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AC 949157

Certified that the document is a true and correct copy of the original as registered. The signature and the stamp of the instrument sheets attached with the document are the part of this document.

District Sub-Registrar-V  
Aitpore, South 24 Parganas

04 MAR 2022

## DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY

THIS AGREEMENT FOR DEVELOPMENT WITH  
DEVELOPMENT POWER OF ATTORNEY is made on this

day of 1st February, 2022 (Two Thousand and Twenty Two)

BETWEEN

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3/2/22  
P. 243524/22

21 FEB 2022

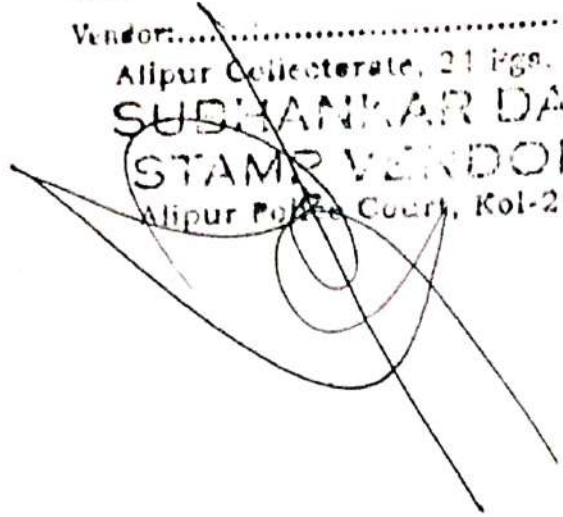
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No.....Rs.-50/- Date..... S. C. Mandal

Name:..... Advocate

Address:..... Alipur J. Court  
Kolkata - 27

Vendor:.....  
Alipur Collectorate, 21 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27



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DISTRICT SUB REGISTRAR  
SOUTH 24 PGS, ALIPORE  
25 FEB 2022

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**1. SMT. ILA DEY, PAN- ACUPD7293E, Aadhaar No. 5845 2212 9356, Mob- 9903992680**, Wife of Mr. Swapan Kumar Dey, by Occupation- House wife, **2. SRI SAPTARSHI DEY, PAN- ADVPD9844K, Aadhaar No. 4066 8059 4286, Mob- 9831036017**, Son of Mr. Swapan Kumar Dey, by Occupation- Business, both are by faith- Hindu, Indian National, residing at 83, Shakespearean Sarani, P.O- Circus Avenue, P.S- Beniapukur, Kolkata- 700017, South 24 Parganas, hereinafter called the **OWNERS** (which terms /expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, administrators, representatives and assigns) of the **ONE PART**.

**AND**

**M/S. SRISHTI REALITY, PAN- AEBFS7963M**, a Partnership Firm, incorporate as per Indian Partnership Act. 1932, having it's Regd. Office at 118, Purbalok, 6<sup>th</sup> Street, Post- Mukundapur, P.S- Purba Jadavpur, Kolkata - 700099, represented by it's Partner namely 1) **SRI SAPTARSHI DEY, PAN- ADVPD9844K, Aadhaar No. 4066 8059 4286, Mob- 9831036017**, Son of Mr. Swapan Kumar Dey, by Occupation- Business, both are by faith- Hindu, Indian National, residing at 83, Shakespearean Sarani, P.O- Circus Avenue; P.S- Beniapukur, Kolkata- 700017, South 24 Parganas, 2) **MR. CHANDAN KUMAR ROY, PAN- ACSPR3776Q, Aadhaar No- 4813 1405-5478 Mob- 9330985962**, Son of Late Satyendra Nath Roy, by faith- Hindu, by occupation- Business, Indian National, residing at 5A/1, Middle Road, P.O- Santoshpur, P.S- Purba Jadavpur Now Survey Park, Kolkata- 700075, 3) **MR. SHYAMAL ROY, PAN- AFZPR2433H, Aadhaar No- 7983 3638 0188, Mob- 9874604656**, Son of Late Gopal Chandra Roy. by

faith- Hindu, by occupation- Business, Indian National, residing at 118, Purba Loke, Flat No.6, 3<sup>rd</sup> Floor, P.O- Mukundapur, P S- Purba Jadavpur, Kolkata- 700099, hereinafter called the **DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors representatives and assigns) of the **SECOND PART**.

**WHEREAS** by reason of an indenture dated 14/07/1978 registered in the office of the DSR Alipore, duly recorded in Book No.1, Being No. 4092, for the year 1978, the Jadavpur Co-operative Land and Housing Society limited, a housing society, registered under the West Bengal Co-operative Society Act, 1940 (Registration No.116/CAL of 1965) and having its Registered Office at Jadavpur University, P.S- Jadavpur, Kolkata- 700032 (hereinafter called the said society) had purchased ALL THOSE several pieces and parcels of land measuring about 10.93 Acres, comprised with Dag Nos, 83, 87, 88, 89, 91, 131, 132, 135, 136 and 139, under Khatian No. 101, J.L. No. 25, Touzi No. 56, lying and situated at Mouza- Nayabad, P.S- Kasba, District- South 24 Parganas, which more fully described in the schedule therein the said indenture, at the valuable consideration as enshrined therein.

**AND WHEREAS** by reason of another indenture dated 08/02/1979 registered in the office of the DSR Alipore, duly recorded in its Book No. 1, Being No. 590, for the year 1979, the aforesaid society had purchased ALL THOSE several pieces and parcels of land measuring about 10.93 Acres, comprised with Dag Nos, 83, 87, 88, 89, 91, 131, 132, 135, 136 and 139, under Khatian No. 101, J.L. No. 25, Touzi No. 56, lying and situated at

Mouza- Nayabad, P.S- Kasba, District- South 24 Parganas, which particularly described in the Schedule therein, the said indenture, at the valuable consideration as enshrined therein

**AND WHEREAS** by reason of another indenture dated 03/12/1979 registered in the office of the DSR, Alipore, duly recorded in Book No. 1, Deed No. 5334, for the year 1979, the said society had purchased ALL THAT piece and parcel of land measuring 1 Bigha & 11 Cottah (0.53 ½ Acres ) comprised with Dag No.139, under Khatian No.90, in J.L.No.25, Touzi No. 56, R.S. No. 3, lying and situate at Mouza - Nayabad, P.S. Kasba, District South 24 Parganas which particularly described in schedule therein the said indenture, at the valuable consideration as enshrined therein.

**AND WHEREAS** by reason of another indenture dated 03/12/1979 registered in the office of the DSR, Alipore, duly recorded in Book No. 1, Deed No. 5335, for the year 1979, the aforesaid society had purchased ALL THAT piece and parcel of land measuring 16 Cottah and 8 Chittaks (0.28 ½ Acres) comprised with Dag No.139, under Khatian No.90, in J.L.No.25, Touzi No. 56, R.S. No. 3, lying and situate at Mouza - Nayabad, P.S. Kasba, District South 24 Parganas which particularly described in schedule therein the said indenture, at the valuable consideration as enshrined therein.

