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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Handwritten notes:  
 7/6  
 2-1374065/24

Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheets attached to the document are the part of the document.

Additional District Sub-Registrar  
 Calcutta, Dum Dum, 24-Pgs. (North)

07 JUN 2024

DEVELOPMENT AGREEMENT WITH  
 DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY is made of this 07<sup>th</sup> day of June, 2024 (Two Thousand and Twenty Four) Christian Era

BETWEEN

**SMT. ALORANI DEB** (PAN: AYSPD6475A, Aadhaar No. 7910 6782 7514), wife of Biplab Deb, by faith - Hindu, by occupation - Household duties, by Nationality - Indian, residing at 13/B/3, Barrister P. Mitra Road, P.O. - Alambazar, Police Station - Baranagar, Kolkata - 700035, District - North 24 Parganas, hereinafter called and referred to as the "**OWNER AND PRINCIPAL**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, executors, administrators and representatives) of the **FIRST PART.**

**AND**

**S. D. ENTERPRISE** (PAN: AFHFS5329E), a partnership firm having its office at 55, Rajkumar Mukherjee Road, P.O. - Alambazar, Police Station - Baranagar, Kolkata - 700035, District - North 24 Parganas, represented by its partners **(1) SRI SANJAY SURCHOWDHURY** (PAN: AZLPS3627H, Aadhaar No. 4221 2728 3938), son of Sri Tapan Surchowdhury, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 13/B/2, Barister P. Mitra Road, P.O. - Alambazar, Police Station - Baranagar, Kolkata - 700035, District - North 24 Parganas, **(2) SRI DIBYENDU BHAR** (PAN: AFHPB9106J, Aadhaar No. 5901 5937 1513), son of Sri Radha Kanta Bhar, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 55, Rajkumar Mukherjee Road, P.O. - Alambazar, Police Station - Baranagar, Kolkata - 700035, District - North 24 Parganas, hereinafter referred to as the "**DEVELOPERS AND ATTORNEYS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators and representatives) of the **SECOND PART.**

WHEREAS Smt. Alorani Deb, the First Part herein have purchased ALL THAT piece and parcel of bastu land being Plot No. B3 measuring about 1 (One) Cotthah 3 (Three) Chittacks 25 (Twenty Five) Sq.ft. more or less together with structure thereon comprised in Mouza - Baranagar, J.L. No. 5, R.S. No. 6, Touzi No. 1068/2833, Khatian Nos. 6149, 6144 & 5964, Dag No. 1787, Police Station - Baranagar, Premises No. 13, Barrister P. Mitra Road, District - 24 Parganas (now North 24 Parganas) from Sri Lal Mohan Bagchi by virtue of one Deed of Sale executed on 11.05.1977 registered in the office of the Sub-Registrar, Cossipore Dum Dum and recorded in Book No. I, Volume No. 74, Pages from 163 to 167, being no. 2845 for the year 1977 and the said Smt. Alorani Deb, the First Part herein became the sole and absolute owner of the said property thereby purchased, which is morefully described in the Schedule 'A' hereinafter written.

AND WHEREAS thereafter the said Smt. Alorani Deb, the First Part herein mutated her name in the records of the Baranagar Municipality as the sole and absolute owner of the said property and started paying regular rates and taxes. The authority of the Baranagar Municipality have allotted Premises / Holding No. 13/B/3, Barrister P. Mitra Road for the said property which is morefully described in the Schedule 'A' hereinafter written. The said property has been recorded as L.R. Khatian No. 2474, L.R. Dag No. 2939 of Mouza - Baranagar.

AND WHEREAS now the First Part herein is absolutely seized and possessed of and well entitled to the said property which is morefully described in the Schedule 'A' hereinafter written and the First Part herein has clear and marketable title over the said property. The said property is free from all encumbrances.

**AND WHEREAS** the Developers herein approached the said Owner/First Part with a proposal for constructing a Multi Storied building on the said bastu land totally measuring about **1 (One) Cotthah 3 (Three) Chittacks 25 (Twenty Five) Sq.ft.** more or less morefully described in "Schedule A" at their own costs and the owner herein accepted the proposal of the Developers, on the terms which has been accepted by the Developers hence this Agreement is executed by both parties recording certain settled terms and conditions regarding the development as aforesaid.

**AND WHEREAS** the terms and conditions which have been agreed to by and between the parties hereto relating to such development verbally and herein below recorded in writing.

**AND WHEREAS** the said Owner/First Part being desirous of developing the said premises have agreed to appoint the Developers for undertaking the Development of the said premises at the cost and expenses of the Developers and on the terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed upon by and between the parties herein.

In this Agreement the terms used herein shall unless be excluded or repugnant to the subject or context shall have the following meanings.

