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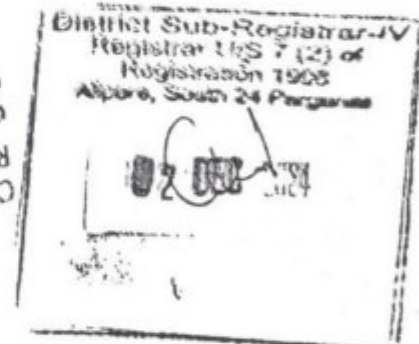


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is a true and correct copy of the original document as the part of this document and the endorsement sheet is also with the Registrar. The signature of the Registrar is a limited the



THIS DEVELOPMENT AGREEMENT ALONGWITH
DEVELOPMENT POWER OF ATTORNEY made this the
2nd day of *December*, Two Thousand and
Twenty Four (2024)

BETWEEN

Niloy Prakash Gangoli
Gautam De

NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
SRI SUSANTA MALLICK
SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE

MS
Advocate

NS CONSTRUCTION
Niloy Prakash Gangoli
Partner

NS CONSTRUCTION
Gautam De
Partner

03968

SL. No. Date

Rs.

Name.

Address.

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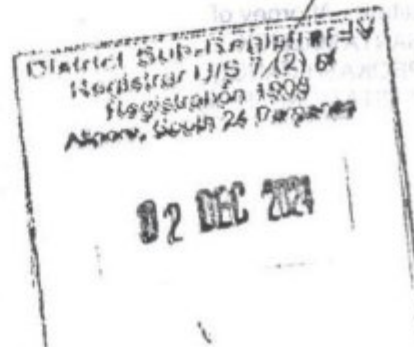
20 NOV 2024

DEBES KUMAR MISRA
ADVOCATE
CALCUTTA HIGH COURT
KOLKATA - 700 001

SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
Kol-27



Identified by:
Abhijit Kumar Mishra
son of Late Neeraj Kumar Mishra
vill - Nij Matana
P.O. Battala
Dist. Purba Midnapur
Pin code - 721 433
Law clerk



(1) SRI SUSANTA MALICK, (PAN-AFFPM8592R), (Aadhar No.8310 4324 3599), son of Kuber Chandra Mallick, by faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at Urbana, Tower 6, Flat No 2304, 23rd Floor, 783 Anandapur, P.O.- EKTP, P.S. Anandapur, Kolkata-700107 (2) SRI NILOY PROKASH GANGOLI, (PAN - AIQPG8947G), Aadhar No.657455438957, son of Late Jaso Prokash Gangoli, by faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 27 Dehi Serampur Road, P.O. Linton Street, P.S. Beniapur, Kolkata-700014 and (3) SMT SUCHISMITA MUKHERJEE, (PAN-AKIPM3299D), (Aadhar No.6301 9788 7352), daughter of Surajit Kumar Tagore and wife of Mr. Aniruddha Mukherjee, residing at Urbana, Tower 4, Flat No 0103, 783 Anandapur, P.O. EKTP, P.S. Anandapur, Kolkata-700 107, hereinafter jointly called and referred to as the "OWNERS/ FIRST PARTIES" (which terms or expressions shall unless excluded by or repugnant to the context or subject be deemed to mean and include their representative heir/heirs, executor/ executors, administrator/ administrators, representative/ legal representatives and assign/ assigns) the ONE PART.

AND

M/S. N-S CONSTRUCTION, (PAN- AAKFN3030H), a Partnership firm, having its office address at 70(23A/2), Purbachal Main Road, Police Station - Garfa, (formerly P.S. Kasba), Kolkata - 700 078 and having its local mailing address 70/3, Purbachal Main Road, Police Station - Garfa, (formerly P.S. Kasba), Kolkata - 700 078, represented by its partners namely (1) SMT. SUCHISMITA MUKHERJEE, (PAN-AKIPM3299D), (Aadhar No.6301 9788 7352), daughter of Sri Surajit Tagore, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at URBANA TOWER-4, Flat No.0103, 783, Anandapur, Madurdah, Post Office - E.K.T.P., Police Station - Anandapur, Kolkata - 700 107, (2) SRI NILOY PROKASH GANGOLI, (PAN - AIQPG8947G), (Aadhar No.6574 5543 8957), son of Late Jaso Prokash Gangoli, by faith - Hindu, by Occupation - Business, by Nationality Indian, residing at 27, Dehi Serampur Road, P.O. Linton Street, P.S. Beniapur, Kolkata - 700 014 and (3) SRI GAUTAM DEY, (PAN - AHPPD1990G), (Aadhar No.6092 6127 3043) , son of Sajit Kumar Dey, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Bosepukur Road, Rajpur, Sonarpur, Kolkata - 700 149, as per terms and conditions of the Deed of

NILOY PROKASH GANGOLI
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As a Constitute Attorney of
SRI SUSANTA MALICK
SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE

NS CONSTRUCTION

Niloy Prokash Gangoli
Partner

MS
(1)

NS CONSTRUCTION

Gautam Dey
Partner

Partnership any two partners out of three partners are hereby representing the FIRM, i.e. the Partner Nos.2 and 3 herein namely SRI NILOY PROKASH GANGOLI and SRI GAUTAM DEY are representing the Firm herein hereinafter called as the "DEVELOPER/ SECOND PARTY" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its respective heir/heirs, executor/executors, administrator/ administrators, representative/representatives and its successors-in-office and successors-in-interest and assign/ assigns) of the OTHER PART.

WHEREAS one Jugal Charan Mondal, son of Krishnna Prasanna Mondal, Sri Rash Behari Mondal, Sri Somnath Mondal, Sri Pareshnath Mondal, Sri Anadi Mondal, Sri Ashok Nath Mondal, Smt. Minakshi Manna and Smt. Reba Sarkar all sons and daughters of Late Manindra Nath Mondal, became the joint and absolute owners of landed property measuring an area of 40 (Twenty) Bighas more or less, lying and situated at Mouza- Nayabad, former Khatian No. 5 and 6 and presently R.S. Khatian Nos. 113, 115, 117, 119, 212. 124, 126, 128, 130, 132, 138, 135, 137, 139, 143, and 146, Touzi No.56, being Dag Nos. 104 and 105 and also other Dags, under the then Jadavpur Municipality, presently under the limits of The Kolkata Municipal Corporation, Police Station- formerly Tollygunge, then Jadavpur and thereafter P.S. Kasba, thereafter Police Station Purba Jadavpur, presently P.S. Panchasayar, in the District of South 24 Parganas.

AND WHEREAS thus being well seized and possessed of the aforesaid property said Jugal Charan Mondal, son of Krishnna Prasanna Mondal, Sri Rash Behari Mondal, Sri Somnath Mondal, Sri Pareshnath Mondal, Sri Anadi Mondal, Sri Ashok Nath Mondal, Smt. Minakshi Manna and Smt. Reba Sarkar all sons and daughters of Late Manindra Nath Mondal disposed of a Sali land and property measuring an area of 5 (Five) Bighas 1 (One) Cottah 9 (Nine) Chittacks be the same a little more or less one Baruna Chowdhury, wife of Bibhuti Bhusan Chowdhury, by virtue of a Bengali registered Deed of Sale which was duly registered on 14.03.1973, registered before the then Sub-Registrar at Alipore and duly recorded in Book No.1, Volume No. 36, Pages 147 to 156, Being No. 1190 for the year 1973.



NS CONSTRUCTION

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Partner

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Gautam Dey
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Gautam Dey

AND WHEREAS being thus well seized and possessed of ALL THAT the aforesaid land measuring an area of 5 (Five) Bighas 1 (One) Cottah 9 (Nine) Chittacks the said Baruna Chowdhury had been enjoying the said property as the sole and absolute owner.

AND WHEREAS (1) one Sandhya Orang, wife of Late Rabi Orang, (2) Sukhchand Orang, son of Late Basudeb Orang, (3) Sanatan Orang and (4) Kanta Orang, both sons of Late basudeb Orang were the farmers who jointly looked after the said land under the said Baruna Chowdhury and consideration of love and affection Baruna Chowdhury gifted a demarcated part of the land measuring an 5 (Five) Cottahs out of her total land area of 5 (Five) Bighas 1 (One) Cottah 9 (Nine) Chittacks lying and situated at Mouza- Nayabad, J.L. No.25, Touzi No. 25, under R.S. Khatian Nos. 113, 115, 117, 119, 212, 124, 126, 128, 130, 132, 138, 135, 137, 139, 143, and 146, being Dag No. 104, under the then Jadavpur Municipality, presently under the limits of Kolkata Municipal Corporation, Police Station- formerly Tollygunge, formerly P.S. Kasba, thereafter P.S. Purba Jadavpur, presently Police Station- Panchasayar, in the District of South 24 Parganas. By virtue of a registered Bengali Deed of Gift dated 19th June, 1991 which was duly registered before the Office of the Additional District Sub-registrar at Sealdah, South 24 Parganas and recorded in Book No.1, Volume No.14, Pages 343 to 352, Being No. 762 for the year 1991, morefully mentioned in the Schedule there hereunder written, hereinafter called as the 'SAID PROPERTY'.

