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 V.C. Case no-269/2021
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 Cement

Certifier that the document is submitted
 to registration. The Signature Sheet and
 endorsement Sheets Attached to the
 document are hereby certified.

Additional District Registrar
 Chandernagore, Durgam Chattri, Mumbai
 7 FEB 2021

DEVELOPMENT POWER OF ATTORNEY
(DEVELOPMENT AGREEMENT PLUS POWER OF ATTORNEY)

THIS AGREEMENT is made on this ...^{5th}..... day of ...February in the year
 Two Thousand Twenty One (2021) of the Christian Era.

197270

No. M/S. Bhumi Developers
Name:

Address: 3/1A/1, Bir Aranta Purm
Moghadur town, Pat-50,

Re. 500/-

Section Officer
H. P. Office
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

Date: 1 FEB 2021

~~Banker's~~



912

05 FEB 2021

~~Banker's~~



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DO

Hiranmoy Das



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no

Jagannath Kr. Das



915

DO

Sannyas Kr. Das



916

DO

07 FEB 2021



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शिवजी भास्कर



Adl. District Sub-Registrar
Cossipore, Dum Dum

05 FEB 2021

BY AND BETWEEN

(1) **SRI HIRANMOY DAS**, Pan No. AGPPD7969J, (2) **SRI JAGANMOY KUMAR DAS**, Pan No. ADQPD3693M, (3) **SRI TANMOY KUMAR DAS**, Pan No. CAOPDS263N, (4) **SMT. SWAPNA DUTTA**, Pan No. DDHPD2655B, wife of Sri Anjan Dutta and all are sons & daughter of Late Sudhir Chandra Das, all are by faith- Hindu, by Occupation- 1 & 2 retired, 3 Service & 4 Housewife, all are residing at 3A, Raja Apurba Krishna Lane, P.O. Sinthee, P.S. Sinthee, Kolkata- 700 050, (5) **SMT. SHIBANI DAS**, Pan No. BSPPD4251A, wife of Late Jyotirmoy Kumar Das, (6) **SRI NILANJAN DAS**, Pan No. APPPD3416B, son of Late Jyotirmoy Kumar Das, both are by faith- Hindu, by Occupation- Housewife & Service, both are residing at 3A, Raja Apurba Krishna Lane, P.O. Sinthee, P.S. Sinthee, Kolkata- 700 050, (7) **SMT. MADHUMITA GHOSH**, Pan No. CDAPG0329K, wife of Sri Sujit Ghosh and daughter of Lt. Jyotirmoy Kr. Das, by faith- Hindu, by Occupation- Housewife, residing at Bankim Pally (East), P.O. & P.S. Mudhyamgram, Kolkata- 700 129, District 24-Parganas (North), (8) **SMT. MADHABI DAS**, Pan No. AVYPD1088L, wife of Late Chinmoy Kumar Das, (9) **SRI KRISHNENDU DAS**, Pan No. AVZPD8288K, son of Late Chinmoy Kumar Das, (10) **SMT. MAUSUMI BHANJA**, Pan No. AXXPB1684M, daughter of Late Chinmoy Kumar Das, all are by faith- Hindu, by Occupation- Housewife & other, all are residing at 3A, Raja Apurba Krishna Lane, P.O. Sinthee, P.S. Sinthee, Kolkata- 700 050, (11) **SMT. GOPA DAS**, Pan No. EBYPD9930B, wife of Late Mrinmoy Kumar Das, (12) **SMT. MOUMITA DAS MONDAL**, Pan No. BAFPD4564C, wife of Sri Samir Mondal & daughter of Late Mrinmoy Kumar Das, (13) **SMT. ROSHMI DAS MONDAL**, Pan No. EBYPD9142K, wife of Sri Prabir Mondal & daughter of Late Mrinmoy Kumar Das, all are by faith- Hindu, by Occupation- Housewife & other, all are residing at 6/1H, Raja Apurba Krishna Lane, P.O. Sinthee, P.S. Sinthee, Kolkata- 700 050, hereinafter called, identified, recognized and referred to as the '**OWNERS**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives, successors, nominees and/or permitted assigns) of the **ONE PART**,



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05/02/2021

Nilanjan Das



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to

Madhumita Ghosh



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to

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to

Krishnendu Das.



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to

Mausumi Bhanja



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to

Gopadas.



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to

Moumita Das Mondal

Accl. District Sub-Registrar
Cossiga, Dum Dum

5 FEB 2021

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AND

M/S. BHUMI DEVELOPER, a Proprietorship firm having its office at 3/1A/1, Bir Ananta Ram Mondal Lane, Kolkata- 700 050, P.S. Baranagar, District North 24-Parganas, the firm being represented by its sole Proprietor **SRI. BHASKAR DAS**, Pan No. **ADRPD9988N**, son of Late Sudhanshu Kumar.Das, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 3/1A, Bir Ananta Ram Mondal Lane, Kolkata- 700 050, P.S. Baranagar, District North 24-Parganas, hereinafter called, identified, recognized and referred to as the **'DEVELOPER'** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives, successors in interest, successors in office and/or permitted assigns) of the **OTHER PART**.

WHEREAS one Bhola Nath Das was the absolute owner and possessors of land, lying and situate at Mouza- Sinthec, J.L. No. 11, corresponding to Premises No. 3, Raja Apurba Krishna Lane, Kolkata- 700 050, Touzi No. 2833, Division- I, Sub-Division- 14, under the jurisdiction of the Kolkata Municipal Corporation, in Ward No. 002, Holding No. 26/27/115/116C, Cossipore Police Station, thereafter the said Bhola Nath Das died intestate on leaving behind his 4 (Four) sons namely Sri Barada Prasad Das, Sri Trailakya Nath Das, Sri Madhusudan Das & Sri Kali Pada Das being his legal heirs and successors.

AND WHEREAS while the said Kali Pada Das son of late Bhola Nath Das possessed and enjoyed the said undivided 1/4th share of land after raising Pucca Shed & R.T. Shed structure thereon, died intestate on 04.02.1935 leaving behind only son Sri Sudhir Chandra Das was Owner of the aforesaid property.

AND WHEREAS since then the said Sri Sudhir Chandra Das absolute seized and possessed **ALL THAT** piece and parcel of bastu land measuring 5 (Five) Cottas 7 (Seven) Chittacks 15 (Fifteen) Sq. ft. be the same a little more or less along with building, which is situated at Mouza- Sinthec, J.L. No. 11, corresponding to Premises No. 3A, Raja Apurba Krishna Lane, Kolkata- 700 050, Touzi No. 2833,

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- Roshmi Das Mondal

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Addl. District Sub-Registrar
Cossipore, Dum Dum

05 FEB 2021

Batali Runkharye
Sessions Civil Court
Kolkata-700014
WB 957/1983.

Division- 1, Sub-Division- 14, under the jurisdiction of the Kolkata Municipal Corporation, in Ward No. 002, Holding No. 26/27/115/116C, Bhitree Police Station, by mutating his name and by paying taxes and revenue to the competent Authority.

AND WHEREAS while the said Sudhir Chandra Das (since deceased) possessed and enjoyed the said land measuring 5 (Five) Cottas 7 (Seven) Chittacks 15 (Fifteen) Sq. ft. be the same a little more or less along with Two storied building i.e. 1510 Sq. ft. on the Ground Floor & 395 Sq. ft. on the First Floor & 510 Sq. ft. R.T. Shed structure thereon, died intestate on 14.10.1965 leaving behind the following legal heirs :- 1. Smt. Renuprova Das wife of Late Sudhir Chandra Das as widow, 6 (Six) sons namely (1) Sri Chinmoy Kumar Das, (2) Sri Jyotirmoy Kumar Das, (3) Sri Mrinmoy Kumar Das, (4) Sri Hiranmoy Das, (5) Sri Jaganmoy Kumar Das, (6) Sri Tanmoy Kumar Das and 4 (Four) daughters namely (1) Smt. Krishna Halder wife of Late Sisir Kumar Halder, (2) Smt. Swapna Dutta wife of Sri Anjan Dutta, (3) Smt. Ratna Dalapati wife of Sri, Jayanta Kumar Dalapati & (4) Smt. Trishna Chowdhury Wife of Sri Sanjoy Chowdhury each of them gets the 1/11th share of the joint Owners of the aforesaid property.