***Premises shall mean*** and include **ALL THAT** piece and parcel of bastu land measuring about **1 (One) Cotthah 3 (Three) Chittacks 25 (Twenty Five) Sq.ft.** more or less together with **R.T.S. Structure** having a covered area of **200 Sq.ft.** more or less with **Cemented**

**Flooring**, comprised in Mouza - Baranagar, J.L. No. 5, R.S. No. 6, Touzi No. 1068/2833, Khatian Nos. 6149, 6144 & 5964, Dag No. 1787, corresponding to L.R. Khatian No. 2474, L.R. Dag No. 2939, Police Station - Baranagar, Premises / Holding No. **13/B/3, Barrister P. Mitra Road, Kolkata - 700035**, under the limits of the Baranagar Municipality, Ward No. 11, under A.D.S.R., Cossipore Dum Dum, District - North 24 Parganas.

**Building shall mean** multi storied building to be constructed in or upon the said premises in accordance with Plan sanctioned by the Baranagar Municipality and shall also include all other space and/or area intended or meant for the common enjoyment and facilities of the building.

**Saleable space shall mean** the space in the building available for independent use and occupation of the Developers after making due provision of residential accommodation of the land Owner/First Part in the finally constructed building. The Owner / First Part shall not bear any cost whatsoever in this regard.

The construction of the building as aforesaid shall be completed within **24 (Twenty Four) months** from the date of getting Sanctioned Building Plan from the Baranagar Municipality.

In lieu of consideration of Owner's land and property as described herein above, the Developers would allot to the Owner free of cost as under:

**Owner's allocation shall mean** in consideration of the Owner permitting and granting right to the Developers to build / construct the proposed multi storied building and to sell and transfer the flats and

other portion of the proposed building except the portions of Owner's Allocation.

Developers shall provide to Owner as follows:

Self Contained Flats / area measuring a Covered area of **1000 Sq.ft.** more or less of the proposed new building.

***Developers' allocation shall mean*** the rest of the constructed space in the said premises other than the Owner's Allocation as referred to above together with proportionate right, title and interest in the land in common facilities and amenities including right to use thereof of the said property being Premises / Holding No. **13/B/3, Barrister P. Mitra Road, Kolkata - 700035.**

***Common facilities and amenities shall*** mean corridors, stairways, lift passages, pump room, pump, overhead tank, submersible pump, septic tank, drain, water pipes lines, electric Meter room, electric line, common right of the roof of the top.

That all necessary expenses, spent including the cost of construction shall be incurred and/or borne by the Developers. The cost of construction of the common areas and common facilities shall also be borne by the Developers.

That the Developers shall provide shifting charge and only one alternative accommodation charge as required per month to the Owner for the period of construction of the proposed new building till the delivery of the physical possession of the Owner's Allocation.

The Owner is absolutely seized and possessed of otherwise well and sufficiently entitled to ALL THAT the said property free from all encumbrances and liens whatsoever. The Developers declare that they have entered into this Agreement after being fully satisfied about the title of the Owner.

That except the title to the said property the Owner shall not be liable in any way whatsoever. The Owner shall handover all original copies of all Deeds and papers relating to the said property to the Developers. The Developers shall be solely responsible for all losses, damages and expenses arising out of such construction or in course of such construction of the building. If any accident or death occurred in making the construction, the Developers will also be responsible to indemnify the losses or damages arising therefrom. The Owner shall have no liability on that score.

It is hereby agreed by and between the parties that the Developers shall have the right to sell their allocation as mentioned earlier and he shall have right to enter into agreements with the intending purchaser or purchasers to sell flats/units of their allocation and to take advance from such buyers. The Owner shall have no liability for the money received by the Developers from intending purchasers.

During construction as the Developers may decide and the Owner shall have no right to interfere in the same, but the Developers shall be liable for to obey the terms and condition agreed herein. Developers shall handover the portion of Owner's Allocation as aforesaid to the Owner within **24 (Twenty Four) months** from the date of getting Sanctioned Building Plan from the Baranagar Municipality / appropriate municipal

authority. The Owner shall have no liability for the money received by the Developers from the Intending Purchasers.

The Owner's Allocation in the proposed building to be constructed at the said premises shall be handed over within **24 (Twenty Four) months** from the date of getting Sanctioned Building Plan from the Baranagar Municipality / appropriate municipal authority. That period can be extended to another 6 (Six) month for any natural calamity (act of god). Further within the stipulated time the Developers shall deliver vacant possession of the portions of Owner's Allocation unto the Owner in finished and habitable conditions.

The Developers undertake to keep the Owner indemnified against all third party claims and actions arising out of any sort of act of the Developers or in relation to the construction of the new multi storied building.

The Developers shall at their own cost and expenses and without fixing any financial or other liabilities on owner shall construct and complete the proposed multi storied building thereon in accordance with the sanctioned building plan issued by the Baranagar Municipality / appropriate municipal authority. The Developers are not entitled to encumber or mortgage and impose any financial liabilities upon the property of the Owner without prior approval and/or written permission of the Owner.