AND WHEREAS thus by virtue of the said Bengali registered Deed of Gift dated 19.06.1991 the said Sandhya Orang and others became the joint owners of the said property each having undivided 1/4th share.

AND WHEREAS thus while being well seized and possessed of the said property the said Sandhya Orang, widow of Rabi Orang died intestate on 23.10.2000, leaving behind her three sons and two married daughters namely Sri Shibnath Orang, since deceased Sri Krishna Kanta Orang, Sri Nirmal Orang, Smt. Radhi Orang and Smt. Chaya Orang respectively as her only legal heirs and successors and accordingly they jointly inherited her undivided 1/4th share or interest of the aforesaid property by virtue of inheritance and in terms of Hindu Succession Act, 1956.

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AND WHEREAS the eldest son of said Sandhya Orang since deceased namely Sibnath Orang died intestate on 21.04.2002 leaving behind his wife namely Smt. Gouri Orang and only son namely Sri Dilip Orang as his only legal heir/heirress as her successors and representatives as per the provisions of the Hindu Succession Act 1956 and thus the legal heir/heirress of Sibnath Orang since deceased became the joint Owners of the share of said Sibnath Orang since deceased.

AND WHEREAS said Sukhchand Orang, son of Late Basudeb Orang died intestate on 27.12.2005 leaving behind his wife namely Smt. Chapala Orang, his only son, Sri Amal Orang and unmarried daughter Kumari Pratima Orang and his married daughter Smt. Ashima Patra, wife of Sri Pradip Patra as his legal heiresses/heir and representatives as per the provisions of the Hindu Succession Act, 1956.

AND WHEREAS thus the legal heirs/heirresses of Sukhchand Orang became the joint owners of the undivided 1/4th share left by him.

AND WHEREAS rest Sri Sanatan Orang and Sri Kanta Orang are alive and thus each of them becomee the owner of the undivided 1/4th share of the said property.

AND WHEREAS in that circumstance Smt. Gouri Orang, Sri Dilip Orang, Sri Krishna Kanta Orang, Sri Nirmal Orang, Smt. Radhi Oranng, Smt. Chaya Orang, Smt. Chapala Orang, Sri Amal Orang, Kumari Pratima Orang, Smt. Ashima Patra, Sri Sanatan Orang, Sri Kanta Orang, became the joint owners of the said property and possessed of and /or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely absolutely and without any interruptions from any corner together with right to sell, convey and/or transfer the same peacefully, freely absolutely and without any interruptions from any corner together with rights to sell, convey and/pr transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions.

AND WHEREAS with a view to sell out the said property aforesaid Smt. Gouri Orang & 11 Ors jointly obtained an Order from the Office of the Project Officer-cum- District Welfare Officer Backward Classes Welfare (New Treasury Building 5th Floor), South 24 Parganas Alipore , Kolkata- 700 027 vide memo No. 951/BCW/Resv.

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NS CONSTRUCTION

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Cell/Land dated 03.03.2012 Case No. 11/TW of 2011-12 of Gouri Orang and 11 others dated 02.03.2012 and also from West Bengal Land Reforms and Tenancy Tribunal 4th Bench issued by the Hon'ble Mr. P.K. Chakraborty Judl. Member & The Hon'ble Md. A. Mondal, Admn. Member, vide Case No. OA-2932/2011 (LRTT) vide Case of Sri Krishna Kanta Orang and others Vs. State of W.E. & Ors. Dated 07.02.2012.

AND WHEREAS with a view to sell out the said property being ALL THAT piece and parcel of a plot of gross land measuring an area of 5 (Five) Cottahs situated Mouza- Nayabad, J.L. No.25, under present R.S. Khatian Nos. 117, 119 and 121, Touzi No.56, being Dag No. 104, under Ward No. 109, Borough No.XII, under the then Jadavpur Municipality, presently under the limits of The Kolkata Municipal Corporation, Police Station- formerly Tollygunge, thereafter P.S. Jadavpur, thereafter P.S. Purba Jadavpur, presently P.S. Panchasayar in the District of South 24 Parganas., particularly mentioned in the Schedule hereunder written said Smt. Gouri Orang & 11 ors have entered into an Agreement of Sale dated 23.02.2012 with the present vendor herein i.e. the Purchaser therein for valuable consideration under some terms and conditions mentioned thereon free from all sorts of encumbrances.

AND WHEREAS by virtue of a registered Deed of Sale dated 26.04.2012, registered at DSR III, Alipore and recorded into Book No.1, CD Volume No.8, at Pages 4624 to 4647, Deed No.03611 for the year 2012, said Smt. Gouri Orang & 11 Ors jointly sold, conveyed, transferred, assigned and granted the above mentioned plot of land measuring an area of 5 (Five) Cottahs situated Mouza- Nayabad, J.L. No.25, under R.S. Khatian Nos. 117, 119 and 121, Touzi No.56, being R.S. Dag No. 104, under Ward No. 109, Borough No.XII, in favor of the M/s Prompt Fincom Private Limited and its registered Office at 7, Bhabanath Sen Street, Police Station- Tala, Kolkata- 700 004, represented by Sri Uttam Kumar Shaha, son of Late Badal Shaha, residing at 7, Bhabanath Sen Street, Police Station- Tala, Kolkata- 700 004.

AND WHEREAS after purchase said M/s Prompt Fincom Private Limited recorded its entire purchased plot of land in the record of the BL& LRO vide Mutation Case No.758 of 2012 and the Learned BLRO has issued the Mutation Certificate in favor

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Gautam Dey

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Nilloy Prokash Gangoli
Partner

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of the said M/s Prompt Fincom Private Limited measuring land area of 04 (Four) Cottahs 13 (Thirteen) Chittacks 7 (Seven) Sq.ft..

AND WHEREAS thereafter said M/s Prompt Fincom Private Limited has mutated and recorded its name in the record of the K.M.C. known as KMC Premises No.3413, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-6821-8, presently P.S. Panchasayar, Kolkata – 700094.

AND WHEREAS said M/s Prompt Fincom Private Limited has taken physical measurement of its total property and it is found that actual land area as per present physical measurement is 04 (Four) Cottahs 13 (Thirteen) Chittacks 3.376 (Three point three seven six) Sq.ft.. (322.220 Sq.mtr.) and the land area measuring 3.624 (Three point six two four) Sq.ft. has been decreased due to extension of adjacent road and also encroachment of neighboring plot holders and one No. of title shed is standing on the actual existing land.

AND WHEREAS said M/s Prompt Fincom Private Limited is now the absolute Owner of the said Plot of land measuring net land area 04 (Four) Cottahs 13 (Thirteen) Chittacks 3.376 (Three point three seven six) Sq.ft.. corresponding to 322.220 (Three hundred twenty two point two two zero) Sq.mtr. as per present physical measurement together with one Tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon lying and situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in R.S. Dag No.104, under R.S. Khatian Nos.117, 119 and 121, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.3413, Nayabad, under P.S. Panchasayar, Kolkata – 700 094.

AND WHEREAS by virtue of a Deed of Sale dated 01.04.2021, registered at DSR .III Alipore and recorded into Book No.1, Volume No 1603-2021, at Pages 70201 to 70230, Deed No. 160302821 for the year 2021, said M/s Prompt Fincom Private Limited, sold, conveyed, transferred, assigned and granted the said plot of land measuring an area of 04 (Four) Cottahs 13 (Thirteen) Chittacks 3.376 (Three point three seven six) Sq.ft.. corresponding to 322.220 (Three hundred twenty two point two two zero) Sq.mtr. as per present physical measurement together with one Tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon lying and situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in R.S. Dag No.104, under R.S.

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Partner

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Partner

Khatian Nos.117, 119 and 121, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.3413, Nayabad, under P.S. Panchasayar, Kolkata - 700 094 in favour of previous land Owner namely "D.P. Construction", a Partnership firm, having its registered office at 49, Rupanjali Park, Kalikapur, P.S. Garfa, Kolkata - 700 099, represented by its partners namely (1) Sri Dilip Chanda, son of Late Netai Chanda, residing at 92, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata - 700 078 and (2) Sri Paritosh Dutta, son of Sri Rabin Dutta, residing at 90, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata - 700 078.

