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পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

AN 051224

28 DEC 2022

-:- DEVELOPMENT POWER OF ATTORNEY: -

This Development power of Attorney is made on 28/12 this day
of December 2022 (Two Thousand Twenty-Two)

1234

SL. NO. 19117 DT. 21/12/2022

NAME. Creative Construction

ADDRESS. 2/1, Khamarpur Road

Kol-700047

RS. 100/-

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



District Sub-Registrar-I
Alipore, South 24 Parganas

Arake Haldar (Debarita)
Sopale P. C. Haldar
At 7, N. C. Narkar Road.
P.O. - Garia, P.S. Sonarpur
Kol-700084,

28 DEC. 2022

1).SRI SANTOSH KUMAR SHAW, son of Late Mahabir Shaw, having his PAN – AVXPS1830N, Aadhar no.-4436-7782-6871, By Occupation – Business, 2) SMT RINA SHAW, wife of Sri Santosh Kumar Shaw, having her Pan – ALLPS1865R, Aadhar No. – 4090-3890-0582, by Occupation – Housewife, both are by Faith –Hindu, by Nationality- Indian, both are residing at 140/1, Lenin Sarani, P.O Dharmatala, P.S – Muchi Para, Kolkata – 700013, in the District Kolkata, hereinafter called and referred to as the PRINCIPALS:- SEND GREETINGS.

WHEREAS ALL THAT piece and parcel of Bastu Land measuring more or less 3 cottachs 2 Chittaks 18 Sq.Ft be the same a little more or less (i.e land area 2 cottachs 10 chittaks 41 Sq.Ft) in R.S Dag No. 38 & Land area 0 Cottach 7 Chittaks 22 Sq.Ft in R.S Dag No. 28) under the C.S Khatian no. 567, corresponding to the R.S Khatian No. 707 & 515, at Mouza – Brahmapur, J.L No. 48, R.S No. 169, Touzi No. 60, Pargana – Magura, lying with the local limits of the present the Kolkata Municipal Corporation in being which known and numbered as its KMC Premises No. 503, Brahmapur Road, Under KMC Ward No. 112, KMC Assessee No. 31-112-07-0503-2, P.S – Regent Park now Bansdroni, Kolkata – 700096, under A.D.S.R.O Alipore, District South 24 Parganas, together with Tiled Shed Residential structure having an area 100 Sq.Ft more or less of cemented floor standing on or upon the aforesaid landed property, situated and lying with all easement right, title, interest, possession and all ingress and egress rights over and through beside 16.60 Sq.Ft wide road thereon, the landed property morefully mentioned, written, described in the Schedule hereunder and also the said landed property morefully shown and depicted with the colour **RED** border lines with the Map or Plan annexed hereto, hereinafter called and also referred to as the **SAID PROPERTY.**

AND WHEREAS The Schedule Below landed property along with many other landed properties were belonging to the recorded properties of one saila Bala

Arnab allotted her land property and such recorded in respective names free from all sorts of the encumbrances.

AND WHEREAS during the peaceful enjoyment, Occupation, and possession of such entire landed properties, the said Saila Bala Arnab and others through a Deed of Sale registered with the Office of the S.R.O Alipore in the year 1949 and recorded in its Book - I, volume No. 37, Pages from 214 to 224, Being No. 1918, wherein the said Saila Bala Arnab and others sold the landed properties i.e i) land area of 8 chittaks 0 Sq.Ft more or less in C.S Dag & R.S Dag no 28, ii) Land Area of 3 Cottachs 15 Chittaks 25 Sq.Ft more or less in the C.S Dag & R.S Dag No. 38, with all easement right, title, interest, possession and profits thereon to and unto One Smt Shanti Lata Paul w/o Dr. S.H.Paul forever free from all sorts of encumbrances.

AND WHEREAS at the time of aforesaid purchase by the said Smt. Shanti Lata Paul due to her shortage of fund taken a loan by mortgaged the such purchased landed property along with its structure from the said Saila Bala Aranab and the said Smt. Shanti Lata Paul duly executed and registered a Mortgaged Deed in favour of the said Saila Bala Aranab and others on 12/04/1949 and duly registered with the said Sadar - Sub Registry office at Alipore, in Book - I, volume No. 40, pages from 92 to 100 Being no. 1919 for the year 1949.

