

I-4407/30

Rs. 100

ONE
HUNDRED RUPEES



INDIA NON JUDICIAL

AV 1924.6

23 JUN 2025

AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

Partner

S.L. No.....Sold To.....

28 APR 2025

Rs.....Addr.....

G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Ghalib Street, Kol-87

SANKAR SAHOO
Advocate
High Court, Calcutta

Issue Date.....Sign.....

28 APR 2025



(Handwritten signature)

*Ham for
S/O - Sambhu for
Barraza - Law clerk
P.O + P.S - Barraza -
Kol - 700124*

ADAR Sadapuri
North 24 Parganas

12 3 JUN 2025

KNOW ALL MEN BY THESE PRESENTS, I, SMT. PEULI SEN

(PAN: ETRPS2491R), (Date of Birth 18/12/1991), (Aadhaar No. 8558 0306 1270), daughter of Sri Pradip Sen, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 87, M. S. Mukherjee Road, P.O. - B. D. Sopan, P.S. - Khardaha, District - North 24-Parganas, Kolkata - 700 116, **is** the absolute owner and possessor of **ALL THAT** piece and parcel of vacant **Sali** land measuring about **1** (One) cottahs **9** (Nine) Chittacks **32** (Thirty Two) sq.ft., more or less, comprised in R.S. Dag No. 3598, corresponding L.R. Dag No. 6882, recorded in L.R. Khatian No. 9284, Mouza Khardah, J.L. No. 2, Re.Sa. No. 18, Touzi No. 145, 149 & 1505, situate, lying at and being Municipal Holding No. 27/7, Nandankanan, at present amalgamated Holding No.- 27/7/1, Nandankanan Post Office Rahara, Kolkata 700117, Police Station Rahara (previously Khardah), within the limits of Ward No. 12 of Khardaha Municipality, District of North 24 Parganas.

WHEREAS with a view to develop the said land by construction of a multistoried building **I** have entered into a development agreement on 23.06.2025, which was registered at the office of the A.D.S.R. Sodepur and duly recorded in Book No- I, Being No.- 04403..... for the year 2025 with the developer **MAA SANTOSHI UDYOG** (PAN: ABDFM0220C), (Date of Incorporation 19/09/2015), a Partnership Firm, having its Office at 87, Madhu Sudan Mukherjee Road, P. O.

For **MAA SANTOSHI UDYOG**

Pradip Sen

Partner

Sen

Balaram Dharma Sopan, P. S. Khardah, Kolkata - 700 116, Dist. North 24-Parganas, at present having its office at "**Santoshi Apartment - I**", Ground Floor, 192/29/A/12, M.S. Mukherjee Road, P. O. B. D. Sopan, P. S. Khardaha, Dist. North 24-Parganas, Kolkata - 700 116, represented by its Partners (1) **SMT. PARAMITA SEN** (PAN: AURPS0053Q), (Date of Birth 17/10/1970), (Aadhaar No. 7243 1743 7708), wife of Sri Pradip Sen, by faith - Hindu, by occupation - Business, by Nationality - Indian, and (2) **SRI PRADIP SEN** (PAN: AVJPS0937J), (Date of Birth 05/08/1968), (Aadhaar No. 2636 7631 3533), son of Late Patit Paban Sen, by faith - Hindu, by occupation - Business, by Nationality - Indian, both are residing at 87, M.S. Mukherjee Road, P.O. - B.D. Sopan, P.S. - Khardah, Kolkata - 700116, District - North 24 Parganas, under some terms and conditions mentioned thereon and now **we** hereby appointed said **MAA SANTOSHI UDYOG** (PAN: ABDFM0220C), (Date of Incorporation 19/09/2015), a Partnership Firm, having its Office at 87, Madhu Sudan Mukherjee Road, P. O. Balaram Dharma Sopan, P. S. Khardah, Kolkata - 700 116, Dist. North 24-Parganas, at present having its office at "**Santoshi Apartment - I**", Ground Floor, 192/29/A/12, M.S. Mukherjee Road, P. O. B. D. Sopan, P. S. Khardaha, Dist. North 24-Parganas, Kolkata - 700 116, represented by its Partners (1) **SMT. PARAMITA SEN** (PAN: AURPS0053Q), (Date of Birth 17/10/1970), (Aadhaar No. 7243 1743 7708), wife of Sri Pradip Sen, by faith -