AND WHEREAS after purchase said "D.P. Construction", recorded its plot of land in the record of the Ld. B.L. & L.R.O. vide L.R. Khatian No.3165, of Mouza - Nayabad, J.L. No.25, comprising in L.R. Dag No.104, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109 and thereafter they also recorded its land in the record of The KMC known as K.M.C. Premises No.3413, Nayabad, under P.S. Panchasayar, Kolkata - 700 094 and thereafter said "D.P. Construction", converted its land from "Shali" to "Bastu" vide Conversion Case No.3519 of 2023 (vide Memo No.17/3635/B.L.& L.R.O./Kol dated 27.12.2023).

AND WHEREAS by virtue of a Deed of Sale dated 18.12.2023, registered at DSR .III, Alipore and recorded into Book No.1, Volume No.1603-2023, at Pages 537400. to 537420., Deed No.160319566 for the year 2023, said "D.P. Construction", sold, conveyed, transferred, assigned and granted the said plot of land measuring an area of 04 (Four) Cottahs 13 (Thirteen) Chittacks 3.376 (Three point three seven six) Sq.ft.. corresponding to 322.220 (Three hundred twenty two point two two zero) Sq.mtr. situate in Mouza - Nayabad, J.L. No.25, R.S. No.3, Pargana - Khaspur, Touzi No.56, comprising in R.S. Dag No.104, under R.S. Khatian Nos.117, 119 and 121, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.3413, Nayabad, under P.S. Panchasayar, Kolkata - 700 094 in favor of the present LAND OWNERS/VENDORS herein.

AND WHEREAS after purchase the present LAND OWNERS/VENDORS herein, recorded its plot of land in the record of the Ld. B.L. & L.R.O. vide L.R. Khatian No 3187,3188 and 3189 of Mouza - Nayabad, J.L. No.25, comprising in L.R. Dag

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Partner

NS CONSTRUCTION
Gautam Dey
Partner

No.104, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109 and thereafter they also recorded its land in the record of The KMC known as K.M.C. Premises No.3413, Nayabad, under P.S. Panchasayar, Kolkata - 700 094.

AND WHEREAS the OWNERS are very much desirous to construct a multi-storied building with lift facility on their said land and to do and to make construction of a new building on their said land, they have no such fund as well as experience in the matter and so the OWNERS approached the Party of SECOND PART i.e. the DEVELOPER herein to make construction of a new multi-storied building with lift facility as per residential building plan to be sanctioned by The Kolkata Municipal Corporation by utilizing the maximum FAR available from K.M.C. at the DEVELOPER'S cost as well as annexed specification marked with letter - 'X' of the agreement.

AND WHEREAS the party of the SECOND PART herein has agreed to make the construction of the proposed new multi-storied building with lift facility in flat systems for residential and other purposes in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind of flats etc. after giving the Owners, the Owners' Allocation. The OWNERS shall jointly get 50% of the sanction Flat area of the proposed building and out of the said 50% of the sanction Flat area the OWNERS shall jointly get entire First Floor of the proposed building and another one Flat on Third Floor Western side of the proposed building. The OWNERS shall jointly get 50% of the Car Parking Space area of the proposed building and the said Car Parking Space area shall be jointly as well as amicably settled by and between the DEVELOPER and the OWNERS herein after sanction of the building Plan. It is noted that after sanction of the building Plan if the sanction Flat area shall be increased and/or decreased and the said more or less area shall be adjusted by and between the Parties herein @5,000/- per Sq.ft. Besides the OWNERS shall enjoy the undivided proportionate share of land and enjoy the common rights and facilities of the proposed building. This is called the OWNERS' ALLOCATION as more fully described and mentioned in the SCHEDULE "B" hereunder written and it is appearing as the total consideration for the land of the Owners as described in the SCHEDULE "A" hereunder written.

NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
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SRI NILOY PROKASH GANGOLI
SRI SUCHISMITA MUKHERJEE

Attest by Partner

NS CONSTRUCTION
NiLOY Prokash Gangoli
Partner

NS CONSTRUCTION

Cratin Dey
Partner

AND WHEREAS the Party of the SECOND PART i.e. the DEVELOPER herein shall get rest 50% of the sanction Flat area of the proposed building and out of the said 50% of the sanction Flat area the DEVELOPER shall get entire Second Floor Flat area of the proposed building and another one Flat on Third Floor Eastern side of the proposed building. The DEVELOPER shall jointly get 50% of the Car Parking Space area of the proposed building and the said Car Parking Space area shall be jointly as well as amicably settled by and between the DEVELOPER and the OWNERS herein after sanction of the building Plan. It is noted that after sanction of the building Plan if the sanction Flat area shall be increased and/or decreased and the said more or less area shall be adjusted by and between the Parties herein @5,000/- per sq.ft. The DEVELOPER'S ALLOCATION has been clearly mentioned and described in the SCHEDULE "D" hereunder written. The Party of the SECOND PART shall erect the entire proposed multi-storied building with lift facility at its cost and its supervision and labour and thereafter the DEVELOPER shall deliver the OWNERS' ALLOCATION as mentioned in the SCHEDULE "B" herein to be erected as per annexed Specification as well as the sanction building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the DEVELOPER shall sell its allocation i.e. the DEVELOPER'S ALLOCATION to the interested parties from whom the DEVELOPER shall collect the entire cost of construction as well as cost of proportionate land in connection with the said flats etc.

AND WHEREAS the Party of the SECOND PART has agreed to do this Project by constructing a building on the said land upto maximum height consuming maximum F.A.R. and also as per annexed specification and also as per sanctioned residential building plan to be sanctioned by The Kolkata Municipal Corporation as per permissible law of the said Corporation consisting of flats or apartments at the cost of the Party of the SECOND PART and also providing for common area and other facilities/amenities for the purpose of selling of flats/Apartments as described in the SCHEDULE "D" hereunder written, and the Party of the SECOND PART shall enjoy its allocated portion of the proposed building excluding the OWNERS' ALLOCATION to be constructed at the cost of the DEVELOPER.

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Nilay Prokash Gangoli
Gautam Dey

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NS CONSTRUCTION
Nilay Prokash Gangoli
Partner

NS CONSTRUCTION
Gautam Dey
Partner

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions :-

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term :
 - (a) **OWNERS** : shall mean (1) SRI SUSANTA MALLICK, son of Kuber Chandra Mallick, residing at Urbana, Tower 6, Flat No. 2304, 23rd Floor, 783 Anandapur, P.O.- EKTP, P.S. Anandapur, Kolkata-700107 (2) SRI NILOY PROKASH GANGOLI, son of Late Jaso Prokash Gangoli, residing at 27 Dehi Serampur Road, P.O. Linton Street, P.S. Beniapukur, Kolkata-700014 and (3) SMT SUCHISMITA MUKHERJEE, daughter of Surajit Kumar Tagore and wife of Mr. Aniruddha Mukherjee, residing at Urbana, Tower 4, Flat No.0103, 783 Anandapur, P.O. E.K.T.P, P.S. Anandapur, Kolkata-700 107, which terms or expressions shall unless excluded by or repugnant to the context or subject be deemed to mean and include their representative heir/heirs, executor/ executors, administrator/ administrators, representative/ legal representatives and assign/ assigns.
 - (b) **DEVELOPER** : shall mean M/S. N S CONSTRUCTION, a Partnership firm, having its office address at 70(23A/2), Purbachal Main Road, Police Station - Garfa, Kolkata - 700 078 represented by its partners namely (1) SMT. SUCHISMITA MUKHERJEE (2) SRI NILOY PROKASH GANGOLI and (3) SRI GAUTAM DEY, for the time being and its respective successors or successors-in-interest, as also the partners, legal heirs, representatives, administrators and assigns.
 - (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
 - (d) **PREMISES** : shall mean the property measuring land area of 04 (Four) Cottahs 13 (Thirteen) Chittacks 3.376 (Three point three seven six) Sq.ft.. corresponding to 322.220 (Three hundred twenty two point two two zero) Sq.mtr. as per present physical measurement together with one Tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon lying and situate in Mouza - Nayabad, J.L. No.25, R.S. No.3, Pargana - Khaspur, Touzi No.56, comprising in R.S. Dag No.104, under R.S. Khatian Nos.117, 119 and 121, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises

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SMT SUCHISMITA MUKHERJEE

Niloy Prokash Gangoli
Gautam Dey

NS CONSTRUCTION
Niloy Prokash Gangoli
Partner

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Gautam Dey
Partner

No.3413, Nayabad, under P.S. Panchasayar, Kolkata – 700 094, as mentioned and described in the SCHEDULE 'A' hereunder written.