AND WHEREAS Thereafter on payment of full Loan money in connection with the such mortgage of the stated property , the within named Saila Bala Arnab and others duly executed and registered a Released deed in favour of the said Smt Shanti Lata Paul and such Release deed duly registered on 10/12/1958, with the sub registry Office at Alipore and recorded in Book - I, Volume No. 164, pages from 251 to 254. Being No. 10166 for the year 1958, and thereby released the such landed property along with the structure in favour of the said Smt Shanti Lata Paul forever free from all sorts of encumbrances for free enjoyment, occupation and possession thereof.

AND WHEREAS as such the within name Smt Shanti Lata Paul was in sole and absolute possession over and upon her such the total purchased landed property measuring an area of 3 cottachs 15 chittaks 25 Sq.Ft more or less, and on its physical measurement which became the physical land area 3 cottachs 2 chittaks 18 Sq.Ft more or less free from all sorts of encumbrances and on 12/12/1981 through a deed of sale, executed and registered by the said Smt. Shanti Lata Paul, with the Office of the Registrar of Assurance Calcutta and recorded in its Book - I, volume No. 440, pages from 78 to 90, Being No. 10238 for the year 1981, absolutely sold the said physical land area of 3 cottachs 2 chittaks 18 Sq.Ft more or less along with the tile shed Structure area of 130 Sq.Ft more or less to and unto Smt Minu Chowdhury, w/o Sri Ashok Chowdhury of 1/1/C, Telipara Lane, P.S - Shyampukur, Calcutta - 700004 absolutely forever and free from all sorts of encumbrances.

AND WHEREAS on above purchase the within names Smt Minu Chowdhury absolutely seized, possessed of or otherwise well and sufficiently entitled to such purchased landed property along with the residential structure thereon free from all sorts of the encumbrances.

AND WHEREAS the within named Smt Minu Chowdhury being the sole and absolute owner, occupier and possessor of the such landed property free from all sorts of encumbrances as vendor through a Bengali Sale Deed DATED ON 17.08.1995 Corresponding to the Bengali dated 31st day of Sravan, 1402 B.S the said sale deed duly executed and registered with the office of the A.D.S.R at Alipore South 24 Parganas, and kept recorded in its Book - I, Volume No. 54, Pages 340 to 351, Being No. 2026 for the year 1995, sold, conveyed, transferred the said land ab area of 3 cottachs 2 chittaks 18 Sq.Ft more or less with all easement right. Title interest possession and profits thereon along with all ingress and egress rights over and through besides 16'-6" ft wide road on the western side respectively of the said landed property as the aforesaid land also

fully mentioned , written, described in the Schedule below and also the said land more fully shown delineated and depicted with the red colour red border lines with the map or plan annexed herewith, to and unto the Sri Probir Kumar Rakshit free from all sorts of encumbrances

AND WHEREAS after purchase the said land thus the said Probir Kumar Rakshit after purchase the said land with structure while seized and possessed and sufficiently entitled the aforesaid property he duly mutated his name in the records of the Kolkata Municipal Corporation and the said property has been Known and Numbered as KMMC Premises No. 503, Brahmapur Road, Under Ward No. 112, vide KMC Assessee No.,31-112-07-0503-2, Borough XI, P.S – Regent Park now Bansdroni, Kolkata -700096 after mutated his name thus the said Probir Kumar Rakshit at his own cost and expenses he duly constructed a Tiles Shed measuring 100 Sq.Ft more or less. Over the said land. Since then he was rightfully seized possessed and enjoyed his every right title and interest of the said Land without any hindrance and free from all sorts of encumbrances.