AND WHEREAS thereafter Second son Jyotirmoy Kumar Das son of Late Sudhir Chandra Das died intestate on 26.03.2008 leaving behind of his wife namely Smt. Shibani Das Only One son Sri Nilanjan Das and One daughter Smt. Madhumita Ghosh as his legal heirs and successors left by Jyotirmoy Kumar Das.

AND WHEREAS thereafter Renu Prova Das wife of Late Sudhir Chandra Das died intestate on 07.05.2009 leaving behind of her 5 (Five) sons namely (1) Sri Chinmoy Kumar Das, (2) Sri Mrinmoy Kumar Das, (3) Sri Hiranmoy Das, (4) Sri Jaganmoy Kumar Das, (5) Sri Tanmoy Kumar Das and 4 (Four) daughters namely (1) Smt. Krishna Halder wife of Late Sisir Kumar Halder, (2) Smt. Swapna Dutta wife of Sri Anjan Dutta, (3) Smt. Ratna Dalapati wife of Sri, Jayanta Kr. Dalapati & (4) Smt. Trishna Chowdhury wife of sri Sanjoy Chowdhury and One daughter in

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Dist. Sub-Registrar
Cossipore, Dum Dum

05 FEB 2024

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NO 454/1700.

law Smt. Shibani Das wife of Late Jyotirmoy Kumar Das, One Grand-son Sri Nilanjan Das son of Late Jyotirmoy Kumar Das & One Grand-daughter Smt. Madhumita Ghosh daughter of Late Jyotirmoy Kumar Das.

AND WHEREAS thereafter First son Chinmoy Kumar Das son of Late Sudhir Chandra Das died intestate on 20.06.2018 leaving behind of his wife namely Smt. Madhabi Das, Only son Sri Krishnendu Das and One daughter Smt. Mausumi Bhanja as his legal heirs and successors left by Chinmoy Kumar Das.

AND WHEREAS thereafter Third son Mrinmoy Kumar Das son of Late Sudhir Chandra Das died intestate on 23.12.2020 leaving behind of his wife namely Smt. Gopa Das and Two daughters Smt. Moumita Das Mondal & Smt. Roshmi Das Mondal as his legal heirs and successors left by Mrinmoy Kumar Das.

AND WHEREAS While seized and possessed of the aforesaid property, the Parties hereto faced some difficulties and for clear demarcation and identification over and above the same, it is urgently required by the parties to divide the same amongst themselves, in which the parties hereto shall be entitled to get individual ownership, right, title and interest over and above the aforesaid properties and to avoid any litigation in future, all the Parties herein have agreed to same portion into this Deed of Gift stating the terms and conditions in details to avoid litigations mentioned hereinafter.

AND WHEREAS thereafter the said Smt. Krishna Halder and Smt. Trishna Chowdhury absolutely jointly gifted their undivided 2/10th share of bastu land measuring 1 (One) Cotta 1 (One) Chittack 21 (Twenty One) Sq. ft. be the same a little more or less, along with Two Storied building i.e. 302 Sq. ft. on the Ground Floor and 73 Sq. ft. on the First Floor and 102 Sq. ft. R.T. Shed out of total Land 5 (Five) Cottas 7 (Seven) Chittacks 15 (Fifteen) Sq. ft. be the same a little more or less along with Two storied building i.e. 1510 Sq. ft. on the Ground Floor & 395 Sq. ft. on the First Floor & 510 Sq. ft. R.T. Shed structure thereon, which is

situated at Mouza- Sinthee, J.L. No. 11, corresponding to Premises No. 3A, Raja Apurba Krishna Lane, Kolkata- 700 050, Touzi No. 2833, Division- 1, Sub-Division- 14, under the jurisdiction of the Kolkata Municipal Corporation, in Ward No. 002, Holding No. 26/27/115/116C, Sinthee Police Station, in favour of said Sri Mrinmoy Kumar Das, Sri Hiranmoy Das, Sri Jaganmoy Kumar Das, Sri Tanmoy Kumar Das, Smt. Swapna Dutta, Smt. Ratna Dalapati, Smt. Shibani Das, Sri Nilanjan Das, Smt. Madhumita Ghosh, Smt. Madhabi Das, Sri Krishnendu Das and Smt. Mausumi Bhanja, the Vendors/Owners herein, through a registered deed of Gift which was executed on 19.09.2018 and registered on 24.09.2018 and the same was recorded in Book No. 1, CD Volume No. 1506-2018, Pages from 384264 to 384314, Being Deed No. 150608509 for the year 2018 at Additional District Sub Registrar, at Cossipore Dum Dum, District North 24-Parganas.

After gift deed final share of present owners will be as below,

- | | | |
|------------------------------------|-------------------|-------------------|
| 1. Hiranmoy Das | | 1/8 th |
| 2. Jaganmoy Kr. Das | | 1/8 th |
| 3. Tanmoy Kr. Das | | 1/8 th |
| 4. Swapna Dutta | | 1/8 th |
| 5. Ratna Dalapati | | 1/8 th |
| 6. a) Shibani Das, | | |
| b) Nilanjan Das, | | |
| c) Madhumita Ghosh jointly | 1/8 th | |
| 7. a) Madhabi Das, | | |
| b) Krishnendu Das | | |
| c) Mausumi Bhanja jointly | 1/8 th | |
| 8. a) Gopa Das, | | |
| b) Moumita Das Mondal | | |
| c) Roshmi Das Mondal jointly | 1/8 th | |

AND WHEREAS since then the said Sri Hiranmoy Das, Sri Jaganmoy Kumar Das, Sri Tanmoy Kumar Das, Smt. Swapna Dutta, Smt. Ratna Dalapati Smt. Shibani Das, Sri Nilanjan Das, Smt. Madhumita Ghosh, Smt. Madhabi Das, Sri Krishnendu Das, Smt. Mausumi Bhanja Smt. Gopa Das, Smt. Moumita Das Mondal & Roshmi Das Mondal as the Owners/Vendors herein measuring 5 (Five)

situated at Mouza-
Apurba Krishna La-
Division- 14, ...
No ...



4001. District Sub-Registrar
Cossipore, Dum Dum

05 FEB 2024

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Cottas 7 (Seven) Chittacks 15 (Fifteen) Sq. ft. be the same a little more or less along with Two storied building i.e. 1510 Sq. ft. on the Ground Floor & 395 Sq. ft. on the First Floor & 510 Sq. ft. R.T. Shed structure thereon, which is situated at Mouza- Sinthee, J.L. No. 11, corresponding to Premises No. 3A, Raja Apurba Krishna Lane, Kolkata- 700 050, Touzi No. 2833, Division- 1, Sub-Division- 14, under the jurisdiction of the Kolkata Municipal Corporation, in Ward No. 002, Holding No. 26/27/115/116C, Sinthee Police Station, which is fully mentioned in the **FIRST SCHEDULE** herein below by mutating their names and by paying taxes and revenues to the competent Authority regularly. The Owners/Vendors have got marketable title upon the said property and/or the said property is/are free from all encumbrances charges, liens, lispendents, attachments, trust whatsoever or however and that the Owners is/are now absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said Premises.

AND WHEREAS being satisfied with regard to right, title, interest and possession in the said property of the owners, the Developer has approached the owners to develop the said property by constructing a new multi-storied building, Ground Floor & (G+4) Five storied building consisting of several Flats/Shops/ Garages with his own finance as per the Plan Sanctioned by the Kolkata Municipal Corporation and the Owners have agreed on the said proposal of the Developer on the terms and conditions hereafter written.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

Article - I : DEFINITION

Unless in these presents there is something in the subject or context inconsistent therewith.