- (e) **BUILDING** : shall mean the proposed residential multi-storied building with lift facility to be constructed on the said premises as per sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation.
- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, stair ways, passages ways, lift, lift room and lift well of the building, common lavatories, pump room, meter space, water and water lines and plumbing lines, underground water reservoir, over head water tank, water pump and motor and other facilities as mentioned in the SCHEDULE "C" hereunder written which may be mutually agreed upon BETWEEN the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat owner who shall purchase the same from the DEVELOPER.
- (g) **OWNERS' ALLOCATION** : The entire OWNERS' ALLOCATION as more fully described and mentioned in the SCHEDULE "B" hereunder written and it is appearing as the consideration for the land as described in the SCHEDULE "A" hereunder written
- (h) **DEVELOPER'S ALLOCATION** : the DEVELOPER'S ALLOCATION as described in the Schedule D below and the DEVELOPER shall enjoy undivided proportionate share of land and other common rights and facilities etc..
- (i) **THE ARCHITECT** : shall mean such persons who will be appointed by the DEVELOPER for both designing and planning the building on the said premises.
- (j) **BUILDING PLAN** : would mean such plan prepared by the Planner for the construction of the building to be sanctioned by The Kolkata Municipal Corporation at the cost of the DEVELOPER.
- (k) **TRANSFER** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.

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- (l) **TRANSFeree** : shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
2. **THIS AGREEMENT** : shall be effect from the date of execution of this agreement.
3. **THE OWNERS DECLARE** as follows:
- That they are the absolute joint Owners and seized and possessed of and/or well and sufficiently entitled to the said property as described in the SCHEDULE 'A' below.
 - That the said property is free from all encumbrances and the OWNERS have a good marketable title in respect of the said plot of land known as KMC Premises No.3413, Nayabad, within the Ward No.109, within the P.S. Panchasayar, Kolkata - 700094.
 - That the said property is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
- That the OWNERS hereby grant exclusive right to the DEVELOPER and to undertake that new construction on the said premises to be constructed by the DEVELOPER in accordance with the plan or plans to be sanctioned by The Kolkata Municipal Corporation. Immediate after taking delivery of OWNERS' ALLOCATION the OWNERS shall have to pay the necessary proportionate taxes and also monthly maintenance in respect of their allocation of the premises.
 - (i) **OWNERS' ALLOCATION** : The DEVELOPER shall give to the OWNERS as the OWNERS' ALLOCATION as described in the SCHEDULE 'B' hereunder written.
 - (ii) **DEVELOPER'S ALLOCATION** : The DEVELOPER shall get the rest constructed portion as the DEVELOPER'S ALLOCATION as described in the SCHEDULE-D below.
 - That all applications, plans and other papers and documents as may be required by the DEVELOPER for the purpose of obtaining necessary approval of building

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plan and its alternation/modification/verification of the sanctioned building plan from the appropriate authorities as has been prepared signed and submitted by the DEVELOPER for and in the names of the OWNERS at the cost of DEVELOPER and if any alteration/modification of making further plans for proposed construction are required the OWNERS shall give such written permission to the DEVELOPER.

- (d) For all that purpose of sanction of Building plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the DEVELOPER shall appear, represent, sign before the concerned authorities on behalf of the OWNERS in their names and on their behalf in connection with any or all of the matters aforesaid and the OWNERS, in such circumstances, shall give assistance/co-operation/signatures when necessary to the DEVELOPER for the interest of the proposed project.
- (e) That the DEVELOPER shall erect the building in the said premises as per said sanctioned building plan and for the same the OWNERS shall put their signature as and when necessary and the during construction or after construction the DEVELOPER shall sell the DEVELOPER'S ALLOCATION togetherwith proportionate undivided and indivisible share of land and also entitlement of peaceful enjoyment of other common rights to the intending purchasers excluding the OWNERS' ALLOCATION and receive part or full consideration money from the sale of part or full of DEVELOPER'S ALLOCATION to be erected at the cost of the DEVELOPER and for the same the OWNERS shall not claim by any means or shall not create any obstruction or objection during such construction.
- (f) The DEVELOPER shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect and smooth in all respects for construction of a multi-storied building with lift facility thereon in accordance with the building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office at the entire cost of the DEVELOPER

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only and the OWNERS shall have no obligation or liability in the said respect whatsoever at any time in future.

- (g) That in the event of demise of the OWNERS during the subsistence of this Agreement, the legal heirs of the OWNERS shall sign, execute and produce all or any papers and/or documents for inspection as asked for and found necessary by the DEVELOPER for completion of the project being the subject matter of this agreement and always act and do all the necessary acts and things which the OWNERS are under obligation to do under these presents and at all material times without any hindrances simultaneously in the event of demise of the DEVELOPER during the stipulated period the legal heirs of the DEVELOPER shall remain liable to abide by the terms and conditions of this agreement.
- (h) The DEVELOPER shall make, build construct, supervise and carry out all the acts in such a manner as may be thought fit and proper by him for such construction of the said proposed building according to the building plan to be sanctioned by concerned authorities viz. The Kolkata Municipal Corporation Office referred to in this Agreement on the said Property and shall file applications, for obtaining water, electric sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this agreement.
- (i) The DEVELOPER shall sign and submit all applications for and in the names of the OWNERS as may be required for the purpose of securing and obtaining necessary permission, consent and/or certificates from the authority concerned and all Government Department and other authorities relating to the proposed construction of the building on the said land and property and/or in connection with the supply of electricity, water, sewerage and/or other amenities to the said property and for the same the OWNERS shall empower the DEVELOPER by virtue of a registered Development Power of Attorney.
- (j) That upon completion of the said building the DEVELOPER shall put the OWNERS in respect vacant possession of the OWNERS' ALLOCATION complete in all respect in the first instance together with the rights in the common

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facilities within 30 (Thirty) months to be calculated from the date of sanctioned of the building plan.

- (k) That the DEVELOPER shall be exclusively entitled to its respective share of its allocation i.e. DEVELOPER'S ALLOCATION in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others and the OWNERS shall not in any way interfere, disturb the project and with peaceful possession and disposal of the DEVELOPER'S ALLOCATION in the manner the DEVELOPER wishes lawfully.
- (l) The DEVELOPER shall apply in the names of the OWNERS and represent them before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the OWNERS shall not raise any objections for it on the contrary the OWNERS shall give full co-operations to the DEVELOPER for facilitating the proposed project, at the entire costs and efforts of the DEVELOPER.
- (m) That the DEVELOPER shall at its own costs construct and complete the proposed building at the said premises in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation office and as well as hereby annexed specifications and the DEVELOPER shall take all the responsibility and risk regarding the construction of the proposed building, including Third Party risk/claims if any.
- (n) That the DEVELOPER shall install in the said building at its own costs the pump with motor to be operated tap, water supply connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities as are required to be provided in the new building constructed for sale of the flats therein on Ownership basis and as mutually agreed upon in respect of the DEVELOPER'S ALLOCATION and OWNERS' ALLOCATION both separately and for independent useable.

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Shirley Pradip Ganguli
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(o) The **DEVELOPER** shall institute, conduct or prosecute any suit or legal proceedings in the name of the **OWNERS** that may be found necessary to be filed against the adjoining **OWNERS** of the said premises/property and/or any person or persons in connection with the said property or promotion thereof and the building to be constructed thereon and also shall defend any suit or proceedings on behalf of the **OWNERS** and shall give necessary instruction of the **OWNERS** behalf and the **OWNERS** shall sign vokatnama, Plaints, petition Affidavits and other pleadings and papers that may be required to be filed in connection with such suits and proceedings and shall verify and affirm the same and do all other acts, deeds, matters and things as may be necessary for proper conduct thereof and preserving the best interest of both the **OWNERS** and the said **DEVELOPER**.

(p) That from the date of this agreement and also the all previous outstanding K.M.C. Taxes and also other outgoings in respect of the said premises and till such time as the possession of the **OWNERS' ALLOCATION** shall be borne and paid by the **DEVELOPER** and the **DEVELOPER** shall bear the all expenditure of B.L. & L.R.O. Mutation, conversion cost, K.M.C. Mutation Cost etc.

5. THE OWNERS HEREBY AGREE AND COVENANT WITH THE DEVELOPER as follows :-

- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the **DEVELOPER**.
- (ii) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** portion in the building to be erected at the said premises as mentioned herein.
- (iii) The **DEVELOPER** shall sell its allocation togetherwith proportionate undivided/indivisible share of land of the said premises and peaceful enjoyment/user of the common portions, roof of the building proportionately and proportionate services of common places as described in the **SCHEDULE 'D'** hereunder written. The **DEVELOPER** shall receive the advance and advances or part or full consideration money from the intending purchasers of the relative flats and/or other

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portions from the DEVELOPER'S ALLOCATION as per the terms and conditions contained herein and the DEVELOPER shall decide and fix up such consideration money upon its allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyance, Deeds or Agreement for sale in favour of the intending Purchasers in connection with its allocation as mentioned in the SCHEDULE - 'D' below, without of course any obligation on the part of the Owners in any way whatsoever.