AND WHEREAS thereafter thus the said Probir Kumar Rakshit while seized and possessed the aforesaid landed property due to urgent need of money he absolute sold transferred and conveyed ALL That piece and parcel of bastu Land measuring more or less 3 Cottachs 2 chittaks 18 Sq.Ft more or less out of which i) land area of 2 cottachs 10 Chittaks 41 Sq.ft more or less in the R.S dag No. 38, Under R.S Khatian No. 707 and ii) Land area 0 Cottachs 7 Chittaks 22 Sq.Ft more or less in the R.S Dag No. 28, under R.S Khatian No. 515, which is with in C.S Dag No. 567 of Mouza – Brahmapur, J.L No. 48, R.S No. 169, Touzi No. 60, Pargana – Magura, lying and situated at KMC Premises No. 503, Brahmapur Road, under KMC Ward No. 112 vide KMC Assessee No. 31-112-07-0503-2 , P.S – Regent Park now Bansdroni, Kolkata - 700096 by virtue of a registered deed of sale which was duly

registered in the office of the A.D.S.R at Alipore and recorded in Book- I, Volume No. – 26, pages from 3706 to 3724 Being No. 06288 for the year 2014 unto and in favour of **1.SHRI SANTOSH KUMAR SHAW**, son of Late Mahabir Shaw, having his PAN – AVXPS1830N, By Occupation – Business, **2) SMT RINA SHAW**, wife of Sri Santosh Kumar Shaw, having her Pan – ALLPS1865R, by Occupation – Housewife, both are by Faith –Hindu, by Nationality- Indian, both are residing at 140/1, Lenin Sarani, P.O – Dharmatala, P.S – Muchi Para, Kolkata – 700013, in the District Kolkata, The present owner herein.

WHEREAS the First party of the one part herein became the the joint lawful owners of ALL That piece and parcel of Bastu Land measuring more or less 3 Cottachs 2 chittaks 18 Sq.Ft more or less out of which i) land area of 2 cottachs 10 Chittaks 41 Sq.Ft more or less in the R.S dag No. 38, Under R.S Khatian No. 707 and ii) Land area 0 Cottachs 7 Chittaks 22 Sq.Ft more or less in the R.S Dag No. 28, under R.S Khatian No. 515, which is with in C.S Dag No. 567, **at present physical measurement available area 3 cottachs 02 chittaks 07 Sq.Ft** of Mouza – Brahmapur, J.L No. 48, R.S No. 169, Touzi No. 60, Pargana – Magura, lying and situated at KMC Premises No. 503, **Brahmapur Road, under KMC Ward No. 112** vide KMC Assessee No. 31-112-07-0503-2 , P.S – Regent Park now Bansdroni, Kolkata - 700096 after that the present owner/ first party herein duly mutated their names in the records of the Kolkata Municipal Corporation and the said property has been known and numbered as **KMC Premises No. 503, Brahmapur Road, under KMC Ward No. 112** , since then they had been paying their all corporation taxes rent rates all other outgoings to the KMC regularly vide KMC Assessee No. 31-112-07-0503-2, P.S – Regent Park now Bansdroni. . Kolkata - 700096 Hereinafter called the “Said Land” and since then they had Enjoy the property without any hindrance and paying their all dues rent and taxes regularly to the KMC in the District South 24 Parganas. More fully and

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particularly described in the schedule hereunder written and the Owners hereto jointly seized possessed and enjoying all rights, title and interest of the said land with structure free from all sorts of encumbrances, charges, liens, trust, attachments, whatsoever or howsoever.

1. **AND WHEREAS** there after the land owners therein while seized and possessed the said land with a view to develop the said landed property which is more fully and particularly described in the Schedule A for construction of new building upon the said premises of KMC Premises No. 503, Brahmapur Road, P.S – Regent Park now Bansdroni, Kolkata – 700096, under ward No. 112, Borough XI, vide building permit No.2022110338 dated 24.11.2022 sanctioned by the Kolkata Municipal Corporation the Land owners therein have entered into a **REGISTERED DEVELOPMENT AGREEMENT**. With **CREATIVE CONSTRUCTION**, a Partnership Firm having its PAN AAMFC0507A, having its registered office at 2/1, Khanpur Road, P.O – Naktala, P.S-Netaji Nagar, Kolkata – 700047, being represented by its partners namely **1) SRI DIPAK SAHA**, son of Late Gopi Ballav Saha, having his PAN- BWFPS1342R, AADHAR No.- 3758-3022-1461, **2) SRI SUPRIYO SAHA**, son of Sri Dipak Saha, having his PAN – BYWPS4036H, AADHAR NO. - 5358-9468-8558, both are by Faith – Hindu, by Occupation – Business, by Nationality – Indian, both are residing at 2/1, Khanpur Road, P.O – Naktala, P.S-Netaji Nagar, Kolkata – 700047, in the District South 24 Parganas, hereinafter called and referred to as the **DEVELOPER** with certain terms and conditions, that the Land Owners/ principals herein in the new building is entitled to get Three Flats out of 6 Flats 1) being Flat No. 1B on the 1st floor South East side measuring 813 Sq.Ft , 2) being Flat No. 2A on the 2nd floor South West side measuring 825 Sq.Ft and 3) being Flat No. 3B on the 3rd floor South East side measuring 813 Sq.Ft and Three Car parking Space on the Ground Floor out of car parking space from the total constructed area to be constructed as per the sanctioned building plan by the Kolkata Municipal Corporation along