The Developers shall provide electricity, water, sanitary drainage etc. in the building at their own cost.

That both the parties may agree in writing to alter and/or amend any of the aforesaid provisions if mutually agreed.

The Developers shall be entitled to prepare any further / revised plan with the approval of the owner and submit the same to the Baranagar Municipality / appropriate municipal authority in the name of the owner. The owner shall sign on the paper, plan, and affidavit as and when necessary.

The Developers shall indemnify and keep indemnified the owner against all losses, damages, costs and expenses that will be incurred and suffered by the owner on account of or arising out of breach of any of these terms or any law, rules or regulations and due to accident or mishap during construction or due to any claim made by any third party in respect of such construction-or otherwise howsoever.

The Developers shall be bound to compensate the Owner if the construction work relating to owner's allocation as stated above remains incomplete after the reasonable time as mentioned above, the compensation for delay in delivery is to be made in accordance with the Law of the land for the time being in force.

The Developers shall construct the multi storied building on the said property after demolishing the existing structure thereon and debris will be sold and/or the amount for the said debris will be possessed by the Developers.

It is also agreed by and between the parties that in case of change of Premises number and/or Holding number of the said property by the concern municipal authority and/or in case of change of Dag Number and/or Khatian Number of the said property by the concern authority, the terms and conditions of this agreement and the powers hereby granted shall be remain unchanged and enforceable too.

It is agreed by and between the parties that the Developers shall be at liberty to amalgamate the said property with any adjacent property or properties. The Owner shall have no objection in this regard so long the Owner/First Part gets her portions of Owner's Allocation as aforesaid.

Except the Owner / First Part herein if anyone else have any claim in regard to the said property, such amount / area of claim, if any, shall be adjusted with the portion of Owner's Allocation as mentioned hereinbefore.

All the terms and conditions mentioned in this Agreement shall be binding upon the Owner and Developers and their legal heirs and successors, assigns, administrators, attorneys and legal representatives. The legal heirs and successors of the Owner and Developers are bound to obey all terms and conditions of this agreement in future.

All disputes and differences between the parties shall be resolved by an Arbitrator appointed by the Developers in consultation with the Owner. Cost of such Arbitration will be borne by the Developers. If the Owner disagree with the choice of the Developers with regard to the appointment of Arbitrator, the Owner may appoint her Arbitrator at her own costs. The place of arbitration shall be Kolkata.

**AND, WHEREAS I**, the First Part herein / Principal, now absolutely seized and possessed or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of bastu land measuring about **1 (One) Cotthah 3 (Three) Chittacks 25 (Twenty Five) Sq.ft.** more or less together with **R.T.S. Structure** having a covered area of **200 Sq.ft.** more or less with **Cemented Flooring**, comprised in Mouza - Baranagar, J.L. No. 5, R.S. No. 6, Touzi No. 1068/2833, Khatian Nos. 6149, 6144 & 5964, Dag No. 1787, corresponding to L.R. Khatian No.

2474, L.R. Dag No. 2939, Police Station - Baranagar, Premises / Holding No. 13/B/3, Barrister P. Mitra Road, Kolkata - 700035, under the limits of the Baranagar Municipality, Ward No. 11, under A.D.S.R., Cossipore Dum Dum, District - North 24 Parganas, hereinafter referred to as the "Said Premises" which is morefully and particularly mentioned and described in the Schedule 'A' hereinafter written and now enjoying the same free from all encumbrances paying taxes regularly which is morefully and particularly described in the Schedule 'A' written hereunder and hereinafter called and referred to as the "Said Premises".

**AND WHEREAS** since I am busy with my day to day affairs, in this circumstances it is necessary and also expedient for me to appoint and engage Attorneys for me in my name and on my behalf to do all acts, deeds and things on my behalf as I could do myself.

**NOW KNOW BY THESE PRESENTS I**, the First Part herein / Principal, do hereby and hereunder nominate, constitute and appoint the said "**S. D. ENTERPRISE**" (PAN: AFHFS5329E), a partnership firm having its office at 55, Rajkumar Mukherjee Road, P.O. - Alambazar, Police Station - Baranagar, Kolkata - 700035, District - North 24 Parganas, represented by its partners (1) **SRI SANJAY SURCHOWDHURY** (PAN: AZLPS3627H, Aadhaar No. 4221 2728 3938), son of Sri Tapan Surchowdhury, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 13/B/2, Barister P. Mitra Road, P.O. - Alambazar, Police Station - Baranagar, Kolkata - 700035, District - North 24 Parganas, (2) **SRI DIBYENDU BHAR** (PAN: AFHPB9106J, Aadhaar No. 5901 5937 1513), son of Sri Radha Kanta Bhar, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 55, Rajkumar Mukherjee Road, P.O. - Alambazar, Police Station -