PROPERTY : The said property shall mean premises admeasuring an area 5 (Five) Cottas 7 (Seven) Chittacks 15 (Fifteen) Sq. ft. be the same a little more or less along with Two storied building i.e. 1510 Sq. ft. on the Ground Floor & 395 Sq. ft. on the First Floor & 510 Sq. ft. R.T. Shed structure thereon, which is situated at

Mouza- Siathee, J.L. No. 11, corresponding to Premises No. 3A, Raja Apurba Krishna Lane, Kolkata- 700 050, Touzi No. 2833, Division- I, Sub-Division- 14, under the jurisdiction of the Kolkata Municipal Corporation, in Ward No. 002, Holding No. 26/27/115/116C, Siathee Police Station, more fully and particularly described in the **FIRST SCHEDULE** hereunder written.

BUILDING : shall mean the proposed building consisting of several Flats/ Shops/ Garages and other structures which the Parties hereto propose to erect in or upon the said property.

LAND : shall mean the total land contained in the "Said Property".

SANCTIONED PLAN : shall mean the plan for the construction of the Building as may be sanctioned by the Kolkata Municipal Corporation and other appropriate Government Authorities and Departments on the basis of the maximum permissible floor area ratio available under the Building Rules and Laws and shall include any amendments thereto and/or modifications thereof as may be made from time to time with the written approval of the owners.

COMMON AREAS AND FACILITIES : shall include the common areas and facilities in the building for the use of the Owners/ Developer and all occupiers of Flats and space of the building as described in the **SECOND SCHEDULE** hereunder written.

CONSTRUCTED/COVERED AREA : shall mean the total constructible area as may be sanctioned as covered area by the Kolkata Municipal Corporation.

OWNER'S ALLOCATION shall mean residential flats and other spaces, measuring about 50% covered area of the total constructed area of the building as per sanctioned building plan, more specifically undivided 7/8th share of constructed area of the 50% covered area on western side, i.e. (Total 7 (Seven)

Nos. Flats of equal areas on First, Second, Third & Fourth Floor and 7/8th share of constructed area of the 50% of Ground floor area on Eastern Side side, i.e. (Total 7 (Seven) Nos. Garage Space of equal areas i.e. Flat/Garage which is in more details mentioned in the **THIRD SCHEDULE** hereunder written along with the proportionate share and/or interest in the land AND One owner Smt. Swapna Dutta shall get a sum of Rs.3,50,000/- (Rupees Three Lakh Fifty Thousand) only and out Rs.1,50,000/- (Rupees One Lakh Fifty Thousand) only she shall get at the time of execution of this Development Power Agreement AND rest Rs.2,00,000/- (Rupees Two Lakh) only shall get equal Two installment for the running construction work of the said building.

DEVELOPER'S ALLOCATION :: shall mean residential flats and other spaces, measuring about 50% covered area of the total constructed area of the said building i.e. **50% covered area of the total constructed area of 1st, 2nd, 3rd and 4th Floor on Eastern side and 50% of Ground floor on Western Side** to be allocated in accordance with provisions mentioned in the **THIRD SCHEDULE** hereunder written along with the proportionate share and/or interest in the land.

ARCHITECT : shall mean any qualified person or persons or firm or firms having the proper and requisite license as Building Architect from the Kolkata Municipal Corporation.

FLOOR : Floor area ratio shall mean the ratio available for construction in the "Said Premises" according to the prevalent the Kolkata Municipal Corporation Law.

ROOF : shall mean and include the entire open space of the roof and/or top of the Building excluding, the space required for the installation of the overhead Water Tank, T.V. Antenna, Staircase cover.

ENCUMBRANCES : shall mean charges, liens, impendence, claims, liabilities, trusts, demands acquittions and requisitions of Government and Public Authorities.

SINGULAR NUMBER : shall include the plural and Vice-Veras.

MASCULINE : shall include the Feminine and Vice-Veras.

ARTICLE - II : TITLE & IDENTITY

The Owners agreed that after the execution of this Development Agreement the Owners shall not in any manner encumber, mortgage, sale, transfer, let out the said property and/or otherwise deal with or dispose of this property or portion thereof except in the manner as herein expressly provided.

The Owners hereby also undertake that the developer shall be entitled to construct and complete the new building on "The said Property" as per the Plan which will be sanctioned by the Kolkata Municipal Corporation without interruption or interference from the Owners.

The Developer also hereby undertakes to construct the new building in accordance with the sanctioned plan.

The Developer hereby undertake to pay all Third Party claim, commission and the claims whatsoever charged by the Municipality and/or any other authorities concern. The Developer also hereby undertake that they will be liable for any technical defect regarding construction and any accident in or related to the construction of the said building for which the entire legal responsibilities shall be borne by the Developer.

ARTICLE - III : EXPLOITATION RIGHT

The Developer shall get the building plan prepared by a licensed building Architect as stated hereinabove for the construction of the building. If any addition or alteration made by the Developer out of sanctioned plan then total addition and alteration work should be abide by the law of Kolkata Municipal Corporation and the Developer should bound to produce completion certificate which would be issued by authority concern.

All papers as may be legally required for the sanction of the plan for construction of the Building shall be signed by the said Owners or Developer if required.

The Owners shall make the said property available to the Developer immediately on execution of these for the preliminary and preparatory work for the development and construction of the building. After sanction of the building plan the Developer shall make arrangement for alternative accommodation of the owners at its own cost so that the owners may not be put in trouble during the construction work .

The Developer shall abide by all the laws, by which rules and regulations of the Government, Kolkata Municipal Corporation, Local bodies and other concerned authorities as the case may be and shall attend to, answer and be responsible for any deviation, violation and/or breach of any of the laws, bye-laws, rules and regulations.

The Owners are agreeable to execute a Power of Attorney in favour of the Developer giving power to construct the multi-storied building on the said land, to take advance or advances from the intending Purchaser or Purchasers for the sale of the Flats/Shops/Garages etc. of the Developer's Allocation and register the same before the District Registrar or Assurances or Sub-Registrar in favour of the Purchaser.

Be it mentioned herein that the Developer shall at first handover the owners' allocation to the owners in full satisfaction as per the terms and conditions of this development agreement completely and then the Developer shall be allowed to hand over any part or portion of the Developer's allocation to any other parties.

After demise any of land owners any legal heirs and successors of the land owners will be bound to this Development Agreement and to execute a Power of Attorney in favour of the Developers without any claim or demand as per same terms and conditions apply the above mentioned Development Agreement.

ARTICLE - IV : BUILDING

1. The Developer shall at its own costs construct the building in or upon the said property in accordance with the sanctioned plans without any hindrances or disturbances by or on behalf of the Owners or any person, claiming under them. The Contractor shall ensure that the building shall confirm to Class-I Standard Building and is made with the best available materials and provide with facilities as specified in the **FOURTH SCHEDULE** hereunder written.

2. The Developer shall be entitled at its own costs to apply for and obtain temporary and/or permanent connection of water, sewerage, electricity, power to the building and other public utilities and facilities to the said property during the period of construction. The Owners or their legal heirs or assigns shall sign, execute and deliver all papers and applications signifying their consent and approval to enable the Developer to obtain from the Kolkata Municipal Corporation any permission needed.

3. The Developer will get the Building Plan hereby sanctioned within 9 (Nine) months from the date of this presents and complete the construction of the building diligently and expeditiously within 24 (Twenty Four) months from the date of sanction of the Building Plan and to offer the Owner's allotted portion to the owners. The time of completion of the said building may be allowed to be

extended by the owner if they are satisfied that such time is reasonably required. In any case such time shall not be extended by more than 6 (Six) months.

4. After sanctioned the building plan the owners will handed over the possession of the **SCHEDULE "A"** property to the Developer.