with proportionate share of the land more fully and particularly described in the Schedule B, and the Developer shall get Three Flats out of 6 Flats 1) being Flat No. 1A on the 1st floor South West side measuring 825 Sq.Ft , 2) being Flat No. 2B on the 2nd floor South East side measuring 813 Sq.Ft and 3) being Flat No. 3A on the 3rd floor South West side measuring 825 Sq.Ft and Remaining Car parking Space on the Ground Floor except owner's allocation out of car parking space from the total constructed area to be constructed as per the sanctioned building plan by the Kolkata Municipal Corporation along with proportionate share of the land more fully and particularly described in the Schedule C mentioned therein, and accordingly the said **DEVELOPMENT AGREEMENT**, which was registered in the office of the D.S.R.I Alipore, and recorded in Book - I, Being No 160/03/01 for the year 2022 .

AND WHEREAS at present the Present Land owners as well as the Principals herein to exercise and perform all the things acts deed in respect of the said property as which has been mentioned in the said development agreement in respect of the property written in the Schedule below and it has been expedient and necessary to appoint and engage the **ATTORNEYS** in connection with the Schedule mentioned property who will properly look after, manage, control, supervise and proper administer in regard to making construction so that the Developer shall carry on the proposed Development and/or constructional work of the Schedule property peacefully and smoothly & empowering and entrusting them upon all the rights, liberties and authorities in respect of the Schedule Property to sanctioned or revised the building plan from KMC along with the power of selling of the flats and the space and/or any other spaces of the proposed G+3 Storied building under developer's Allocation (except Owners' allocation) so that the Developer shall carry on and shall sell their developers allocated share peacefully and smoothly. And represent us and shall have the singing authority on our behalf.

NOW ALL MEN BY THESE PRESENTS THAT KNOW ALL MEN BY THESE PRESENTS OF THIS DEVELOPMENT POWER OF ATTORNEY THAT We, the above named Principals herein have appoint, nominate and constitute as our **Lawful constituted Attorney namely 1) SRI DIPAK SAHA**, son of Late Gopi Ballav Saha, having his PAN- BWFPS1342R, AADHAR No.- 3758-3022-1461, 2) **SRI SUPRIYO SAHA**, son of Sri Dipak Saha, having his PAN – BYWPS4036H, AADHAR NO. -5358-9468-8558, both are by Faith – Hindu, by Occupation – Business, by Nationality – Indian, both are residing at 2/1, Khanpur Road, P.O – Naktala, P.S-Netaji Nagar, Kolkata – 700047, in the District South 24 Parganas being partners of **CREATIVE CONSTRUCTION**, a Partnership Firm having its PAN AAMFC0507A, having its registered office at 2/1, Khanpur Road, P.O – Naktala, P.S-Netaji Nagar, Kolkata – 700047, as **our true and lawful Attorney** to do the following acts, deeds, things and matter on our behalf in connection with the Schedule below property that is to say:-