- (iv) The OWNERS hereby empower and authorize the DEVELOPER to do this project in connection with the said property as described in the schedule A hereunder written such as to sell or any kind of transfer of the DEVELOPER'S ALLOCATION through registered deeds and to make Agreement for Sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well sewerage plan and to take water or electric connection therein and also to execute any document, declaration or affidavit for the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the DEVELOPER'S ALLOCATION, excluding the OWNERS' ALLOCATION to negotiate any matter for the said property etc. and for the same the OWNERS may execute and register a separate Development General Power of Attorney in favour of the DEVELOPER.

- (v) At the time of execution of this agreement, the OWNERS shall hand over all the original Deeds and all other original papers in connection with the said premises to the DEVELOPER and the DEVELOPER shall then grant receipt thereto in favour of the OWNERS herein.

6. **THE OWNERS HEREIN EXECUTE THE POWER OF ATTORNEY IN FAVOUR OF THE DEVELOPER HEREIN BELOW:**

The OWNERS Namely, (1) SRI SUSANTA MALLICK, (PAN-AFFPM8592R), (Aadhar No.8310 4324 3599), son of Kuber Chandra Mallick, by faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at Urbana, Tower 6, Flat No 2304, 23rd Floor, 783 Anandapur, P.O.- EKTP, P.S. Anandapur, Kolkata-700107 (2) SRI NILOY PROKASH GANGOLI, (PAN -

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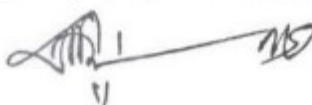
Niloy Prokash Gangoli
Partner

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Partner

AIQPG8947G), Aadhar No.657455438957, son of Late Jaso Prokash Gangoli, by faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 27 Dehi Serampur Road, P.O. Linton Street, P.S. Beniapukur, Kolkata-700014 and (3) SMT SUCHISMITA MUKHERJEE, (PAN-AKIPM3299D), (Aadhar No.6301 9788 7352), daughter of Surajit Kumar Tagore and wife of Mr. Aniruddha Mukherjee, residing at Urbana, Tower 4, Flat No 0103 ,783 Anandapur, P.O. EKTP, P.S. Anandapur, Kolkata-700 107, do hereby appoint M/S. N S CONSTRUCTION, (PAN- AAKFN3030H), a Partnership firm, having its office address at 70(23A/2), Purbachal Main Road, Police Station – Garfa, (formerly P.S. Kasba), Kolkata – 700 078 and having its local mailing address 70/3, Purbachal Main Road, Police Station – Garfa, (formerly P.S. Kasba), Kolkata – 700 078, represented by its partners namely (1) SMT. SUCHISMITA MUKHERJEE, (PAN-AKIPM3299D), (Aadhar No.6301 9788 7352), daughter of Sri Surajit Tagore, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at URBANA TOWER-4, Flat No.0103, 783, Anandapur, Madurdah, Post Office – E.K.T.P., Police Station – Anandapur, Kolkata – 700 107, (2) SRI NILOY PROKASH GANGOLI, (PAN – AIQPG8947G), Aadhar No.657455438957, son of Late Jaso Prokash Gangoli, by faith – Hindu, by Occupation – Business, by Nationality Indian, residing at 27, Dehi Serampur Road, P.O. Linton Street, P.S. Beniapukur, Kolkata – 700 014 and (3) SRI GAUTAM DEY, (PAN – AHPPD1990G), Aadhar No.6092 6127 3043, son of Sajit Kumar Dey, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Bosepukur Road, Rajpur, Sonarpur, Kolkata – 700 149, as their lawful Attorney on their behalf to do the following acts in respect of their property known as KMC Premises No.3413, Nayabad, within the Ward No.109, within the P.S. Panchasayar, Kolkata – 700094 as mentioned in the SCHEDULE below:

- I. To look after and manage the property on behalf of the OWNERS/PRINCIPALS.



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Partner

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Gautam Dey
Partner

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Gautam Dey

2. To look after and to control all the affairs for the development or the said land and construction of a multi-storied building with Lift facility thereon on the said Premises as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation at the cost of the DEVELOPER and the DEVELOPER shall sign and execute on behalf of the OWNERS all the Declaration Deed or any other Declaration as mentioned in the SCHEDULE below property and register the such document as per requirement for the interest of the proposed project.
3. To cause mutation of our said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corp[oration as and when necessary on our behalf.
4. To cause mutation and/or conversion of our Property where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O. (ATM) and/or under the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and/or conversion certificate and other necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. (ATM) as and when necessary on our behalf for B.L. & L.R.O. Mutation and/or Conversion purposes.
5. To sign, execute and submit all Development building Plans, revised plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or alteration of sanctioned plan to be sanctioned by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on behalf of the landowners/Principals and the attorney shall sign completion plan all of the building and do all the acts related thereto.

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Partner

6. To appear and represent on behalf of the PRINCIPALS i.e. LAND OWNERS herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal police, necessary Departments of Government of West Bengal, in connection with the sanction, modification and/or alteration of sanctioned building Plan for the above mentioned property and also for the interest of the proposed project and execute and sign all the papers related thereto.
7. To pay fees for obtaining the sanction, modification and such other orders and permissions from the necessary authorities on behalf of land owners as required for sanction, modification and/or alteration of the Development Plan and also to submit the same before the authority concerned and take delivery of all type of, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.
8. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
9. To develop the said property by making construction of such type of building or buildings thereon as per sanctioned building plan as the said Attorney may deem fit and proper and for that purpose to demolish and/or remove any house, building and/or structure of whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.
10. To apply for obtaining electricity-connection from CESC and to install the main electric meter and also gas connection and also for installation of lift in the Premises and to do all the acts related thereto. The Attorney shall take telephone or other connections in the Premises and also install electric transformer in the said property if required and /or to make alteration therein and to disconnect the

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same and for that purpose our Attorney shall sign, execute and submit all papers, applications, documents on our behalf and shall do all the acts and deeds on our behalf and our attorney shall execute and sign all the papers related thereto.

11. Our Attorney shall sign plans to be submitted before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all papers related thereto for the sanction of such drainage and sewerage connection and also sign internal and external drainage drawing and also the connection of water in the said property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.
12. To apply for and obtain building materials from the concerned authorities for consumption of the proposed building to be erected on the said property as aforesaid at the cost of the attorney and also to pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
13. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things related thereto as the said Attorney may deem fit and proper.
14. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum only on the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE D** of this registered Development Agreement excluding the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE B** of the said registered Development Agreement. The DEVELOPER shall do all the acts on Developer's Allocation on behalf of the **LAND OWNERS/PRINCIPALS**.
15. To collect advance or part payment or full consideration from the intending purchasers of flats, Car Parking Spaces etc. alongwith proportionate share of land and/or enter into Agreement for Sale and to execute and register Deed

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of Conveyance, Deed of Rectification, Deed of Declaration and/or collect the I.G.R. and/or Deed from the registering authority on our behalf on the DEVELOPER'S ALLOCATION as mentioned in the SCHEDULE-D of the said registered Development Agreement excluding the OWNERS' ALLOCATION as mentioned in the SCHEDULE- B of the said registered Development Agreement and grant receipt in favour of the interested persons/ persons who are interested to take possession of the flat/flats and Car parking Space etc. in lieu of satisfactory consideration to be fixed by the Developer.

16. To advertise in different news papers and display, hording in different places, and also to engage agency or agencies for giving possession of the flats on DEVELOPER'S ALLOCATION as mentioned in the SCHEDULE-D of the said registered Development Agreement excluding the LAND OWNERS' ALLOCATION alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the DEVELOPER'S ALLOCATION to any Third Party or parties at any consideration price to be fixed up only by the DEVELOPER.
17. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/space including proportionate land share on said DEVELOPER'S ALLOCATION of the said proposed building alongwith the proportionate share of land at our said Premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per the registered Development Agreement.
18. 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.