5. After complete the construction of the said Building the Developer shall obtain Completion Certificate from the concern authority of his own cost and also hand over the possession of the Said flats & Garage as per Development Power Agreement to the Owners and after taking the possession of the Owners Allocation as per Agreement from the Developers. The Owners shall execute and register Deed of Partition or Deed of Gift as per Law in between them and Owners Allocation will be effect from the date execution of Deed of Gift or Deed Partition, and the owners mutate their names in the office of Kolkata Municipal Corporation at their own cost and Developer shall assist the owners for the same.

6. The Developer shall to provide 5 (Five) Nos. rental separate 2BHK accommodation with rent between Rs.8000/- (Rupees Eight Thousand Only) during the entire period of construction till the physical possession of the new multi storied building to be built by the Developer, The rent for the same shall be paid for by the Developer till the owners' will be provided with the owners' allocation in the proposed multi-storied building.

ARTICLE - V :: CONSIDERATION & SPACE ALLOCATION

1. The demarcation of the total Owners allocation shall mean residential flats and other spaces, measuring about 50% covered area of the total constructed area of the building as per sanctioned building plan, more specifically undivided **7/8th share of constructed area of the 50% covered area on western side ,i.e. (Total 7 (Seven) Nos. Flats of equal areas on First, Second, Third & Fourth Floor and 7/8th share of constructed area of the 50% of Ground**

floor area on Eastern Side side ,i.e. (Total 7 (Seven) Nos. Garage Space of equal areas i.e. Flat/Garage which is in more details mentioned in the **THIRD SCHEDULE** hereunder written along with the proportionate share and/or interest in the land.

2. The owners shall be entitled to transfer or dispose of the Owner's portion in the newly constructed building, in any way, without disturbing the common areas and facilities situated thereon and will exclusive right to enter into any contract of sale or deal in any manner the Owner's Portion and will be responsible to bear and pay all rates and taxes and actions in respect of the said agreement for sale and transfer of the same without any rights, claim, demand, interest and whatsoever or howsoever of the developer and any person or person lawfully claiming on developer's behalf shall not in any way interfere with or disturb the quite and peaceful possession of their respective portions by any person or persons claiming through or their respective nominee or nominees.

3. The Developer shall also be similarly exclusively entitled to the Developers portion in the building without in any way disturbing the common area and facilities situated thereon, with the exclusive right to deal with enter into agreement, sell the same and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the owners or any other persons lawfully claiming through them shall not in any way interfere with or disturb the quite and peaceful possession of the Developer's portion or any persons or provided also that after the commencement of construction of building the Developer shall be entitled at all times to enter into agreement or agreements or contracts for transfer and/or dispose of the area of the Developer's portion or its responsibility and risk and to receive earnest money and payment for the sale of the area of the Developer's portion for which the Owner shall in no way be responsible.

4. After complete the construction of the said building the Developer shall handed over the owner's allocation to the owners first than he handedover the Developer's allocation portion to the intending Purchaser/ Purchasers.

ARTICLE - VI :: COMMON FACILITIES

i) The Owner shall bear and pay all rates and taxes and all other Municipal Taxes in respect of the said premises till the quarter immediately preceding the execution of the agreement. Thereafter the Developer shall bear and pay all rates and taxes and other outgoing in respect of the said building.

ii) From the date of handing over the Owners' portion to the Owners or their nominee or nominees on its due completion, the Owner shall be exclusively responsible for payment of all due Municipal taxes, rates and all other statutory outgoings and imposition whatsoever (hereinafter referred to as the "Said Rates") payable in respect of the Owners' portion. Similarly, the Developer and/or its nominee or nominees shall be responsible for payment of the said rates payable in respect of the Developer's portion from the date of its completion by the Developer in case the said rates are levied on the building as a whole, then and in such event shall be apportioned pro-rata. After handover the Owners' Allocation all maintains and common useable charges i.e. common light. Common meter charges, security guard fees etc. should be borne by all residential Flat Owners through the Association.

Article - VII :: ARBITRATION & JURISDICTION

All disputes and differences arising out of or in relation to this Agreement shall be referred to the Arbitration of two Arbitrators, one to be appointed by the Owners and another by the Developer and the Arbitrators before entering upon reference shall appoint one UMPIRE and the arbitration proceeding shall be governed by the Arbitration and Conciliation Act. 1996 or any statutory modification thereof for the timer being in force.

AND WHEREAS we the Owners herein are engaged with job and also multifarious work, for the betterment of it become necessary for us to appoint said **BHUMI DEVELOPER**, a Proprietorship firm, having its registered office at 3/1A/1, Bir Ananta Ram Mondal Lane, P.S. Baranagar, Kolkata 700 050, District North 24-

Parganas, West Bengal, India, represented by its sole proprietor **SRI, BHASKAR DAS**, son of Late Sudhanshu Kumar Das, by faith Hindu, by Nationality Indian, by occupation Business, residing at 3/1A, Bdr Ananta Ram Mondal Lane, P.B. Baranagar, Kolkata 700 050, District North 24-Parganas, West Bengal, India, as a Constituted Attorney to act on our behalf and look after and to control all affairs in respect of the schedule land as per terms and conditions to Development Agreement.

NOW KNOW ALL MEN BY THESE PRESENTS WE, (1) SRI HIRANMOY DAS, (2) SRI JAGANMOY KUMAR DAS, (3) SRI TANMOY KUMAR DAS, (4) SMT. SWAPNA DUTTA, wife of Sri Anjan Dutta and all are sons & daughter of Late Sudhir Chandra Das, all are by faith- Hindu, by Occupation- 1, 2 retired, 3 Service & 4 Housewife, all are residing at 3A, Raja Apurba Krishna Lane, P.O. Sinthee, P.B. Sinthee, Kolkata- 700 050, **(5) SMT. SHIBANI DAS**, wife of Late Jyotirmoy Kumar Das, **(6) SRI NILANJAN DAS**, son of Late Jyotirmoy Kumar Das, both are by faith- Hindu, by Occupation- Housewife & Service, both are residing at 3A, Raja Apurba Krishna Lane, P.O. Sinthee, P.S. Sinthee, Kolkata- 700 050, **(7) SMT. MADHUMITA GHOSH**, wife of Sri Sujit Ghosh and daughter of Lt. Jyotirmoy Kr. Das, by faith- Hindu, by Occupation- Housewife, residing at Bankim Pally (East), P.O. & P.S. Madhyamgram, Kolkata- 700 129, District 24-Parganas (North), **(8) SMT. MADHABI DAS**, wife of Late Chinmoy Kumar Das, **(9) SRI KRISHNENDU DAS**, son of Late Chinmoy Kumar Das, **(10) SMT. MAUSUMI BHANJA**, daughter of Late Chinmoy Kumar Das, all are by faith- Hindu, by Occupation- Housewife & other, all are residing at 3A, Raja Apurba Krishna Lane, P.O. Sinthee, P.S. Sinthee, Kolkata- 700 050, **(11) SMT. GOPA DAS**, wife of Late Mrinmoy Kumar Das, **(12) SMT. MOUMITA DAS MONDAL**, wife of Sri Samir Mondal & daughter of Late Mrinmoy Kumar Das, **(13) SMT. ROSHMI DAS MONDAL**, wife of Sri Prabir Mondal & daughter of Late Mrinmoy Kumar Das, all are by faith- Hindu, by Occupation- Housewife, all are residing at 6/1H, Raja Apurba Krishna Lane, P.O. Sinthee, P.S. Sinthee, Kolkata- 700 050, to act for us and in our names on our behalf and to execute, exercise and perform all and every acts, deeds, matters, things as mentioned hereinafter follows :

1. To enter into hold and defend possession of the said land every part thereof and also to manage, maintain and administer the said land and every part thereof to look after and control all the areas for the Development of said land and construction of G+4 storied building thereon as per sanctioned Plan which to be approved by the Concerned Authority.
2. To sign, execute and submit all development Plans, documents, statements, papers, undertaking declaration as may be required for necessary sanction, Modification and/or alteration of Development plans by the Corporation and other appropriate authorities.
3. To appear and represent me before any necessary Authorities including Calcutta Metropolitan Developments Authority, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc. of the aforesaid land.
4. To pay fees, obtain sanction ,modification and such other orders and permissions from the necessary Authorities as the expedient for sanction, modification and/or alterations of Development Building Plans and also to submit and to take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary Authorities and to appoint and pay Engineers, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
5. To receive the excess amount of fees, if any paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.
6. To develop the said premises by raising construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to take down,

demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any as my said Attorney shall think fit and proper.