**AND WHEREAS** by reason of another indenture dated 03/12/1979 registered in the office of the DSR, Alipore, duly recorded in Book No. 1, Deed No. 5336, for the year 1979, the said society had purchased ALL THAT piece and parcel of land measuring 3 Bigha (0.99 Acres) comprised with Dag No 196, under Khatian No.76, in J L No.25, Touzi No. 56, R.S. No. 3,



lying and situate at Mouza - Nayabad, P.S. Kasba, District South 24 Parganas which particularly described in schedule therein the said indenture, at the valuable consideration as enshrined therein.

**AND WHEREAS** by reason of another indenture dated 21/12/1979 registered in the office of the DSR, Alipore, duly recorded in Book No. 1, Deed No. 6957, for the year 1979, the aforesaid society had purchased ALL THAT piece and parcel of land measuring 10.93 Acres, comprised with Dag No.83 and 135, under Khatian No.101, in J.L. No.25, Touzi No. 56, R.S. No. 3, lying and situate at Mouza - Nayabad, P.S. Kasba, District South 24 Parganas which particularly described in schedule therein the said indenture, at the valuable consideration as enshrined therein.

**AND WHEREAS** by reason of another indenture dated 29/04/1980 registered in the office of the DSR, Alipore, duly recorded in Book No. 1, Deed No. 3223, for the year 1980, the aforesaid society had purchased ALL THOSE several pieces and parcels of land measuring 10.92 Acres, comprised with Dag Nos. 83, 85, 87, 88, 89, 91, 131, 132, 135, 136 and 139, under Khatian No.101, in J.L.No.25, Touzi No. 56, R.S. No. 3, lying and situate at Mouza - Nayabad, P.S. Kasba, District South 24 Parganas, which particularly described in schedule therein the said indenture, at the valuable consideration as enshrined therein.

**AND WHEREAS** by reason of the aforesaid registered indentures as described the aforesaid society became the sole and absolute owner of ALL THOSE several pieces and parcels of land measuring 45.52 Acres (137 Bighas 5 Cottahs 7 Chittaks and 31

Sq. Ft.) and recorded its name with the office of J.L.R.O. Behala by order vide memo nos. 2086, 2087 and 2089 dated 06/06/1980 as an absolute Raiyat of the said land.

**AND WHEREAS** in pursuance of the object of developing to the said entire land for residential purpose of the numbers of the said Society effected improvements thereon by filling earth and making the same of uniform level laid out roads, passages and divided the area into several plots of different areas and measurement for distributions among the members of the said society.

**AND WHEREAS** pursuant to a resolution of the said society dated 02/05/1987 and by the reason of an indenture dated 31/12/1988 registered in the office of the DSR, Alipore, duly recorded in Book No. 1, Volume No. 12, Pages from 22 to 25, Deed No. 462, for the year 1989, made between said the Jadavpur Co-operative Land and Housing Society Limited, therein referred to as the Vendor Society and Smt. Rekha Sen (Roy) therein referred to as the Purchasers, whereby and where under the said Vendor Society had sold, transferred, conveyed, assigned and assured ALL THAT piece and parcel of land measuring 3 Cottahs, 12 Chittaks and 36 Sq. Ft. being Plot No. 77 (Phase 1A), comprised with portions of Dag No.132, under Khatian No.101, in J.L. No.25, Touzi No. 56, R.S. No. 3, lying and situate at Mouza - Nayabad, P.S. Kasba now Purba Jadavpur, within the limits of the Kolkata Municipal Corporation Ward No.109, District South 24 Parganas, unto and in favour of the said Smt. Rekha Sen (Roy), absolutely and forever.

**AND WHEREAS** by the reason of indenture dated 22/02/2002 registered in the office of the DSR-III, Alipore, duly recorded in



Book No. 1, Volume No. 44, Pages 476 to 486, Deed No. 2298, for the year 2002, the said Smt. Rekha Sen (Roy) had sold, transferred, conveyed, assigned and assured her land i.e. ALL THAT piece and parcel of land measuring 3 Cottahs, 12 Chittaks and 36 Sq. Ft. being Plot No. 77 (Phase 1A), comprised with portions of Dag No.132, under Khatiyani No.101, in J.L. No.25, Touzi No. 56, R.S. No. 3, lying and situate at Mouza - Nayabad, P.S. Kasba now Purba Jadavpur, within the limits of the Kolkata Municipal Corporation Ward No.109, District South 24 Parganas, unto and in favour of the said Sri Amalesh Chakraborty, absolutely and forever.

**AND WHEREAS** by the reason of indenture dated 30/06/2008 registered in the office of the DSR-III, Alipore, duly recorded in Book No. 1, Volume No. 12, Pages 4636 to 4654, Deed No. 4081, for the year 2008, the said Sri Amalesh Chakraborty had sold, transferred, conveyed, assigned and assured his land i.e. ALL THAT piece and parcel of land measuring 3 Cottahs, 12 Chittaks and 36 Sq. Ft. being Plot No. 77 (Phase 1A), comprised with portions of Dag No.132, under Khatian No.101, in J.L. No.25, Touzi No. 56, R.S. No. 3, lying and situate at Mouza - Nayabad, P.S. Kasba now Purba Jadavpur, within the limits of the Kolkata Municipal Corporation Ward No.109, District South 24 Parganas, unto and in favour of the said M/S. A2 Services, absolutely and forever.

**AND WHEREAS** by the reason of another indenture dated 31/12/1988 registered in the office of the DSR, Alipore, duly recorded in Book No. 1, Deed No. 618, for the year 1989, the said Society had sold, transferred, conveyed, assigned and assured his land i.e. ALL THAT piece and parcel of land measuring 3 Cottahs,



8 Chittaks and 40 Sq. Ft. being Plot No. 40 (Phase 1), comprised with portions of Dag No.132, under Khatian No.101, in J.L. No.25, Touzi No. 56, R.S. No. 3, lying and situate at Mouza - Nayabad, P.S. Kasba, District South 24 Parganas, unto and in favour of the said Sri Tapan Kumar Sen, absolutely and forever.

**AND WHEREAS** by the reason of an indenture dated 19/05/2006 registered in the office of the DSR-III, Alipore, duly recorded in Book No. I, Volume No.20, Pages from 5688 to 5704, Deed No. 8196, for the year 2006, the said Sri Tapan Kumar Sen had sold, transferred, conveyed, assigned and assured her land i.e. ALL THAT piece and parcel of land measuring 3 Cottahs, 8 Chittaks and 40 Sq. Ft. being Plot No. 40 (Phase 1), comprised with portions of Dag No.132, under Khatian No.101, in J.L. No.25, Touzi No. 56, R.S. No. 3, lying and situate at Mouza - Nayabad, P.S. Kasba, District South 24 Parganas, unto and in favour of the said Sri Amalsh Chakraborty, absolutely and forever.

**AND WHEREAS** by the reason of another indenture dated 30/06/2008 registered in the office of the DSR, Alipore, duly recorded in Book No. I, Volume No.12, Pages from 3567 to 3585, Deed No. 4078, for the year 2008, the said Amalsh Chakraborty had sold, transferred, conveyed, assigned and assured his land i.e. ALL THAT piece and parcel of land measuring 3 Cottahs, 8 Chittaks and 40 Sq. Ft. being Plot No. 40 (Phase 1), comprised with portions of Dag No.132, under Khatian No.101, in J.L. No.25, Touzi No. 56, R.S. No. 3, lying and situate at Mouza - Nayabad, P.S. Kasba, District South 24 Parganas, unto and in favour of the said **M/S. A2 Services**, absolutely and forever.