Baranagar, Kolkata – 700035, District – North 24 Parganas, my true and lawful attorneys in my name and on my behalf to do and execute and perform or cause to be done, execute and perform all or any of the acts, deeds, matters and things in respect of the property mentioned in the schedule 'A' herein below:

1. To work, manage, control and supervise the management of all and administer the Schedule 'A' mentioned property written hereunder being **ALL THAT** piece and parcel of bastu land measuring about **1 (One) Cotthah 3 (Three) Chittacks 25 (Twenty Five) Sq.ft.** more or less together with **R.T.S. Structure** having a covered area of **200 Sq.ft.** more or less with **Cemented Flooring**, comprised in Mouza – Baranagar, J.L. No. 5, R.S. No. 6, Touzi No. 1068/2833, Khatian Nos. 6149, 6144 & 5964, Dag No. 1787, corresponding to L.R. Khatian No. 2474, L.R. Dag No. 2939, Police Station – Baranagar, Premises / Holding No. **13/B/3, Barrister P. Mitra Road, Kolkata - 700035**, under the limits of the Baranagar Municipality, Ward No. 11, under A.D.S.R., Cossipore Dum Dum, District – North 24 Parganas, by lawful manner or way.
2. To apply, submit, sign, issue and receive from the Baranagar Municipality authority and/or from other authorities concerned for such and relevant application, maps, plans, papers, writings, drainages, designs from and/or any representation or representations, too, as or may be required in respect of the said premises by the said attorneys at their absolute discretion shall think fit and proper for and on behalf of me in my name.

3. To apply before the concern authority for mutation, amalgamation, conversion, building plan, revised plan and to sign and execute any application, declaration etc. on my behalf in regard to the said property.
4. To apply before the municipal authority for mutation, amalgamation and to sign and execute building plan, revised building plan in regard to the said property and submit the same before the appropriate authority and to apply before the concern B.L.&L.R.O. and/or concern authority for mutation, conversion of the said property and to sign and execute any papers, documents, applications etc. in this regard.
5. To deposit any fees, charges or any other amount on behalf of me which may have to be paid to the Baranagar Municipality and/or any other authorities in respect of the said premises or at the Schedule 'A' mentioned property within hereunder.
6. To demolish the existing structure and to construct building on the said land which is morefully described in the Schedule 'A' hereinafter written as per the Sanctioned Building Plan issued by the Baranagar Municipality and/or any other concerned authority.
7. To apply for Electricity, Telephone and any other connection of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and/or documents and/or plans and/or Drawings and/or designs and/or sketches and/or undertakings and/or representations and/or all relevant documents etc. of whatsoever manner or nature or may be thought to be necessary by the said attorneys before the various

Department or Departments of the Baranagar Municipality and/or appropriate authority or authorities of various public and/or private and/or Government and/or Semi Government organization and/or autonomous body or bodies.

8. To apply to the Water Supply Department, Sewerage Drainage Department of the Baranagar Municipality and/or others, too, for availing or seeking and/or laying necessary drainage and/or sewerage connection or connections and/or line or lines of whatsoever manner or nature in respect of the said premises and to that effect to sign all such relevant applications, drawings, documents and any representation of whatsoever manner or nature that is being sought to be done by the aforesaid Departments of the Baranagar Municipality and/or by others as and when necessary and/or asked for.
9. That the Attorneys herein shall be able to avail necessary permissions of whatsoever manner or nature from the Road Departments of the Baranagar Municipality for and on behalf of me.
10. To file and defend any or all suits, cases, appeals, complaints and application of whatsoever manner or nature for and on my behalf that is to be instituted and/or preferred against me in respect of the said premises which is morefully described in the schedule 'A' hereunder written and also to present and prosecute Writ Applications or Petitions in respect thereof in any matter relating to the said premises described in the schedule 'A' hereunder in any Court of Law at their own cost.

11. To appear, file and defend any case or cases of whatsoever manner or nature before the Judicial Authority in respect of the Schedule 'A' mentioned property written hereunder and/or the said premises on my behalf.
12. To sign and verify all complaints, written statements, petitions, objections, cross objection, claims, counter claims, Application for Executions, Revisions, Reviews, New Trials or stay of whatsoever manner or nature, Memorandum of Appeal and Generally to do all other acts, deeds and things related to the above matters/proceedings for and on my behalf as the said attorneys in consultation with me in respect of the said premises.
13. To compromise all suits, appeals, cases and/or any other legal proceedings in any Court of Law, Tribunal or any other authority of whatsoever manner or nature and to sign and verify all applications and solenama thereof for and on my behalf for my interest.
14. To appoint Advocates and/or Pleaders in my name and on my behalf in regard to the said property.
15. To sign and receive registered or registered with A/D letters and/or articles and/or any other documents of whatsoever manner or nature in respect of the said premises and/or property written in the schedule 'A' mentioned herein below and to grant proper and effectual receipts in respect thereof.
16. To receive from intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of

purchase money for sale of the said property / premises **except the portions of Owner's Allocation** as mentioned hereinbefore and to give good, valid receipt.