7. To-apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and or to make alteration therein and to close down and/or have disconnect the name and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

8. To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as aforesaid terms To utilities or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.

9. To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.

10. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable on account of the said premises or any part thereof and similarly to receive all income receivable an account of the said premises or any part thereof including the rent and/or license fees from the occupants otherwise thereof if any.

11. To appear and represent us before all Authorities for fixation and/or finalization of the normal Valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

12. To negotiate with others for sale of the Flat/Flats, Shop/Shops, Garage/Garages Floors, in proposed building on the said premises along with proportionate share of land except the proportionate share which will be kept reserved for the Owners' allocation as

per Development Agreement at any terms and conditions as the said Attorney shall think fit and proper.

13. To collect advance or part payment or full consideration from the intending Purchasers of Flat/Flats, Shop/Shops, Garage/Garages along with the proportionate share of land on my behalf except the portion of Owners' Allocation which will be kept reserved for us as per Development Agreement and the said Attorney shall appropriate the sale proceeds of Developer's allocation.

14. To advertise in different newspapers and display hoarding in different places, engages Agency or Agencies for selling of flats/along with the proportionate share of, land in out/by him as the said Attorney shall think fit and proper.

15. To file and submit declaration, statements, application and/or returns to. The competent Authority or any other necessary Authority or Authorities in connection with the matters herein contained.

16. To transfer, Flat/Flats, Shop/Shops, Garage/Garages of the proposed buildings along with the proportionate share of land, which are to be the Developers' Allocated portion along with common facilities represented by our Attorney at our premises on such terms and conditions as our said Attorney shall think fit and proper.

17. To take steps for Registration of Flat/Flats, Shop/Shops, Garage/Garages Appurtenances of the allocated portions of the Developer along with the proportionate share of land represented by our Attorney under the West Bengal Housing Co- operative Society Act or the Apartment ownership Act otherwise or any other law or laws as the case may be.

18. To present any deed or deeds of sale Conveyance, or Conveyances of other documents in respect of Developer's allocation in the proposed building for registration and when executed by him in our name and on our behalf the before the Addl. District

Sub-Registrar Cossipore Dum Dum and District Registrar and R.A. Calcutta having authority for and to have them registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which our said Attorney shall consider necessary for the transferring and/or conveying the said property or portion of it for such Purchase or purchases as fully and effectually in all respect as we could have been done by ourselves.

19. To file and defend suits, case, appeals and applications of whatsoever nature for and on my behalf of or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.

20. To compromise suit appeals or-other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign any verify applications, therefore.

21. To sign, declare and/or affirm any plaint written statements, petition, Affidavit, Verification, Vakalatnama, Warrant, appeal or any other documents or papers in any proceedings or in any way connected therewith.

22. To deposit and withdraw fees documents and manage in and from any Court or Courts and/or any other person or persons or Authority and give valid receipts and discharge thereof.

23. To for all or any of the purposes hereinbefore stated to appear and represent us before all Authorities having jurisdiction and to sign, execute and submits papers and documents and obtain the proposed/revised plan building/site plan and to obtain the completion Certificate from the Competent Authority.

24. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise any to do all acts that may necessary in connection with any of such case.

AND GENERALLY to act as our Attorney in relation to all matters touching our said land and building and on my behalf to do all instruments, acts, matters, Deeds and things as fully and effectually as if done by me personally.

AND we hereby ratify and confirm and agree or undertake to ratify and confirm all and whatsoever our said Attorney appointed under this Power of Attorney in the manner hereinabove contained shall lawfully do or cause to be done in the right or by the virtue of these presents included in such conditions and other works will be completion of the whole Deed/ Transaction as per the said Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Entire Property)

Undivided 7/8th share of Land **ALL THAT** piece and parcel of vacant land admeasuring **4 (Four) Cottas 12 (Twelve) Chittacks 18.75 (Eighteen point Seventy Five) Sq. ft.** out of **Total Land 5 (Five) Cottas 7 (Seven) Chittacks 15 (Fifteen) Sq. ft.** be the same a little more or less along with **30 years old Cemented Flooring Two storied building measuring 1302 Sq. ft. out of 1510 Sq. ft. on the Ground Floor & 350 Sq. ft. out of 395 Sq. ft. on the First Floor & 412 Sq. ft. out of 510 Sq. ft. R.T. Shed structure standing thereon, which is situated at : Mouza-Sinthee, J.L. No. 11, corresponding to Premises No. 3A, Raja Apurba Krishna Lane, Kolkata- 700 050, Touzi No. 2833, Division- I, Sub-Division- 14, under the jurisdiction of the Kolkata Municipal Corporation, in Ward No. 002, Holding No. 26/27/115/116C, Sinthee Police Station, under A.D.S.R. Cossipore, Dum Dum, District North 24-Parganas, which is butted and bounded as under :-**

- ON THE NORTH** : By 12' Ft. wide Common Road.
ON THE SOUTH : By Premises No. 3D, Raja Apurba Krishna Lane.
ON THE EAST : By House of Sabita Das & Aurobinda Ghosh.
ON THE WEST : By 20' Ft. wide Raja Apurba Krishna Lane.

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the common area and facilities)

1. The beam supports, main walls, corridors, lobbies, stairs, Lift, landings, stairways, pump room, electric meter room entrance to and exit from the building or buildings and other areas and space i.e. staircase, lobbies, lifts, of the newly constructed Building intended for common use.
2. Installation of common services such as, sewerage etc.
3. Pumps, motors, pipes, ducts and all apparatus and installations in the said building for common use.

THE THIRD SCHEDULE ABOVE REFERRED TO

1. OWNERS' ALLOCATION

OWNER'S ALLOCATION shall mean residential flats and other spaces, measuring about 50% covered area of the total constructed area of the building as per sanctioned building plan, more specifically **7/8th share of constructed area of the 50% covered area on western side**, i.e. (Total 7 (Seven) Nos. Flats of equal areas on First, Second, Third & Fourth Floor and **7/8th share of constructed area of the 50% of Ground floor area on Eastern Side** side, i.e. (Total 7 (Seven) Nos. Garage Space of equal areas i.e. Flat/Garage, which is in more details mentioned in the **THIRD SCHEDULE** hereunder written along with the proportionate share and/or interest in the land AND One owner Smt. Swapna Dutta shall get a sum of Rs.3,50,000/- (Rupees Three Lakh Fifty Thousand) only and out Rs.1,50,000/- (Rupees One Lakh Fifty Thousand) only shall get at the time of execution of this Development Power Agreement AND rest Rs.2,00,000/- (Rupees Two Lakh) only shall get equal Two installment for the running construction work of the said building. That after taking the possession of the Owners Allocation as per Agreement from the Developers the Owners shall execute and register Deed of Partition or Deed of Gift as per Law in between them and Owners Allocation will be effect from the date execution of Deed of Gift or Deed Partition

2. DEVELOPERS' ALLOCATION

Rest and remaining portion 50% of the newly constructed building of the Developers' Allocation excepting the land Owners' Allocation. i.e. : shall mean residential flats and other spaces, measuring about 50% covered area of the

total constructed area of the said building i.e. specifically 50% covered area of the total constructed area of 1st, 2nd, 3rd, and 4th, Floor on Eastern side and 50% of Ground floor on Western Side along with the proportionate share and/or interest in the land.