For **MAA SANTOSHI UDYOG**

Pradip Sen

Partner

CS

Hindu, by occupation – Business, by Nationality – Indian, and (2) **SRI PRADIP SEN** (PAN: AVJPS0937J), (Date of Birth 05/08/1968), (Aadhaar No. 2636 7631 7533), son of Late Patit Paban Sen, by faith – Hindu, by occupation – Business, by Nationality – Indian, both are residing at 87, M.S. Mukherjee Road, P.O. – B.D. Sopan, P.S. – Khardah, Kolkata – 700116, District - North 24 Parganas, District – North 24 Parganas as **my** true and lawful Constituted Attorney in **my** name on **my** behalf to do execute and perform all acts, deeds and things as follows-

1. To lookafter and maintain the Schedule mentioned property.
2. To construct and complete new building upon the said land mentioned in the Schedule hereinbelow in accordance with the Sanctioned Plan of the competent authority in **my** name and to sign on **my** behalf in the proposed Site Plan, Building Plan, Revised Plan and / or any modifications plan or plans and to renew the Plan if required and to file and obtain the same from the **Khardah Municipality** and other authority concern.
3. To negotiate on terms for and to agree and to enter into and conclude any agreement for sale and sell **my** building consisting of different flats, garages, shops, spaces, units etc. and the part thereof mentioned in the Schedule hereunder written in respect of **developers allocation** as per said development agreement to any Purchaser or Purchasers at such price which agreed upon

For MAA SANTOSHIUDYOG

Pradip Sen

Partner

GP

and/or cancel or repudiate the same in the manner they deems fit and proper.

4. To allow the intending Purchaser or Purchasers to inspect the documents relating to the said property.
5. To receive from the intending Purchaser or Purchasers any earnest money and/or advances and also the balance of purchase money in respect of developers allocation as per said development agreement and to give good valid receipt and discharge for the same.
6. Upon such receipt as aforesaid in **my** name and as **my** acts and deeds, to sign, execute and deliver any conveyance or conveyances, agreement for sale, mortgage Deeds, Lease Deeds or any other type of deed of deeds in respect of the said property in favour of the Purchaser or purchasers, Lessees, mortgagees or their nominees or any other person or persons.
7. To receive and accept any consideration against aforesaid sale or agreement for sale of any flat /flats, garage/shop, by cash or bank drafts, pay orders, cheques or in any other form whatsoever in his proprietorship firm and to give receipt thereof in full or partial discharges of the receipt of such consideration and to negotiate, endorse, discount or otherwise in any manner whatsoever for the purpose of collection or realisation of the

For MAA SANTOSHI UDYOG

Proclip Sin

Partner

money in respect of such instrument in respect of the
Developer's allocation.

8. To do all acts, deeds, things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and which **my** Constituted Attorney shall think best fit and proper.
 9. To institute, commence, prosecute, carry on or defend or resist of all suits and other actions and proceedings to be added as a party or to be non-suited or withdraw the same concerning the said property or any part thereof or concerning anything in which **I** may be parties in any court in Civil, Criminal, Revenue or Revisional Jurisdiction of the High Court, under Article 226 of the Constitution of India, etc. before Income Tax Authorities and to sign and verify all complaints, written statements, Accounts, Inventories to accept service of all Summons, Notice and Other Judicial process to execute any Judgement, Decree or Order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vokalatnama or any kind of Affidavit.
 10. To settle, adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims and disputes relating to the said property between ourselves and any other person or persons compounds or compromise the same.
- gao*

11. To sign and execute amalgamation deed or any other deeds, declarations, instruments and assurances which **my** said Attorney shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the said property as **I** could do **myself**, if present.
12. To sign, execute and present any such conveyance or conveyances, Mortgage Deed, Lease Deed, Amalgamation Deed or declarations for registration before the Additional District Sub-Registrar, District Sub-Registrar or Registrar of Assurances in Calcutta having authority for unto have the said Conveyance registered and to do all acts, deed and things which **my** said Attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respects as **I** could do the same **myself** in respect of the Developer's allocation.
13. To attend any Court of Law either Civil or Criminal and to represent **me** in all Government Offices on **my** behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below.
14. To appoint Architect, Civil Engineer, Structural Engineer, labour, labour contractor (Rajmistri), Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person

See

or persons as may be require for the construction of the said proposed building.

15. To appear in any suit, proceedings, motion, L. A. Office, I. T. Office etc. on **my** behalf and to represent **me** before the B.L. & L.R.O. for mutation, conversion etc. and to file the statement or objection, affidavit-in-opposition etc. if required, in connection with the land mentioned in the Schedule hereinbelow.
16. To call the tender, quotation etc. from the supplier for supply cement, iron rod, sand, wood, iron grill etc. and to appoint them as **my** Constituted Attorney shall think fit and proper.
17. To ask for demand, recover receive and collect all money due and payable in connection with the said proposed building or construction and to settle, compromise or compound any debt or claim whatsoever.
18. To deliver possession of flat/flats, Shops, Units, Spaces, garages etc. **except Owner's Allocation** as per said Development Agreement with undivided proportionate share of land along with other amenities relating thereto either in complete or incomplete, finished or semi-finished condition which **my** Constituted Attorney shall think best, fit and proper in respect of Developer's Allocation.
19. To represent me before the Khardah Municipality for sanctioning of Site Plan, Building Plan, Revised Plan and/or any

Car

modifications plan or plans and to renew the Plan if required and to file and obtain the same from the concerned Municipality and to apply for Completion Certificate of the Building and to collect the said Completion Certificate on **my** behalf and to deposit money, fees, taxes, A.D.C. or other requisite fee or fees etc. on **my** behalf as **my** Constituted Attorney shall think fit and proper.

21. To effect mutation of holding in the Office of the Collector and / or municipal records and to sign, submit, execute and obtain Sanctioned Site Plan, Building Sanctioned Plan, Revised Plan, Completion Certificate and to do all acts before the Khardah Municipality in respect of property mentioned in the Schedule hereunder written.
22. To represent me before the competent Authority for connection of transformer, electric meter and for any other work or works and deposit money to the said Authority on **my** behalf and collect all receivables, vouchers etc. from it.

AND I do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by my said Attorney which shall be construed as **my** acts, deeds and things done by **me** to all intents and purpose and if I personally present even notwithstanding the facts that no special power in that behalf is contained in these presents.

Gee

:-SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:-

ALL THAT piece and parcel of vacant **Sali** land measuring about 1 (One) cottahs 9 (Nine) Chittacks 32 (Thirty Two) sq.ft., more or less, comprised in R.S. Dag No. 3598, corresponding L.R. Dag No. 6882, recorded in L.R. Khatian No. 9284, Mouza Khardah, J.L. No. 2, Re.Sa. No. 18, Touzi No. 145, 149 & 1505, situate, lying at and being Municipal Holding No. 27/7, Nandankanan, at present amalgamated Holding No.- 27/7/1, Nandankanan Post Office Rahara, Kolkata 700117, Police Station Rahara (previously Khardah), within the limits of Ward No. 12 of Khardaha Municipality, District of North 24 Parganas, now butted and bounded as follows: -

ON THE NORTH	:	11'-06" wide Common Passage;
ON THE SOUTH	:	Existing structure;
ON THE EAST	:	House of Ananda Roy;
ON THE WEST	:	Owners on land;.

Cee

IN WITNESSES WHEREOF I hereunto set and subscribed ~~my~~ hand and seal on this 19th day of June 2025 (Two Thousand Twenty Five) of the Christian Era.

SIGNED, SEALED & DELIVERED

at Kolkata in the presence of
following **WITNESSES**: -

1. *Sebrata Kunder*
80- Ramesh Kunder
Melanganh, Nataganh
PS Gholan Kolkata-700113

2. *Anil Kumar*
Baran- Lohar Ch-
Lohar Ch-
HST-124

Pankaj Sen

SIGNATURE OF THE EXECUTANT

For MAASANTOSHI UDYOG

Paramita Sen
Partner

For MAASANTOSHI UDYOG
Proclip Sen
Partner

SIGNATURE OF THE ATTORNEY

Drafted by me:-

Advocate

Sankar Saha
F421/412/2086

High Court, Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS



Poni Sen	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Paramita Sen	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Indip Sen	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Major Information of the Deed

Deed No :	I-1524-04407/2025	Date of Registration	23/06/2025
Query No / Year	1524-8001774104/2025	Office where deed is registered	
Query Date	23/06/2025 12:19:27 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sankar Sahoo Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7718349295, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Development Agreement	Market Value		
Set Forth value	Rs. 24,10,417/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152404403/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Nandan Kanan, Mouza: Khardah, , Ward No: 012, Holding No:27/7/1 Pin Code : 700117