17. To sale the schedule 'A' mentioned property / premises or any part thereof **except the portions of Owner's Allocation** as mentioned hereinbefore and to present any such conveyance or conveyances for registration, to admit execute in and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance and/or conveyances registered and to do all acts, deeds and things which my said attorneys shall consider necessary for conveying and/or transferring the said portions of the property as mentioned in the schedule 'A' hereunder written to the Purchaser or Purchasers as fully and effectually in all respect as I could do the same myself. I hereby agree, ratify and undertake to confirm all and whatever my said Attorneys shall do or cause to be done that I shall confirm.
18. To do all acts in respect of the said property morefully described in the Schedule 'A' hereinafter written in conformity with the Laws for the time being in force.
19. In case of change of Premises number and/or Holding number of the said property by the concern municipal authority and/or in case of change of Dag Number and/or Khatian Number of the said property by the concern authority, all the power hereby granted in favour of the said Attorneys shall be in force.

**AND GENERALLY** to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the

authorities herein contained which I could have lawfully done under my own hands and seal, if personally present.

**THE SCHEDULE "A" ABOVE REFERRED TO**

**(The Property)**

**ALL THAT** piece and parcel of bastu land measuring about **1 (One) Cotthah 3 (Three) Chittacks 25 (Twenty Five) Sq.ft.** more or less together with **R.T.S. Structure** having a covered area of **200 Sq.ft.** more or less with **Cemented Flooring**, comprised in Mouza - Baranagar, J.L. No. 5, R.S. No. 6, Touzi No. 1068/2833, Khatian Nos. 6149, 6144 & 5964, Dag No. 1787, corresponding to L.R. Khatian No. 2474, L.R. Dag No. 2939, Police Station - Baranagar, Premises / Holding No. **13/B/3, Barrister P. Mitra Road, Kolkata - 700035**, under the limits of the Baranagar Municipality, Ward No. 11, under A.D.S.R., Cossipore Dum Dum, District - North 24 Parganas, which is butted and bounded as follows:

**ON THE NORTH** : By Municipal Road;  
**ON THE SOUTH** : By House of Pranab Banerjee;  
**ON THE EAST** : By Land of Plot No. C/1;  
**ON THE WEST** : By Premises No. 13/B/2, Barrister P. Mitra Road (Plot No. B2).

**THE SCHEDULE "B" ABOVE REFERRED TO**

**(Specification of Flats of Owner's Allocation)**

General Specification subject to the minor deviation depending upon the circumstances for the multi storied building. The construction of which already started at Premises / Holding No. **13/B/3, Barrister P. Mitra Road, Kolkata - 700035** in the District - North 24 Parganas, are as

follows:

1. **Foundation** : R.C.C.(1:2) in frame structure.
2. **External wall** : 8"/5" thick brick work with good quality brick in cement 1:4
3. **Structural Frame** : R.C.C.(1:2:4) in column beam slabs.
4. **Partition Walls** : 5"/3" thick brick work with quality brick in cement mortar 1:4/1:3 (with thick sand) and internal wall will be finished with Putty.
5. **Door** : All doors of the said flat shall be Flush Doors. The door/s of Bathroom/s will be of PVC.
6. **Windows** : Aluminum Framed sliding with glass fitting with grill fitting.
7. **Floor** : Marble / Tiles.
8. **Water Supply** : By 24 hours water from submersible pump through overhead tank.
9. **Toilets** : 5 feet height coloured glazed tiles on walls finish on floors & plumbing materials will be of standard stul all over pipe lines, Tap Water connection and one Shower and one basin (without stand), one Western Commode will be provided.
10. **Kitchen** : Gas Cylinder slab with black stone finish of 6' x 2' with 2 ½ feet height coloured glazed tiles surrounding the slab over 2 ft. height & two tap water point and steel sink will be provided.
11. **Electric** : Concealed wiring, on entire floor total 25 points (more or less) will be Provided. Total two Air Conditioner points shall be provided in the portion of Owner's Allocation.

**N.B.:** For any extra work other than the works mentioned hereinabove, the Owner shall pay the extra charges to the Developers.

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

**SIGNED, SEALED AND DELIVERED** by the parties at Kolkata in the presence of:

1. Tanmay Mukherjee  
Advocate,  
High Court, Calcutta.

2. Subhadip Bhattacharya  
5, R.N. Tagore Road  
K 01 - 77.

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SIGNATURE OF THE OWNER &  
PRINCIPAL

Agreed and Accepted by us

**For S. D. ENTERPRISE**

Sanjay Sanchandny  
Dilipendu Bhan

**Partners**

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SIGNATURE OF THE DEVELOPERS  
& ATTORNEYS

Drafted by me.

Tanmay Mukherjee  
TANMOY MUKHERJEE,  
Advocate,  
HIGH COURT, CALCUTTA.  
Enrolment No.: WB/189/2009.