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Partner

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Chandra Jay
Partner

19. To receive part or full consideration sum against the entire DEVELOPER'S ALLOCATION from the intending purchasers and acknowledge the receipt of the same on our behalf.
20. To appear and represent us before any notary, Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to sign and to execute the documents and present the same for registration and complete for registration and to acknowledge and register or have registered and performed any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration, and/or any kind of instruments writing executed and signed by the said Attorney in any manner after taking permission from the Authority concerned if it is required concerning the said property as per said registered Development Agreement in connection with the DEVELOPER'S ALLOCATION only.
21. To take necessary steps for registration of building or any part alongwith the proportionate share of land the entire construction represented by our Attorney as per said Development Agreement.
22. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
23. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of or to be institute preferred by or any person or persons in respect of the said property.
24. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.



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Nilay Prakash Gangoli
 Partner

NS CONSTRUCTION
Chaitra Dey
 Partner

Nilay Prakash Gangoli
Chaitra Dey
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 As a Constitute Attorney of
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25. To sign declare and/or affirm any plaint, written statements petitions, affidavits, verifications, vokatatnamas, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
26. To deposit and withdraw fee, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

AND GENERALLY TO act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as We would do if We would personally present.

AND We hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming and other works.

7. **THE DEVELOPER HEREBY AGREES AND COVENANT WITH THE OWNERS** as follows :-

- (i) To get maximum sanction area from The Kolkata Municipal Corporation the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration as required shall be got done at **DEVELOPER'S** cost.
- (ii) To complete the construction of the building within 30 (Thirty) months to be calculated from the date of sanctioned of the building plan. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered, such delay shall not be counted and the **DEVELOPER** shall have liberty to extend the time, for continuance of such period of hindrances.
- (iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building prescribed by the K.M.C.

NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
SRI SUSANTA MALLICK
SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE

Niloy Prokash Gangoli

NS CONSTRUCTION
Niloy Prokash Gangoli
Partner

MS

NS CONSTRUCTION
Partner
Partner

- (iv) Not to do any act, deed or thing from the part of the OWNERS whereby the DEVELOPER is prevented from enjoying, selling, assigning and/or disposing of any of the DEVELOPER'S ALLOCATION in the said building.

8. MUTUAL COVENANT AND INDEMNITIES

- (i) The OWNERS hereby undertake that the DEVELOPER shall be entitled to the said construction and shall enjoy its Allocation without interference or disturbances from their end, provided the DEVELOPER shall perform all the construction work as per the terms and conditions as within mentioned.
- (ii) The OWNERS shall execute and register a Development Power of Attorney in favour of the DEVELOPER to complete the project and also register the conveyance Deeds in favour of the intending purchasers and the DEVELOPER shall also execute and register the Deed of Conveyance in favour of the intending Purchasers on the DEVELOPER'S ALLOCATION excluding the OWNERS' ALLOCATION of the building.
- (iii) All the Flat Owners, along with the DEVELOPER shall enjoy the ultimate roof of the building as common and also common places and undivided share of land, as a whole.
- (iv) That during pendency of this Agreement if any of the OWNERS leaves this material world, his/her legal heirs/successors shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the DEVELOPER. The OWNERS' ALLOCATION shall then remain unchanged.
- (v) The OWNERS and the DEVELOPER shall enjoy all easement rights upon the land and its adjacent passage on which the entire project shall be erected.
- (vi) The DEVELOPER shall have to face all the financial liabilities and project liabilities during construction of the building on the land of the OWNERS and even any accident occurs during the construction, the DEVELOPER shall bear all the financial liabilities thereof.

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SMT SUCHISMITA MUKHERJEE

NS CONSTRUCTION

Niloy Prokash Gangoli
Partner

NS CONSTRUCTION

Gautam Dey
Partner

- (vii) The DEVELOPER shall have to bear all the cost of the construction of the proposed building and complete the same as per annexed specification and make all the flats with full habitable conditions by arranging therein water and electricity, drainage and sewerage. After completion of the building DEVELOPER shall take the Completion Certificate from the K.M.C. at its cost.
- (viii) That if the DEVELOPER shall amalgamate this plot of land with the adjacent plot of land then the VENDORS shall not create any objection to the DEVELOPER herein.

9. JURISDICTION FOR ADJUDICATION OF ANY DISPUTE:

All disputes shall be adjudicated in the court of District Court Alipore and High Court Calcutta.

SCHEDULE OF THE ABOVE REFERRED TO (DESCRIPTION OF THE ENTIRE PROPERTY)

SCHEDULE - 'A'

ALL THAT piece and parcel of Bastu land measuring an area of measuring net land area of 04 (Four) Cottahs 13 (Thirteen) Chittacks 3.376 (Three point three seven six) Sq.ft. corresponding to 322.220 (Three hundred twenty two point two two zero) Sq.mtr. as per present physical measurement togetherwith one Tile shed measuring an area of 100 (One hundred) Sq.ft. whereon a Ground Plus Three Storied building with Lift facility is being erected as per sanction building plan is to be sanction by the KMC standing thereon lying and situate in Mouza - Nayabad, J.L. No.25, R.S. No.3, Pargana - Khaspur, Touzi No.56, comprising in R.S. Dag No.104, under R.S. Khatian Nos.117, 119 and 121, corresponding to L.R. Dag No.104, under L.R. Khatian No 3187,3188 and 3189, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.3413, Nayabad, Assessee No.31-109-08-6821-8, under formerly P.S. Purba Jadavpur, presently P.S. Panchasayar, Kolkata - 700 094 and entire property is butted and bounded in the manner following :-

<u>ON THE NORTH</u>	:	5010MM wide Black Top Road ;
<u>ON THE SOUTH</u>	:	Vacant Land of R.S. Dag No.105;
<u>ON THE EAST</u>	:	Vacant Land of R.S. Dag No.104;
<u>ON THE WEST</u>	:	land R.S. Dag No.103 (P) D.H. II.

NS CONSTRUCTION

Partner

NS CONSTRUCTION

Partner

NILOY PROKASH GANGOLI
& GAUTAM DEY

As a Constitute Attorney of

SRI SUSANTA MALLICK

SRI NILOY PROKASH GANGOLI

SMT SUCHISMITA MUKHERJEE

SCHEDULE - 'B' ABOVE REFERRED TO
(OWNERS' ALLOCATION)
TO BE OBTAINED FROM THE DEVELOPER

The OWNERS shall jointly get 50% of the sanction Flat area of the proposed building and out of the said 50% of the sanction Flat area the OWNERS shall jointly get entire First Floor of the proposed building and another one Flat on Third Floor Western side of the proposed building. The OWNERS shall jointly get 50% of the Car Parking Space area of the proposed building and the said Car Parking Space area shall be jointly as well as amicably settled by and between the DEVELOPER and the OWNERS herein after sanction of the building Plan. It is noted that after sanction of the building Plan if the sanction Flat area shall be increased and/or decreased and the said more or less area shall be adjusted by and between the Parties herein @5,000/- per sq.ft. Besides the OWNERS shall enjoy the undivided proportionate share of land and enjoy the common rights and facilities of the proposed building and the Owners shall enjoy the undivided and indivisible proportionate land share out of total land as mentioned in the SCHEDULE "A" herein and peaceful enjoyment all the common facilities as mentioned in the SCHEDULE - 'C' below.

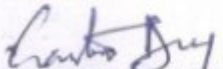
SCHEDULE - 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

Stair-case, common passage, water lines and water, electricity main line and its wiring, lift, lift room and lift well of the building, land and boundary wall, fixtures and fittings vacant spaces, roof, stair, main gate and entrance and proportionate land, pump and motor, septic tank, water reservoir and water tank.

SCHEDULE - 'D' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT the DEVELOPER herein shall get rest 50% of the sanction Flat area of the proposed building and out of the said 50% of the sanction Flat area the DEVELOPER shall get entire Second Floor Flat area of the proposed building and another one Flat on Third Floor Eastern side of the proposed building. The DEVELOPER shall jointly get 50% of the Car Parking Space area of the proposed building and the said Car Parking Space area shall be jointly as well as amicably settled by and between the DEVELOPER and the OWNERS herein after sanction of the building Plan. It is noted that after sanction of the building Plan if the sanction Flat area shall be increased and/or decreased and the said more or less area shall be adjusted by and between the Parties herein @5,000/- per sq.ft. and the Developer shall enjoy the undivided and indivisible proportionate land share out of total land as mentioned in the SCHEDULE "A" herein and peaceful enjoyment all the common facilities as mentioned in the SCHEDULE - 'C':




NILOY PROKASH GANGOLI
& GAUTAM DEY
 As a Constituted Attorney of
SRI SUSANTA MALLICK
SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE


NS CONSTRUCTION

 Partner

NS CONSTRUCTION

 Partner

IN WITNESS WHEREOF the Parties have put their respective signature hereto the day, month and year first above written.