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-6882	LR-9284	Bastu	Shali	1 Katha 9 Chatak 32 Sq Ft	24,10,417/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				2.6515Dec	0/-	24,10,417/-	

Principal Details :

Name,Address,Photo,Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	Smt PEULI SEN Daughter of Mr Pradip Sen Executed by: Self, Date of Execution: 19/06/2025 Admitted by: Self, Date of Admission: 23/06/2025 ,Place : Office		 Captured L1 23/06/2025	 23/06/2025

For MAA SANTOSHI UDYOG

Pradip Sen

Partner

87, M.S. Mukherjee Road, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: etxxxxxx1r,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/06/2025
Admitted by: Self, Date of Admission: 23/06/2025 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA SANTOSHI UDYOG 192/29/A/12, M.s. Mukherjee Road, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116 , PAN No.:: ABxxxxxx0C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :			
Sl No	Name,Address,Photo,Finger print and Signature		
	Name	Photo	Finger Print
1	Smt PARAMITA SEN Wife of Mr Pradip Sen Date of Execution - 19/06/2025, , Admitted by: Self, Date of Admission: 23/06/2025, Place of Admission of Execution: Office	 Jun 23 2025 12:53PM	 Captured LTI 23/06/2025
87, M.S. Mukherjee Road, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: auxxxxxx3q,Aadhaar No Not Provided Status : Representative, Representative of : MAA SANTOSHI UDYOG (as Partner)			
	Name	Photo	Finger Print
2	Mr PRADIP SEN (Presentant) Son of Late Palit Paban Sen Date of Execution - 19/06/2025, , Admitted by: Self, Date of Admission: 23/06/2025, Place of Admission of Execution: Office	 Jun 23 2025 12:53PM	 Captured LTI 23/06/2025
87, M.S. Mukherjee Road, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: avxxxxxx7j,Aadhaar No Not Provided Status : Representative, Representative of : MAA SANTOSHI UDYOG (as Partner)			

For MAA SANTOSHI UDYOG

Pradip Sen

Partner

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Uttam Das Son of Mr Sambhu Das Barasat, City:- , P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124		 Captured	
	23/06/2025	23/06/2025	23/06/2025

Identifier Of Smt PEULI SEN, Smt PARAMITA SEN, Mr PRADIP SEN

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt PEULI SEN	MAA SANTOSHI UDYOG-2.65146 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Nandan Kanan, Mouza: Khardah, , Ward
No: 012, Holding No:27/7/1 Pin Code : 700117

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6882, LR Khatian No:- 9284	Owner:শিউরী সেন , Gurdian:প্রদীপ , Address:বিক্র . Classification:সাগি, Area:0.02600000 Acre,	Owner Name not selected by applicant.

For MAA SANTOSHI UDYOG


Partner

Endorsement For Deed Number : I - 152404407 / 2025

On 23-06-2025

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:31 hrs on 23-06-2025, at the Office of the A.D.S.R. SODEPUR by Mr PRADIP SEN ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 24,10,417/-

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

Execution is admitted on 23/06/2025 by Smt PEULI SEN, Daughter of Mr Pradip Sen, 87, M.S. Mukherjee Road, P.O. B D Sopan, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Business

Identified by Mr Uttam Das, , , Son of Mr Sambhu Das, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 23-06-2025 by Smt PARAMITA SEN, Partner, MAA SANTOSHI UDYOG, 192/29/A/12, M.S. Mukherjee Road, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116

Identified by Mr Uttam Das, , , Son of Mr Sambhu Das, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 23-06-2025 by Mr PRADIP SEN, Partner, MAA SANTOSHI UDYOG, 192/29/A/12, M.S. Mukherjee Road, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116

Identified by Mr Uttam Das, , , Son of Mr Sambhu Das, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 11676, Amount: Rs.100.00/-, Date of Purchase: 28/04/2025, Vendor name: G C Saha

Debjeni Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

For MAA SANTOSHI UDYOG

Pradip Sen

Partner

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2025, Page from 123865 to 123884
Deed No 152404407 for the year 2025.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2025.06.24 14:18:46 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 24/06/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

For MAA SANTOSHI UDYOG

Proclif Sun

Partner