THE FOURTH SCHEDULE ABOVE REFERRED TO

1. The Construction of the Building structure shall be of R.C.C. with **ISI 5000/any other ISI standard and ACC/LAFARGE/AMBUJA/ULTATECH / other ISI standard cement**. The Bricks used for construction of the new building should be 1st, quality clay bricks ,or AC block bricks.
2. The outside walls of the Building shall be at least 8" in thickness excluding plaster, whereas all inside walls of the building shall be at least, 3"/5" in thickness, excluding plaster. The inside wall shall be plaster of parish only. No paint shall be provide inside wall. The outside walls shall be first coated in 'Putty' Mix (Ghola) and thereafter painted with 'weather coat' quality of paint, from manufactures **Asian Paints** and/or **Berger** and/or **I.C.I.**.
3. The floor shall be of white marble (costing around Rs. 55/- to Rs. 60/-) finish therein by best quality Marble and/or Non-skid Tiles (2' x 2') in dimensions) of manufacture, **'Kajaria'/Somani/Nitco** A scotting of 4" shall border all areas whether marbles or tiled. Balcony tops and base of windows shall have stone finishing.
4. Stair case and landing stairs shall be laid with, Marble of the quality of White/Pink/Green Cut Pieces of dimensions admeasuring (2'x3') or with **Non-skid Tiles** of dimensions admeasuring (2'x2') of manufacture **"Kajaria'/Somani/Nitco. Godrej lock** will provide in all main doors.
5. The inside doors shall be of flush door using seasoned wood and the main door shall be of seasoned 'Shegun' Wood. Windows shall be fitted aluminum window with glass and box type grill .
6. Bathrooms will be provided with European/Indian/Anglo Indian Types of Commode and one Wash Basin of standard Size in Dining, tap shower, Bathroom Walls upto 7'00" height shall be fitted with glazed white tiles

manufactured by manufactures Kajaria and/or Nitco and/or Jonson/or any other ISI standard. The colour of Commode and wash Basin shall also be white. And one loft on every Toilet.

7. Bathroom fittings shall be standard make from manufactures **JAGUAR / PARRYWARE and/or HINDWARE**. All the pipe lines laid for water supply or water outlet shall be standard makes from manufactures **supreme and/or Oriplast/** other ISI standard.
8. Kitchen will be provided with 6' feet length and 2'00" feet width table/platform or granite with built-in-ISI Marked sink of **STAINLESS STEEL**. There will be provisions for Exhaust Fans but the Developer will not be providing Exhaust Fan 4'0" Feet height Glazed tiles (standard makes from manufactures **Kajaria and/or Nitco and/or Jonson**) shall be fitted upon the **Granite** platform. Door be provided in kitchen .
9. There will be concealed wiring for electricity with ISI standard Electrical Fittings and wire (standard makes from manufactures **Havells/ Finolex/Ankar**) other ISI standard.
10. Automatic pumping system will be provided for lifting water from UG Tank to Over Head tank for 24 hours.
11. The Developer shall construct an over head concrete water tank top the building which shall have sufficient capacity so as to serve the needs of the whole building.
12. There will be 27-30 nos Electrical points in each flat including provision for fixing of ONE AC. Of which there shall be 5 (five) lights, 2 (two) fans, three plug points which shall consist of both 5 amp and 15 amp points in each room. The drawing room shall have provisions for 5 (five) lights and 2 (two) fans along with 3 (three) plug points of 5 amp and 15 amp. The kitchen should have provisions for 2 (two) lights and 5 (five) plug points. The balcony shall have provision of 2 points. The toilet shall have provision for one light, one fan, along with plug points for geyser and exhaust fan. Switches to these electrical points shall be standard makes from manufactures Anchor and/or Crab-Tree and /or Havell's other type of ISI standered.

13. There shall be provisions for two lights and in each landing of the stair case. There shall also be provisions for one light at both gates, a total of four lights in the common passages outside the building and four lights on the roof. The each shop and/or each garage shall have provisions for two lights and one fan along with a plug point.
14. The roof shall be laid with damp proof materials from **CECO with non skid tiles.**
15. The common passage outside shall be laid with chequered Tiles and/or Marble-cut Mosaic/Red I.P.S. flooring. Boundary wall shall be provided in all side.
16. Shutters used in the building shall be of best quality.
17. Electric meter box and letter boxes shall be installed outside the wall of the main building at suitable place for easy access.
18. The building shall have one metal tap supplying fresh water from KOLKATA Municipal Corporation (if connection available by authority), for common usage, installed in the common areas. One (1) washing machine point shall be provided at balcony of each flat.
19. **Extra Work:-** Extra work other than the standard specified items shall be entertained and charged as per market rate.
20. **False Ceiling** shall be provided on top Flor of the owners' allocation
21. The Developer shall provide Lift with collapsible gate.

**FIFTH SCHEDULE ABOVE REFERRED TO
COMMON AREAS AND COMMON FACILITIES**

1. The use of back space in the ground floor, drain ways in the said building and use of top roof of the building.
2. General Lighting of the common portions.
3. Independent Electric meter
4. Drains and sewers from the building to the municipal connection drains and/or sewerages.
5. Water supply arrangements including common water reservoir both under ground and overhead with sufficient capacity.

COMMON PARTS

1. Entire land upon which the proposed building shall stand.
2. The Entire Roof of the said building.
3. Open land on the side space, back space on the ground floor under the said building described in the First Schedule.
4. Water Pump, water reservoir, overhead water tanks and separate distribution pipes to different units directly from overhead water tank.
5. Water and sewerage evacuation pipes from the units to drain in sewerage common to the said building.
6. Any other portion of the building or facility used for the common benefits of all occupants.

EASEMENT RIGHTS

The Land Owners along with other co-owners, occupiers, shall allow each other the following easement and quasi easement rights and privileges.

1. Right of common passage in all the common portions in each and every parts of the said building, including the said unit with connection for T.V and computer to the extent necessary.
2. Right of protection of each portion off each other.
3. Absolute, unfettered, and unencumbered right over the common parts and common portions.
4. Such right of support or easement of appurtenance usually held used occupied or enjoyed as part and parcel of the said unit.
5. Right to install Television antennae and computer disk on the roof of the said building to any manner without disturbing any co-purchaser entitled to the same and without encroaching upon the terrace.
6. Right with or without workmen and necessary materials to enter upon the said building including the said unit and any other unit for the purpose of repairing any of the common parts, portions or any appurtenances to any

MEMO OF CONSIDERATION

The LANDOWNER (**SMT. SWAPNA DUTTA**, herein, undertakes to have received from the DEVELOPER herein, the part of the total Consideration of Rs. 1,50,000/- (Rupees One Lakh fifty Thousand Only) towards the consideration for entering and executing this Agreement. The particulars of the said payments are enunciated hereof:-

02/02/21

CHEQUE/DRAFT No.	BANK NAME & BRANCH	DATE	AMOUNT
00785	HDFC B.T. Road	05.02.2021	Rs. 1,50,000/- (One Lakh Fifty Thousand) only

(Rupees One Lakh Fifty Thousand Only).

SIGNED SEALED AND DELIVERED BY THE PARTIES IN PRESENCE OF WITNESSES:

1. Sanjoy Chatterjee.

02/02/21

2. Kankali Mukherjee.

Signature of the LANDOWNER

(SMT. SWAPNA DUTTA)

DEED PREPARED BY :-

Sefali Chatterjee
Smt. Sefali Chatterjee,












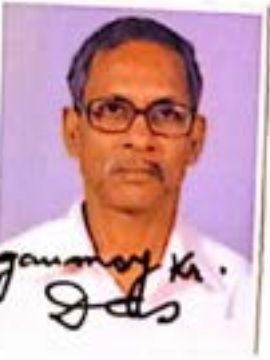





















Advocate

Sealdah Civil Court, Calcutta - 14
Enrollment No. W.B./957/1983.


