Read over and explained by me  
the contents made herein to the  
executants. Tanmay Mukherjee  
Advocate.



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



192024250070019298

**GRN Details**

|                   |                     |                     |                         |
|-------------------|---------------------|---------------------|-------------------------|
| GRN:              | 192024250070019298  | Payment Mode:       | SBI Epay                |
| GRN Date:         | 06/06/2024 21:27:11 | Bank/Gateway:       | SBIePay Payment Gateway |
| BRN :             | 7148424553532       | BRN Date:           | 06/06/2024 21:27:47     |
| Gateway Ref ID:   | CHQ1330346          | Method:             | State Bank of India NB  |
| GRIPS Payment ID: | 060620242007001928  | Payment Init. Date: | 06/06/2024 21:27:11     |
| Payment Status:   | Successful          | Payment Ref. No:    | 2001371065/1/2024       |

[Query No\*/Query Year]

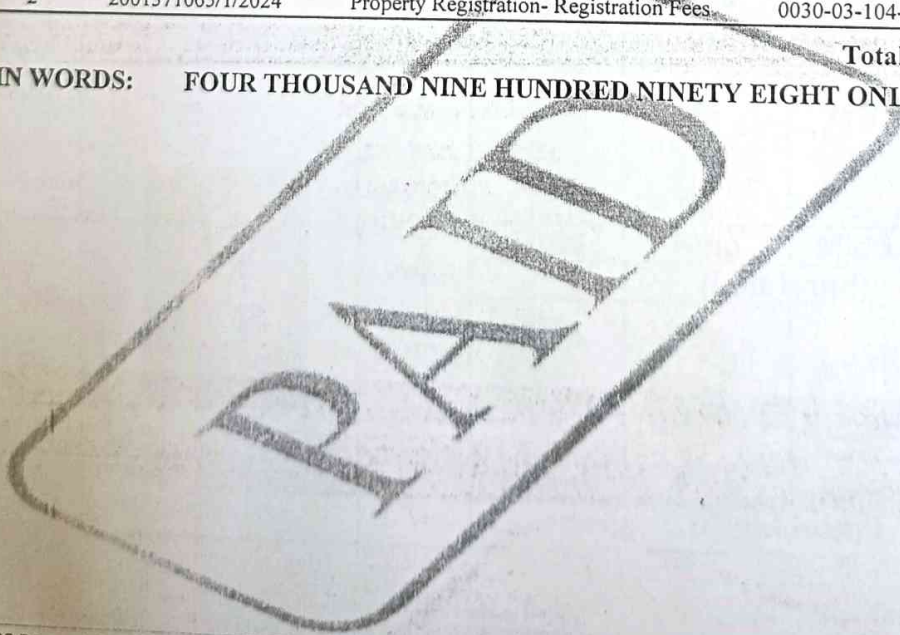
**Depositor Details**

Depositor's Name: Mr Tanmoy Mukherjee  
 Address: High Court, Calcutta  
 Mobile: 9830739030  
 Period From (dd/mm/yyyy): 06/06/2024  
 Period To (dd/mm/yyyy): 06/06/2024  
 Payment Ref ID: 2001371065/1/2024  
 Dept Ref ID/DRN: 2001371065/1/2024


































**Payment Details**

| Sl. No.      | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹)  |
|--------------|-------------------|--|--------------------|-------------|
| 1            | 2001371065/1/2024 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 4970        |
| 2            | 2001371065/1/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 28          |
| <b>Total</b> |                   |  |                    | <b>4998</b> |

**IN WORDS: FOUR THOUSAND NINE HUNDRED NINETY EIGHT ONLY.**



SPECIMEN FORM FOR TEN FINGERPRINTS

|   |                     |   |   |   |   |   |
|---|---------------------|---|---|---|---|---|
|    | <i>Chitra Devi</i>  |    |    |    |    |    |
|   |                     | <b>Little      Ring      Middle      Fore      Thumb</b>                            |   |   |   |   |
|   |                     | <b>(Left Hand)</b>  |   |   |   |   |
|   |                     |    |    |    |    |    |
|   |                     | <b>Thumb      Fore      Middle      Ring      Little</b>                            |   |   |   |   |
|   |                     | <b>(Right Hand)</b>   |   |   |   |   |
|  | <i>Ramesh Kumar</i> |   |   |   |   |   |
|   |                     | <b>Little      Ring      Middle      Fore      Thumb</b>                            |   |   |   |   |
|   |                     | <b>(Left Hand)</b>  |   |   |   |   |
|   |                     |  |  |  |  |  |
|   |                     | <b>Thumb      Fore      Middle      Ring      Little</b>                            |   |   |   |   |
|   |                     | <b>(Right Hand)</b>   |   |   |   |   |
|  | <i>Devi</i>         |  |  |  |  |  |
|   |                     | <b>Little      Ring      Middle      Fore      Thumb</b>                            |   |   |   |   |
|   |                     | <b>(Left Hand)</b>  |   |   |   |   |
|   |                     |  |  |  |  |  |
|   |                     | <b>Thumb      Fore      Middle      Ring      Little</b>                            |   |   |   |   |
|   |                     | <b>(Right Hand)</b>   |   |   |   |   |