**AND WHEREAS** by an order dated 16/09/2013 passed by the Kolkata Municipal Corporation the said Two plots of land being Plot No.40 (Phase 1) and Plot No. 77 (Phase 1A) were mutated in the name of the said **M/S. A2 Services** and vide its Assessee no. 31-109-08-1430-1 and KMC Premises No. 1430, Nayabad for plot no. 40 (Phase 1) and Assessee No. 31-109-08-6101-7 and KMC Premises No. 3050 Nayabad for Plot No.77 (Phase 1A).

**AND WHEREAS** by an order dated 17/09/2013, vide KMC Memo No. M/109/17-SEP-13/539 passed by the Kolkata Municipal Corporation, the said two plots of land being Plot No. 40 (Phase 1) and Plot No. 77 (Phase 1A) were amalgamated and renumbered as Premises No.3050, Nayabad.

**AND WHEREAS** by the reason of the aforesaid two indentures the said **M/S. A2 Services** became the sole and absolute owner of and/or absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring **7 Cottahs, 5 Chittaks and 31 Sq. Ft.** being Plot No. 40 (Phase 1) and being Plot No. 77 (Phase 1A), comprised with portions of Dag No.132, under Khatian No.101, in J.L. No.25, Touzi No. 56, R.S. No. 3, lying and situate at Mouza - Nayabad, P.S. Kasba now Purba Jadavpur, within the limits of the Kolkata Municipal Corporation Ward No.109, Being **KMC Premises No. 3050, Nayabad, District South 24 Parganas.**

**AND WHEREAS** by the reason of an indenture dated 25/09/2013 registered in the office of the ARA-I, Kolkata, duly recorded in Book No. 1, CD Volume No.18, Pages from 6011 to 6034, Deed No. 09500, for the year 2013, the said **M/S. A2 Services** had sold, transferred, conveyed, assigned and assured its land i.e. **ALL THAT** piece and parcel of land measuring **7**



**Cottahs, 5 Chittaks and 31 Sq. Ft.** being Plot No. 40 (Phase 1) and being Plot No. 77 (Phase 1A), comprised with portions of Dag No.132, under Khatian No.101, in J.L. No.25, Touzi No. 56, R.S. No. 3, lying and situate at Mouza - Nayabad, P.S. Kasba now Purba Jadavpur, within the limits of the Kolkata Municipal Corporation Ward No.109, Being **KMC Premises No. 3050, Nayabad, District South 24 Parganas**, unto and in favour of the said **Smt. Ila Dey and Sri Saptarshi Dey** i.e. the Owners herein, absolutely and forever.

**AND WHEREAS** the aforesaid Owners herein, there after duly mutated their names in the Records of the Local B.L.&L.R.O and also before the Local Kolkata Municipal Corporation and the said Property is renumbered as **KMC Premises No- 3050, Nayabad**, being Assessee No- 31-109-08-6101-7, **P.S- Purba Jadavpur, P.O- Mukundapur, Kolkata- 700099** and started to regularly pay Taxes to the Local K.M.C. and the B.L. and L.R.O. in every years which is more fully written in the Schedule hereunder and also constructed a **Tile Shed Structure** upon the said Property and the OWNERS is enjoy the peaceful and khas possession of the Property without any interference from anybody and the OWNERS has got unfettered right, title, interest thereon.

**AND WHEREAS** the OWNERS herein being desirous to develop the said property i.e. **ALL THAT** Piece and Parcel of Shali Land at Present Bastu, measuring more or less **7 (Seven) Cottahs 5 (Five) Chittaks and 31 (Thirty One) Sq. Ft., along with residential structure**, lying and situated at Mouza- Nayabad, J.L. No- 25, R.S. No- 3, Touzi No. 56, Comprising in Plot No. 40 (Phase 1) and Plot No. 77 (Phase 1A) under portion of Dag No- 132, Khatian No- 101. P.S- Purba Jadavpur, **KMC**

**Premises No- 3050, Nayabad, being Assessee No- 31-109-08-6101-7, P.O- Mukundapur, Kolkata- 700099,** at present lying within the Limits of Kolkata Municipal Corporation Ward No- 109, Dist. 24 South Parganas and construct a **G+ IV Storied Building** upon the said Property after demolishing the existing old and dilapidated structure standing thereon and in that respect the OWNERS in search of a suitable DEVELOPER who will raised a multi storied Building upon the said property more fully described in the Schedule A hereunder as per the Sanctioned Plan approved by the Kolkata Municipal Corporation authority at his own cost, expenses and responsibility.

**AND WHEREAS** the DEVELOPER / Second Party herein having come to know the intention of the OWNERS herein agreed to develop the said property, which is more fully described in the schedule below by raising a **G+ IV Storied Building** thereon as per the Sanction Plan at its own cost and expenses and approached the OWNERS, who also agreed to engage and appoint the DEVELOPER/Second Party in order to develop the said property by raising a **G+ IV Storied Building** over the said premises with certain terms and conditions mutually settled by and between the parties hereto.

**NOW THIS DEED OF JOINT VENTURE AGREEMENT WITNESSETH** by and between the parties hereto and the parties agreed to abide by the terms and conditions of this Agreement stipulated herein.

- i) **THE OWNERS shall mean** the OWNERS above names **1. SMT. ILA DEY, 2. SRI SAPTARSHI DEY.**



- ii) **DEVELOPER** shall mean **M/S. SRISHTI REALITY**, a Partnership Firm, represented by it's Partner namely 1) **MR. SAPTARSHI DEY**, 2) **MR. CHANDAN KUMAR ROY**, 3) **MR. SHYAMAL ROY**.
- iii) **ADVOCATE** shall mean **Mr. Souren Chandra Mandal**, Advocate of Alipore judges Court, Bar Lib. Room No. 6, Kolkata- 700027 in respect of this Development cum Joint Venture.
- iv) **PROPERTY OR LAND OR PREMISES** shall mean the whole of the land more fully set out and described in the Schedule "A" hereunder written i.e. **ALL THAT** Piece and Parcel of Shali Land at Present Bastu, measuring more or less **7 (Seven) Cottahs 5 (Five) Chittaks and 31 (Thirty One) Sq. Ft., along with residential structure**, lying and situated at Mouza- Nayabad, J.L. No- 25, R.S. No- 3, Touzi No. 56, Comprising in Plot No. 40 (Phase 1) and Plot No. 77 (Phase 1A) under portion of Dag No- 132, Khatian No- 101. P.S- Purba Jadavpur, **KMC Premises No- 3050, Nayabad**, being Assessee No- 31-109-08-6101-7, **P.O- Mukundapur, P.S- Purba Jadavpur, Kolkata- 700099**, at present lying within the Limits of Kolkata Municipal Corporation Ward No- 109, Dist. 24 South Parganas.
- v) **BUILDING SHALL MEAN** and include the proposed **G+ IV Storied Building**, which is intended to be constructed on the land comprising in the said premises as per the Sanction Building Plan.
- vi) **THE PLAN SHALL MEAN** the plan, elevations, designs and specification of the Construction as prepared by the licensed building surveyor /architect/Engineer appointed or engaged by the DEVELOPER and will include declaration therein as and when made.