1. To, hold and defend possession and manage and maintain the said premises and deliver exclusive possession thereof to the developer in terms of the said agreement.
2. To represent us before all the office/offices concerned and also like such K.M.C. authority and to sign all papers, documents on our behalf for mutation of our names in respect of the relevant papers and the K.M.C. and to appear in all hearing before the authorities of the K.M.C. for such mutation raising objections and/or appeals on our behalf against the excess valuation assessed by the K.M.C and also to prefer appeal before the appropriate authorities and represent us at the time of hearing of such objection of appeal on our behalf and also to sign building plans thereof.
3. To sign and submit proposed building plan and or revised/ revision plan plan including modification thereof and for the purpose to do all acts,

deeds and things and to execute and sign all papers and or other application on our behalf by the said Attorney for residential purpose in respect of the said building over the said land of. KMC Premises No. 503, Brahmapur Road, under KMC Ward No. 112, P.S – Bansdroni, Kolkata – 700096, in the District South 24 Parganas

4. To apply to concerned authorities including KMC authorities for and obtain and/or applied and obtained by our attorney all connections for electricity and/or gas and/or water and/or sewerage and/or of our other utilities and/or take alterations and/or disconnected the same.
5. To sign for and obtain all necessary sanction clearness of the said Premises, by the said Attorney on our behalf.
6. To appear for and represent us before any competent authority tribunal authority arbitrator or revenue, administrative Civil, Criminal, Jurisdiction relating to the any matters concerning the said property as per mentioned and written in the Schedule below on our behalf.
7. To institute any case or defend any suit, proceedings, appeals revision, injunction, proceedings, enquiry, claims etc. relating to the said property on our behalf.
8. To appoint and/or engage any legal practitioner, Solicitors, Auditor, Valuer, Assessor, Arbitrators, and/or any legal Practitioner or any Advocate or Advocates other person or persons and to sign, execute and deliver all Vakalatnama, Ekrarnamas, show causes petition etc. for the aforesaid purposes on our behalf.
9. To sign, execute, submit or deliver all plaints, written statement objection, memorandum of appeal, applications, revision, injunction, petitions, and all other appeals and papers, documents and exhibits for the aforesaid purposes.

10. To visit and represent us before all the West Bengal Govt. Office or Offices concerned and/or Central Govt. Office, Thika Tenancy Office or Offices concerned and all other Offices concerned smooth management of our said property as per stated and written in the Schedule hereunder on our behalf.
11. To apply and for to pay all rates, taxes, and revenues, charges, expenses outgoings payable for and on the account of the said property or any part thereof and similar to receive any such money and discharge receipt as income, rents, awards, compensations etc. receivable for and on account of the said property as per mentioned and written in the Schedule below.
12. To apply for and obtain electricity, gas, water, sewerage/ drainage or any other civil commotion, amenities, telephone and other utilities in the said property and/or make alterations thereof and to close down or to disconnection the same on our behalf.
13. To demand recover and receive consideration for sale in respect of the developer's allocation only of the said building and/or to recover the cash or consideration, rent, mesne, profits, license fees, maintenance charges, corporation taxes, electricity charges and all other charges of money reasonable in respect of the said premises and to make just and reasonable allowance therein in respect of rates taxes repairs and other outgoings and to take all necessary steps whether by action distress or otherwise to recover any sums of money in arrear concerning and/or in any way relating to the said premises.to present.
14. That the said Attorney shall have full right and power To make any kind of Agreement or Agreements with any purchaser or purchasers in respect of the Schedule below property on our behalf and to register the Deed of Conveyance on our behalf in favour of such intending purchaser or purchasers, name or names and to receive consideration money and Earnest Money from the intending Purchaser or Purchasers under

Allocation of the Developer's Share and the developer will receive entire sale consideration of developer allocation.

15. To book the unit/flat in the said building under Developer's Allocation on behalf of us and in that regard the Attorney shall have entered into an Agreement for Sale in any Manner whatsoever save and except of Owner's Allocation.
16. That the said Attorney shall have full right to execute and make any Deed of Conveyance or Conveyances, Deed of Lease, any type of KMC Declaration, and/or other documents for registration when to be executed by our said Attorney only the Developer's Allocation and to present any such conveyance or conveyances for r admit, execution and registration thereof before the registering authority or authorities concerned like as such Registrar of Assurance, Kolkata, District Sub-Registrar- at Alipore, Additional District Sub-Registrar (A.D.S.R. at Alipore) or like any such other registering office or offices concerned and also put his signature as and when require in the said indenture on our behalf, in our names.
17. To receive from the intending purchaser or purchasers any earnest money and or advance or advances and also the balance purchase money and to give good valid receipt and discharges for the same in respect of the developer's allocation.
18. To negotiate on terms for and to agree and to enter into and conclude any agreement for sale in respect of developer's allocation to any purchaser or purchasers at such price which our said attorney in their absolute discretion thinks proper and or to cancel and or to repudiate the same,
19. To sign and execute and deliver any conveyance or conveyances in respect of the developer's allocation flat Three Flats out of 6 Flats 1) being Flat No.