### Major Information of the Deed

|  |   |  |            |
|--|---|--|------------|
| Deed No :  | I-1506-05811/2024   | Date of Registration                                   | 07/06/2024 |
| Query No / Year  | 1506-2001371065/2024  | Office where deed is registered                        |            |
| Query Date   | 04/06/2024 12:12:28 PM  | A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details                      | Tanmoy Mukherjee<br>High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830739030, 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. 15,39,000/-   |  |            |
| Stampduty Paid(SD)   | Registration Fee Paid   |  |            |
| Rs. 5,070/- (Article:48(g))                                  | Rs. 28/- (Article:E, E, E)  |  |            |
| Remarks  | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)  |  |            |

#### Land Details :



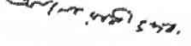
District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Barister P. Mitra Road, Mouza: Baranagar, Premises No: 13/B/3, , Ward No: 11, Holding No:13/B/3 JI No: 5, Pin Code : 700035

| Sch No               | Plot Number     | Khatian Number | Land Use Proposed ROR | Area of Land              | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                               |
|----------------------|-----------------|----------------|-----------------------|---------------------------|-------------------------|-----------------------|---|
| L1                   | LR-2939 (RS :-) | LR-2474        | Bastu Bastu           | 1 Katha 3 Chatak 25 Sq Ft | 1/-                     | 14,85,000/-           | Property is on Road Adjacent to Metal Road, |
| <b>Grand Total :</b> |                 |                |                       | <b>2.0167Dec</b>          | <b>1 /-</b>             | <b>14,85,000 /-</b>   |   |

#### Structure Details :

| Sch No   | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1   | On Land L1        | 200 Sq Ft.        | 1/-                     | 54,000/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| <b>Total :</b>   |                   | <b>200 sq ft</b>  | <b>1 /-</b>             | <b>54,000 /-</b>      |                           |



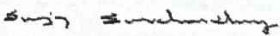
**Land Lord Details :**



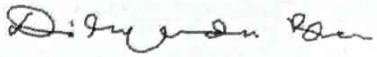
| Sl No   | Name,Address,Photo,Finger print and Signature  |   |   |   |
|---|--|---|---|---|
| 1   | Name   | Photo   | Finger Print  | Signature   |
|   | <b>Smt Alorani Deb</b><br>Wife of Biplab Deb<br>Executed by: Self, Date of Execution: 07/06/2024<br>, Admitted by: Self, Date of Admission: 07/06/2024 ,Place : Office |  | <br>Captured |  |
|   | 07/06/2024   |   | LTI<br>07/06/2024   | 07/06/2024  |
| 13/B/3, Barrister P. Mitra Road, City:- Not Specified, P.O:- Alambazar, P.S:-Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700035 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: AYxxxxxx5A, Aadhaar No: 79xxxxxxxx7514, Status :Individual, Executed by: Self, Date of Execution: 07/06/2024 , Admitted by: Self, Date of Admission: 07/06/2024 ,Place : Office |  |   |   |   |

**Developer Details :**



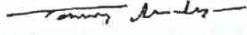
| Sl No | Name,Address,Photo,Finger print and Signature  |  |  |  |
|-------|--|--|--|--|
| 1     | <b>S D Enterprise</b><br>55, Rajkumar Mukherjee Road, City:- Not Specified, P.O:- Alambazar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700035 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AFxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |  |  |  |

**Representative Details :**

| Sl No  | Name,Address,Photo,Finger print and Signature  |   |   |   |
|--|--|---|---|---|
| 1  | Name   | Photo   | Finger Print  | Signature   |
|  | <b>Shri Sanjay Surchowdhury</b><br>Son of Shri Tapan Surchowdhury<br>Date of Execution - 07/06/2024, , Admitted by: Self, Date of Admission: 07/06/2024, Place of Admission of Execution: Office |  | <br>Captured |  |
|  | Jun 7 2024 3:03PM  |   | LTI<br>07/06/2024   | 07/06/2024  |
| 13/B/2, Barrister P. Mitra Road, City:- Not Specified, P.O:- Alambazar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700035, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AZxxxxxx7H, Aadhaar No: 42xxxxxxxx3938 Status : Representative, Representative of : S D Enterprise (as Partner) |  |   |   |   |

| Name   | Photo  | Finger Print   | Signature   |
|--|--|--|---|
| <b>Shri Dibyendu Bhar</b><br><b>(Presentant)</b><br>Son of Shri Radha Kanta Bhar<br>Date of Execution -<br>07/06/2024, , Admitted by:<br>Self, Date of Admission:<br>07/06/2024, Place of<br>Admission of Execution: Office  | <br>Jun 7 2024 3:04PM | <br>Captured<br>LTI<br>07/06/2024 | <br>07/06/2024 |
| 55, Rajkumar Mukherjee Road, City:- Not Specified, P.O:- Alambazar, P.S:-Baranagar, District:-North 24 -Parganas, West Bengal, India, PIN:- 700035, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AFxxxxxx6J, Aadhaar No: 59xxxxxxxx1513<br>Status : Representative, Representative of : S D Enterprise (as Partner) |  |  |   |