- vii) **THE COMMON SERVICE AREA** shall mean all corridors, Stair ways, Passage, roof, Common lavatories, ways, Paths, Pump Room, over head water tank, underground water reservoir, water pump septic tank, sewerage, drainages, all open spaces and other constructions and relevant facilities attached with the Proposed Building.
- viii) **SALEABLE SPACE** shall mean all spaces in the newly constructed Building available for independent use and occupation along with the spaces for common uses.
- ix) **ARCHITECT** shall mean the person and / or firm to be appointed by the Development for all Planning, Design and Supervising the Construction of the Proposed Building.
- x) **TRANSFEROR** shall mean The OWNERS herein.
- xi) **TRANSFeree** shall mean the intending purchaser/s who will purchase the Flat/Unit/Car Parking/ Garage/ Shop/ Apartment in the newly constructed Building.
- xii) **OWNERS' ALLOCATION** shall mean and include **40% of the entire Constructed Area** of the said Proposed **G+ IV Storied Building** along with all easement right, title and interest over the said Premises and if any Charge or other Tax/s applicable in respect of the Owners Allocations, then that will be paid by the Owners from the aforesaid amount or consideration and the Owners shall not entitled to raised any Objection or make any Claim in future, in this respect.
- xiii) **DEVELOPER'S ALLOCATION** shall mean the rest Built up area of the Proposed Building shall mean and include **60% of the entire Constructed Area** of the said Proposed **G+ IV Storied Building** along with all easement right, title and interest over the said Premises as per the sanctioned Building Plan save and



except the OWNERS' allocation in the said Property along with all easement right, title and interest over the said Premises.

- xiv) **CONSIDERATION** shall mean the OWNERS' allocation at the cost of the DEVELOPER as aforesaid will be treated as consideration to be given to the OWNERS against which the OWNERS will transfer proportionate undivided share or interest of land in the premises attributable to the DEVELOPER'S allocation.
- xv) **DELIVERY OF VACANT POSSESSION** shall mean that the OWNERS shall hand over the peaceful and vacant possession of the said Land and Premises well demarcated physical possession in habitable condition to the DEVELOPER for Construction of the Proposed Building thereon within 30 (Thirty) days from the date of execution of this development Agreement.
- xvi) **TIME** shall mean the DEVELOPER will complete the OWNERS allocation in habitable condition and deliver the possession of the same to the OWNERS within 36 (Thirty Six) months from the date of obtaining sanctioned Building Plan from the Kolkata Municipal Corporation.

#### **DEVELOPMENT POWER OF ATTORNEY**

**KNOW ALL MEN BY THIS INDENTURE, WE,** the above mentioned owners herein, do hereby appoint the aforesaid DEVELOPER/ SECOND PART, as our Lawful Attorney, in our name and on our behalf to do and execute and perform or cause to be done, executed, and performed all the following acts, deeds and thing to our property hereinafter called the **DEVELOPER/ ATTORNEY.**

**WHEREAS** the said OWNER herein do hereby appoints the said Developer as our Lawful Attorney, in our name and on our behalf to do and execute and perform or cause to be done, executed,

and performed all the following acts, deeds and thing to our property including from starting Construction of a **G+ IV Storied Building** to completion of the said Building and this instant Power of Attorney is Given for the Development Work upon the Schedule mentioned Property as per the Development Agreement executed between the Owners and the Developer herein, which are more fully written in the schedule below, Viz.

1. To do execute and perform any act or acts, deed or deeds, matter or matters or things whatsoever which in the opinion of our said Attorney ought to be done, executed and performed in relation to our property or our concern and engagements or affairs, ancillary or incidental thereto as fully and effectually as WE ourselves could do the same if WE personally present.
2. To look after, work, control, Construction, Erection, manage and supervise the management, maintenance of our property.
3. To sign and give notice or notices to any tenant or tenants and other occupiers of the property to quit and vacate or to repair any damage or to abate any nuisance or to remedy a breach thereof and also to receive any notice, letters by Registered post or any other manner and receive Rent or any amount of money which is now due or henceforth becomes due from any tenant or tenants or others occupants of the premises and to sign / issue receipts thereof.
4. To make sign and verify all applications or objections to appropriate authorities for all and / or any License, Sanction, Permission or Consent, etc. required by law in connection with the management of the Schedule mentioned property or properties from any appropriate authorities.



5. To accept and withdraw on our behalf any compensation payable to us for acquisition or compulsory purpose, requisition or hiring of any land or building belonging to our estate by the government or any competent body or authority.
6. To appoint staffs and workers and to settle their remuneration and other terms of office and to dismiss or suspend them.
7. To appear for and represent us before the board of Revenue, Collector of any District, Sub-Divisional Officer, any Magistrate, Judge, Munsif and in all Government Offices, Kolkata Municipal Corporation, Kolkata Improvement Trust, Commissioners of any Division in all matters and things relating to our said Estate or it's affairs.
8. To appear for and to represent us in all the Court, Civil, Criminal or Revenue, including Land Tribunals, High Court Original, Revisional or Appellate and in any Offices to sign, execute, verify and File Plaints, Written Statements and Petitions, Writ Applications, Memo of Appeal, Letter, Applications and also to present Execution of Decrees or Orders of any Court before any competent Court of Law and to accept of all Summons, Notice and other process of Law and to appoint, engage on our behalf Pleaders, Advocates, Solicitors etc. and also sign Vokatnama and do all whenever our said Attorney shall think proper to do so and to discharge and / or terminate his or their appointment and do all things necessary in connection therewith.
9. To compromise, compound or withdraw Cases or Suits or be non-suited to refer to Arbitration all disputes and differences on our behalf and to Sign, verify all application or objection to defend any suit or suits or filed against us and to file any suits in any court of Law against the offender and to the appropriate

authorities for all or any of the purposes, permission or consent etc. regarding schedule mentioned property when our Attorney deem fit and proper on our behalf.

10. To withdraw and receive documents or money from any Court, Office or Opposite Party, either in execution of Decrees or Otherwise, and to do all the acts that may be necessary in connection with any of such cases.
11. To draw, accepts, endorse, negotiate, retire, pay any bill of exchange, Promissory Note, Cheques or others negotiable instruments which our Attorney deem necessary, fit or Proper relating to our affairs.
12. And Generally to do execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of our said Attorney ought to be done, executed and performed in relation to our Schedule mentioned property or our concern, engagements and business or affairs ancillary or incidental thereto as fully and effectually as we, ourselves could do the same, if we are personally present.
13. To negotiate on term for and to agree to enter into conclude any agreement for Sale and sell our property, which is more fully described in the schedule below, to any purchaser or purchasers or done at such price which our said Attorney is in absolute discretion thinks proper and/ or to cancel and/ or repudiate the same.
14. To receive from the intending purchasers any earnest money and / or advance or advances and also the balance of purchase money, and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers and upon such receipt as aforesaid act on behalf of us , for our names



and as our acts, deeds, to sign, execute any Deed of Conveyance or Conveyances of the said property in favour of the afore said purchaser or his nominee / assignee before any Registration Office, Sub-Registrar or Registrar or in any other competent authorities and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said property as fully and effectually in all respect as could do the same ourselves.