1A on the 1st floor South West side measuring 825 Sq.Ft , 2) being Flat No. 2B on the 2nd floor South East side measuring 813 Sq.Ft and 3) being Flat No. 3A on the 3rd floor South West side measuring 825 Sq.Ft and Remaining Car parking Space on the Ground Floor except owner's allocation out of car parking space from the total constructed area to be constructed as per the sanctioned building plan by the Kolkata Municipal Corporation of the said Proposed G+3 Storied building .

20. To sign all the receipt or receipts which to be registered by our said Attorney in favour of the intending purchaser or purchasers in respect of the Developer's Allocation and also handed over the same to such intending purchaser or purchasers on our behalf.
21. To Sign execute all other deeds, instruments and assurances which they shall consider necessary and to enter into and /or agree to such covenants and conditions as may be required for fully and effectually conveying the said property in respect of developer's allocation as we could by ourselves if personally present.
22. To apply for and obtain such permission or permission and all other clearances as may be necessary for obtaining steel cement bricks and other materials and appliances for construction and for construction equipment .

AND GENERALLY to do all other acts, deeds, things and matters as may be the necessary from time to time by may said Attorney in this absolute discretion signature, which they may deem fit and proper, think necessary to do so or perform for the afore said property purpose.

AND we do hereby agree and undertake to ratify and confirm all such acts, deeds and things which our said Attorney may lawfully, do execute and caused to be done, performed by virtue of this Development Power of Attorney.

THE SCHEDULE "A" PROPERTY ABOVE REFERRED TO

ALL That piece and parcel of Bastu Land at present physical measurement available area more or less 3 cottachs 02 chittaks 07 Sq.Ft together with a R.T Shed Structure measuring 100 Sq.Ft standing thereon lying and situated at Mouza - Brahmapur, J.L No. 48, R.S No. 169, Touzi No. 60, Pargana - Magura comprised in C.S Dag No. 567, R.S Dag No. 28 & 38, Under R.S Khatian No. 707 & 515, being KMC Premises No. 503, Brahmapur Road, under KMC Ward No. 112 vide KMC Assessee No. 31-112-07-0503-2, P.S - Regent Park now Bansdroni, Kolkata - 700096, of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. at Alipore D.S.R. - I at Alipore which is butted and bounded as follows:-

ON THE NORTH: Premises No. 3/9 Shiv Mandir Road.

ON THE SOUTH: 16' ft wide KMC Road.

ON THE EAST: Premises no. C/25 Green view and Plot No. 21.

ON THE WEST: 16' ft 6-inch-wide KMC Road .

SECOND SCHEDULE ABOVE REFERRED TO

PART-I OWNER ALLOCATION.

It has been agreed by and between the land owners and the Developers that in the lieu of land value the land owners will get from the developer the Land Owners in the new building is entitled to get Three Flats out of 6 Flats 1) being Flat No. 1B on the 1st floor South East side measuring 813 Sq.Ft, 2) being Flat No. 2A on the 2nd floor South West side measuring 825 Sq.Ft and 3) being Flat No. 3B on the 3rd floor South East side measuring 813 Sq.Ft and Three Car parking Space on the Ground Floor out of car parking space from the total constructed area to be constructed as per the sanctioned building plan by the Kolkata Municipal Corporation along with proportionate share of the land of the building underneath of KMC Premises No. 503, Brahmapur Road, under KMC Ward No. 112 vide KMC Assessee No. 31-112-07-0503-2, P.S – Regent Park now Bansdroni, Kolkata – 700096, of the Kolkata Municipal Corporation, in the District South 24 Parganas as per their OWNERS Allocation of the said proposed G+3 Storied Building.