**Identifier Details :**

| Name  | Photo  | Finger Print   | Signature   |
|---|--|--|---|
| <b>Shri Tanmoy Mukherjee</b><br>Son of Shri Hiranmoy Mukherjee<br>70/1/A, Desh Bandhu Road (East), City:-<br>Not Specified, P.O:- Alambazar, P.S:-<br>Baranagar, District:-North 24-Parganas,<br>West Bengal, India, PIN:- 700035 | <br>07/06/2024 | <br>Captured<br>07/06/2024 | <br>07/06/2024 |
| Identifier Of Smt Alorani Deb, Shri Sanjay Surchowdhury, Shri Dibyendu Bhar   |  |  |   |

**Transfer of property for L1**

| Sl.No | From            | To. with area (Name-Area)  |
|-------|-----------------|----------------------------|
| 1     | Smt Alorani Deb | S D Enterprise-2.01667 Dec |

**Transfer of property for S1**

| Sl.No | From            | To. with area (Name-Area)         |
|-------|-----------------|-----------------------------------|
| 1     | Smt Alorani Deb | S D Enterprise-200.00000000 Sq Ft |

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Barister P. Mitra Road, Mouza: Baranagar, Premises No: 13/B/3, , Ward No: 11, Holding No:13/B/3 JI No: 5, Pin Code : 700035

| Sch No | Plot & Khatian Number                   | Details Of Land   | Owner name in English as selected by Applicant |
|--------|---|---|--|
| L1     | LR Plot No:- 2939, LR Khatian No:- 2474 | Owner:আলোরানী দেব, Gurdian:বিদ্রব , Address:দিজ , Classification:বান্দ, Area:0.02020000 Acre, | Smt Alorani Deb                                |

**Endorsement For Deed Number : I - 150605811 / 2024**

**On 07-06-2024**

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

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

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

Presented for registration at 13:48 hrs on 07-06-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Dibyendu Bhar ,.

**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 15,39,000/-

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

Execution is admitted on 07/06/2024 by Smt Alorani Deb, Wife of Biplab Deb, 13/B/3, Barrister P. Mitra Road, P.O: Alambazar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession House wife

Identified by Shri Tanmoy Mukherjee, , Son of Shri Hiranmoy Mukherjee, 70/1/A, Desh Bandhu Road (East), P.O: Alambazar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-06-2024 by Shri Sanjay Surchowdhury, Partner, S D Enterprise (Partnership Firm), 55, Rajkumar Mukherjee Road, City:- Not Specified, P.O:- Alambazar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700035

Identified by Shri Tanmoy Mukherjee, , Son of Shri Hiranmoy Mukherjee, 70/1/A, Desh Bandhu Road (East), P.O: Alambazar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by profession Advocate

Execution is admitted on 07-06-2024 by Shri Dibyendu Bhar, Partner, S D Enterprise (Partnership Firm), 55, Rajkumar Mukherjee Road, City:- Not Specified, P.O:- Alambazar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700035

Identified by Shri Tanmoy Mukherjee, , Son of Shri Hiranmoy Mukherjee, 70/1/A, Desh Bandhu Road (East), P.O: Alambazar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 28.00/- ( E = Rs 28.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/06/2024 9:27PM with Govt. Ref. No: 192024250070019298 on 06-06-2024, Amount Rs: 28/-, Bank: SBI EPay ( SBlePay), Ref. No. 7148424553532 on 06-06-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 4,970/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1062, Amount: Rs.100.00/-, Date of Purchase: 03/04/2024, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/06/2024 9:27PM with Govt. Ref. No: 192024250070019298 on 06-06-2024, Amount Rs: 4,970/-, Bank: SBI EPay ( SBlePay), Ref. No. 7148424553532 on 06-06-2024, Head of Account 0030-02-103-003-02

*Kaustava Dey*

**Kaustava Dey**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM**

**North 24-Parganas, West Bengal**

ificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1506-2024, Page from 172556 to 172583  
being No 150605811 for the year 2024.



*Kaustava Dey*

Digitally signed by KAUSTAVA DEY  
Date: 2024.06.07 17:03:52 +05:30  
Reason: Digital Signing of Deed.

**(Kaustava Dey) 07/06/2024**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM**  
**West Bengal.**