15. To made application, petition and others before the Kolkata Municipal Corporation, K.I.T, KMDA, B.L.& L.R.O, etc for obtaining Mutation, Sanctioned Building Plan, No- Objection, Clearence Certificate, Completion Certificate in our name in respect of the schedule mentioned Property for smooth running and Completion of the said Proposed **G+ IV Storied Building** at the schedule mentioned property.
16. That this instant Power of Attorney is given for the purpose of construction of a **G+ IV Storied Building** upon the schedule mentioned property without any interferences' from others and also as per the sectioned Building Plan and also as per the Development Agreement executed between the Owners and the Developer and the instant Power of Attorney is given For development Work and Transfer of Developers Allocation, including Flat, Car Parking Space, Commercial Space, Shop Room, etc, within the said Multi-Storied **G+ IV Storied Building**.
17. To sign and executed all other Deeds, Declaration, Instruments, pay taxes before the Kolkata Municipal Corporation or any local authorities and assurances which he shall consider necessary and to enter into and / or agree to such covenants and conditions as may be required for fully and effectually the said

property as WE could do ourselves, if personally present for mutation, Registration and other purposes.

18. To negotiate terms and enter into Agreement or Agreements for Sale or Sales with the intending Purchaser or Purchasers and / or to cancel and / or repudiate the same and to sell our property on our behalf to the different Purchasers and to received any earnest money or advances either in Cash, Cheque, Bank Draft, Demand Draft, Pay Order etc. from intending Purchasers and also received balance of the consideration money either in Cash, Cheque, Bank Draft, Demand Draft, Pay Order etc. on our behalf and to grant necessary receipt / receipts and acknowledge/ acknowledges and to take all such necessary steps before the Registering authority on our behalf, in respect of DEVELOPERS ALLOCATION.

19. AND GENERALLY to Represent us, sign, execute and registered any Agreement for sale, Sale Deed, Conveyance, Declaration, Boundary Declaration etc. before any Registrar of Assurances, Calcutta / District Registrar and Sub-Registrar etc. and to register, executed, sign Conveyance, Sale Deed, Equitable Mortgage and other documents in our names and our behalf in respect of Schedule mentioned property in favour of the intending Purchaser or Purchasers or any others Persons as fully and effectually in all respects as WE could do the same ourselves, in respect of DEVELOPERS ALLOCATION.

That WE hereby agree and undertake to ratify and confirm all and whatsoever our said attorney, under the power in that behalf herein before contained, shall lawfully do, execute or perform In exercise of the power, authorities and liberties hereby conferred upon, Under and by virtue of this deed.



**OWNERS OBLIGATION**

1. The DEVELOPER shall be entitled to construct and complete the proposed building in accordance with Building Plan approved and sanctioned by the K.M.C. without any interference and hindrance from the ends of the OWNERS herein.
2. During the continuance of this agreement the OWNERS shall not let out, grant lease, mortgage the said property or premises and Land or any part or portion of the same to any other party without the consent and permission in writing of the DEVELOPER.
3. The OWNERS shall execute all deeds of conveyances for conveying the undivided proportionate share of the land relating to the DEVELOPERs allocation in the said Building, such as Regd. Development Agreement, Deed of Amalgamation, Power of Attorney etc.
4. The OWNERS shall execute a registered General Power of Attorney in favour of the DEVELOPER authorizing inter alia to construct the proposed Building and to sell, transfer the Flats/ Units/Car Parking/ Garage/ Apartments from the DEVELOPER's allocation and further to transfer the undivided Proportionate share or interest of the Land and Premises attributable to the DEVELOPERs allocation and to receive consideration thereof from the intending Purchasers at its discretion and to register and present deed of conveyance in respect of undivided proportionate share or interest in the Land and Premises attributable to the DEVELOPERs allocation.
5. That the Owner shall not Claim the value of demolished old and dilapidated structure along with all fittings and fixtures and the

as the Value of the said demolished structure the DEVELOPER is agreed to pay the shifting charge as per the Schedule below.

6. The OWNERS with the execution of this Agreement shall handover all the Original of Title Deeds and Documents related to the said Property to the DEVELOPER against proper receipt, those documents shall remain with the DEVELOPER till the formation of association of the said building.
7. That the Owner in any circumstances not entitled to claim any extra amount from the DEVELOPER beyond this instant Development Agreement.
8. The OWNERS shall be solely liable and responsible for Delivering of the peaceful and vacant well demarcated physical possession of the said property to the DEVELOPER free from all encumbrances, charges, liens, whatsoever and at the same time the OWNERS shall execute a General Power of Attorney in favour of the DEVELOPER to deal with the **Schedule A** property and also to take consideration money from the intending purchasers.
9. The OWNERS shall extend all reasonable co-operation to the DEVELOPER for effecting construction of the Proposed building free of cost and also if the DEVELOPER request to any Deed of Amalgamation in that case the OWNERS shall be bound to execute such Deed without any plea and also the OWNERS is entitled to get extra profit/Benefit for such amalgamation in his Property and all the Taxes of the said Premises shall be paid by the Developer.
10. The OWNERS shall bear all proportionate share of Taxes and imposition in the respect of the Property upto the date of execution of this Agreement and thereafter from the date of delivery of OWNERS allocation and/or part thereof from the date



of getting possession of the OWNERS allocation from the DEVELOPER. The OWNERS shall be entitled to sell, transfer or otherwise deal with his portion in the newly constructed Building without reference to the DEVELOPER.

**DEVELOPER'S RIGHT**

1. The OWNERS hereby grant exclusive right to the DEVELOPER to built and complete the proposed Building and to commercially exploit the DEVELOPER's allocation without any obstruction from the Side of the OWNERS.
2. The DEVELOPER shall have full right and absolute authority to enter into any agreement with any purchaser in respect of the DEVELOPER's allocation at any price of its discretion and to receive any advance / consideration in full thereof.
3. The DEVELOPER shall entitle to receive, collect and realize all money out of the DEVELOPER's allocation without creating any personal liabilities of the OWNERS and also DEVELOPER is entitled to received all Sale amount or Materials obtained after demolition of the existing structure upon the Schedule Property and Owner shall not entitled to claim any amount or part in any way and as the Value of those Materials the Developer shall pay the Shifting Charges as described in the Owners Allocation.
4. The DEVELOPER shall be authorized in the name of the OWNERS so far as it necessary to apply for and obtain quota of cement, steel, bricks and others building materials for construction of the building. The DEVELOPER shall be solely responsible any misuse, misappropriation of the quota items so obtained.

