=====

ATTORNEYS



	Thumb	First	Middle	Ring	Little
LEFT :					
RIGHT :					

Name: SRI ALOKE GHOSH Signature: Alope Ghosh



LEFT :					
RIGHT :					

Name: SRI PULOKE KUMAR GHOSH Signature: Puloke Kumar Ghosh



LEFT :					
RIGHT :					

Name: SMT. CHANDANA GHOSH Signature: Chandana Ghosh



	Thumb	First	Middle	Ring	Little
LEFT :					
RIGHT :					

Name: SRI SOMNATH GHOSH Signature: Somnath Ghosh



LEFT :					
RIGHT :					

Name: SRI NISHANT KHEMKA Signature: Nishant Khemka (NISHANT KHEMKA)



LEFT :					
RIGHT :					

Name: MR. SAKET SUTODIYA Signature: Saket Sutodiya (SAKET SUTODIYA)

Major Information of the Deed

Deed No :	I-1602-12518/2023	Date of Registration	31/08/2023
Query No / Year	1602-8002229022/2023	Office where deed is registered	
Query Date	31/08/2023 3:02:31 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Asoke Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 6290178396. Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 23,02,455/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160212500/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :












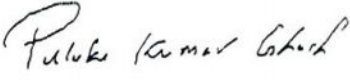


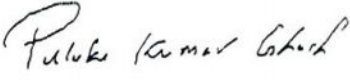


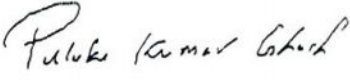









District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bose Para Bye Lane, , Premises No: 15, , Ward No: 123 Pin Code : 700008



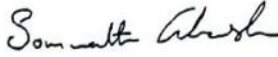
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 6 Chatak 15.75 Sq Ft		20,49,330/-	Width of Approach Road: 15 Ft., , Project Name .
Grand Total :				3.9548Dec	0/-	20,49,330 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	375 Sq Ft.	0/-	2,53,125/-	Structure Type: Structure
Gr. Floor, Area of floor : 375 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		375 sq ft	0/-	2,53,125 /-	

Principal Details :










Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ALOKE GHOSH Son of Late PANCHKARI GHOSH Executed by: Self, Date of Execution: 31/08/2023 , Admitted by: Self, Date of Admission: 31/08/2023 ,Place : Office </td> <td>  31/08/2023 </td> <td>  LTI 31/08/2023 </td> <td>  31/08/2023 </td> </tr> </tbody> </table> <p>9, BOSE PARA ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BGxxxxxx0L, Aadhaar No: 40xxxxxxx8836, Status :Individual, Executed by: Self, Date of Execution: 31/08/2023 , Admitted by: Self, Date of Admission: 31/08/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr ALOKE GHOSH Son of Late PANCHKARI GHOSH Executed by: Self, Date of Execution: 31/08/2023 , Admitted by: Self, Date of Admission: 31/08/2023 ,Place : Office	 31/08/2023	 LTI 31/08/2023	 31/08/2023
Name	Photo	Finger Print	Signature						
Mr ALOKE GHOSH Son of Late PANCHKARI GHOSH Executed by: Self, Date of Execution: 31/08/2023 , Admitted by: Self, Date of Admission: 31/08/2023 ,Place : Office	 31/08/2023	 LTI 31/08/2023	 31/08/2023						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr PULOK KUMAR GHOSH Son of Late PANCHKARI GHOSH Executed by: Self, Date of Execution: 31/08/2023 , Admitted by: Self, Date of Admission: 31/08/2023 ,Place : Office </td> <td>  31/08/2023 </td> <td>  LTI 31/08/2023 </td> <td>  31/08/2023 </td> </tr> </tbody> </table> <p>9, BOSE PARA ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ARxxxxxx1D, Aadhaar No: 91xxxxxxx0550, Status :Individual, Executed by: Self, Date of Execution: 31/08/2023 , Admitted by: Self, Date of Admission: 31/08/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr PULOK KUMAR GHOSH Son of Late PANCHKARI GHOSH Executed by: Self, Date of Execution: 31/08/2023 , Admitted by: Self, Date of Admission: 31/08/2023 ,Place : Office	 31/08/2023	 LTI 31/08/2023	 31/08/2023
Name	Photo	Finger Print	Signature						
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Name	Photo	Finger Print	Signature						
Smt CHANDANA GHOSH Wife of Late TILAKE GHOSH Executed by: Self, Date of Execution: 31/08/2023 , Admitted by: Self, Date of Admission: 31/08/2023 ,Place : Office	 31/08/2023	 LTI 31/08/2023	 31/08/2023						

Name	Photo	Finger Print	Signature
Mr SOMNATH GHOSH Son of Late TILAKE GHOSH Executed by: Self, Date of Execution: 31/08/2023 , Admitted by: Self, Date of Admission: 31/08/2023 ,Place : Office			
31/08/2023	LTI 31/08/2023	31/08/2023	
9, BOSE PARA BYE LANE, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: DPxxxxxx7J, Aadhaar No: 41xxxxxxxx0871, Status :Individual, Executed by: Self, Date of Execution: 31/08/2023 , Admitted by: Self, Date of Admission: 31/08/2023 ,Place : Office			

Attorney Details :



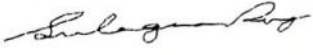
Sl No	Name,Address,Photo,Finger print and Signature
1	NS ENTERPRISES 6C, MIDDLETON STREET, City:- , P.O:- MUDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr NISHANT KHEMKA (Presentant) Son of Mr ASHOK KUMAR KHEMKA Date of Execution - 31/08/2023, , Admitted by: Self, Date of Admission: 31/08/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Aug 31 2023 4:00PM</td> <td>LTI 31/08/2023</td> <td>31/08/2023</td> <td></td> </tr> </tbody> </table> 6C, MIDDLETON STREET, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx1H, Aadhaar No: 55xxxxxxxx8592 Status : Representative, Representative of : NS ENTERPRISES (as PARTNER)	Name	Photo	Finger Print	Signature	Mr NISHANT KHEMKA (Presentant) Son of Mr ASHOK KUMAR KHEMKA Date of Execution - 31/08/2023, , Admitted by: Self, Date of Admission: 31/08/2023, Place of Admission of Execution: Office				Aug 31 2023 4:00PM	LTI 31/08/2023	31/08/2023	
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Aug 31 2023 4:03PM	LTI 31/08/2023	31/08/2023											

9/5, BLOCK A, NEW ALIPORE, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx6B, Aadhaar No: 35xxxxxxx7183 Status : Representative, Representative of : NS ENTERPRISES (as PARTNER)

Identifier Details :



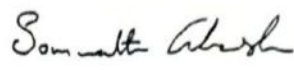
Name	Photo	Finger Print	Signature
SULAGNA ROY Daughter of Mr BHANULAL ROY ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	31/08/2023	31/08/2023	31/08/2023
Identifier Of Mr ALOKE GHOSH, Mr PULOK KUMAR GHOSH, Smt CHANDANA GHOSH, Mr SOMNATH GHOSH, Mr NISHANT KHEMKA, Mr SAKET SUTODIYA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ALOKE GHOSH	NS ENTERPRISES-0.988711 Dec
2	Mr PULOK KUMAR GHOSH	NS ENTERPRISES-0.988711 Dec
3	Smt CHANDANA GHOSH	NS ENTERPRISES-0.988711 Dec
4	Mr SOMNATH GHOSH	NS ENTERPRISES-0.988711 Dec

Transfer of property for S1












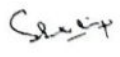


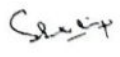


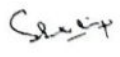
Sl.No	From	To. with area (Name-Area)
1	Mr ALOKE GHOSH	NS ENTERPRISES-93.75000000 Sq Ft
2	Mr PULOK KUMAR GHOSH	NS ENTERPRISES-93.75000000 Sq Ft
3	Smt CHANDANA GHOSH	NS ENTERPRISES-93.75000000 Sq Ft
4	Mr SOMNATH GHOSH	NS ENTERPRISES-93.75000000 Sq Ft

4	Name	Photo	Finger Print	Signature
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Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NS ENTERPRISES 6C, MIDDLETON STREET, City:- , P.O:- MUDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

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Endorsement For Deed Number : I - 160212518 / 2023

On 31-08-2023

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.

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

Presented for registration at 15:36 hrs on 31-08-2023, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr NISHANT KHEMKA .

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 23,02,455/-

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

Execution is admitted on 31/08/2023 by 1. Mr ALOKE GHOSH, Son of Late PANCHKARI GHOSH, 9, BOSE PARA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service, 2. Mr PULOK KUMAR GHOSH, Son of Late PANCHKARI GHOSH, 9, BOSE PARA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service, 3. Smt CHANDANA GHOSH, Wife of Late TILAKE GHOSH, 9, BOSE PARA BYE LANE, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 4. Mr SOMNATH GHOSH, Son of Late TILAKE GHOSH, 9, BOSE PARA BYE LANE, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Student

Indetified by SULAGNA ROY, , , Daughter of Mr BHANULAL ROY, ALIPORE JUDGES 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 31-08-2023 by Mr NISHANT KHEMKA, PARTNER, NS ENTERPRISES, 6C, MIDDLETON STREET, City:- , P.O:- MUDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by SULAGNA ROY, , , Daughter of Mr BHANULAL ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 31-08-2023 by Mr SAKET SUTODIYA, PARTNER, NS ENTERPRISES, 6C, MIDDLETON STREET, City:- , P.O:- MUDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by SULAGNA ROY, , , Daughter of Mr BHANULAL ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 364171, Amount: Rs.50.00/-, Date of Purchase: 14/08/2023, Vendor name: A K Samajpati



Suman Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 429846 to 429873

being No 160212518 for the year 2023.



Suman

Digitally signed by Suman Basu
Date: 2023.09.11 17:15:09 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 11/09/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.