PART - II

DEVELOPER'S ALLOCATION

Developer's Allocation shall mean that the Developer shall get the remaining Three Flats out of 6 Flats 1) being Flat No. 1A on the 1st floor South West side measuring 825 Sq.Ft, 2) being Flat No. 2B on the 2nd floor South East side measuring 813 Sq.Ft and 3) being Flat No. 3A on the 3rd floor South West side measuring 825 Sq.Ft and Remaining Car parking Space on the Ground Floor except owner's allocation out of car parking space from the total constructed area to be constructed as per the sanctioned building plan by the Kolkata Municipal Corporation along with proportionate share of the land of the building underneath of KMC Premises No. 503, Brahmapur Road, under KMC Ward No. 112 vide KMC Assessee No. 31-112-07-0503-2, P.S – Regent Park now Bansdroni, Kolkata – 700096, of the Kolkata Municipal Corporation, in the District South 24

Parganas allotted to the Developer hereinafter referred to as the DEVELOPER'S ALLOCATION.

IN WITNESS WHEREOF we, the PRINCIPALS hereby subscribed our signature this the 28th day of December Two Thousand and Twenty Two (2022)

WITNESSES:-

1)

Pradeep Adikary
Alipore Police court
Kol-27

Sunderendu

Rita Saha

2) Charan Mallik
Alipore Police court
Kol-27.

SIGNATURE OF PRINCIPALS

Creative Construction
Dipak Saha
Partner

Creative Construction
Supriyo Saha
Partner

SIGNATURE OF ATTORNEY

DRAFTEED BY me:-

Amitabha Ray
ADVOCATE

ALIPORE POLICE COURT
KOLKATA -700027

WB/236/1984



COMPUTERISED PRINTED BY:

Walled
ALIPORE POLICE COURT
KOLKATA - 700027,



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ... SANTOSH KUMAR SHAW

Signature ...



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ... RINA SHAW

Signature ...



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ... DIPAK SAHA

Signature ...



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ... SUPRIYO SAHA

Signature ...



ভারত সরকার
National Identification Authority of India

তালিকাভুক্তি নম্বর/Enrolment No.: 2010/17521/01454

To
অশোক হালদার
Asoke Halder
S/O: Palan Chandra Halder
7
NAFAR CHANDRA NASKAR ROAD
ANAnDA NIKETAN
Rajpur Sonarpur (M)
South 24 Parganas Garia
West Bengal - 700084
9831076621

Download Date: 22/04/2017

Generation Date: 19/02/2014

Signature valid



আপনার আইডি সংখ্যা / Your Aadhaar No. :

3897 0390 4858

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

অশোক হালদার
Asoke Halder
জন্মতারিখ/ DOB: 04/09/1960
পুরুষ / MALE



3897 0390 4858

আমার আধার, আমার পরিচয়

Asoke Halder

Major Information of the Deed

Deed No.	I-1601-03104/2022	Date of Registration	28/12/2022
Query No / Year	1601-8003666977/2022	Office where deed is registered	
Query Date	28/12/2022 1:43:07 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ashok Halder Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874210479, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 34,12,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160103101/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

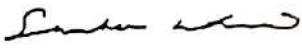
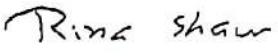
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahmapur Road, , Premises No: 503, , Ward No: 112 Pin Code : 700096

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 2 Chatak 7 Sq Ft	1/-	33,85,501/-	Width of Approach Road: 17 Ft., , Project Name :
Grand Total :				5.1723Dec	1/-	33,85,501 /-	

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: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	1 /-	27,000 /-	

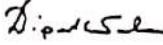
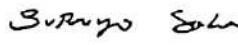
Incipal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Santosh Kumar Shaw Son of Late Mahabir Shaw Executed by: Self, Date of Execution: 28/12/2022 , Admitted by: Self, Date of Admission: 28/12/2022 ,Place : Office			
		28/12/2022	LTI	28/12/2022
140/1 Lenin Sarani, City:- Not Specified, P.O:- Dharmatala, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: avxxxxxxxx0n, Aadhaar No: 44xxxxxxxx6871, Status :Individual, Executed by: Self, Date of Execution: 28/12/2022 , Admitted by: Self, Date of Admission: 28/12/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt Rina Shaw Wife of Shri Santosh Kumar Shaw Executed by: Self, Date of Execution: 28/12/2022 , Admitted by: Self, Date of Admission: 28/12/2022 ,Place : Office			
		28/12/2022	LTI	28/12/2022
40/1 Lenin Sarani, City:- Not Specified, P.O:- Dharmatala, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: alxxxxxxxx5r, Aadhaar No: 40xxxxxxxx0582, Status :Individual, Executed by: Self, Date of Execution: 28/12/2022 , Admitted by: Self, Date of Admission: 28/12/2022 ,Place : Office				