5. The DEVELOPER shall entitle to deliver the Flats and spaces pertaining to the DEVELOPER's allocation to any intending Purchasers.
6. The DEVELOPER shall be entitled to transfer the undivided proportionate share of the Land in the property attributed to the DEVELOPER's allocation on the strength of the Regd. General Power of Attorney given by the OWNERS.
7. The DEVELOPER shall be entitled to make publicity and advertisement in all possible manners for the benefit of commercial exploitation of the DEVELOPER allocation in the building.
8. That if the Developer is unable to complete the said Proposed Building within the stipulated time for the difficulties on the part of the Owners herein then the Developer shall have full right to claim compensation from the Owners along with interest and also the stipulated time shall be extended beyond the period mentioned in this Agreement.
9. That the time shall be counted from the date of delivery of peaceful khas and vacant possession of the Premises i.e. the schedule "A" mentioned Property.
10. That the owners shall be liable to assist or help in every respect for the smooth and safe construction of the said proposed Building in the said Property without any obligations and others.

#### **DEVELOPER'S OBLIGATION**

1. The DEVELOPER will deliver the OWNERS' allocation to the OWNERS herein within 36 (Thirty Six) months from the date of obtaining sanctioned Building Plan from the Kolkata Municipal Corporation.



2. The DEVELOPER will complete the OWNERS allocation with the specification annexed hereto.
3. The DEVELOPER will construct the building with material available in the market.
4. The DEVELOPER will bear all costs arising out of the construction of the proposed building.
5. The DEVELOPER will bear all taxes till the completion of the building and after the delivery of the OWNERS allocation to the OWNERS, the DEVELOPER shall pay the municipal tax or rates only for its allocation.

#### **OWNERS'S INDEMNITY**

1. The OWNERS declare that the Premises is free from all encumbrances whatsoever and the OWNERS have full right and absolute authority to enter in to this agreement with the DEVELOPER.
2. The OWNERS declares that save and except the OWNERS herein, no other person have any right, title and interest over the said land and premises.
3. The OWNERS declare that no other agreement whatsoever has been executed earlier in respect of the said Land and Premises.
4. The OWNERS declare that there is no defect in the title of the OWNERS in respect of the said Land and Premises.
5. The OWNERS declare that they shall use or caused to be used the OWNERS's Allocation for residential purposes only.
6. That the OWNERS are declare that they are neither sale, mortgage, assign, transfer, conveyed, Gift or otherwise the Schedule mentioned property nor made or executed any Agreement or other instrument in that respect.

### **DEVELOPERS' INDEMNITY**

1. The DEVELOPER indemnifies the OWNERS against all claims, action, suits and proceedings arising out of any acts of the DEVELOPER in connection with the construction of the proposed Building.
2. That for any deviation or alteration from the Sanction building plan the DEVELOPER will be solely responsible and any penalty imposed must be paid by the DEVELOPER.
3. The DEVELOPER will be solely responsible for security and safety of the its workers/labours during the entire period of construction work.
4. The DEVELOPER will obtain the completion certificate from the K.M.C. at its own cost and furnish a copy of the same to the OWNERS.
5. The DEVELOPER has full power and authority to receive consideration amount from the intending purchasers at the same time indemnifies the OWNERS from any litigations actions or deeds regarding any advance or consideration thus received and further declares that DEVELOPER is entirely responsible against any eventualities.

### **COMMON RESTRICTIONS**

1. Nighters Party shall use or permit to use of their respective allocation or any portion of the newly constructed building to carrying any unlawful Business or activity detrimental to the peaceful living of the other occupiers of the said building.
2. Neither party shall demolish or permit to demolish any wall or make any structural alteration to the Building.
3. Both the parties shall jointly form association and/or common body to look after the maintenance of the building.



4. Neither party shall be use/permit to be use of their respective allocations or any portion of the newly constructed building for storing articles which may be detrimental to the free ingress and egress to the Building or part thereof.
5. Both the parties will bear proportionate Taxes, Maintenance cost and day to day expenditure of their respective allocation from the date of getting their respective allocation.

#### **MISCELLANEOUS**

1. The OWNERS and the DEVELOPER have entered into this agreement as a contract and nothing herein shall deem to construct a partnership between the OWNERS and the DEVELOPER in any manner whatsoever.
2. Save and except this agreement no agreement and/or/on/ representation exist or will have any validity.
3. After completion of the OWNERS allocation in habitable condition the DEVELOPER will issue notice to them to take delivery of vacant possession inhabitable condition along with completion certificate from the K.M.C. authority as per specification of the building Plan sanctioned by the competent authority.

#### **FORCE MAJURE**

1. That the Parties hereto shall not in considered to be liable for any obligations hereunder to the extend that the performance of the relative obligations was prevented by any force- majeure and this Construction shall remain suspended during the duration of such force majeure, if any.
2. That FORCE MAJURE shall means devastating Floods, Earth - Quake, Riot, Storm, tempest, Civil Commotion, strikes, and /or any other act or Commission or Omission, beyond the control of the Parties hereto.

### ARBITRATION

That in case any disputes or differences on any question arising between the Parties hereto with regard to this Agreement the same shall be referred to Arbitrator under the provisions of the Arbitration and Conciliation Act, 1996 and or any other statutory modification and /or enactment and both the Parties will nominate their respective Arbitrator to solve the Dispute/s or Problem/s.

### JURISDICTION

The Court at Alipore, South 24 Parganas and the High Court at Kolkata, shall have the Exclusive Jurisdiction over this Agreement.

### STATUTORY PARAGRAPH

BE IT NOTED THAT BY THIS DEVELOPMENT AGREEMENT AND THE RELATED DEVELOPMENT POWER OF ATTORNEY, THE DEVELOPER SHALL ONLY BE ENTITLED RECEIVED CONSIDERATION MONEY BY EXECUTING AGREEMENT / FINAL DOCUMENT FOR TRANSFER OF PROPERTY AS PER PROVISIONS LAID DOWN IN THE SAID DOCUMENTS AS A DEVELOPER WITHOUT GETTING ANY OWNERSHIP OF ANY PART OF THE PROPERTY UNDER SCHEDULE. THIS DEVELOPMENT AGREEMENT AND THE RELATED DEVELOPMENT POWER OF ATTORNEY SHALL NEVER BE TREATED AS THE AGREEMENT / FINAL DOCUMENT FOR TRANSFER OF PROPERTY BETWEEN THE OWNER AND THE DEVELOPER IN ANYWAY. THIS CLAUSE SHALL HAVE OVERRIDING EFFECT TO ANYTHING WRITTEN IN THESE DOCUMENTS IN CONTRARY TO THIS CLAUSE.

### SCHEDULE "A"

(Entire Property or Entire Premises)

**ALL THAT** Piece and Parcel of Shali Land at Present Bastu, measuring more or less **7 (Seven) Cottahs 5 (Five) Chittaks and 31 (Thirty One) Sq. Ft., along with residential structure**



measuring more or less 100 (One Hundred) Sq. Ft., lying and situated at Mouza- Nayabad, J.L. No- 25, R.S. No- 3, Touzi No. 56, Comprising in Plot No. 40 (Phase 1) and Plot No. 77 (Phase 1A) under portion of Dag No- 132, Khatian No- 101. P.S- Purba Jadavpur, **KMC Premises No- 3050, Nayabad**, being Assessee No- 31-109-08-6101-7, **P.O- Mukundapur, Kolkata- 700099**, at present lying within the Limits of Kolkata Municipal Corporation Ward No- 109, Dist. 24 South Parganas and the said property is butted and bounded as follows:-

**ON THE NORTH : By Plot No. 41.**

**ON THE SOUTH : 40 Feet wide KMC Road.**

**ON THE EAST : By Plot No. 57 & Plot No. 58.**

**ON THE WEST : 25 Feet wide KMC Road.**

#### SCHEDULE "B"

##### (OWNERS allocation)

**OWNERS' ALLOCATION** shall mean and include **40% of the entire Constructed Area of the said Proposed ~~G+ IV~~ Storied Building** along with all easement right, title and interest over the said Premises in the said Proposed ~~G+III~~ Storied Building along with all easement right, title and interest over the said Premises.

#### SCHEDULE "C"

##### (DEVELOPER'S ALLOCATION)

**DEVELOPER'S ALLOCATION** shall mean and include **60% of the entire Constructed Area of the said Proposed ~~G+ IV~~ Storied Building** along with all easement right, title and interest over the said Premises of the Proposed Building/ ~~G+ IV~~ **Storied Building** to be constructed as per the sanctioned Building Plan at the

Schedule "A" mentioned Property save and except the OWNERS's allocation in the said Property/ Proposed Building along with all easement right, title and interest over the said Premises.

### **SCHEDULE "D"**

#### **(Details technical specification of the building)**

1. R.C.C. Construction: R.C.C Super structure be constructed as per the plan And specification suggested by the Architect Engineer and approved by the DEVELOER.
2. The super structure shall comprise of:
  - i) R.C.C Foundation,
  - ii) R.C. Beam
  - iii) R.C. Flooring of roof
  - iv) Common Spaces, Passage, Stair
3. R.C.C. WORKS: All reinforcement cement concrete work in foundation and Super structure will be 1: 1<sup>1/2</sup> : 3 proportioned provided with M.S reinforcement as per the design of the sanctioned plan.
4. Masonry works : All out side Brick wall will be 8" Brick wall with 1:6 Cement mortar and all internal brick wall will be 5"/3" brick wall with 1:4 Cement mortar with partition net in every forth layer would be constructed Using good quality bricks, cement and sand.
5. Plastering: All R.C.C. Work and Brick Works will be finished with 1 : 4 Cement Morter.
6. OUT SIDE FINISH: Out side surface would be finish with lime/approved colour/ weather coat.
7. INTERIOR SURFACE FINISH: Interior surface finish would be done with Plaster of parish / putty to give smooth surface.



8. FLOORING: All floors of bed rooms, drawing room and Balcony will be marble/ vitrified Tiles.
9. All door frames will be Teak/Sal /Standard wood with anti-termite, treatment, Main Door will be 35 mm Flush / Wooden with solid frame with polish, and finish along with magic eye, night latch, steel hinge, hazbolt, lock, Chitkini and all other doors will be Flush door with primer paint and PVC door for toilet and WC.
10. WINDOWS: All windows will be Aluminium frame with glass of standard specification.
11. GRILL & RAILING: All windows Grill and Railing will be fabricated with M.S Bar with suitable modern designed coated with red lead primer.
12. ROOF AND TERRACE: Cement roof will be treatment provided along with water proofing compound thermal insulation. Rain water Pipes will be provided wherever necessary for drainage of roof water. 3'-0" Height Parapet Wall will be provided all round the roof and finished with plastering.
13. KITCHEN: Kitchen Floor will be provided with marble / Tiles, Kitchen Table (Platform) to and walls up to 4'-0" height (adjacent to table) will be provided with Black Stone Slab and Glazed Tiles respectively along with steel -made Sink, standard size without Tray.
14. TOILETS: All Toilet Floors will be with Tiles / Marble and walls up to 6'-0" height would be White / Colour Tiles.
15. SANITARY & PLUMBING: All toilet will be provided with one English Type Commode with low level P.V.C. Cistern, one basin, All C.P.B.C. Pipes line will be concealed with Hot and Cold water lines for Geysers, Shower and Taps and provided with good quality

C.P. fittings in kitchen two taps will be provided that one tap will provided in one of Balcony.

16. WATER SUPPLY: Water will be distributed to all Flats and other area from the Over Head Water Reservoir of suitable capacity. Water will be stored in an Underground Reservoir, which will be connected with the Kolkata Municipal Corporation's Supply source, from underground reservoir Water will be Lilted Pumped to the overhead reservoir by Electric Motor and Pump.

17. PAINTING & FINISHING: All interior walls and ceiling will be finished with Plaster of Paris, all wood work will be finished with one coat of wood Primer, all Exterior was sunshade and projections will be painted with two coats of water proof cement paint (Snowcem or Equivalent), all exposed CM. Pipes will be painted with two coats of cement paint.

18. ELECTRIFICATION: All wiring will be Concealed Conduite with Copper Cables of sizes along with proper D.B. and MCB's.

19. VERANDAH & STAIR RAIL: The Verandah/Balcony and Staircase railings will be made up of appropriate size of 5.00 MS Flat & M.S. Bar and wood.

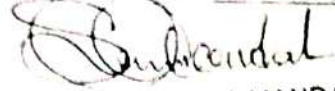
20. FITTINGS: All fittings & Fixture for water and Electric supply as per DEVELOPER's choice and any change of addition, on request must be done.

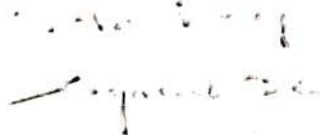
**Extra Works means extra cost.**





**IN WITNESS WHEREOF** the parties hereunto set and subscribe their respective hands and seal the day, month and year first above written.

SIGNED AND DELIVERED  
In presence of : WITNESSES


1.   
**Souren Chandra Mandal**  
Advocate  
Bar Lib. Room No. 6  
Alipore Judges' Court, Kol-27  
Mobile : 09433066315

  
Signature of the **OWNERS**  
Chandan Kumar Das





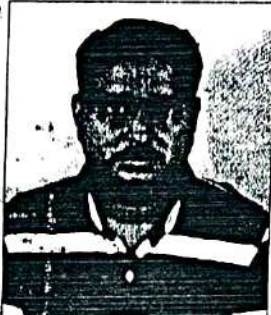

2.   
(Witness Seal)  
Alipore Judges Court  
Kolkata - 700027.

  
Signature of the **DEVELOPERS**

Drafted and Prepared as per documents  
And Instruction supplied to me by the  
executants Above named:

  
**Souren Chandra Mandal**  
Advocate (WB/1358/2004)  
Alipore Judges' court, Kolkata - 700027.

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
4	Shri Chandan Kumar Roy 5A/1, Middle Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District.-South 24-Parganas, West Bengal, India, PIN - 700075	Representative of Developer [MS Srishti Reality]			
5	Shri Shyamal Roy 118, Purbalok, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099	Representative of Developer [MS Srishti Reality]			
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Souren Chandra Mandal Son of Mr Biresh Chandra Mandal Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Smt Ila Dey, Shri Saptarshi Dey, Shri Saptarshi Dey, Shri Chandan Kumar Roy, Shri Shyamal Roy			

(Baishali Dasgupta)

DISTRICT SUB-  
REGISTRAR

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

South 24-Parganas West  
Bengal



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

GRN Details

GRN: 192021220186125248  
GRN Date: 16/02/2022 23:39:49  
BRN : 3260185589932  
Gateway Ref ID: 204723975154  
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBIEPay Payment Gateway  
BRN Date: 16/02/2022 23:02:44  
Method: State Bank of India UPI  
Payment Ref. No: 2000243524/3/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Souren Chandra Mandal  
Address: PRABHABATI BHABAN 5A PURBACHAL Purbachal Haltu  
Mobile: 9433066315  
Email: advocatescm@gmail.com  
Contact No: 9433066315  
Depositor Status: Advocate  
Query No: 2000243524  
Applicant's Name: Mr Rajesh Gayen  
Identification No: 2000243524/3/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000243524/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	20070
2	2000243524/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	28
			<b>Total</b>	<b>20098</b>

IN WORDS: TWENTY THOUSAND NINETY EIGHT ONLY.



### Major Information of the Deed

No.	I-1630-01538/2022	Date of Registration	04/03/2022
Year No / Year	1630-2000243524/2022	Office where deed is registered	
Entry Date	24/01/2022 12:05:12 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rajesh Gayen Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9674220328, 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]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,34,47,722/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,120/- (Article:48(g))	Rs. 60/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3050, , Ward No: 109 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	7 Katha 5 Chatak 31 Sq Ft	1/-	1,34,20,722/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				12.1367Dec	1/-	134,20,722 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	1/-	27,000 /-	



**Lord Details :****Name,Address,Photo,Finger print and Signature****Smt Ila Dey**

Wife of Shri Swapan Kumar Dey 87, Shakespoare Sarani, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Hindu, Occupation: House wife. Citizen of: India, PAN No.:: ACxxxxxx3E, Aadhaar No: 58xxxxxxxx9356, Status :Individual, Executed by: Self, Date of Execution: 25/02/2022

Admitted by: Self, Date of Admission: 25/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/02/2022

Admitted by: Self, Date of Admission: 25/02/2022 ,Place : Pvt. Residence

**2 Shri Saptarshi Dey**

Son of Mr Swapan Kumar Dey 87, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4K, Aadhaar No: 40xxxxxxxx4296, Status :Individual, Executed by: Self, Date of Execution: 25/02/2022

Admitted by: Self, Date of Admission: 25/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/02/2022

Admitted by: Self, Date of Admission: 25/02/2022 ,Place : Pvt. Residence

**Developer Details :****Sl No Name,Address,Photo,Finger print and Signature****1 MS Srishti Reality**

118, Purbalok, 6th Street, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AExxxxxx3M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :****Sl No Name,Address,Photo,Finger print and Signature****1 Shri Saptarshi Dey**

Son of Mr Swapan Kumar Dey 87, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4K, Aadhaar No: 40xxxxxxxx4286 Status : Representative, Representative of : MS Srishti Reality (as partner)

**2 Shri Chandan Kumar Roy**

Son of Late Satyendra Nath Roy 5A/1, Middle Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx6Q, Aadhaar No: 48xxxxxxxx5478 Status : Representative, Representative of : MS Srishti Reality (as partner)

**3 Shri Shyamal Roy (Presentant )**

Son of Late Gopal Chandra Roy 118, Purbalok, 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.:: AFxxxxxx8H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS Srishti Reality (as partner)

**Signature Details :**

**Souren Chandra Mandal**  
 for Mr. Biresh Chandra Mandal  
 Judge's Court, City:- , P.O:-  
 Alipore, P.S:-Alipore, District:-South 24-  
 Parganas, West Bengal, India, PIN:-  
 700027

Photo	Finger Print	Signature

Identifier Of Smt Ila Dey, Shri Saptarshi Dey, Shri Saptarshi Dey, Shri Chandan Kumar Roy, Shri Shyamal Roy

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Ila Dey	MS Srishti Reality-6.06833 Dec
2	Shri Saptarshi Dey	MS Srishti Reality-6.06833 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Ila Dey	MS Srishti Reality-50.00000000 Sq Ft
2	Shri Saptarshi Dey	MS Srishti Reality-50.00000000 Sq Ft



On 02-02-2022  
Admission for registration at 19:45 hrs on 25-02-2022, at the Private residence by Shri Shyamal Roy .  
**Admission of Execution ( Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962 )**  
Execution is admitted on 25/02/2022 by 1. Smt Ila Dey, Wife of Shri Swapan Kumar Dey, 87, Shakespeare Sarani, Circus Avenue, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Hindu, Profession House wife, 2. Shri Saptarshi Dey, Son of Mr Swapan Kumar Dey, 87, Shakespeare Sarani, P.O: Circus Avenue, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business

Indetified by Mr Souren Chandra Mandal, , Son of Mr Biresh Chandra Mandal, 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 25-02-2022 by Shri Saptarshi Dey, partner, MS Srishti Reality (Partnership Firm), 118, Purbalok, 6th Street, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Souren Chandra Mandal, , Son of Mr Biresh Chandra Mandal, 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 25-02-2022 by Shri Chandan Kumar Roy, partner, MS Srishti Reality (Partnership Firm), 118, Purbalok, 6th Street, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Souren Chandra Mandal, , Son of Mr Biresh Chandra Mandal, 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 25-02-2022 by Shri Shyamal Roy, partner, MS Srishti Reality (Partnership Firm), 118, Purbalok, 6th Street, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Souren Chandra Mandal, , Son of Mr Biresh Chandra Mandal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

*Bdasgupta*

Baishali Dasgupta  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 02-03-2022

**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 1,34,47,722/-

*Bdasgupta*

Baishali Dasgupta  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

**2022**  
**State of Admissibility (Rule 43, W.B. Registration Rules 1962)**

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 60/- ( E = Rs 28/- ,H = Rs 28/- .M(b) = Rs 4/- )  
and Registration Fees paid by Cash Rs 32/-, by online = Rs 28/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/02/2022 11:41PM with Govt. Ref. No: 192021220186125248 on 16-02-2022, Amount Rs: 28/-, Bank: SBI  
EPay ( SBlePay), Ref. No. 3260185589932 on 16-02-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 50/-, by  
online = Rs 20,070/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 29007, Amount: Rs.50/-, Date of Purchase: 21/02/2022, Vendor name:  
Subhankar Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/02/2022 11:41PM with Govt. Ref. No: 192021220186125248 on 16-02-2022, Amount Rs: 20,070/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 3260185589932 on 16-02-2022, Head of Account 0030-02-103-003-02

*Bdasgupta*

**Baishali Dasgupta**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



State of Registration under section 60 and Rule 69.  
Registered in Book - I  
Serial number 1630-2022, Page from 68412 to 68466  
Registration No 163001538 for the year 2022.



Digitally signed by LEENA MONDAL  
Date: 2022.03.21 17:19:55 -07:00  
Reason: Digital Signing of Deed.

(Leena Mondal) 2022/03/21 05:19:55 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

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