WITNESS:

1. Abhejit Kumar Mishra
vi'U - Ni'g Matana
P.O. Battala
Dist- Purba Medinipur
1. Ananta Mallik
2. Niloy Prasen Ganguli
3. Suchismita Mukherjee

SIGNATURE OF THE OWNERS

NS CONSTRUCTION
Niloy Prasen Ganguli
Partner

NS CONSTRUCTION
Ananta Mallik
Partner

SIGNATURE OF THE DEVELOPER

PREPARED & DRAFTED BY :

Debes Kumar Misra (Signature)

(DEBES KUMAR MISRA)
ADVOCATE [Enrolment No. F/364/329/1989]
HIGH COURT, CALCUTTA
Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-86
PH-9830236148(D.K.M.),
Email: debeskumarmisra@gmail.com
9051446430(Somesh),
Email: mishrasomesh08@gmail.com
9836115120(Tapesh),
Email: tapesha.mishra85@gmail.com

NS CONSTRUCTION
Niloy Prasen Ganguli
Partner

NS CONSTRUCTION
Ananta Mallik
Partner

NILOY PROKASH GANGULI
& GAUTAM DEY

As a Constitute Attorney of

SRI SUSANTA MALLICK

SRI NILOY PROKASH GANGULI

SMT SUCHISMITA MUKHERJEE

ANNEXURE - 'X'SCHEDULE OF WORK(SPECIFICATION OF THE BUILDING CONSTRUCTION)All Civil Work as per I.S.I. standard.

1. Tiles flooring (Vitrified) in all the floors and stair case by Marble finish.
2. All doors are of flush doors, Main door with laminated finish and remaining all other doors with painting.
3. Sal Wood Door frame.
4. Aluminum sliding window fitted with glass, with iron grill outside of the windows.
5. Plaster of paris in inside wall.
6. Glazed tiles Up to 6 ft. height in toilet & W.C. wall, 3 ft. height in kitchen orient tiles fitting.
7. Concealed Electrical wiring with copper wires, Two Light point and Fan, Plug point one each in Bed Room, Drawing/Dining Room, 15A plug point in Drawing/Dining & Toilet (Havels/Finolex/Khaitans wire). Geyser line and point.
8. Concealed water supply line with G.I. & Blue pipes.
9. White pan, basin & commode (Hindware). Flush
10. Steel Sink in Kitchen.
11. Granites kitchen platform in kitchen.
12. Synthetic enamel paint in door shutter and grill.
13. Water proofing cement (snowceam/weathercoat) in out side wall.
14. Verandah railing up to window seal height.
15. Esssco make bib cock, top cock.

It is noted that if any extra work is done as per the desire of the OWNERS, for such extra work, the OWNERS shall pay the necessary cost to the DEVELOPER.

NS
Agreed

NILLOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
SRI SUSANTAMALLICK
SRI NILLOY PROKASH GANGOLI
TAT SUCHISMITA MUKHERJEE

Niloy Prokash Gangoli
Partner

NS CONSTRUCTION
Niloy Prokash Gangoli
Partner

NS CONSTRUCTION
Partner
Partner



Name SUSANTA MALICK

Signature Susanta Mallick

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					



Name NILOY PROKASH GANGOLI

Signature Niloy Prokash Gangoli

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					



Name SUCHISMITA MUKHERJEE

Signature Suchismita Mukherjee

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					



Name GAUTAM DEY

Signature Gautam Dey

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
SRI SUSANTA MALICK
SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE

NS CONSTRUCTION
Niloy Prokash Gangoli
Partner

NS CONSTRUCTION
Gautam Dey
Partner

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



192024250297466118

GRN Details

GRN:	192024250297466118	Payment Mode:	SBI Epay
GRN Date:	01/12/2024 22:27:53	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6691159266329	BRN Date:	01/12/2024 22:28:17
Gateway Ref ID:	243367095704	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	011220242029746610	Payment Init. Date:	01/12/2024 22:27:53
Payment Status:	Successful	Payment Ref. No:	2003035971/1/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SOMESH MISHRA
Address: HIGH COURT CALCUTTA
Mobile: 9051446430
Period From (dd/mm/yyyy): 01/12/2024
Period To (dd/mm/yyyy): 01/12/2024
Payment Ref ID: 2003035971/1/2024
Dept Ref ID/DRN: 2003035971/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003035971/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	9970
2	2003035971/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	28
		Total		9998

IN WORDS: NINE THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

NILOY PRADIP GANGOLI
& GAUTAM DEY
As a Constituent Attorney of
SRI SUSANTA MALLICK
SRI NILOY PRADIP GANGOLI
SMT SUCHISMITA MUKHERJEE

Niloy Pradip Gangoli
Partner

NS CONSTRUCTION

Niloy Pradip Gangoli
Partner

NS CONSTRUCTION

Partner



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2003035971/2024	Office where deed will be registered
Query Date	30/11/2024 7:45:33 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 96,64,376/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabag, Premises No: 3413, Ward No: 108, Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 13 Chatak 3.376 Sq Ft	1/-	96,34,376/-	Width of Approach Road: 17 Ft.,
Grand Total :				7.9484Dec	1/-	96,34,376 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use. Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total : 100 sq ft			1/-	30,000 /-	

Niloy Prakash Gangoli
Gautam Deo

NILOY : ROKASH GANGOLI
& GAUTAM DEY

As a Constituent Member of

SRI SUSANTA MALLICK

SRI NILOY PROKASH GANGOLI

SMT SUCHISMITA MUKHERJEE

NS CONSTRUCTION

Niloy Prakash Gangoli
Partner

NS CONSTRUCTION

Gautam Deo
Partner

Details :

Name & address

Shri Kumar Mishra
 Son of Late Niranjana Mishra
 Vill- Nij Matana, City:-, P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433,
 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Mr Susanta Mallick, Mr Niloy Prokash
 Gangoli, Mrs Suchismita Mukherjee, Mr Niloy Prokash Gangoli, Mr Gautam Dey

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Susanta Mallick	NS Construction-2.64945 Dec
2	Mr Niloy Prokash Gangoli	NS Construction-2.64945 Dec
3	Mrs Suchismita Mukherjee	NS Construction-2.64945 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Susanta Mallick	NS Construction-33.3333 Sq Ft
2	Mr Niloy Prokash Gangoli	NS Construction-33.3333 Sq Ft
3	Mrs Suchismita Mukherjee	NS Construction-33.3333 Sq Ft

Niloy Prokash Gangoli
Gautam Dey

NILOY PROKASH GANGOLI
 & GAUTAM DEY
 As a Constitute Attorney of
 SRI SUSANTA MALLICK
 SRI NILOY PROKASH GANGOLI
 SMT SUCHISMITA MUKHERJEE

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090868218 Premises No. : 3413 Ward No. : 109 Street Name : NAYABAD	Reference Deed No. : I-19566/2023 Date of Registration. : Dec 18, 2023 Office Where Registered : DSR- III,ALI	Owner Name : SRI SUSANTA MALLICK, SRI NILOY PROKASH GANGOLI & , SMT. SUCHISMITA MUKHERJEE Owner Address : 27 DEHI SREERAMPORE ROAD , P.S- ENTALLY , KOLKATA- 700014 Pin No. : 700014	Character of Premises: Vacant Land Total Area of Land: 04 Cottah, 13 Chatak, 03 SqFeet,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 30-12-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 30-12-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

NS CONSTRUCTION

Niloy Prokash Gangoli
 Partner

NS CONSTRUCTION

Gautam Dey
 Partner



Owner Details :

Name & address

Abhijit Kumar Mishra
 Son of Late Niranjan Mishra
 P.O.:- Battala, P.S.-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433,
 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Mr Susanta Mallick, Mr Niloy Prokash
 Gangoli, Mrs Suchismita Mukherjee, Mr Niloy Prokash Gangoli, Mr Gautam Dey

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Susanta Mallick	NS Construction-2.64945 Dec
2	Mr Niloy Prokash Gangoli	NS Construction-2.64945 Dec
3	Mrs Suchismita Mukherjee	NS Construction-2.64945 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Susanta Mallick	NS Construction-33.3333 Sq Ft
2	Mr Niloy Prokash Gangoli	NS Construction-33.3333 Sq Ft
3	Mrs Suchismita Mukherjee	NS Construction-33.3333 Sq Ft

Niloy Prokash Gangoli
Gautam Dey
 NILLOY PROKASH GANGOLI
 GAUTAM DEY
 Attorneys
 SUSANTA MALLICK
 PROKASH GANGOLI
 SMT SUCHISMITA MUKHERJEE