COMPUTER PRINT BY ME :-

Mallick
Nilkamal Mallick
A.D.S.R. Cossipore Dum Dum,
T.L.No.105362 (N) of K.M.C.

PAGE NO.
SPECIMEN FORM FOR THE TEN FINGER PRINTS

Sl. No.	Signature of the Executants/Present ants	Little	Ring (Left)	Middle (Hand)	Fore	Thumb
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		Thumb	Fore (Right)	Middle (Hand)	Ring	Little
						
	 <i>Jagannath K. S</i>					
		Thumb	Fore (Right)	Middle (Hand)	Ring	Little
						
	 <i>Jannath K. S</i>					
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PAGE NO.
SPECIMEN FORM FOR THE TEN FINGER PRINTS






























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58						
		Thumb	Fore (Right)	Middle (Hand)	Ring	Little
						
59		Little	Ring (Left)	Middle (Hand)	Fore	Thumb
						
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60		Little	Ring (Left)	Middle (Hand)	Fore	Thumb
						
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PAGE NO.
SPECIMEN FORM FOR THE TEN FINGER PRINTS






















Sl. No.	Signature of the Executants/Present ants	Little	Ring (Left)	Middle Hand	Fore	Thumb
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Sl. No.	Signature of the Executants/Present ants	Little	Ring (Left)	Middle Hand	Fore	Thumb
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Sl. No.	Signature of the Executants/Present ants	Little	Ring (Left)	Middle Hand	Fore	Thumb
		Thumb	Ring (Right)	Middle Hand	Ring	Little



PAGE NO.
SPECIMEN FORM FOR THE TEN FINGER PRINTS

Sl. No.	Signature of the Executants/Present ants	Little	Ring (Left	Middle Hand)	Fore	Thumb				
 <i>Manish</i>						Little				
						Thumb	Fore (Right	Middle Hand)	Ring	Little
										
 <i>Gopika</i>						Little				
						Thumb	Fore (Right	Middle Hand)	Ring	Little
										
 <i>Manish</i>						Little				
						Thumb	Ring (Right	Middle Hand)	Ring	Little
										

PAGE NO.
SPECIMEN FORM FOR THE TEN FINGER PRINTS

Sl. No.	Signature of the Executants/Present ants  <i>Rashmi Raj Mandal</i>	Little	Ring (Left)	Middle Hand)	Fore	Thumb
						
		Thumb	Fore (Right)	Middle Hand)	Ring	Little
						
Sl. No.	Signature of the Executants/Present ants  <i>[Signature]</i>	Little	Ring (Left)	Middle Hand)	Fore	Thumb
						
		Thumb	Fore (Right)	Middle Hand)	Ring	Little
						
Sl. No.	Signature of the Executants/Present ants	Little	Ring (Left)	Middle Hand)	Fore	Thumb
		Thumb	Ring (Right)	Middle Hand)	Ring	Little

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

GRN Details

GRN: 192020210219607441 Payment Mode: Online Payment
GRN Date: 03/02/2021 18:43:49 Bank/Gateway: Central Bank of India
BRN : CBI030221696985 BRN Date: 03/02/2021 18:02:42
Payment Status: Successful Payment Ref. No: 2000214807/2/2021
[Query No*Query Year]

Depositor Details

Depositor's Name: Nilkamal Mallick
Address: Rabindra Nagar, South
Mobile: 9830016403
Depositor Status: Others
Query No: 2000214807
On Behalf Of: Mr Nilkamal Mallick
Identification No: 2000214807/2/2021
Remarks: Sale, Development Power of Attorney

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000214807/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	2000214807/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	1521
			Total	16542

IN WORDS: SIXTEEN THOUSAND FIVE HUNDRED FORTY TWO ONLY.






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15062000214807/2021






I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Hiranmoy Das 3A, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India. PIN - 700050	Principal			Hiranmoy Das 05-02-2021
2	Mr Jaganmoy Kumar Das 3A, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050	Principal			Jaganmoy Mr. Das 05.02.2021
3	Mr Tanmoy Kumar Das 3A, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050	Principal			Tanmoy Mr. Das 05.02.2021









0512









I. Signature of the Person(s) admitting the Execution at Private Residence.



SI No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mrs Swapna Dutta 3A, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24- Parganas, West Bengal, India, PIN - 700050	Principal			Swapna 05-02-2021
5	Mrs Shibani Das 3A, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24- Parganas, West Bengal, India, PIN - 700050	Principal			Shibani Das 05-02-2021
6	Mr Nilanjan Das 3A, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24- Parganas, West Bengal, India, PIN - 700050	Principal			Nilanjan Das 05.02.2021
7	Mrs Madhumita Ghosh Bankim Pally, East, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24- Parganas, West Bengal, India, PIN - 700129	Principal			Madhumita Ghosh 5.02.21

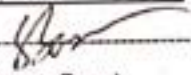
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
8	Mrs Madhabi Das 3A, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050	Principal			M D Das 6-2-2020
9	Mr Krishnendu Das 3A, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050	Principal			Krishnendu Das. 5-2-2021
10	Mrs Mausumi Bhanja 3A, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050	Principal			Mausumi Bhanja 5.2.2021
11	Mrs Gopa Das 6/1H, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050	Principal			Gopa Das. 5.2.21

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Mrs Moumita Das Mondal 6/1H, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050	Principal			Moumita Das Mondal 5.2.21
13	Mrs Roshmi Das Mondal 6/1H, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:- North 24-Parganas, West Bengal, India, PIN - 700050	Principal			Roshmi Das Mondal 5.2.21
14	Mr BHASKAR DAS 3/1A, BIR ANANTA RAM MONDAL LANE, P.O:- SINTHEE, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050	Representative of Attorney [M S BHUMI DEVELOPER]			Bhaskar Das 05-02-21

No.	Name and Address of identifier	Identifier of	Image	Print	Signature with date
1	Mrs Sefali Chatterjee Wife of Mr Sankar Chakraborty 26, Subhas Nagar, P.O:- Noapara, P.S:- Saranagar, Saranagar, District:- North 24-Parganas, West Bengal, India. PIN-700090	Mr Hiranmoy Das, Mr Jaganmoy Kumar Das, Mr Tanmoy Kumar Das, Mrs Swapna Dutta, Mrs Shibani Das, Mr Nilanjan Das, Mrs Madhumita Ghosh, Mrs Madhabi Das, Mr Krishnendu Das, Mrs Mausumi Bhanja, Mrs Gopa Das, Mrs Moumita Das Mondal, Mrs Roshmi Das Mondal, Mr BHASKAR DAS			 Sefali Chatterjee 05-02-2021


(Suman Basu)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM
North 24-Parganas, West
Bengal

10th District Sub-Registrar
Cossipore, Dum Dum

Major Information of the Deed

Deed No :	I-1506-01609/2021	Date of Registration	11/02/2021
Query No / Year	1506-2000214807/2021	Office where deed is registered	
Query Date	29/01/2021 3:53:13 PM	1506-2000214807/2021	
Applicant Name, Address & Other Details	Nilkamal Mallick Balaji Apartment, 57/1/2, Olai Chandi Road,, Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 6291523823, Status : Solicitor firm		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,50,000/-]		
Set Forth value	Market Value		
	Rs. 1,02,03,472/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 1,521/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Apurba Krishna Bose Lane, . Premises No: 3A, , Ward No: 002, Holding No:26/27/115/116C Pin Code : 700050

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 12 Chatak 18.75 Sq Ft		90,26,722/-	Width of Approach Road: 20 Ft.,
Grand Total :				7.8805Dec	0/-	90,26,722 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1652 Sq Ft.	0/-	10,53,150/-	Structure Type: Structure
Gr. Floor, Area of floor : 1302 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	412 Sq Ft.	0/-	1,23,600/-	Structure Type: Structure
Gr. Floor, Area of floor : 412 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2064 sq ft	0/-	11,76,750 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Hiranmoy Das Son of Late Sudhir Chandra Das 3A, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AGxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence
2	Mr Jaganmoy Kumar Das Son of Sudhir Chandra Das 3A, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx3M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence
3	Mr Tanmoy Kumar Das Son of Sudhir Chandra Das 3A, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence
4	Mrs Swapna Dutta Wife of Mr Anjan Dutta 3A, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DDxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence
5	Mrs Shibani Das Wife of Late Jyotirmoy Kumar Das 3A, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence
6	Mr Nilanjan Das Son of Late Jyotirmoy Kumar Das 3A, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: APxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence

Mrs Madhumita Ghosh

Wife of Mr Sujit Ghosh Bankim Pally, East, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CDxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021
Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2021
Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence

8 Mrs Madhabi Das

Wife of Late Chinmoy Kumar Das 3A, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021
Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2021
Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence

9 Mr Krishnendu Das

Son of Late Chinmoy Kumar Das 3A, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AVxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021
Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2021
Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence

10 Mrs Mausumi Bhanja

Daughter of Late Chinmoy Kumar Das 3A, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AXxxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021
Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2021
Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence

11 Mrs Gopa Das

Wife of Late Mrinmoy Kumar Das 6/1H, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EBxxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021
Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2021
Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence

12 Mrs Moumita Das Mondal

Wife of Mr Samir Mondal 6/1H, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BAxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021
Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2021
Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence

13 Mrs Roshmi Das Mondal

Wife of Mr Prabir Mondal 6/1H, Raja Apurba Krishna Lane, P.O:- Sinthee, P.S:- Sinthi, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: EBxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021
Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2021
Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Pvt. Residence

Party Details :

No	Name,Address,Photo,Finger print and Signature
1	M S BHUMI DEVELOPER 3/1A/1, BIR ANANTA RAM MONDAL LANE, P.O.- SINTHEE, P.S.- Baranagar, Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700050, PAN No :: ADXXXXXXN Aadhaar No Not Provided by UIDAI. Status Organization, Executed by Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr BHASKAR DAS (Presentant) Son of Late SUDHANSHU DAS 3/1A, BIR ANANTA RAM MONDAL LANE, P.O.- SINTHEE, P.S.- Baranagar, Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No :: ADXXXXXXN Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M S BHUMI DEVELOPER (as SOLE PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Sefali Chatterjee Wife of Mr Sankar Chakraborty 26, Subhas Nagar, P.O.- Noopers, P.S.- Baranagar, Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700050			
Identifier Of Mr Hiranmay Das, Mr Jaganmoy Kumar Das, Mr Tanmoy Kumar Das, Mrs Swarna Dutta, Mrs Shibani Das, Mr Nilanjan Das, Mrs Madhumita Ghosh, Mrs Madhabi Das, Mr Krishnendu Das, Mrs Mausumi Bhanja, Mrs Gopa Das, Mrs Moumita Das Mondal, Mrs Roshmi Das Mondal, Mr BHASKAR DAS			

Admission of Execution (Under Section 52 & Rule 20A(3) 49(1), W.B. Registration Rules, 1962)

Execution is admitted on 05-02-2021 by Mr BHASKAR DAS, SOLE PROPRIETOR, M S BHUMI DEVELOPER (Sole Proprietorship), 3/1A/1, BIR ANANTA RAM MONDAL LANE, P.O.- SINTHEE, P.S.- Baranagar, Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700050

Statement of Market Value (WB PWT) (Wife of 2001)

Confirmed that the market value of the property, which is the subject matter of the deed has been ascertained at Rs 7,00,00,000/-

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

Execution is admitted on 05-02-2021 by 1. Mr Bhaskar Das, Son of Late Sushil Chandra Das, 3A, Raja Apurba Krishna Lane, P.O. Sinthee Thana, Synthi, City/Town BARANAGAR, North 24 Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Others; 2. Mr Jagannath Kumar Das, Son of Sushil Chandra Das, 3A, Raja Apurba Krishna Lane, P.O. Sinthee Thana, Synthi, City/Town BARANAGAR, North 24 Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Others; 3. Mr Jannay Kumar Das, Son of Sushil Chandra Das, 3A, Raja Apurba Krishna Lane, P.O. Sinthee Thana, Synthi, City/Town BARANAGAR, North 24 Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Others; 4. Mrs Swarna Datta, Wife of Mr Anon Datta, 3A, Raja Apurba Krishna Lane, P.O. Sinthee Thana, Synthi, City/Town BARANAGAR, North 24 Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife; 5. Mrs Shobani Das, Wife of Late Jyotirmay Kumar Das, 3A, Raja Apurba Krishna Lane, P.O. Sinthee Thana, Synthi, City/Town BARANAGAR, North 24 Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife; 6. Mr Nilrangan Das, Son of Late Jyotirmay Kumar Das, 3A, Raja Apurba Krishna Lane, P.O. Sinthee Thana, Synthi, City/Town BARANAGAR, North 24 Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife; 7. Mrs Madhura Chatterjee, Wife of Mr Sankar Chatterjee, Rankin Park, East, P.O. Madhyamgram, Thana Madhyamgram, North 24 Parganas, WEST BENGAL, India, PIN - 700128, by caste Hindu, by Profession House wife; 8. Mrs Madhavi Das, Wife of Late Chinnay Kumar Das, 3A, Raja Apurba Krishna Lane, P.O. Sinthee Thana, Synthi, City/Town BARANAGAR, North 24 Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife; 9. Mr Krishnendu Das, Son of Late Chinnay Kumar Das, 3A, Raja Apurba Krishna Lane, P.O. Sinthee Thana, Synthi, City/Town BARANAGAR, North 24 Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Others; 10. Mrs Mausumi Bhunia, Daughter of Late Chinnay Kumar Das, 3A, Raja Apurba Krishna Lane, P.O. Sinthee Thana, Synthi, City/Town BARANAGAR, North 24 Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Others; 11. Mrs Gopa Das, Wife of Late Munny Kumar Das, 6/H, Raja Apurba Krishna Lane, P.O. Sinthee Thana, Synthi, City/Town BARANAGAR, North 24 Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife; 12. Mrs Meemta Das Mondal, Wife of Mr Samir Mondal, 6/H, Raja Apurba Krishna Lane, P.O. Sinthee Thana, Synthi, City/Town BARANAGAR, North 24 Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Others; 13. Mrs Roshmi Das Mondal, Wife of Mr Prabir Mondal, 6/H, Raja Apurba Krishna Lane, P.O. Sinthee Thana, Synthi, City/Town BARANAGAR, North 24 Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Others

Identified by Mrs Setali Chatterjee, . . . Wife of Mr Sankar Chakraborty, 26, Subhas Nagar, P.O. Noapara, Thana Baranagar, . City/Town BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-02-2021 by Mr BHASKAR DAS, SOLE PROPRIETOR, M S BHUMI DEVELOPER (Sole Proprietorship), 3/1A/1, BIR ANANTA RAM MONDAL LANE, P.O.- SINTHEE, P.S.- Baranagar, Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700050

Identified by Mrs Setali Chatterjee, . . . Wife of Mr Sankar Chakraborty, 26, Subhas Nagar, P.O. Noapara, Thana Baranagar, . City/Town BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Advocate



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

02-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,521/- (B = Rs 1,500/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/02/2021 6:44PM with Govt. Ref. No: 192020210219607441 on 03-02-2021, Amount Rs: 1,521/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI030221696985 on 03-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs. 10/-

2. Stamp: Type: Impressed, Serial no 197270, Amount: Rs 5,000/-, Date of Purchase: 01/02/2021, Vendor name: Amal Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/02/2021 6:44PM with Govt. Ref. No: 192020210219607441 on 03-02-2021, Amount Rs: 15,021/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI030221696985 on 03-02-2021, Head of Account 0030-02-103-003-02



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.
s in Book - I
ume number 1506-2021, Page from 71692 to 71767
eing No 150601609 for the year 2021.



Digitally signed by SUMAN BASU
Date: 2021.02.18 11:58:11 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2021/02/18 11:58:11 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)