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IV-0342/25

भारतीय गैर न्यायिक

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Rs. 20

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INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

37AA 806135

05/05/25
Q-3/116318d/25

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

- 5 MAY 2025

DECLARATION

This Declaration is made on the 05 day of MAY, 2025;

B. Desai

M/S D. P. Construction

Dhiman Kumar Kohli
Partner

M/S D. P. Construction

Purnendu Sengupta
Partner

5040 29/4/25

NO..... Date
Name. Kajal Sengupta Sengupta
Address.....
value..... 547 Kondalpur
Vendor.....

SAHABUDDIN GAZI
Baruipur Civil & Criminal Court

kal-84



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.C.S. ALIPORE
- 5 MAY 2025

স্বাক্ষরিত
ড. দাশগুপ্ত

8/0, 20k H.P. Das Sharda
Alipore Court
Kal-27

9831549347

(1) **SMT. KAJAL SENGUPTA**, PAN NO. BTOPS0116F, Aadhaar Card No. 4274 1578 4693, wife of LATE KAMAL KUMAR SENGUPTA, residing at S-47, KAMDAHARI PURBAPARA, P.O. GARIA, P.S. BANSDRONI, KOLKATTA, SOUTH 24 PARGANAS, WEST BENGAL - 700084, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian.

(2) **SMT. NILANJANA SENGUPTA**, PAN NO. ANCPN9730H, Aadhaar Card No. 2102 6028 8868, Daughter of LATE KAMAL KUMAR SENGUPTA, wife of SHRI SUJAY SENGUPTA, residing at #5022A, PEC CAMPUS, P.O. SECTOR-12, P.S. SECTOR-11, CHANDIGARH-160012, by faith Hindu, by Occupation Service, by Nationality Indian.

(3) **SHRI IRNIMESH SENGUPTA**, PAN NO. EMMPS4588B, Aadhaar Card No. 8101 4207 5987, son of LATE KAMAL KUMAR SENGUPTA, residing at S-47, KAMDAHARI PURBAPARA, P.O. GARIA, P.S. BANSDRONI, KOLKATTA, SOUTH 24 PARGANAS, WEST BENGAL - 700084, by faith - Hindu, by Occupation - Service, by Nationality - Indian.

hereinafter jointly referred to and called as the "**OWNER/VENDOR**" (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their legal heirs, successors, legal representatives, administrators, executors and assigns) of the **FIRST PART** ;

Represented by **M/S. D.P. CONSTRUCTION** and its **PARTNERS**,
namely -

M/S D.P. CONSTRUCTION
Irnimesh Sengupta
Partner

M/S D.P. CONSTRUCTION
Dhiman Kumar (cont.)
Partner

B. D. Sengupta



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PARGANAS, ALIPORE

- 5 MAY 2025

(1) **SHRI DHIMAN KUMAR KALI**, PAN - BFJPK0951D, Aadhaar Card No. 2525 1156 9381, son of MADHUSUDAN KALI, residing at S. N. GHOSH AVENUE, ELAICHI, NARENDRAPUR, WEST BENGAL - 700103, by faith - Hindu, by Occupation - Businessman, by Nationality - Indian & (2) **SHRI PURNENDU SEKHAR DAS**, PAN - AGTPD0032C, Aadhaar Card No. 6090 0352 6465, son of SHRI CHITTA RANJAN DAS, residing at 17A, SUBHASH PALLY, REGENT ESTATE, CIRCUS AVENUE, P.S. NETAJI NAGAR, KOLKATA - 700092, WEST BENGAL, by Occupation - BUSINESSMAN, by Nationality - INDIAN, having their place of business at S.N. GHOSH AVENUE, ELAICHI, NARENDRAPUR, WEST BENGAL - 700103, hereinafter referred to and called as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its Successors-in-Office, legal heirs/heirress, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS the Development Agreement-cum-Development Power of Attorney has been executed and registered at the office of the District Sub-Register - II, South 24 Parganas & Alipore on 11th November, 2022, as per Query No.3112337, dated - 09.11.2022 which has been recorded in Book No.I, CD Volume No. -----, vide being No.14821/2022 for the year 2022.

WHEEAS a land measuring 2 Cottah 7 Chittaks more or less with a 2-storied structure having approximately 400 sq.ft. each floor, situate in Mouza - Kamdahari, Touzi No.14, J.L. No.49, R.S. Khatian No.294, C.S.Khatian No.514, Dag No.858, P.S.Bansdroni, within the Kolkata Municipal Corporation, Ward No.111, KMC Premises No.236, Kamdahari Purbapra, Garia, Kolkata - 700084, Dist. South 24 Parganas, which butter and bounded as follows :-

M/S D. P. Construction

Purnendu Sekhar Das
Partner

M/S D. P. Construction

Dhiman Kumar Kali
Partner

B. Dasgupta



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.S. ALIPUR
- 5 MAY 2025

- ON THE NORTH : Khagen China's land & house
 ON THE SOUTH : Land of common passage
 ON THE EAST : Jadhunath Sen's land & house
 ON THE WEST : Shyamal Sengupta's land & house

As per SCHEDULE - A

But, unfortunately the land measurement wrongfully written 3 Cottah 6 Chittaks in place of 2 Cottah 7 Chittaks.

By this declaration we declare the land measuring 2 Cottah 7 Chittaks shall be rectified in place of 3 Cottah 6 Chittaks.

Hence, there are no changes are require in view of the said Development Agreement & Power.

Require Stamp Duty has been fully paid.

Dhiman Kumar Kalita

Witnesses :-

1.

Kamal Dey
 S-42 Kunda Jharia
 Garia K/1/81

Purnendu Saha

2.

Santana Das
 S-28 Subhally
 Garia
 Kalita

DECLARANT

Drafted by

B. Das Sharma
 WB 0843/82

Advocate

M- 9831545347



DISTRICT SUPER REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE

- 5 MAY 2025



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature .. Dhiman Kumar Kesh



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature .. Purnendu Sekhar Das

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

M/S D. P. Construction
Dhiman Kumar Kesh
Partner

M/S D. P. Construction
Purnendu Sekhar Das
Partner



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
- 5 MAY 2025

BAR COUNCIL OF WEST BENGAL
 (STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
 7 & 3, KIRAN SANKAR ROY ROAD, KOLKATA - 700007
 PHONE : 2248 8958 / 7233

IDENTITY CARD



1. Name **BIMAL KUMAR DAS SHARMA**
 2. **BIMAL KUMAR DAS SHARMA**
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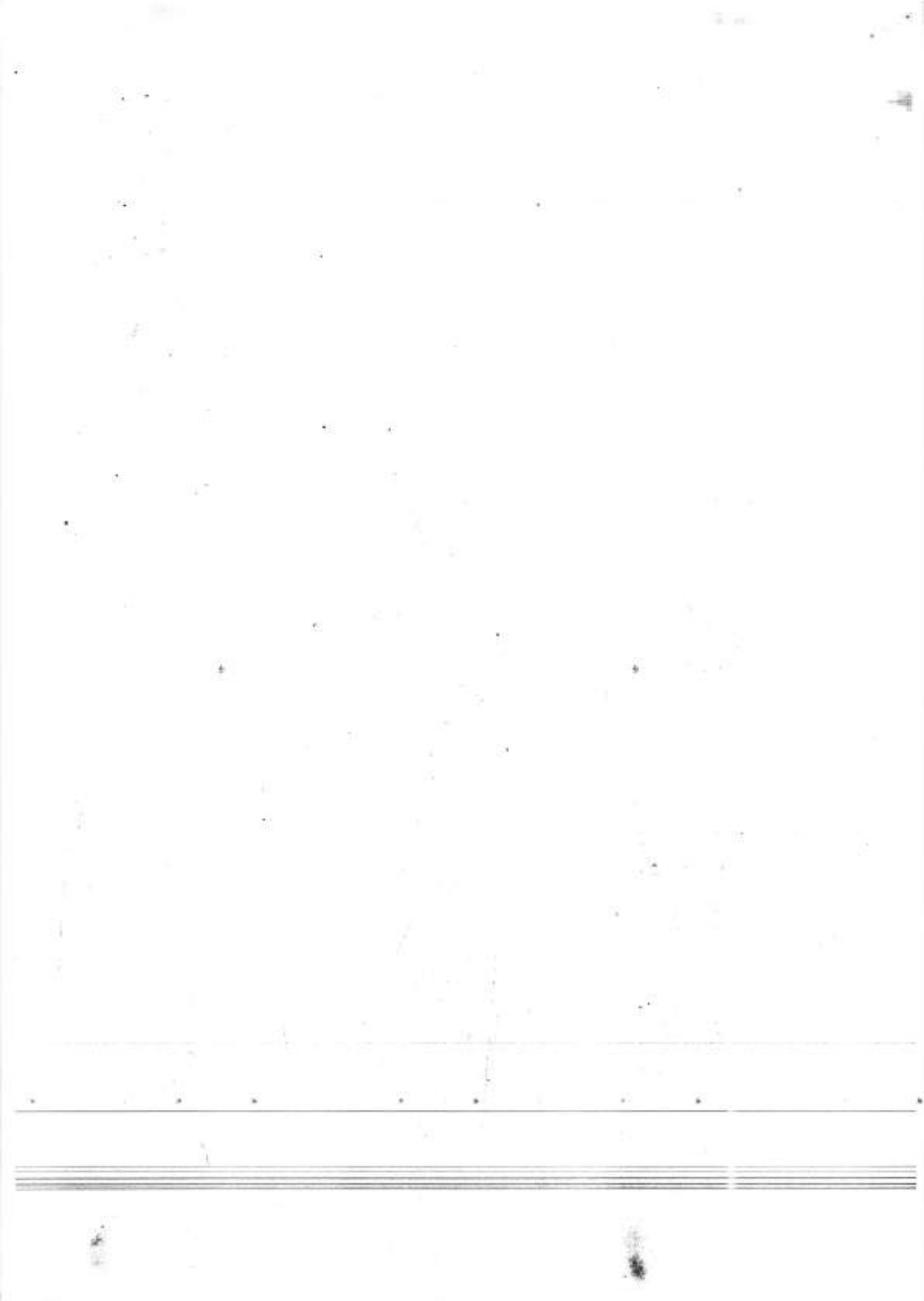


M/S D. P. Construction

Dhiman Kumar Das
 Partner

M/S D. P. Construction

Prasanta Ranjan Guha Ray
 Partner



Major Information of the Deed

Deed No	IV-1603-00342/2025	Date of Registration	05/05/2025
Query No / Year	1603-3001163180/2025	Office where deed is registered	
Query Date	28/04/2025 5:47:18 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	B Das Sharma Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831549347, Status : Advocate		
Transaction	Additional Transaction		
[4305] Other than Immovable Property, Declaration			
Stamp Duty Paid (SD)	Market Value		
Rs. 20/- (Article:4)	Registration Fee Paid		
	Rs. 7/- (Article:E)		
Remarks			

Declarant Details :

Sl No	Name Address, Photo, Finger print and Signature
1	Mrs Kajal Sengupta Wife of Late Kamal Kumar Sengupta S-47, Kamdahari Purba Para, City:- , P.O:- Garia, P.S:-Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , Aadhaar No: 47xxxxxxxx4693, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mrs Nilanjana Sengupta Daughter of Late Kamal Kumar Sengupta PEC Campus, Sec-12, City:- , P.O:- Chandigarh, P.S:-PS SECTOR 19, District:-Chandigarh, Chandigarh, India, PIN:- 160012 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , Aadhaar No: 21xxxxxxxx8868, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr Nirnimesh Sengupta Son of Late Kamal Kumar Sengupta S-47, Kamdahari Purbapara, City:- , P.O:- Garia, P.S:-Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , Aadhaar No: 81xxxxxxxx5987, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	D. P. Construction S. N. Ghosh Avenue, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative






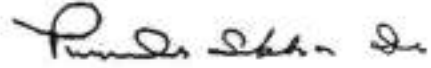
M/S D. P. Construction

Dhiman Kumar Das
Partner




M/S D. P. Construction

Suren Das
Partner

Attorney Details :

Sl No	Name	Address	Photo	Finger print	Signature
1	Mr Dhiman Kumar Kali (Presentant) Son of Mr Madhusudan Kali Date of Execution - 05/05/2025, , Admitted by: Self, Date of Admission: 05/05/2025, Place of Admission of Execution: Office		 May 5 2025 2:01PM	 Captured LTI 05/05/2025	 05/05/2025
Partner, D. P. Construction , S. N. Ghosh Avenue, Elaichi, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 , S. N. Ghosh Avenue, Elaichi, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 25xxxxxxxx9381 Status : Attorney, Attorney of : Mrs Kajal Sengupta, Mrs Nilanjana Sengupta, Mr Nimimesh Sengupta					
2	Mr Purnendu Sekhar Das Son of Mr Chitta Ranjan Das Date of Execution - 05/05/2025, , Admitted by: Self, Date of Admission: 05/05/2025, Place of Admission of Execution: Office		 May 5 2025 2:01PM	 Captured LTI 05/05/2025	 05/05/2025
Partner, D. P. Construction , S. N. Ghosh Avenue, Elaichi, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 , 17A, Subhash Pally, Regent Estate, City:- , P.O:- Circus Avenue, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 60xxxxxxxx6465 Status : Attorney, Attorney of : Mrs Kajal Sengupta, Mrs Nilanjana Sengupta, Mr Nimimesh Sengupta					

Representative Details :



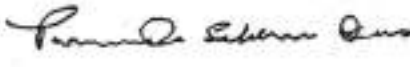
Sl No	Name	Address	Photo	Finger print	Signature
1	Mr Dhiman Kumar Kali Son of Mr Madhusudan Kali Date of Execution - 05/05/2025, , Admitted by: Self, Date of Admission: 05/05/2025, Place of Admission of Execution: Office		 May 6 2025 2:01PM	 Captured LTI 05/05/2025	 05/05/2025
S. N. Ghosh Avneue, Elaichi, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 26xxxxxxxx9381 Status : Representative, Representative of : D. P. Construction (as Partner)					

M/S D. P. Construction




Dhiman Kumar Kali
Partner

M/S D. P. Construction

Purnendu Sekhar Das
Partner

2	Name	Photo	Finger Print	Signature
	Mr Purnendu Sekhar Das Son of Mr Chitta Ranjan Das Date of Execution - 05/05/2025, , Admitted by: Self, Date of Admission: 05/05/2025, Place of Admission of Execution: Office	 <small>May 5 2025 2:01PM</small>	 Captured <small>LTI 05/05/2025</small>	 <small>05/05/2025</small>
17A, Subhas Pally, Regent Estate, City:- , P.O:- Circus Avenue, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 60xxxxxxxx6465 Status : Representative, Representative of : D. P. Construction (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr B Das Sharma Son of Late H P Das Sharma Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>05/05/2025</small>	 Captured <small>05/05/2025</small>	 <small>05/05/2025</small>
Identifier Of Mr Dhiman Kumar Kali, Mr Purnendu Sekhar Das, Mr Dhiman Kumer Kall, Mr Purnendu Sekhar Das			

M/S D. P. Construction
 Dhiman Kumar Kall
 Partner

M/S D. P. Construction
 Purnendu Sekhar Das
 Partner

Endorsement For Deed Number : IV - 160300342 / 2025

On 05-05-2025

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 : 4 of Indian Stamp Act 1899.

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

Presented for registration at 13:56 hrs on 05-05-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Dhiman Kumar Kali .,

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

Execution is admitted on 05-05-2025 by Mr Dhiman Kumar Kali, Partner, D. P. Construction, S. N. Ghosh Avenue, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Identified by Mr B Das Sharma, , Son of Late H P Das Sharma, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 05-05-2025 by Mr Purnendu Sekhar Das, Partner, D. P. Construction, S. N. Ghosh Avenue, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Identified by Mr B Das Sharma, , Son of Late H P Das Sharma, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

1. Execution by Mr Dhiman Kumar Kali, Partner, D. P. Construction, S. N. Ghosh Avenue, Elaichi, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 as constituted attorney for 1. Mrs Kajal Sengupta S-47, Kamdahari Purba Para, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Mrs Nilanjana Sengupta PEC Campus, Sec-12, P.O: Chandigarh, Thana: PS SECTOR 19, , Chandigarh, CHANDIGARH, India, PIN - 160012, 3. Mr Nimimesh Sengupta S-47, Kamdahari Purbapara, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Identified by Mr B Das Sharma, , Son of Late H P Das Sharma, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

2. Execution by Mr Purnendu Sekhar Das, Partner, D. P. Construction, S. N. Ghosh Avenue, Elaichi, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 as constituted attorney for 1. Mrs Kajal Sengupta S-47, Kamdahari Purba Para, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Mrs Nilanjana Sengupta PEC Campus, Sec-12, P.O: Chandigarh, Thana: PS SECTOR 19, , Chandigarh, CHANDIGARH, India, PIN - 160012, 3. Mr Nimimesh Sengupta S-47, Kamdahari Purbapara, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Identified by Mr B Das Sharma, , Son of Late H P Das Sharma, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 20.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5040, Amount: Rs.20.00/-, Date of Purchase: 29/04/2025, Vendor name: S GAZI

Dhiman

Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

M/S D. P. Construction

Dhiman Kumar Kali
Partner

M/S D. P. Construction
Purnendu Sekhar Das
Partner

Partner

M/S D. P. Construction
Dhiman Kumar Das
Partner

M/S D. P. Construction
Pranab Sekhar Das
Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1603-2025, Page from 5764 to 5775

being No 160300342 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.05.05 17:20:52 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 05/05/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.