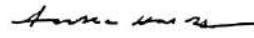
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Creative Construction 2/1 Khanpur Road, City:- Not Specified, P.O:- NAKKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.: axxxxxxxx7a,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

presentative Details :

No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	Shri Dipak Saha (Presentant) Son of Late Gopi Ballav Saha Date of Execution - 28/12/2022, , Admitted by: Self, Date of Admission: 28/12/2022, Place of Admission of Execution: Office	 Dec 28 2022 2:06PM	 LTI 28/12/2022	 28/12/2022
2/1 Khanpur Road, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: bwxxxxxxxx2r, Aadhaar No: 37xxxxxxxxx1461 Status : Representative, Representative of : Creative Construction (as partners)				
2	Name	Photo	Finger Print	Signature
2	Shri Supriyo Saha Son of Shri Dipak Saha Date of Execution - 28/12/2022, , Admitted by: Self, Date of Admission: 28/12/2022, Place of Admission of Execution: Office	 Dec 28 2022 2:07PM	 LTI 28/12/2022	 28/12/2022
2/1 Khan Pur Road, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: byxxxxxxxx6h, Aadhaar No: 53xxxxxxxxx8558 Status : Representative, Representative of : Creative Construction (as partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Asoke Haldar Son of Late P C Haldar 7 , N C Naskar Road, City:- Kolkata, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	 28/12/2022	 28/12/2022	 28/12/2022
Identifier Of Shri Santosh Kumar Shaw, Smt Rina Shaw, Shri Dipak Saha, Shri Supriyo Saha			

Transfer of property for L1	
No	From
1	Shri Santosh Kumar Shaw
2	Smt Rina Shaw
Transfer of property for S1	
Sl.No	From
1	Shri Santosh Kumar Shaw
2	Smt Rina Shaw

Endorsement For Deed Number : I - 160103104 / 2022

2022
Admission 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) 48(1), W.B. Registration Rules, 1962)

Presented for registration at 13:32 hrs on 28-12-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shri Dipak Saha ..

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 34,12,501/-

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

Execution is admitted on 28/12/2022 by 1. Shri Santosh Kumar Shaw, Son of Late Mahabir Shaw, 140/1 Lenin Sarani, P.O: Dharmatala, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession Business, 2. Smt Rina Shaw, Wife of Shri Santosh Kumar Shaw, 40/1 Lenin Sarani, P.O: Dharmatala, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession House wife

Indentified by Mr Asoke Haldar, , , Son of Late P C Haldar, 7 , N C Naskar Road, P.O: Garia, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 28-12-2022 by Shri Dipak Saha, partners, Creative Construction, 2/1 Khanpur Road, City:- Not Specified, P.O:- NAKKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indentified by Mr Asoke Haldar, , , Son of Late P C Haldar, 7 , N C Naskar Road, P.O: Garia, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Deed Writer

Execution is admitted on 28-12-2022 by Shri Supriyo Saha, partners, Creative Construction, 2/1 Khanpur Road, City:- Not Specified, P.O:- NAKKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indentified by Mr Asoke Haldar, , , Son of Late P C Haldar, 7 , N C Naskar Road, P.O: Garia, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 46.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 19117, Amount: Rs.100.00/-, Date of Purchase: 21/12/2022, Vendor name: T K Purakayasta

Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2023, Page from 181 to 207

being No 160103104 for the year 2022.



Digitally signed by MOHAMMED TABIS
ANSARI
Date: 2023.01.02 12:53:39 +05:30
Reason: Digital Signing of Deed.

(Tabis Ansari) 2023/01/02 12:53:39 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)