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090868218 Premises No. : 3413 Ward No. : 109 Street Name : NAYABAD	Reference Deed No. : I-19566/2023 Date of Registration. : Dec 18, 2023 Office Where Registered : DSR- III,ALI	Owner Name : SRI SUSANTA MALLICK, SRI NILOY PROKASH GANGOLI & , SMT. SUCHISMITA MUKHERJEE Owner Address : 27 DEHI SREERAMPURE ROAD , P.S- ENTALLY , KOLKATA- 700014 Pin No. : 700014	Character of Premises: Vacant Land Total Area of Land: 04 Cottah, 13 Chatak, 03 SqFeet,

Note:

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5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

NS CONSTRUCTION

Niloy Prokash Gangoli
 Partner

NS CONSTRUCTION

Gautam Dey
 Partner



Major Information of the Deed

Deed No :	I-1604-12444/2024	Date of Registration	02/12/2024
Query No / Year	1604-2003035971/2024	Office where deed is registered	
Query Date	30/11/2024 7:45:33 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 96,64,376/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3413, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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Grand Total :				7.9484Dec	1/-	96,34,376 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	30,000 /-	



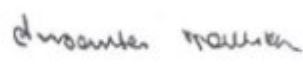





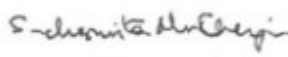
As a Constitue Attorney of
SRI SUSANTA MALLICK
GRANTEE OF PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE

Niley Prokash Gangoli
Partner

NS CONSTRUCTION
Niley Prokash Gangoli
Partner

NS CONSTRUCTION
Partner
Partner

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Susanta Mallick Son of Kuber Chandra Mallick Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office	Photo 	Finger Print  Captured 02/12/2024 LTI	Signature  02/12/2024
Urbana Tower-6, 783, Anandapur, Flat No: 0103, City:- , P.O:- E KTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: afxxxxxx2r, Aadhaar No: 83xxxxxxxx3599, Status :Individual, Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office				
2	Name Mr Niloy Prokash Gangoli (Presentant) Son of Late Jaso Prokash Gangoli Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office	Photo 	Finger Print  Captured 02/12/2024 LTI	Signature  02/12/2024
27, Dehi Serampur Road, City:- , P.O:- Uton Street, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: aixxxxxx7g, Aadhaar No: 65xxxxxxxx8957, Status :Individual, Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office				
3	Name Mrs Suchismita Mukherjee Wife of Mr Aniruddha Mukherjee Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office	Photo 	Finger Print  Captured 02/12/2024 LTI	Signature  02/12/2024
Urbana Tower-4,773, Anandapur, Madurdah, Flat No: 0103, City:- , P.O:- E KTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: akxxxxxx9d, Aadhaar No: 63xxxxxxxx7352, Status :Individual, Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office				

Niloy Prokash Gangoli
 Prokash Gangoli
 NILOY PROKASH GANGOLI
 & GAUTAM DEY
 As a Constitute Attorney of
 SRI SUSANTA MALLICK
 SRI NILOY PROKASH GANGOLI
 SMT SUCHISMITA MUKHERJEE







NS CONSTRUCTION
Niloy Prokash Gangoli
 Partner

NS CONSTRUCTION
Gautam Dey
 Partner

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NS Construction 70, Purbachal Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India. PIN:- 700078 Date of Incorporation:XX-XX-2XX3 , PAN No.:: aaxxxxxx0h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Niloy Prokash Gangoli Son of Late Jaso Prokash Gangoli Date of Execution - 02/12/2024, , Admitted by: Self, Date of Admission: 02/12/2024, Place of Admission of Execution: Office		 Captured Dec 2 2024 2:01PM LTI 02/12/2024	 02/12/2024
27, Dehi Serampur Road, City:- , P.O:- Linton Street, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: alxxxxxx7g, Aadhaar No: 65xxxxxxxx8957 Status : Representative, Representative of : NS Construction (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr Gautam Dey Son of Sajit Kumar Dey Date of Execution - 02/12/2024, , Admitted by: Self, Date of Admission: 02/12/2024, Place of Admission of Execution: Office		 Captured Dec 2 2024 2:03PM LTI 02/12/2024	 02/12/2024
Bosepukur Road, Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: ahxxxxxx0g, Aadhaar No: 60xxxxxxxx3043 Status : Representative, Representative of : NS Construction (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Kumar Mishra Son of Late Niranjana Mishra Vill- Nij Maltana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433		 Captured 02/12/2024	 02/12/2024
Identifier Of Mr Susanta Mallick, Mr Niloy Prokash Gangoli, Mrs Suchismita Mukherjee, Mr Niloy Prokash Gangoli, Mr Gautam Dey			

Niloy Prokash Gangoli
Gautam Dey
NILOY PROKASH GANGOLI & GAUTAM DEY
As a Constitute Attorney of
SRI SUSANTA MALLICK
NILOY PROKASH GANGOLI

NS CONSTRUCTION
Niloy Prokash Gangoli
Partner

NS CONSTRUCTION
Gautam Dey
Partner

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Susanta Mallick	NS Construction-2.64945 Dec
2	Mr Niloy Prokash Gangoli	NS Construction-2.64945 Dec
3	Mrs Suchismita Mukherjee	NS Construction-2.64945 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Susanta Mallick	NS Construction-33.33333300 Sq Ft
2	Mr Niloy Prokash Gangoli	NS Construction-33.33333300 Sq Ft
3	Mrs Suchismita Mukherjee	NS Construction-33.33333300 Sq Ft

NS CONSTRUCTION
Niloy Prokash Gangoli
 Partner

NS CONSTRUCTION
Suchismita Mukherjee
 Partner

Niloy Prokash Gangoli
Suchismita Mukherjee
 NIL LOY PROKASH GANGOLI
 & GAUTAM DEY
 As a Constituted Attorney of
 SRI SUSANTA MALICK
 SRI NILOY PROKASH GANGOLI
 SMT SUCHISMITA MUKHERJEE

Endorsement For Deed Number : I - 160412444 / 2024

On 02-12-2024

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

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

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

Presented for registration at 12:41 hrs on 02-12-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Niloy Prokash Gangoli , one of the Executants.

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 96,64,376/-

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

Execution is admitted on 02/12/2024 by 1. Mr Susanta Mallick, Son of Kuber Chandra Mallick, Urbana Tower-6, 783, Anandapur, Flat No: 0103, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Others, 2. Mr Niloy Prokash Gangoli, Son of Late Jaso Prokash Gangoli, 27, Dehi Serampur Road, P.O: Liton Street, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 3. Mrs Suchismita Mukherjee, Wife of Mr Aniruddha Mukherjee, Urbana Tower-4, 773, Anandapur, Madurdah, Flat No: 0103, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business

Indetified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Vill- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 02-12-2024 by Mr Niloy Prokash Gangoli, Partner, NS Construction (Partnership Firm), 70, Purbachal Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Vill- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

Execution is admitted on 02-12-2024 by Mr Gautam Dey, Partner, NS Construction (Partnership Firm), 70, Purbachal Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Vill- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/12/2024 10:28PM with Govt. Ref. No: 192024250297466118 on 01-12-2024, Amount Rs: 28/-, Bank: SBI EPay (SBlePay), Ref. No. 6691159266329 on 01-12-2024, Head of Account 0030-03-104-001-16

NS CONSTRUCTION

Niloy Prokash Gangoli
Partner

NS CONSTRUCTION

Gautam Dey
Partner

NILOY PROKASH GANGOLI
& GAUTAM DEY

As a Constitute Attorney of
SRI SUSANTAMALLICK
SRI NILOY PROKASH GANGOLI
SRI SUCHISMITA MUKHERJEE

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 100 00/-, by online = Rs 9,970/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no 63968, Amount: Rs.100.00/-, Date of Purchase: 20/11/2024, Vendor name: Smriti Bikash Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/12/2024 10:28PM with Govt. Ref. No: 192024250297466118 on 01-12-2024, Amount Rs: 9,970/-, Bank: SBI EPay (SBIPay), Ref. No. 6691159266329 on 01-12-2024, Head of Account 0030-02-103-003-02

(dtd.)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Niloy Prokash Gangoli
Gautam De

NILOY PROKASH GANGOLI
& GAUTAM DEY

As a Constitute Attorney of
SRI SUSANTA MALLICK
SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE

NS CONSTRUCTION

Niloy Prokash Gangoli
Partner

NS CONSTRUCTION

Gautam De
Partner

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2024, Page from 356265 to 356306
being No 160412444 for the year 2024.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.12.02 16:17:45 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 02/12/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

NS CONSTRUCTION

Niloy Prokash Gangoli
Partner

NS CONSTRUCTION

Gautam Deu
Partner

Niloy Prokash Gangoli
Gautam Deu

NILOY PROKASH GANGOLI
& GAUTAM DEY

As a Constituted Attorney of
SRI SUSANTA MALLICK
SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE