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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

19 JUL 2024

REGISTERED DEVELOPMENT AGREEMENT AND DEVELOPMENT

POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT is made on this 19<sup>th</sup> day of July  
Two Thousand Twenty-Four (2024)

BETWEEN

Jayanta Kumar Datta.

SL. NO. 18727.....DT. 16/07/2024

NAME.....Kalyan Kumar Mitra (P.W.)

ADDRESS.....Alipore Judges' Court  
Kot-27

RS.....100/-

TANMOY KAR PURKAYASTH,  
(STAMP VENDOR)  
ALIPORE POLICE COURT  
KOLKATA-700027



Identified by me

Kalyan Kumar Mitra  
S/O Lt. S.B. Mitra  
Alipore Judges Court  
Kolkata - 700027

DISTRICT SUB-REGISTRAR  
SOUTH 24 PARGANAS, ALIPORE  
10 JUL 2024



- (1) **SRI DEBASISH SENGUPTA**, (PAN-EODPS5029N), (Aadhar No.9818 7530 1075), (M 9433309252), son of Late Sripatiranjan Sengupta, aged about 52 years, by nationality - Indian, by faith - Hinduism, by occupation - Business, residing at A/43 Lakshmi Narayan Colony, Post Office - Naktala, Police Station-Netaji Nagar, Kolkata - 700047
- (2) **SRI DIPANKAR SENGUPTA**, (PAN-BFTPS7278R), (Aadhar No.2271 9600 2028), (M 9748577793), son of Late Sripaty Ranjan Sengupta, aged about 51 years, by nationality - Indian, by faith - Hinduism, by occupation -Business, residing at A/43 Lakshmi Narayan Colony, Post Office - Naktala, Police Station-Netaji Nagar, Kolkata - 700047,
- (3) **SRI BASUDEB DAS** (PAN-AVIPD9145J), (Aadhar No.7773 1692 3770), (M 8697063919), son of Late Nibaran Das, aged about 79 years, by nationality - Indian, by faith - Hinduism, by occupation -Retired, both residing at 19/A, Industrial Housing Estate, Piyali town, Baruipur, Post Office - Baruipur, Police Station- Baruipur, South 24 Parganas, West Bengal-743387,
- (4) **SMT. SANCHITA GHOSH** (PAN-APEPG5917M), (Aadhar No. 8638 4894 0951), (M 9748393447), daughter of Basudeb Das, aged about 46 years, by nationality - Indian, by faith - Hinduism, by occupation -House Wife, residing at 76/A, Sahapur Main Road, Post Office - Sahapur, Police Station- Sahapur, Kolkata - 700038,
- (5) **SMT. ARPITA DAS BISWAS** (PAN-BSGPD5580D), (Aadhar No.5834 5084 6246), (M 7003256611), daughter of Basudeb Das, aged about 42 years, by nationality - Indian, by faith - Hinduism, by occupation - House Wife, residing at B/1, Netaji Nagar, piyali Town, Baruipur, Post Office - Baruipur, Police Station- Baruipur, South 24 Parganas, West Bengal - 743387,

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**SRI RANJIT SENGUPTA** (PAN-DQAT5031011)

3658 2854), (M 8017598340), son of Late Hriday Bandhu Sengupta, aged about 78 years, by nationality - Indian, by faith - Hinduism, by occupation - Business, residing at A/43 Lakshmi Narayan Colony, Post Office - Naktala, Police Station-Netaji Nagar, Kolkata - 700047,

(7) **SRI DEBABRATA SENGUPTA** (PAN-GZRPS5774R), (Aadhar No.7811 2438 0669), (M 8017598387), son of SRI RANJIT SENGUPTA, aged about 36 years, by nationality - Indian, by faith - Hinduism, by occupation - Business, residing at A/41 Lakshmi Narayan Colony, Post Office - Naktala, Police Station-Netaji Nagar, Kolkata - 700047,

(8) **SMT MINATI DEB** (PAN-AYGPD6034K), (Aadhar No.9903 0960 0492), (M 8100503951), daughter of Late Shreepati Ranjan Sengupta, wife of Sri Sadhan Deb, aged about 65 years, by nationality - Indian, by faith - Hinduism, by occupation - House Wife, both residing at A/67, New Roypur, Post Office - Garia, Police Station-Patuli, Kolkata - 700084,

(9) **SMT. SAMAPTI DUTTA GUPTA** (PAN-HCUPD8566B), (Aadhar No. 7383 8489 2582), (M 7003747632), daughter of Late Sripati Ranjan Sengupta, aged about 55 years, by nationality - Indian, by faith - Hinduism, by occupation - Business, residing at 90, Sreerampur Road(North), Post Office - Garia, Police Station-Patuli, South 24 Parganas, Kolkata - 700084, hereinafter called and referred to as the "**LANDOWNERS**" (which term or expression shall unless otherwise excluded by or repugnant to the subject, context or meaning thereof to be deemed to mean and include his heir/s, Successor/s, executor/s, executrix/s, administrator/s, legal representative/s and assignee/s or nominee/s and or

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person/s deriving the title under each of them) of the **FIRST PART.**

**AND**

**M/S. J.K. ENTERPRISE (PAN- AAUFJ4428R)** a partnership firm having its office at **400/A/2S/1**, Netaji Subhas Chandra Bose Road ( Mailing address : A/37, Laxmi Narayan Colony) P.O- Naktala, P.S- Netaji Nagar, Kolkata- 700047 being represent by its partners **(i)** Sri Jayanta Kumar Dutta ( PAN : AMDPD8870G) (AADHAR : 7594 3831 0369) (M : 9830928097) s/o Late Sunil Kumar Dutta aged about 56 years by nationality - Indian, by faith- Hindu, by occupation - Business and **(ii)** Smt. Krishna Dutta (PAN : AIUPD3399R) (AADHAR : 3397 7723 6668) (M : 9830630689) daughter of Late Sashi Bhusan Mitra and wife of Sri Jayanta Kumar Dutta aged about 56 years by nationality - Indian, by faith- Hindu, by occupation - Business and both are residing at A/4 Laxmi Narayan Colony, P.O- Naktala, P.S- Netaji Nagar, Kolkata- 700047 hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject, context or meaning thereof to be deemed to mean and include his/heir/s, successor/s, executor/s, executrix/s administrator/s, legal representative/s and assignee/s or nominee/s and or person/s deriving the title under each of them) of the **SECOND PART.**

**WHEREAS** the Land Owners has agreed to authorize and entrust the Developer herein named to construct a multi-storied building on the property more fully and particularly described in the **SCHEDULE-I**, hereunder written (hereinafter as the said premises for the take of gravity) and also according to the plan to be sanctioned by the

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Competent Authority and as per the following terms and conditions on which both the parties have mutually agreed.

**AND WHEREAS** in this Agreement unless it be contrary or repugnant to the context the following words or terms shall have the following meaning :-

#### **DEFINITION**

1. The **"FIRST PARTY"** shall mean and include the **LAND OWNERS** of the land property as more fully mentioned under the **SCHEDULE-I** herein below and their heir/s, successor/s, representative/s and executor/s, executrix/s, administrators, legal representative/s, assignee/s or nominee/s.
2. The **"SECOND PARTY"** shall mean and include the **DEVELOPER** and his/its heir/s, successor/s, successors-in-office, representative/s, executor/s, executrix/s, administrator/s, legal representative/s, assignee/s or nominee/s.

The said **"LAND PROPERTY"** **ALL THAT** piece and parcel of land measuring more or less 2858 Sq.Ft Joint undivided . a kancha tally-shade one-storied structure measuring more or less 100 Sq.Ft joint undivided therein along with undivided joint proportionate rights on land & building. comprised in Mouza-Baishnabghata, in E/P No.41(S.P-74) in C.S. Plot No.298(P) (SP74), J. L. No.28 Police Station - previous Jadavpur at present Netaji Nagar, in the District 24-Parganas (South) within the jurisdiction of Kolkata Municipal Corporation, Ward No.- 100, Premises No.400A/2V, Netaji Subhas

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Chandra Bose Road, (mailing address- A/43, Lakshmi Narayan Colony ), Post Office-Naktala, Kolkata - 700047., being Assessee No.21-100-07-4120-0, and the same is butted and bounded as follows:-

ON THE NORTH : E.P.No.42,  
ON THE SOUTH : E.P.No.40,  
ON THE EAST : C.S Plot No. 354(P) Colony Boundary,  
ON THE WEST : Colony Road 17 Ft.

3. **"PROPOSED BUILDING"** shall mean probably G+3 (Ground + Three) storied building with lift Facility, which is going to be constructed on the said premises mentioned above and as per the Building Plan to be sanctioned by the Competent Authority of Kolkata Municipal Corporation. (hereinafter referred to as the said building for the take of gravity) the said premises.
4. **"THE PLAN"** shall mean the said Building Plan to be sanctioned by the Competent Authority of Kolkata Municipal Corporation, for the purpose of construction of a multi-storied building over the said land and shall include any subsequent amendments and modifications thereof.
5. **"THE ARCHITECT"** shall mean any duly qualified person or firm or firms having proper License to undertake construction work to be appointed by the Developer for construction of the new proposed multi-storied building in the said premises as per the Building Plan to be sanctioned by the Kolkata Municipal Corporation.
6. **"THE SALEABLE AREA"** shall mean the space in the said proposed new multi-storied building available for independent

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use and occupation including common portions and common facilities (i.e. super built-up area).

7. The "**LAND OWNERS' ALLOCATION**" shall mean that in the proposed new building in exchange of land the Owners shall get 3(three) numbers of separate self-contained residential flats i.e one flat on the 1<sup>st</sup> floor (Front side) and one(1) flat on the top floor(Front side) and another one flat on the top floor ( back side) together with 50% open garage/car parking space as per K.M.C sanction plan in the Ground floor of the new G+3 storied building with lift facility on the **SCHEDULE-I** premises.

TOGETHER WITH the undivided indivisible, proportionate share of the land underneath the said building and common areas and facilities in the said premises, **ALONG WITH** the common users, facilities, amenities, liabilities and common roof right on the proposed G+3 storied building with lift facility and/or the proposed building therein more fully and particularly described under the **SCHEDULE -II** hereunder written.

8. "**DEVELOPER ALLOCATION**" shall mean the save and except the Land Owner's allocation stated above in the building to be constructed **TOGETHER WITH** the undivided indivisible, proportionate share of the land underneath the said building and common areas and facilities **ALONG WITH** the common users facilities, amenities, liabilities and common roof right on the proposed G+3 storied building with lift facility and or the proposed building thereon.

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"COMMON PARTS. USERS AND FACILITIES" shall mean and include common passage, common users, staircase- staircase-landing, common roof right, equipments and accessories, common use and enjoyment and whatsoever.

10. "PROPORTIONATE SHARE" means the share which is agreed to be fixed as Land Owner and Developer's shares respectively in the land underneath the proposed G+3 storied building on the said premises.

#### **DETAILS OF THE TITLE OF THE LAND**

**WHEREAS** the Refugee, Relief and Rehabilitation Department, Government of West Bengal gifted a piece and parcel of land measuring more or less Three (3 ) Cottahs fifteen and half (15 1/2) Chattacks = 3 cottahs 15 Chattacks and 23 Sq.Ft. homestead land in E/P No.41(S.P-74) in C.S. Plot No.298(P) (SP74), of Mouza-Baishnabghata, J. L. No.28 Police Station – previous Jadavpur at present Netaji Nagar, in the District 24-Parganas (South) within the jurisdiction of Kolkata Municipal Corporation, Ward No.- 100, Premises No.400A/2V, Netaji Subhas Chandra Bose Road,(mailing address- A/43, Lakshmi Narayan Colony ), Post Office-Naktala, Kolkata – 700047, which is morefully described in **SCHEDULE-I** herein to (i) Debashis Sengupta son of Late Sripati Sengupta of A/43, Lakshmi Narayan Colony, Kolkata-700047 (ii) Dipankar Sengupta son of Late Sripati Sengupta of A/43, Lakshmi Narayan Colony, Kolkata-700047 (iii) Tapati Das nee Sengupta daughter of Late Sripati Sengupta of A/43, Lakshmi Narayan Colony, Kolkata-700047 (iv) Pranati Sengupta nee Sengupta daughter of Late Sripati Sengupta & wife of Sri Ranjit Sengupta of A/43, Lakshmi Narayan Colony, Kolkata-700047 (v) Minati Dev nee Sengupta

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daughter of Late Sripati Sengupta and wife of Sri Sadhan Dev of A/43, Lakshmi Narayan Colony, Kolkata-700047 (vi) Tripti Dey nee Sengupta daughter of Late Sripati Sengupta and wife of Sri Taraknath Dey, of A/43, Lakshmi Narayan Colony, Kolkata-700047 (vii) Sibani Bhattacharya nee Sengupta daughter of Late Sripati Sengupta and wife of Late Samaresh Bhattacharya, of A/43, Lakshmi Narayan Colony, Kolkata-700047 (viii) Samapti Duttagupta nee Sengupta daughter of Late Sripati Sengupta and wife of Sri Anup Duttagupta, of A/43, Lakshmi Narayan Colony, Kolkata-700047 by virtue of the said Gift Deed dated 05/10/1988 which registered at the office of the Additional District Registrar, Alipore, South 24- Parganas and recorded in Book No. I, Volume No.- 43, Pages 33 to 36, Being No.-3159, for the year 1988.

**AND WHEREAS** by virtue of the aforesaid Gift deed the said owners started living the **SCHEDULE** landed property by constructing a Tally shade kancha one-storey structure therein measuring more or less 100 sq. ft. and had been enjoying the same and mutated their names with the Kolkata Municipal Corporation by paying rates and taxes to the concerned authority/s. The particulars of the said land & building are fully described in the **SCHEDULE** hereunder.

**AND WHEREAS** the aforesaid said 8 owners are the joint undivided share-holders of the **SCHEDULE** property with their proportionate 1/8<sup>th</sup> share each and mutated their names with The Kolkata Municipal Corporation being Premises No.- 400A/2V N.S.C Bose Road , Assesse No.- 21-100-07-4120-0, Ward No.- 100, Mailing

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Address A/43, Lakshmi Narayan Colony, Post Office-Naktala,  
Police Station - previous Jadavpur at present Netaji Nagar,  
Kolkata-700047.

**AND WHEREAS** Sri Debasish Sengupta and Sri Dipankar Sengupta both brothers have been living in the **SCHEDULE** property and the aforesaid said 6 (six) sisters after their marriage shifted to their matrimonial home.

**AND WHEREAS** thereafter said Sibani Bhattacharya nee Sengupta died intestate on 24-08-2014 leaving behind her only legal heir and successor Sri Samaresh Bhattacharya (husband) who subsequently died intestate and she had no issue for which her share rights and interest on the **SCHEDULE** property devolved upon other brothers and sisters in terms of the Hindu Succession Act 1985.

**AND WHEREAS** on the demise of said Sibani Bhattacharya and subsequently the demise of her husband Sri Samaresh Bhattacharya the rights and interests on the **SCHEDULE** property devolved upon the rest of the two brothers and five sisters with proportionate share of  $1/7^{\text{th}}$  each of the said 7 brothers and sisters.

**AND WHEREAS** said Tapati Das nee Sengupta died intestate on 01-07-1994 leaving behind her legal heirs and successors (i) Sri BASUDEB Das (husband) and 2 (two) married daughters (ii) Smt. Sanchita Ghosh (iii) Smt. Arpita Biswas in terms of the Hindu Succession Act 1985 and all three of them are jointly ( $1/21^{\text{th}}$  each)

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1/7<sup>th</sup> share holders of the undivided **SCHEDULE** property hereunder.

**AND WHEREAS** said Pranati Sengupta nee Sengupta died intestate on 11-05-2021 leaving behind her legal heirs and successors namely (i) Sri Ranjit Sengupta (husband) (ii) Sri Debabrata Sengupta (Son) in terms of the Hindu Succession Act 1985 and all two of them are jointly (1/14<sup>th</sup> each) 1/7<sup>th</sup> share holders of the undivided **SCHEDULE** property hereunder.

**AND WHEREAS** the present owners are (i) Sri Debasish Sengupta - 1/7<sup>th</sup> share = 14.28% = 408.28 Sq.Ft. (ii) Sri Dipankar Sengupta - 1/7<sup>th</sup> Share = 14.28% = 408.28 Sq.Ft. (iii) Sri Basudeb Das - (1/7) ÷ 3 = 1/21<sup>th</sup> share = 4.76% = 136.09 Sq.Ft. (iv) Smt. Sanchita Ghosh - (1/7) ÷ 3 = 1/21<sup>th</sup> share = 4.76% = 136.09 Sq.Ft. (v) Smt. Arpita Biswas - (1/7) ÷ 3 = 1/21<sup>th</sup> share = 4.76% = 136.09 Sq.Ft. (vi) Sri Ranjit Sengupta - (1/7) ÷ 2 = 1/14<sup>th</sup> share = 7.14% = 204.14 Sq.Ft. (vii) Sri Debabrata Sengupta - (1/7) ÷ 2 = 1/14<sup>th</sup> share = 7.14% = 204.14 Sq.Ft. (viii) Minati Dev nee Sengupta - 1/7<sup>th</sup> Share = 14.28% = 408.28 Sq.Ft. (ix) Tripti Dey nee Sengupta - 1/7<sup>th</sup> Share = 14.28% = 408.28 Sq.Ft. (x) Samapti Duttgupta nee Sengupta - 1/7<sup>th</sup> Share = 14.28% = 408.28 Sq.Ft. in respect of land

**AND**

(i) Sri Debasish Sengupta - 1/7<sup>th</sup> share = 14.28% = 14.28 Sq.Ft. (ii) Sri Dipankar Sengupta - 1/7<sup>th</sup> Share = 14.28% = 14.28 Sq.Ft. (iii) Sri Basudeb Das - (1/7) ÷ 3 = 1/21<sup>th</sup> share = 4.76% = 4.76 Sq.Ft. (iv) Smt. Sanchita Ghosh - (1/7) ÷ 3 = 1/21<sup>th</sup> share = 4.76% = 4.76 Sq.Ft. (v) Smt. Arpita Biswas - (1/7) ÷ 3 = 1/21<sup>th</sup> share = 4.76% =

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4.76 Sq.Ft. (vi) Sri Ranjit Sengupta -  $(1/7) \div 2 = 1/14^{\text{th}}$  share = 7.16% = 7.16 Sq.Ft. (vii) Sri Debabrata Sengupta -  $(1/7) \div 2 = 1/14^{\text{th}}$  share = 7.16% = 7.16 Sq.Ft. (viii) Minati Dev nee Sengupta -  $1/7^{\text{th}}$  Share = 14.28% = 14.28 Sq.Ft. (ix) Tripti Dey nee Sengupta -  $1/7^{\text{th}}$  Share = 14.28% = 14.28 Sq.Ft. (x) Samapti Duttagupta nee Sengupta -  $1/7^{\text{th}}$  Share = 14.28% = 14.28 Sq.Ft. out of total kancha structure more or less 100 Sq.Ft.

**AND WHEREAS** Smt. Tripti Dey Gifted her  $1/7^{\text{th}} = 14.28\%$  Sq.Ft = 408.28 Sq.Ft. undivided joint share of the **SCHEDULE** property to her two brothers Sri Debasish Sengupta and Sri Dipankar Sengupta by way of a Gift Deed registered on 13/05/2024 at the D.S.R 1 Alopore 24 Pargana South and recorded therein Book No. I Volume No. 1601-2024, page From 34876 to 34900 being (Deed) No. 160100950 for the year 2024.

**AND WHEREAS** after execution of the said gift deed, the holding of the rights and interest over the **SCHEDULE** property is (i) Debasish Sengupta-  $(1/7^{\text{th}} + 1/14^{\text{th}}) = 3/14^{\text{th}} = 21.43\% = 612.42$  Sq.Ft., (ii) Sri Dipankar Sengupta-  $(1/7^{\text{th}} + 1/14^{\text{th}}) = 3/14^{\text{th}} = 21.43\% = 612.42$  Sq.Ft., (iii) Sri Besudeb Das -  $1/21^{\text{th}} = 4.76\%$  share = 136.10 Sq.Ft. (iv) Smt. Sanchita Ghosh -  $1/21^{\text{th}} = 4.76\%$  share = 136.10 Sq.Ft. (v) Smt. Arpita Biswas -  $1/21^{\text{th}} = 4.76\%$  share = 136.10 Sq.Ft., (vi) Sri Ranjit Sengupta-  $1/14^{\text{th}} = 7.14\%$  share = 204.15 Sq.Ft., (vii) Sri Debabrata Sengupta -  $1/14^{\text{th}} = 7.14\%$  share = 204.15 Sq.Ft., (viii) Minati Dev nee Sengupta -  $1/7^{\text{th}} = 14.29\%$  Share = 408.28 Sq.Ft. (ix) Samapti Duttagupta nee Sengupta -  $1/7^{\text{th}} = 14.29\%$  Share = 408.28 Sq.Ft. out of total land more or less 2858 Sq.Ft. joint undivided **AND** (i) Debasish Sengupta-  $(1/7^{\text{th}} + 1/14^{\text{th}}) = 3/14^{\text{th}}$

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= 21.43% = 21.43 Sq.Ft. , (ii) Sri Dipankar Sengupta-  $(1/7^{th} + 1/14^{th}) = 3/14^{th} = 21.43\% = 21.43$  Sq.Ft., (iii) Sri Basudeb Das -  $1/21^{th} = 4.76\%$  share = 4.76 Sq.Ft. (iv) Smt. Sanchita Ghosh -  $1/21^{th} = 4.76\%$  share = 4.76 Sq.Ft. (v) Smt. Arpita Biswas -  $1/21^{th} = 4.76\%$  share = 4.76 Sq.Ft. , (vi) Sri Ranjit Sengupta-  $1/14^{th} = 7.14\%$  share = 7.14 Sq.Ft., (vii) Sri Debabrata Sengupta -  $1/14^{th} = 7.14\%$  share = 7.14 Sq.Ft., (viii) Minati Dev nee Sengupta -  $1/7^{th} = 14.29\%$  Share = 14.29 Sq.Ft. (ix) Samapti Duttagupta nee Sengupta -  $1/7^{th} = 14.29\%$  Share = 14.29 Sq.Ft. out of total kancha Structure more or less 100 Sq.Ft. joint undivided.

**AND WHEREAS** during the peaceful possession and enjoyment of the said premises the said nine Land Owners (i) Debasish Sengupta- (ii) Sri Dipankar Sengupta (iii) Sri Basudeb Das (iv) Smt. Sanchita Ghosh (v) Smt. Arpita Biswas (vi) Sri Ranjit Sengupta- (vii) Sri Debabrata Sengupta (viii) Minati Dev nee Sengupta (ix) Samapti Duttagupta nee Sengupta decided to develop their said **SCHEDULE-I** property, by raising and/or constructing multi-storied building thereon, for the purpose of better use and utilization of the said land. But not having sufficient fund, manpower, set-up and experience to materialize their desire, they started to search out suitable Developer to materialize their desire and therefore they made contact with the said Developer herein and after discussion, the said Land Owners being satisfied and decided to appoint the said '**DEVELOPER**' for the sole purpose of promoting and/or the said developing premises.

**AND WHEREAS** finding the proposal is viable one, the Developer herein have accepted the proposal of taking charge of the project under some settled terms and conditions as mentioned below:-

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**TITLE ENTITLEMENT AND COVENANTS THEREOF:-**

- i) That the Land Owners doth hereby declare that they have absolutely seized and possessed of the said premises as enumerated underline **SCHEDULE-I** land herein, without having any claim, right, title or interest of any person thereto and the said premises is absolutely free from all charges, liens, demands, suits, requisitions/acquisitions etc. and the Land Owners have good right title, interest and power to enter into this Agreement with the Developer for the purpose contained in these presents.
- ii) That the Land Owners hereby further undertake that the Developer shall be entitled to construct and complete the proposed new multi-storied building in the said premises, more fully described in the **SCHEDULE-I** hereunder as per the building plan to be sanctioned by the Kolkata Municipal Corporation.
- iii) That the land owners further covenant that there is no excess vacant land within the meaning of Urban Land (Ceiling & Regulation) Act, 1976.
- iv) That the Developer is entering into this Development Agreement, on the basis of the representation made by the Land Owners that they are the absolute owners of the said property having indefeasible right and title of premises thereunto.
- v) That the Land Owners undertake that they shall execute a Registered General Power of Attorney in favour of the Developer for smooth progress of the construction of the proposed G+3 storied

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new building together with Lift facilities as per contents written therein simultaneously executing this presents by which the Developer shall be entitled to sale and to receive part or full price from the intending purchaser/s in respect of the Developer's allocation. The Land Owners will not revoke the said Registered General Power Of Attorney till the project is completed and sold out of the developers allocation as huge amount of capital investment to be incurred by the developer. The Developer shall have right to enter into Agreement for Sale of flat/s or other space/s of Developer's allocation with the intending purchaser/s upon/ on receipt of entire or part consideration thereof.

- vi) That this Agreement will not be treated as a Partnership between the Land Owners and the Developer and the Developer is engaged by the Land Owners to construct and develop the new proposed multi-storied building on the **SCHEDULE-I** land herein.

**EXCAVATION. DEVELOPMENT AND COVENANTS THERE OF:-**

- A. That within Thirty (30) days from the date of getting the required Building Sanction Plan from the competent authority, the Land Owners shall be under the obligation to vacate the possession of their said premises and accordingly land owners shall be shifted to the alternative accommodators which will be proceeded by the developer and rent of which will be paid to the landlord/Landlady of the said alternative accommodation by the developer directly .
- B. That the Land Owners shall hand over the said premises to the Developer and authorize the Developer for development and

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construction of the proposed building for residential and commercial purposes contemplated these presents and after completion of the proposed building as per the plan to be sanctioned, the Developer will deliver the possession to the Land Owners of their allocations by issuing Letter of Possession more fully stated in the **SCHEDULE- II** herein below and the Developer will be free from the obligation after handing over the Land Owners' Allocation to the Land Owners. That on completion of construction of the proposed new building, the Developer shall obtain the completion certificate from the competence Authority of the Kolkata Municipal Corporation. The Developer shall inform the Land Owners to take delivery of the Land Owners' allocation in the proposed new building in good habitable conditions and the Land Owners within 30 days from the date of such intimation shall take possession of their allocation therein, otherwise the rent for the said alternate accommodation will be borne by the Land Owners on expiry of the said notice.

- C. That the cost of expenses for demolishing the existing structure will be incurred by the Developer and the sale proceeds of debris for demolishing the existing structure, will be realized exclusively by the Developer and the Developer shall provide an alternate accommodation to the Land Owners. It is to be mentioned here that the Land Owners herein will be under strict obligation to take the delivery of the possession of their Allocations within thirty (30) days from the date of handing over the Possession Certificate by the Developer and after that the Developer shall have no obligation to provide any further alternate accommodation to the Land Owners herein.

*Gayanta Kumari Dutta.*

- D. That the Developer hereby undertakes to complete the construction of the building within 18 (Eighteen) months from the date of sanction of the building plan in accordance with the plan to be sanctioned by the Competent Authority of the Kolkata Municipal Corporation consisting of Flats, Car Parking Spaces, Shops and common portions etc. at the costs of the Developer and/or at the cost of the proposed buyer/s and/or intending purchasers by taking advance from them against respective Agreement For Sale.
- E. That after completion of the construction, and after the completion certificate being issued by the competent authority of the Kolkata Municipal Corporation, the Developer shall hand over the Land Owners' Allocation in habitable condition to the land owners.
- F. That the Developer shall submit the Building Plan with its modifications and/or alterations and/or amendments after getting approved by the land owners if any with the Kolkata Municipal Corporation and/or with the appropriate authority for its modifications/alterations/amendments sanction and for approval and for completing construction of the said proposed building at the said premises expeditiously and without any delay and all expenses thereto shall be borne by the Developer.
- G. That all applications, plans, papers and documents referred herein above for the purpose of obtaining the necessary modification of the building plan/plans for construction of the proposed building shall be submitted by the Developer in the name of the Land Owners PROVIDED always that the Developer shall be exclusively liable to bear all such expenses and on

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behalf of the Land Owners, Developer shall make all payments and/or deposits to the appropriate or Concerned Authority.

- H. That the Land Owners shall render all reasonable assistance to the Developer necessary for applying and/or obtaining quotas, permissions, clearance and approvals from the Competent Authority or Authorities concerned and other Authorization required to be sign, make, file, amend prosecute withdraw and/or to follow up the same and/or do all other acts deeds matters and things necessary for such purpose and also the Land Owners shall render all reasonable assistance to the Developer are necessary for applying to the Kolkata Municipal Corporation, sanction of water connection from the concerned department, sanction for electric supply from the concerned department of Calcutta Electric Supply Corporation, etc.
- I. That the Land Owners and the Developer shall abide by all the terms and the conditions contained herein and the Rules and Regulations of the Authorities concerned for its implementation as the case may be and shall attend to answer them.
- J. That the Developer shall pay all taxes and the Government Revenue and all other outgoings pertaining to the said premises from the date of taking over the vacant possession of the said premises by the Developer from the Landowners, till the date of mutation of all the flat owners together with land owners in the proposed building at the said premises delivery of the Land Owners' Allocation to the Landowners, by the Developer, and the Land Owners will have to pay & clear the rates and taxes from the date of taking delivery of vacant possession of their allocations.

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- K. That the Developer shall be at liberty to put its name any wherein the property by fixing board or any other method for the purpose of advertisement or to bring the notice of the General Public about the construction and the Land Owners and / or their nominee/s will never obstruct in that case.
- L. That this Development Agreement shall stand valid and binding upon the legal heir/s or successor/of the respective parties as per conditions written herein till the date of disposal of the Developer's allocation.
- M. That the Land Owners and the Developer and/or the Owners of the respective flat shall enjoy their respective allocation in the proposed building without any objection or obligation from anybody else.
- N. That after completion of the proposed building, The Land Owners and the Developer or their nominated person/s (i.e. the purchaser/s of the flat/s shall form an Association Of Flat Owners in the proposed building for the purpose of maintenance, safety, security of the land & building and common portions thereof and in such Association, the Land Owners and the prospective purchaser/s shall also join and abide by the rules and regulations thereof.
- O. That all disputes and differences between the parties hereto relating to or in connection with the said premises or any of the provisions hereof shall be mutually settled by both the parties and in case of any difference of opinion either of the parties shall have the right to proceed as per provisions of the Arbitration on Conciliation Act 1996.
- P. That the courts of District South 24-Parganas, Alipore, or Calcutta High Court, or the courts have territorial jurisdictions

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in respect of the said premises shall have the jurisdiction in all matters relating to or arising out of this Agreement.

- Q. That this Agreement shall take effect from the date of execution of this Agreement.

**PROPOSED CONSTRUCTION AND COVENANTS THEREOF:-**

- i) That after execution of this Agreement the Developer shall construct the said proposed building in a workmanship-like manner in accordance with the Building Plan, to be sanctioned by the Kolkata Municipal Corporation with standard building materials and facilities and in conformity with the Building Rules.
- ii) That the Developer shall be authorized to act perform in the name of the Land Owners in so far as it necessary to apply for and obtain quota, entitlement and other allocation for cement, steel, bricks and other materials allocable to the Land Owners for the construction of the proposed new multi-storied building and similarly to apply for and obtain temporary and/or permanent connection of Electricity and Water Supply, if any, necessary for the construction of the proposed building and for all commission and omission in respect of the above, the Developer shall remain responsible and liable.
- iii) That Barring force majeure and / or circumstances beyond its control i.e., flood, earthquake, cancellation of plan, delay in availability of building materials under quota, strike, change in Government policies, any legal or other litigation, the Developer will complete the construction of the said proposed building in the said premises expeditiously within 18 (Eighteen) calendar months from the date of sanction of building plan from the

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Kolkata Municipal Corporation, failing which the time for completion of the Building may be extended for a further period of 06(Six) months or more as the case may be in consultation between the parties herein.

- iv) That the certification of the Architect so appointed in respect of the quality of the material used in the said proposed building shall be final and binding to the Land Owners as well as the Developer subject to the further inspection of the concerned authority of the Kolkata Municipal Corporation.
- v) The name of the proposed new building would be "DEBANJALI"

#### CONSIDERATION AND COVENANTS THEREOF:-

- 1) That for the part of the Developer's Allocation as aforesaid in the proposed new building, the Developer shall be entitled to charge payment of consideration for construction of the proposed new building from the proposed buyer/s of the saleable area of Developer's allocation in the proposed new building to be constructed by the Developer at his own costs and/or at the expenses of the proposed buyer/s or expected buyer/s of the flat/s, garage/s, space/s etc., and the Land Owners shall not interfere with the Developer's fixing any rate for construction of the Proposed new flat/s, garage/s, space/s etc. within his allocated portion to the respective purchaser/s of the flats, garage/s and space/s and also shall not be entitled to claim any portion thereof.
- 2) That all the expenses in respect of searching and investigation of title of the said premises, documentation, execution and registration thereof shall be borne and paid by the Developer solely.

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That the intending Purchaser / s out of the Developer's Allocation shall have to pay Service Tax or any other Taxes (as applicable), apart from the consideration as may be settled by the Developer.

- 3) In this respect, the Land Owners shall under no obligation to pay any Service Tax out of the Developer's Allocation.
- 4) That the intending Purchaser / s out of the Land Owner's Allocation shall have to pay Service Tax or any other Taxes (as applicable and if required), apart from the consideration as may be settled by the Land Owners/competent authority. In this respect, the Developer shall under no obligation to pay any Service Tax out of the Land Owners' allocation.

#### **COMMON FACILITIES AND LIABILITIES & COVENANTS**

##### **THEREOF:-**

- 1) That after the execution of this Agreement, all taxes and other outgoings in respect of the said properties shall be paid and borne by the Developer and there after the Developer shall be liable to pay in proportion for the undelivered and unsold flat/s, garage, etc. of its (Developer's Allocation).
- 2) That on and from the date handing over the physical possession of the Land Owners' Allocation to the Land Owners, the Land Owners shall be responsible to pay and bear all rates, taxes, service charges etc., for the common facilities / portions of their allocated portion in the proposed new multi-storied building proportionately and for flat/s wholly and for the saleable space

*Gayanta Kumar Sutter.*

lying vacant or kept by the Land Owners, the Land Owners shall be liable for payment of the same in the above manner.

**COMMON USE AND ENJOYMENT AND COVENANTS THEREOF:-**

The Developer herein on transfer of all the flat/s, garage, etc. to the proposed buyer/s or to any other occupier/s including Land Owners shall cause to form an Association / Society/ Body Corporate, making the Owners and the Occupiers of the flat/s, garage, etc. and all the prospective buyers, members thereof etc., and the Land Owners herein shall not object to that effect.

**IT IS FURTHER DECLARED AND AGREED BY AND BETWEEN THE PARTIES HEREIN :-**

- i. That the Land Owners and the Developer have entered into this Agreement purely on a principal basis and nothing stated herein shall be deemed or constructed as a Partnership between the Developer and the Land Owners or the Developer and the Owners in any manner constitute as an association of persons and each party shall keep the other indemnified from and against the same.
- ii. That to construct the entire proposed new building, the Developer shall use standard quality materials according to the specification mentioned hereinafter and land owners can inspect the same for their satisfaction.
- iii. That after execution of this Agreement, the Developer shall be entitled to enter into Agreement for Sale of self-contained flat/s, shop/s and garage/s or any portion of the proposed new

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building out of the Developer's allocation except the Owners' allocation, with any prospective buyer or buyers and the Developer shall also be entitled to receive money as advance and/ or part payment of the consideration for the sale of any flat or any portion of the Developer's allocation at the Developer's price at its own risk and responsibility.

- iv. That the Land Owners shall at the request of the Developer, execute and register with the Competent Authority the required Deed or Deeds of Sale of any flat/s or any portion of the said building from the Developer's allocation to every intending or prospective buyer or buyers, as the Owners and the Developer shall join the said Deed as confirming Party.
- v. That the Developer shall have absolute right to sell, lease or utilize the entire portion of the proposed new building except the Owners' allocation and common areas in lieu of and/or as and by way of cost of construction along with the remuneration of the Developer for the construction of the building, described in the **SCHEDULE-III** only and the said Developer shall be liable to pay all taxes and outgoings including Income tax thereof for its transfers and/or assignments.
- vi. That the Land Owners shall not claim any part of the consideration as may be mentioned in the proposed Deed of Sale in respect of any buyer of any flat from the developer's allocation or any portion thereof TOGETHER WITH proportionate share or interest in land and building, the Developer shall be entitled to appropriate the entire sale proceeds of the said sale, subject to payment of all taxes and outgoings.

*Jayanta Kumar Gupta.*

- vii. That the consideration money which will be mentioned in the Deed of Sale executed by the Land Owners in favour of the prospective buyer and/or transferee out of the Developer's allocation or any portion thereof, shall not be treated or considered under any circumstances as income of the Land Owners and the Land Owners shall not be liable to pay any tax in respect of the said money, subject to the aforesaid, the Land Owners shall be liable to execute the Deed of Conveyance for transfer in favour of the prospective buyer or buyers along with the proportionate share or interest in the land and building only.
- viii. That the Developer shall not be entitled to claim any money from the Land Owners for the construction of the said new building and also for the Land Owners' allocation but if the Land Owners desirous to use/fix any higher costly materials than the standard specification of materials herein in their allocated portion, in that case the Land Owners bear/pay the difference of the cost of the said materials to the Developer.
- ix. That The Land Owners hereby authorize and fully empower the Developer to prepare and to do all acts Deeds and things which will be necessary to be done by the Land Owners for construction of the new building, upon the land described in the **SCHEDULE-I** hereunder written pursuant to this Agreement only and in that respect the LAND OWNERS shall execute and register the necessary General Power of Attorney in favour of the Developer to do all the act, deeds and things in respect of its disposal and execution or the Deeds by the Developer for and on behalf of the Land Owners as their Attorney.

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- x. That if any dispute and differences arises between the parties for the implementation of the terms of this Agreement or regarding the interpretation of the language of this agreement or in respect of any of the terms of this Agreement, the parties shall refer the same to the competent court of Jurisdiction within Kolkata.
- xi. That in case of natural calamity or change of the law or any unforeseen circumstances, not for any act or negligence arising out of the works of the Developer, if the construction of the building will not be completed within the stipulated time or the construction is delayed, the time will be extended by the parties on mutually agreed terms as aforesaid.
- xii. That the Land Owners shall under no circumstances create any impediment or obstruction to this smooth construction of the new building as per the building plan to be sanctioned by the Kolkata Municipal Corporation and render all possible co-operations but the Land Owners shall have access to the construction site for inspection of the progress of the work.
- xiii. That it is hereby agreed that the Land Owners are under the strict obligations to pay up-to-date all the dues and arrears, in respect of the property tax and the Developer shall pay all rent, rates and taxes to the Concerned Authorities after taking the physical possession of the said premises and upon delivery of the possession of the respective portion and/ or portions after issuing Letter of Possession and/or executing Sale Deed and/or Deeds to the respective Owner and/or Owners the liability of paying all kinds of rates and/or taxes and/or other outgoing liabilities in respect of the proposed new building will proportionately devolve upon the respective Owner/s. The

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Developer shall take appropriate steps to get the Deed of Conveyance(s) registered in respect of the respective flat/apartment owners as soon as possible and also take necessary step/ to obtain completion certificate from the concerned authority of the Kolkata Municipal Corporation, and shall take appropriate step(s) to get the names of all flat owner(s) recorded and/or mutated in the regards of the Kolkata Municipal Corporation including land owners and until and unless the apportionment of taxes is determined in respect of all the flat owners, the Landowners shall stop pay property tax in respect of their allotment in spite of the possession of their allotments are handed over to heirs. In the process, if the Developer pays any excess amount to the Kolkata Municipal Corporation and/or any other Authority and/or Authorities concerned in course of construction of the building on the said property in the name of the Land Owners, then the Developer shall be entitled to have the amount refunded by his own name after providing valid documents to the land owners and to enable that the Land Owners or their appointed or nominated person/s will stand ready to execute any legal document and/or documents and/or to act without raising any objection or requisition.

- xiv. That the Land Owners hereby give license and permission to the Developer and/or his representative/s, to enter upon the said property describe in the **SCHEDULE-I** written below or any part thereof as aforesaid with full right and authority to commence, carry on and complete the said construction work thereon in

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accordance with the permission herein given within the stipulated time.

- xv. That the Land Owners or their appointed or nominated person/s will be under the obligation to sign an execute from time to time the papers and the necessary applications for layouts, subdivision, construction of the building for the approval by the Kolkata Municipal Corporation or other Authorities but all the costs, charges and expenses including the charges for Architect in this connection shall be borne and paid by the Developer and he shall hereby indemnify and keep indemnified the Land Owners from and against all the actions, suits, proceedings, fines, penalties, fees and all costs, expenses, charges and damages incurred and/or suffered by the Land Owners.
- xvi. That if necessary, the Land Owners or their nominated or constituted person/s will be under the obligation to sign all the applications or papers for seeking necessary permission and sanction by the Competent Authority of the State Government under the provisions of the Urban Land Ceiling and Regulations) Act, of 1976 for the transfer of the said property described in the **SCHEDULE-I** hereunder written either by one Deed or as many Deeds as required in favour of the Competent Person. However, it will be the responsibility of the Developer to file application and/or applications with the Concerned Authorities and pursue the said application/s and obtain the said permission of the State Government and/or Competent Authority as its own costs, expenses, charges and risks.
- xvii. That the Land Owners have not agreed, committed or constructed or entered into any Agreement including Agreement

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for Sale or Lease in respect of the said premises with any other Firm or company or with any individual, other than with this Developer and that they have not created any mortgage, charge or any other encumbrances of the said property as mentioned herein.

- xviii. That the Land Owners have not done any act, deed, matter or thing whereby or by reason whereof, the development of the said property may be prevented or affected in any manner whatsoever.
- xix. That the Land Owners have not received any notice from the Government nor from any local body or Authority or body nor has any type of notice been served upon them.
- xx. That each and every document about or involving the said property will be prepared by the Advocate for the Developer and the cost to be borne by the developer and to be approved by the Land Owners or their Attorney or their Advocates and in that case, the advocate's fees are to be borne by the Land Owners.
- xxi. That simultaneously with the execution of this Agreement, the Land Owners shall deliver all the original documents like title deed/s, mutation certificate/s, etc., relating to the right, title, interest and possession of them in the said property to be handed over to the said Developer and the Developer will grant issue proper receipt/s to that effect and the Land Owners undertake to hand-over all such other original documents to the Developer. It is assured by the Land Owners that they will give marketable title to the said property relating to the **SCHEDULE-I** below and in the event of any disputes over such property, the Land Owners will resolve and settle the same at their own costs

*Jayanta Kumar Dutta*



and expenses but if required the Developer will co-operate the Land Owners keeping itself within the jurisdiction of Law.

- xxii. That the Developer and his men, agents, engineers, architects, masons, labours, contractors will have free access at the said premises and will take all necessary steps/actions required for implementation of the project by construction of proposed building on the said property, inviting buyers by putting on banners and advertisement in respect of its allotted portion and also by publication in the news paper. And the Land Owners will not raise any objection or put any question or ask anything for the same if not prejudiced in any way.
- xxiii. That the Land Owners undertake further to execute Register Power of Attorney in favour of the Developer and/or his nominated and/or selected person/s, simultaneously with the execution of this Agreement or afterwards when required confirming authority to dispose of the Developer's allocated portion in the said proposed building by executing and registering Deed/s of Sale in favour of intending buyers.
- xxiv. That the amount realized in respect of sale proceeds of the Developer's allocation along with the proportionate interest on land and common rights and facilities will be considered as consideration money and will get adjusted against the cost of construction of the building and also remuneration for preparation of plans, costs and fees for sanction of the same and other miscellaneous expenses incurred by the Developer (i.e., the same will be adjusted against their accounts).
- xxv. That in case of death of any of the Parties under this Agreement the legal heirs and/or successor-in-interest will be substituted as the party and he or she or they will be bound to regard and

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fulfill the terms and conditions set-forth in the instant Agreement.

- xxvi. That the Developer shall indemnify and keep indemnified the Land Owners against all losses, damages, costs, charges and expenses that will be incurred by or suffered by the Land Owners arising out of any breach of any of these terms or any law, rules or regulations or due to accident or any mishap during construction and vice-versa will happen due to any claim made by any Third Party in respect of the title or possession of the property or otherwise howsoever.
- xxvii. That the Developer by virtue of the General Power of Attorney shall be entitled to enter into separate contracts in its own name with building contractors, architect and others for carrying out the said constructional work at its own risk and costs.

**THE SCHEDULE-I REFERRED TO ABOVE**

( The Land & kancha Structure )

**ALL THAT** piece and parcel of land more or less 2858 Sq.Ft Joint undivided and a kancha tally-shade one-storied structure measuring more or less 100 Sq.Ft joint undivided therein along with undivided joint proportionate rights on land & building, comprised in Mouza-Baishnabghata, in E/P No.41(S.P.-74) in C.S. Plot No.298(P) (SP74), J. L. No.28 Police Station - previous Jadavpur at after that Patuli at present Netaji Nagar, in the District 24-Parganas (South) within the jurisdiction of Kolkata Municipal Corporation, Ward No.- 100, Premises No.400A/2V, Netaji Subhas Chandra Bose Road,(mailing address- A/43, Lakshmi Narayan Colony ), Post Office-Naktala,

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Kolkata - 700047., being Assessee No.21-100-07-4120-0, and the same is butted and bounded as follows.

ON THE NORTH : E.P.No.42,  
ON THE SOUTH : E.P.No.40,  
ON THE EAST : C.S Plot No. 354(P) Colony Boundary  
ON THE WEST : Colony Road 17 Ft.

**THE SCHEDULE-II ABOVE REFERRED TO:**  
**(PARTICULARS OF THE OWNERS' ALLOCATION)**

The "LAND OWNERS' ALLOCATION" shall mean in exchange of land after completion of the proposed new G+3 multi-storied building with lift facility, which will be allocated to the land owners as follows:-

The Owners will get 3(three) numbers of separate self-contained residential flats i.e. 1(one) flat on the 1<sup>st</sup> floor (Front side) and 1(one) flat on the top floor (Front side) and another 1(one) flat on the top floor (back side) together with 50% open garage/car parking space as per K.M.C sanction plan in the Ground floor of the new G+3 storied building with lift facility on the **SCHEDULE-I** premises of the OWNER'S ALLOCATION.

TOGETHER WITH the undivided indivisible, proportionate share of the land underneath the said building and common areas and facilities in the said premises, ALONG WITH the common users, facilities, amenities, liabilities and common roof right on the proposed G+3 storied building with lift facility on the proposed building therein.

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**THE SCHEDULE-III ABOVE REFERRED TO:**  
**(PARTICULARS OF THE DEVELOPER'S ALLOCATION)**

"DEVELOPER'S ALLOCATION" shall mean the save and except the Land Owners' allocation stated above in the proposed new building with lift facility to be constructed TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of the nominee/s ALONG WITH the common users, facilities, amenities, liabilities and common roof right will be of the Developer's Allocation.

**THE SCHEDULE-IV ABOVE REFERRED TO:**  
**(PARTICULARS OF THE COMMON AREAS)**

1. Boundary walls, parapet walls, common drain, sewerage system, roof and common spaces.
2. Common Staircase and lift.
3. Underground water reservoir, septic tank, overhead tank.
4. Room for Electric Meter and Pump motor.
5. Main Entrance gate from Public Road to the said proposed building
6. Entrance passage of the building to be the common entrance from Public Road to proposed building.
7. Water connection pipe lines.
8. Common egress and ingress to the other parts of the said land and proposed new building.

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THE SCHEDULE-V ABOVE REFERRED TO:  
(CONSTRUCTIONAL SPECIFICATION AND WORKING  
CURRICULUM)

1. R.C.C. Foundation
2. R.C.C. Column, Lintel & Roof,
3. Plaster with Cement & Sand mixture (with proper ratio);
4. The wall will be finished with the Plaster of Paris;
5. Tiles/ Marble flooring;
6. Doors having wooden frame with flush door panes;
7. Windows will be aluminum sliding windows with iron grill fitting having glass fitted pans;
8. Concealed wearing with good quality pipe protection & good quality wire inside, there will be electrical points without any electrical fittings & gadgets there within the Flat. The bed rooms will be provided with two light points, one fan point & one 05 amp. Plug point and the leaving-cum-dining room will be provided with two light points, one fan point & one 05 amp. Plug point, one 15 amp. Plug point & one T.V. point and the kitchen will have one light point, one exhaust fan point, one 05 amp. Plug point and the common bath-cum-privy will be provided with one light point, one exhaust fan point and the W.C. will be provided with one light point and exhaust fan point and the verandah will be provided with one light point. The purchaser will have to bear the proportionate cost of the statutory charges for the transformer for the new building, if charged by the Competent Authority of Electric Supply and in addition to that the costs & expenses for the separate meter for the unit to be purchased by the purchaser herein named must be carried out by the Purchaser herein named;

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Both the privies will be provided with white colour with European style pan with cistern facility and other good quality sanitary fittings will be provided;

10. Water supply provisions will be there through good quality PVC pipes & other fittings and the supply to be made from overhead tank/s of reputed quality which will be filled through the motor pump of adequate capacity, to be installed at the ground floor of the building to lift the water from underground or semi underground water reservoir of standard capacity as supplied by the Kolkata Municipal Corporation;
11. Required Drainage & Excretory system will be there;
12. Bathrooms will have tiles flooring with glaze tiles fitted up-to 5' Ft. height at the walls from the floor level. There will be two taps, on cistern, one shower, one basin connection at the bath-cum-privy and one tap & one cistern connection at the W.C.;
13. Kitchen will have one black stone slab to be used as the cooking platform & one steel sink will be there. The cooking platform side walls will be fitted with glaze tiles up-to 2' Ft. height from the cooking platform level and there will be one tap connection at the kitchen;
14. For any extra work other than the specification the individuals have to bear the extra cost and/or difference of cost and that should be cleared as per the bill raised before taking the possession of the flat under the Agreement. The proportionate charges for bringing the main common meter must be borne by the Parties/Purchasers.

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**DEVELOPMENT POWER OF ATTORNEY**  
**(For Construction)**

**KNOW ALL MEN BY THESE PRESENTS** that we, **(1) SRI DEBASISH SENGUPTA** (PAN-EODPS5029N), (Aadhar No.9818 7530 1075), (M 9831938833), son of Late Sripatiranjan Sengupta, aged about 52 years, by nationality - Indian, by faith - Hinduism, by occupation - Business, residing at A/43 Lakshmi Narayan Colony, Post Office - Naktala, Police Station-Netaji Nagar, Kolkata - 700047, **(2) SRI DIPANKAR SENGUPTA** (PAN-BFTPS7278R), (Aadhar No.2271 9600 2028), (M 9748577793), son of Late Sripaty Ranjan Sengupta, aged about 51 years, by nationality - Indian, by faith - Hinduism, by occupation -Business, residing at A/43 Lakshmi Narayan Colony, Post Office - Naktala, Police Station-Netaji Nagar, Kolkata - 700047, **(3) SRI BASUDEB DAS** (PAN-AVIPD9145J), (Aadhar No.7773 1692 3770), (M 8697063919), son of late Nibaran Das, aged about 79 years, by nationality - Indian, by faith - Hinduism, by occupation - Retired, both residing at 19/A, Industrial Housing Estate, Piyali town, Baruipur, Post Office - Baruipur, Police Station- Baruipur, South 24 Parganas, West Bengal-743387, **(4) SMT. SANCHITA GHOSH** (PAN-APEPG5917M), (Aadhar No. 8638 4894 0951), (M 9748393447), daughter of Basudeb Das, aged about 46 years, by nationality - Indian, by faith - Hinduism, by occupation -House Wife, residing at 76/A, Sahapur Main Road, Post Office - Sahapur, Police Station- Sahapur, Kolkata - 700038, **(5) SMT. ARPITA DAS BISWAS** (PAN-BSGPD5580D), (Aadhar No.5834 5084 6248), (M 7003256611), daughter of Basudeb Das, aged about 42 years, by nationality - Indian, by faith - Hinduism, by occupation - House Wife, residing at B/1, Netaji Nagar, piyali Town, Baruipur, Post Office - Baruipur, Police Station- Baruipur, South 24 Parganas, West Bengal - 743387,

*Jayanta Kumar Dutta*

**SRI RANJIT SENGUPTA** (PAN-DQNPS0378P), (Aadhar No.5586 2854), (M 8017598340), son of Late Hriday Bandhu Sengupta, aged about 78 years, by nationality - Indian, by faith - Hinduism, by occupation -Business, residing at A/43 Lakshmi Narayan Colony, Post Office - Naktala, Police Station-Netaji Nagar, Kolkata - 700047,  
**(7) SRI DEBABRATA SENGUPTA** (PAN-GZRPS5774R), (Aadhar No.7811 2438 0669), (M 8017598387), son of Sri RANJIT SENGUPTA, aged about 36 years, by nationality - Indian, by faith - Hinduism, by occupation -Business, residing at A/41 Lakshmi Narayan Colony, Post Office - Naktala, Police Station-Netaji Nagar, Kolkata - 700047,  
**(8) SMT MINATI DEB** (PAN-AYGPD6034K), (Aadhar No.9903 0960 0492), (M 8100503951), daughter of Late Shreepati Ranjan Sengupta and wife of Sri Sadhan Deb, aged about 65 years, by nationality - Indian, by faith - Hinduism, by occupation -House Wife, both residing at A/67, New Roypur, Post Office - Garia, Police Station-Patuli, Kolkata - 700084, **(9) SMT. SAMAPTI DUTTA GUPTA** (PAN-HCUPD8566B), (Aadhar No. 7383 8489 2682), (M 7003747632), daughter of Late Sripati Ranjan Sengupta, aged about 55 years, by nationality - Indian, by faith - Hinduism, by occupation -Business, residing at 90, Sreerampur Road(North), Post Office - Garia, Police Station-Patuli, South 24 Parganas, Kolkata - 700084, hereinafter called and referred to as the **PRINCIPALS** do hereby send greetings:

**WHEREAS** We the principals are entitled to **ALL THAT** piece and parcel of land measuring more or less 2858 Sq.Ft Joint undivided . kancha tally-shade one-storied structure measuring more or less 100 Sq.Ft joint undivided therein along with undivided joint proportionate rights on land & building. comprised in Mouza-Baishnabghata, in E/P No.41(S.P-74) in C.S. Plot No.298(P) (SP74), J. L. No.28 Police

*Jayanta Kumar Dutta .*



station -Netaji Nagar, in the District 24-Parganas (South) within the jurisdiction of Kolkata Municipal Corporation, Ward No.- 100, Premises No.400A/2V, Netaji Subhas Chandra Bose Road,(mailing address- A/43, Lakshmi Narayan Colony ), Post Office-Naktala, Kolkata - 700047., being Assessee No.21-100-07-4120-0 with proposed G+3 building with lift facility, and the same is more fully described in **SCHEDULE** hereunder.

**AND WHEREAS** the Principals hereto are not in a position to look after and supervise the said property personally and it would not be possible on their part to appear before the competent Court of Law, Registration office or other authority/s concerned from time to time and it has become necessary and expedient to authorize and empower the Attorney to do construction work or to develop the said property or all acts, deeds and things for and our behalves. AND simultaneously we execute a registered Development Agreement on the same date mentioned herein above.

**AND WHEREAS** accordingly we, the Principals hereto do hereby appoint **(i)** Sri Jayanta Kumar Dutta ( PAN : AMDPD8870G) (AADHAR : 7594 3831 0369) (M : 9830928097) s/o Late Sunil Kumar Dutta aged about 56 years by nationality - Indian, by faith- Hindu, by occupation - Business and **(ii)** Smt. Krishna Dutta (PAN : AIUPD3399R) (AADHAR : 3397 7723 6668) (M : 9830630689) Daughter of Late Sashi Bhusan Mitra and wife of Sri Jayanta Kumar Dutta aged about 56 years by nationality - Indian, by faith- Hindu, by occupation - Business and both are residing at A/4 Laxmi Narayan Colony, P.O- Naktala, P.S- Netaji Nagar, Kolkata- 700047 to represent their partnership firm **M/S, J.K. ENTERPRISE** (PAN- AAUFJ4428R)

*Jayanta Kumar Dutta -*

having its office at **400/A/2S/1**, Netaji Subhas Chandra Bose Road ( Mailing address : A/37, Laxmi Narayan Colony) P.O- Naktala, P.S- Netaji Nagar, Kolkata- 700047 the Developer herein are our true and lawful a Constituted Attorney to do develop or construct or execute or cause to be done and executed all such acts, deeds, matter and things in our names and on our behalves relating to our landed property fully mentioned in the **SCHEDULE** hereunder written either singly or jointly and we do hereby authorize and empower our said Attorney/s to do the following acts, deeds, matters and things in our names and on our behalves either singly or jointly .

1. That to look after, maintain and supervise the said **SCHEDULE** property hereunder written.
2. That to sign all papers, documents, letters, forms, applications, plans etc. in respect of the said property incidental or relating thereto.
3. That to appear and represent us before the Land Acquisition & Requisition Department/s, B.L.& L.R.O., Police Station, Income Tax Department/s, Court/s, Tribunal/s, Kolkata Municipal Corporation office/s, etc. and all or any Government or Semi-Government,( both State & Central ) , Private body or any other authority/s concerned and to sign and execute all papers and documents as may be required and do all acts, deeds and things that may be necessary.
4. That to take all steps and appear in all legal proceedings concerning the said property for obtaining necessary

*Jayanta Kumar Dutta*



permission from the competent Court of Law, Kolkata Municipal Corporation authority or any other authority/s concerned and to sign verify all papers, documents, building plan, drainage connection, water connection, electric connection, review plan, to collect completion certificate etc. Including complaints, written statements, affidavits, petitions, pleadings, compromise appeals, vakalatnamas that may be necessary on our behalfs and to deal with and/or negotiate with any person/s and/or occupier/s in the said premises and to take necessary steps which me said attorney at his own discretion shall think and fit.

5. That to sign, execute and deliver all or any Affidavit/s, Declaration/s, Indemnity Bond Agreement/s, Sale Deed/s and other Deed/s all Instrument/s & Document/s pertaining to the said property or any part thereof and to admit the execution thereof for registration before the appropriate Registering authority having jurisdiction concerning the said premises and/or before the Notary Public or before any Oath Commissioner for similar purpose and to take all steps for perfecting such execution and registration such power shall be restricted to the Developer's allocation only.
6. That to enter into agreement/instrument for negotiations or to finalize all sale the DEVELOPER'S ALLOCATION and also collect the consideration amount in respect of the Developer's allocation of the total construction area over the **SCHEDULE** property or part thereof on such terms and conditions, considerations, stipulations, provisions as our said Attorney

*Jayanta Kumar Sutta*

shall think fit and proper with any prospective purchaser/s and to accept/receive thereof any amount in advance/earnest money and final payment and to give valid receipts and discharges in respect thereof.

7. That to file complaint with Magistrate or any other concerned authority/s for protecting the said property/premises against all unlawful acts, if done by anybody and prosecute the same.
8. That to engage Lawyer/s, Solicitor/s, Advocate/s and other legal agent/s and sign all Vokatnama/s, Power/s. etc. in our name and on our behalves.
9. That to sell, transfer, convey and assign or otherwise dispose of the **SCHEDULE** property or any part thereof to any person, firm, company etc. and to sign execute and register all deed/s, agreement/s, instrument/s and to do all acts and things as our said Attorney may deem fit and proper for or in relation to all or any of the purpose or matters aforesaid.
10. That to do all act deeds and things as may be necessary appropriate or expedient for such assurance as may be necessary for the completion of the sale as aforesaid.
11. Be it noted that this Power of Attorney is being granted in favour of our said Attorney as incorporated in the said registered agreement for development of the property, which is the subject

*Gayantha Kumar Dutta.*



matter of this Power of Attorney and our Attorney shall act as Developer materialize the purpose of the said registered development agreement for development of the property.

**AND GENERALLY** to do all acts, deeds, matters and things concerning the said property or in relation to the said property in which I may be interested and on our behalves to execute and do all acts deeds, matters, and things as fully and effectually in all respects as ourselves could do the same, if personally present.

**AND** we hereby for ourselves, ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done in respect of the said property or any part thereof.

**SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**

**ALL THAT** piece and parcel of land more or less 2858 Sq.Ft Joint undivided and a kancha tally-shade one-storied structure measuring more or less 100 Sq.Ft joint undivided therein along with undivided joint proportionate rights on land & building, comprised in Mouza-Baishnabghata, in E/P No.41(S.P-74) in C.S. Plot No.298(P) (SP74), J. L. No.28 Police Station - previous Jadavpur at present Netaji Nagar, in the District 24-Parganas (South) within the jurisdiction of Kolkata Municipal Corporation, Ward No.- 100, Premises No.400A/2V, Netaji Subhas Chandra Bose Road,(mailing address- A/43, Lakshmi Narayan Colony ), Post Office-Naktala, Kolkata - 700047., being Assessee No.21-100-07-4120-0, and the same is butted and bounded as follows.

*Goyanta Kumar Datta*

ON THE NORTH : E.P.No.42,  
ON THE SOUTH : E.P.No.40,  
ON THE EAST : C.S Plot No. 354(P) Colony Boundary,  
ON THE WEST : Colony Road 17 Ft.

**IN WITNESS WHEREOF** we, the Principals/Executors & Attorney  
hereunto have set subscribed our respective hands on this day  
of , 2024.

**SIGNED & SEALED AT KOLKATA  
IN THE PRESENCE OF  
WITNESSES**

1. Debanjali Dutta  
A/c, Laxmi Narayan Colony  
Garia, Kol-47

1. Debanjali Sengupta  
2. Dipankar Sengupta  
3. Banucheltra  
4. Sandita Ghosh  
5.  *Asmita Das Biswas*  
6.  *Itol Kanjit Sengupta*  
7. *By pen of Kalyan Kumar Mitra*  
8. Mimati Del  
9. Samapt Dutta

Signature of the Owners/ Principals.

*Subendu Asitya Paul*  
2. 356/20 A.M. S. C. Bose  
Rd. Kol-47.

For J. K. ENTERPRISE  
*Jayanta Kumar Gupta*  
Partner

For J. K. ENTERPRISE  
*Krishna Datta*  
Partner

Signature of the Developer/Attorney.

Drafted by me:-

*Kalyan Kumar Mitra*  
(Kalyan Kumar Mitra)  
Advocate

Enrolment No. W.B./483/1974  
Judges' Court, Alipore,  
Kolkata-700027  
Email :- mitrakalyan@yahoo.com  
Mobile No. 9830048057





NAME: DEBASHISH SENGUPTA.

SIGNATURE: *Debashish Sengupta*

|            | THUMB | 1ST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|-------|------------|---------------|-------------|--------------|
| LEFT HAND  |       |            |               |             |              |
| RIGHT HAND |       |            |               |             |              |



NAME: DIPANKAR SENGUPTA.

SIGNATURE: *Dipankar Sengupta*

|            | THUMB | 1ST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|-------|------------|---------------|-------------|--------------|
| LEFT HAND  |       |            |               |             |              |
| RIGHT HAND |       |            |               |             |              |



NAME: BARENDAS DAS.

SIGNATURE: *Barendas Das*

|            | THUMB | 1ST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|-------|------------|---------------|-------------|--------------|
| LEFT HAND  |       |            |               |             |              |
| RIGHT HAND |       |            |               |             |              |



NAME: SANAKITA GHOSH.

SIGNATURE: *Sanakita Ghosh*

|            | THUMB | 1ST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|-------|------------|---------------|-------------|--------------|
| LEFT HAND  |       |            |               |             |              |
| RIGHT HAND |       |            |               |             |              |



NAME: ARPITA DAS BISWAS.

SIGNATURE: *Arpita Das Biswas*

|            | THUMB | 1ST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|-------|------------|---------------|-------------|--------------|
| LEFT HAND  |       |            |               |             |              |
| RIGHT HAND |       |            |               |             |              |



NAME: RANJIT SENGUPTA.

SIGNATURE: *Ranjit Sengupta*  
*On the part of Kalyan Kumar Mitra.*

|            | THUMB | 1ST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|-------|------------|---------------|-------------|--------------|
| LEFT HAND  |       |            |               |             |              |
| RIGHT HAND |       |            |               |             |              |





|            | THUMB | 1ST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|-------|------------|---------------|-------------|--------------|
| LEFT HAND  |       |            |               |             |              |
| RIGHT HAND |       |            |               |             |              |

NAME: DEBABRATA SENGUPTA.

SIGNATURE: D. Sen Gupta (Debabrata Sen Gupta)



|            | THUMB | 1ST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|-------|------------|---------------|-------------|--------------|
| LEFT HAND  |       |            |               |             |              |
| RIGHT HAND |       |            |               |             |              |

NAME: MINATI DEB.

SIGNATURE: Minati Deb



|            | THUMB | 1ST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|-------|------------|---------------|-------------|--------------|
| LEFT HAND  |       |            |               |             |              |
| RIGHT HAND |       |            |               |             |              |

NAME: SAMAPTI DUTTA GUPTA.

SIGNATURE: Samapti Dutta Gupta



|            | THUMB | 1ST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|-------|------------|---------------|-------------|--------------|
| LEFT HAND  |       |            |               |             |              |
| RIGHT HAND |       |            |               |             |              |

NAME: JAYANTA KUMAR DUTTA.

SIGNATURE: Jayanta Kumar Dutta.



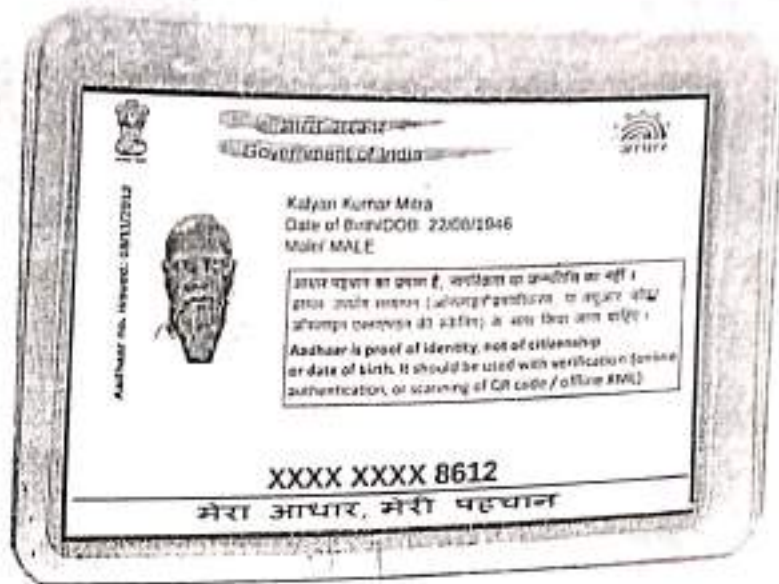
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|------------|-------|------------|---------------|-------------|--------------|
| LEFT HAND  |       |            |               |             |              |
| RIGHT HAND |       |            |               |             |              |

NAME: KRISHNA DUTTA.

SIGNATURE: Krishna Dutta

|  | THUMB | 1ST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|--|-------|------------|---------------|-------------|--------------|
|  |       |            |               |             |              |





### Major Information of the Deed

|  |  |   |            |
|--|--|---|------------|
| Deed No :  | I-1603-12033/2024  | Date of Registration  | 19/07/2024 |
| Query No / Year  | 1603-2001750559/2024   | Office where deed is registered                             |            |
| Query Date   | 05/07/2024 10:41:32 PM   | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details                      | KALYAN KUMAR MITRA<br>ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830048057, Status : Advocate |   |            |
| Transaction  | Additional Transaction   |   |            |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]  |   |            |
| Set Forth value  | Market Value   |   |            |
| Rs. 4,05,000/-   | Rs. 56,80,614/-  |   |            |
| Stamp duty Paid(SD)  | Registration Fee Paid  |   |            |
| Rs. 7,020/- (Article:48(g))                                  | Rs. 53/- (Article: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:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N S C Bose Road (Laxmi Narayan Colony), , Premises No: 400A/2V, , Ward No: 100 JI No: 28, , LAKSHMINARAYANCOLONY Pin Code : 700047



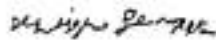


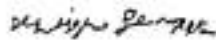


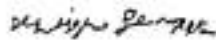


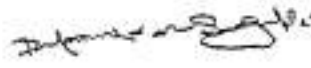


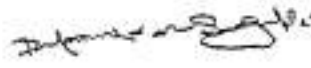


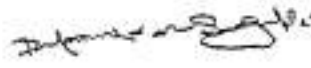


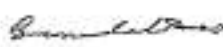


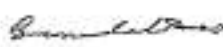


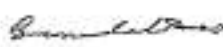
| Sch No        | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                   |
|---------------|-------------|----------------|-----------------------|--------------|-------------------------|-----------------------|---------------------------------|
| L1            | (RS :- )    |                | Bastu                 | 2858 Sq Ft   | 4,00,000/-              | 56,56,464/-           | Width of Approach Road: 17 Ft., |
| Grand Total : |             |                |                       | 6,5496Dec    | 4,00,000 /-             | 56,56,464 /-          |                                 |






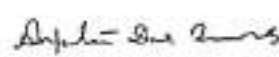


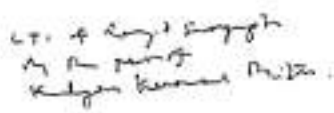
### Structure Details :

| Sch No  | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1  | On Land L1        | 100 Sq Ft.        | 5,000/-                 | 24,150/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 36 Years, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :   |                   | 100 sq ft         | 5,000 /-                | 24,150 /-             |                           |









and Lord Details :

| Sl No  | Name, Address, Photo, Finger print and Signature  |   |  |              |           |  |   |   |  |            |            |            |            |
|--|---|---|--|--------------|-----------|--|---|---|--|------------|------------|------------|------------|
| 1  | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri DEBASISH SENGUPTA</b><br/>                     Son of Late<br/>                     SRIPATIRANJAN SENGUPTA<br/>                     Executed by: Self, Date of Execution: 04/07/2024<br/>                     , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office                 </td> <td>  </td> <td> <br/>                     Captured                 </td> <td>  </td> </tr> <tr> <td>19/07/2024</td> <td>19/07/2024</td> <td>19/07/2024</td> <td>19/07/2024</td> </tr> </tbody> </table> <p>City:- Kolkata, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX2 , PAN No.: EOxxxxxx9N, Aadhaar No: 98xxxxxxxx1075, Status :Individual, Executed by: Self, Date of Execution: 04/07/2024<br/>                     , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office</p> | Name  | Photo  | Finger Print | Signature | <b>Shri DEBASISH SENGUPTA</b><br>Son of Late<br>SRIPATIRANJAN SENGUPTA<br>Executed by: Self, Date of Execution: 04/07/2024<br>, Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office |    | <br>Captured   |    | 19/07/2024 | 19/07/2024 | 19/07/2024 | 19/07/2024 |
| Name   | Photo   | Finger Print  | Signature  |              |           |  |   |   |  |            |            |            |            |
| <b>Shri DEBASISH SENGUPTA</b><br>Son of Late<br>SRIPATIRANJAN SENGUPTA<br>Executed by: Self, Date of Execution: 04/07/2024<br>, Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office |    | <br>Captured   |    |              |           |  |   |   |  |            |            |            |            |
| 19/07/2024   | 19/07/2024  | 19/07/2024  | 19/07/2024   |              |           |  |   |   |  |            |            |            |            |
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| Name   | Photo   | Finger Print  | Signature  |              |           |  |   |   |  |            |            |            |            |
| <b>Shri DIPANKAR SENGUPTA</b><br>Son of Late SRIPATY RANJAN SENGUPTA<br>Executed by: Self, Date of Execution: 04/07/2024<br>, Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office   |   | <br>Captured  |    |              |           |  |   |   |  |            |            |            |            |
| 19/07/2024   | 19/07/2024  | 19/07/2024  | 19/07/2024   |              |           |  |   |   |  |            |            |            |            |
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| Name   | Photo   | Finger Print  | Signature  |              |           |  |   |   |  |            |            |            |            |
| <b>Shri BASUDEB DAS</b><br>Son of Late NIBARAN DAS<br>Executed by: Self, Date of Execution: 04/07/2024<br>, Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office                     |    | <br>Captured |  |              |           |  |   |   |  |            |            |            |            |
| 19/07/2024   | 19/07/2024  | 19/07/2024  | 19/07/2024   |              |           |  |   |   |  |            |            |            |            |

| Name  | Photo   | Finger Print  | Signature  |
|---|---|---|--|
| <b>Smt SANCHITA GHOSH</b><br>Daughter of Shri BASUDEB DAS<br>Executed by: Self, Date of Execution: 04/07/2024<br>, Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office   | <br>19/07/2024   | <br>Captured<br>LT<br>19/07/2024   | <br>19/07/2024   |
| City:- Kolkata, P.O:- SAHAPUR, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: APxxxxxx7M, Aadhaar No: 86xxxxxxxx0951, Status :Individual, Executed by: Self, Date of Execution: 04/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office |   |   |  |
| <b>Smt ARPITA DAS BISWAS</b><br>Daughter of Shri BASUDEB DAS<br>Executed by: Self, Date of Execution: 04/07/2024<br>, Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office  | <br>19/07/2024   | <br>Captured<br>LT<br>19/07/2024   | <br>19/07/2024   |
| City:- Baruipur, P.O:- BARUIPUR, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743387 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: BSxxxxxx0D, Aadhaar No: 58xxxxxxxx6246, Status :Individual, Executed by: Self, Date of Execution: 04/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office |   |   |  |
| <b>Shri RANJIT SENGUPTA</b><br>Son of Late HRIDAY BANDHU SENGUPTA<br>Executed by: Self, Date of Execution: 04/07/2024<br>, Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office   | <br>19/07/2024 | <br>Captured<br>LT<br>19/07/2024 | <br>19/07/2024 |
| City:- Kolkata, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: DQxxxxxx8P, Aadhaar No: 55xxxxxxxx2854, Status :Individual, Executed by: Self, Date of Execution: 04/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office         |   |   |  |







| Name  | Photo   | Finger Print   | Signature                             |
|---|---|--|---------------------------------------|
| <b>Shri DEBABRATA SENGUPTA</b><br>Son of Shri RANJIT SENGUPTA<br>Executed by: Self, Date of Execution: 04/07/2024<br>, Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office   | <br>19/07/2024   | <br>LTI<br>19/07/2024   | Debabrata Sen Gupta<br><br>19/07/2024 |
| City:- Kolkata, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.: GZxxxxxx4R, Aadhaar No: 78xxxxxxxx0669, Status :Individual, Executed by: Self, Date of Execution: 04/07/2024<br>, Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office   |   |  |                                       |
| <b>Smt MINATI DEB</b><br>Wife of Shri SADHAN DEB<br>Executed by: Self, Date of Execution: 04/07/2024<br>, Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office  | <br>19/07/2024   | <br>LTI<br>19/07/2024   | Minati Deb<br><br>19/07/2024          |
| City:- Kolkata, P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.: AYxxxxxx4K, Aadhaar No: 99xxxxxxxx0492, Status :Individual, Executed by: Self, Date of Execution: 04/07/2024<br>, Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office |   |  |                                       |
| <b>Smt SAMAPTI DUTTA GUPTA</b><br>Daughter of Late SRIPATI RANJAN SENGUPTA<br>Executed by: Self, Date of Execution: 04/07/2024<br>, Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office  | <br>19/07/2024 | <br>LTI<br>19/07/2024 | Samapti Gupta<br><br>19/07/2024       |
| City:- Kolkata, P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.: HCxxxxxx6B, Aadhaar No: 73xxxxxxxx2582, Status :Individual, Executed by: Self, Date of Execution: 04/07/2024<br>, Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office   |   |  |                                       |

**Developer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>J.K. ENTERPRISE</b><br>City:- Kolkata, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-2XX4 , PAN No.: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

# Representative Details :

| Name, Address, Photo, Finger print and Signature   |  |   |   |
|--|--|---|---|
| No   | Name   | Photo   | Signature   |
| 1  | <b>Shri JAYANTA KUMAR DUTTA (Presentant)</b><br>Son of Late SUNIL KUMAR DUTTA<br>Date of Execution - 05/07/2024, Admitted by: Self, Date of Admission: 19/07/2024, Place of Admission of Execution: Office | <br><small>Jul 19 2024 4:13PM</small>  | <br><small>LT1 19/07/2024</small>  |
| City:- Kolkata, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8, PAN No.:- AMxxxxxx0G, Aadhaar No: 75xxxxxxxx0369 Status : Representative, Representative of : J.K. ENTERPRISE (as PARTNER)   |  |   |   |
| 2  | <b>Smt KRISHNA DUTTA</b><br>Daughter of Late SASHIBHUSAN MITRA<br>Date of Execution - 05/07/2024, Admitted by: Self, Date of Admission: 19/07/2024, Place of Admission of Execution: Office                | <br><small>Jul 19 2024 4:13PM</small> | <br><small>LT1 19/07/2024</small> |
| City:- Kolkata, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8, PAN No.:- AXxxxxxx9R, Aadhaar No: 33xxxxxxxx6668 Status : Representative, Representative of : J.K. ENTERPRISE (as PARTNER) |  |   |   |

## Identifier Details :

| Name   | Photo  | Finger Print   | Signature   |
|--|--|--|---|
| <b>Mr KALYAN KUMAR MITRA</b><br>Son of Late SB MITRA<br>ALIPORE JUDGES COURT, Judges Court Road, City:- Kolkata, P.O:- ALIPORE, P.S.-Alipore, District:-South 24 Parganas, West Bengal, India, PIN:- 700027  | <br><small>19/07/2024</small> | <br><small>19/07/2024</small> | <br><small>19/07/2024</small> |
| Identifier Of Shri DEBASISH SENGUPTA, Shri DIPANKAR SENGUPTA, Shri BASUDEB DAS, Smt SANCHITA GHOSH, Smt ARPITA DAS BISWAS, Shri RANJIT SENGUPTA, Shri DEBABRATA SENGUPTA, Smt MINATI DEB, Smt SAMAPTI DUTTA GUPTA, Shri JAYANTA KUMAR DUTTA, Smt KRISHNA DUTTA |  |  |   |



# Transfer of property for L1

| Sl.No | From                    | To. with area (Name-Area)    |
|-------|-------------------------|------------------------------|
| 1     | Shri DEBASISH SENGUPTA  | J.K. ENTERPRISE-612.42 Sq Ft |
| 2     | Shri DIPANKAR SENGUPTA  | J.K. ENTERPRISE-612.42 Sq Ft |
| 3     | Shri BASUDEB DAS        | J.K. ENTERPRISE-136.1 Sq Ft  |
| 4     | Smt SANCHITA GHOSH      | J.K. ENTERPRISE-136.1 Sq Ft  |
| 5     | Smt ARPITA DAS BISWAS   | J.K. ENTERPRISE-136.1 Sq Ft  |
| 6     | Shri RANJIT SENGUPTA    | J.K. ENTERPRISE-204.15 Sq Ft |
| 7     | Shri DEBABRATA SENGUPTA | J.K. ENTERPRISE-204.15 Sq Ft |
| 8     | Smt MINATI DEB          | J.K. ENTERPRISE-408.28 Sq Ft |
| 9     | Smt SAMAPTI DUTTA GUPTA | J.K. ENTERPRISE-408.28 Sq Ft |

# Transfer of property for S1

| Sl.No | From                    | To. with area (Name-Area)         |
|-------|-------------------------|-----------------------------------|
| 1     | Shri DEBASISH SENGUPTA  | J.K. ENTERPRISE-21.43000000 Sq Ft |
| 2     | Shri DIPANKAR SENGUPTA  | J.K. ENTERPRISE-21.43000000 Sq Ft |
| 3     | Shri BASUDEB DAS        | J.K. ENTERPRISE-4.76000000 Sq Ft  |
| 4     | Smt SANCHITA GHOSH      | J.K. ENTERPRISE-4.76000000 Sq Ft  |
| 5     | Smt ARPITA DAS BISWAS   | J.K. ENTERPRISE-4.76000000 Sq Ft  |
| 6     | Shri RANJIT SENGUPTA    | J.K. ENTERPRISE-7.14000000 Sq Ft  |
| 7     | Shri DEBABRATA SENGUPTA | J.K. ENTERPRISE-7.14000000 Sq Ft  |
| 8     | Smt MINATI DEB          | J.K. ENTERPRISE-14.29000000 Sq Ft |
| 9     | Smt SAMAPTI DUTTA GUPTA | J.K. ENTERPRISE-14.29000000 Sq Ft |

On 19-07-2024

**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 15:43 hrs on 19-07-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri JAYANTA KUMAR DUTTA.

**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 55 50 614/-

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

Execution is admitted on 19/07/2024 by 1. Shri DEBASISH SENGUPTA, Son of Late SRIPATIRANJAN SENGUPTA, P.O. NAKTALA, Thana: Patuli, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 2. Shri DIPANKAR SENGUPTA, Son of Late SRIPATY RANJAN SENGUPTA, P.O. NAKTALA, Thana: Patuli, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 3. Shri BASUDEB DAS, Son of Late NIBARAN DAS, P.O. BARUIPUR, Thana: Baruiপুর, City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Hindu, by Profession Retired Person, 4. Smt SANCHITA GHOSH, Daughter of Shri BASUDEB DAS, P.O. SAHAPUR, Thana: Tollygunge, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession House wife, 5. Smt ARPITA DAS BISWAS, Daughter of Shri BASUDEB DAS, P.O. BARUIPUR, Thana: Baruiপুর, City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Hindu, by Profession House wife, 6. Shri RANJIT SENGUPTA, Son of Late HRIDAY BANDHU SENGUPTA, P.O. NAKTALA, Thana: Patuli, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 7. Shri DEBABRATA SENGUPTA, Son of Shri RANJIT SENGUPTA, P.O. NAKTALA, Thana: Patuli, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 8. Smt MINATI DEB, Wife of Shri SADHAN DEB, P.O. GARIA, Thana: Patuli, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 9. Smt SAMAPTI DUTTA GUPTA, Daughter of Late SRIPATI RANJAN SENGUPTA, P.O. GARIA, Thana: Patuli, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr KALYAN KUMAR MITRA, , Son of Late SB MITRA, ALIPORE JUDGES COURT, Road: Judges Court Road, , P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-07-2024 by Shri JAYANTA KUMAR DUTTA, PARTNER, J.K. ENTERPRISE (Partnership Firm), City:- Kolkata, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr KALYAN KUMAR MITRA, , Son of Late SB MITRA, ALIPORE JUDGES COURT, Road: Judges Court Road, , P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 19-07-2024 by Smt KRISHNA DUTTA, PARTNER, J.K. ENTERPRISE (Partnership Firm), City:- Kolkata, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr KALYAN KUMAR MITRA, , Son of Late SB MITRA, ALIPORE JUDGES COURT, Road: Judges Court Road, , P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/07/2024 11:58AM with Govt. Ref. No: 192024250126282438 on 18-07-2024, Amount Rs: 7/-, Bank: SBI  
EPay ( SBIPay), Ref. No. 9585106092630 on 18-07-2024, Head of Account 0030-03-104-001-16  
Online on 19/07/2024 4:04PM with Govt. Ref. No: 192024250128951778 on 19-07-2024, Amount Rs: 46/-, Bank: SBI  
EPay ( SBIPay), Ref. No. 5208178483020 on 19-07-2024, Head of Account 0030-03-104-001-16



## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/-  
by online = Rs 6,920/-

### Description of Stamp

1. Stamp Type Impressed, Serial no 18727, Amount: Rs.100.00/-, Date of Purchase: 16/07/2024, Vendor name: T K PUROKAYASTHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/07/2024 11:58AM with Govt. Ref. No: 192024250126262438 on 18-07-2024, Amount Rs: 6,900/-, Bank: SBI EPay (SBIEPay), Ref. No. 9585106092630 on 18-07-2024, Head of Account 0030-02-103-003-02  
Online on 19/07/2024 4:04PM with Govt. Ref. No: 192024250126951778 on 19-07-2024, Amount Rs: 20/-, Bank: SBI EPay (SBIEPay), Ref. No. 5208178483020 on 19-07-2024, Head of Account 0030-02-103-003-02



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1603-2024, Page from 310773 to 310828  
being No 160312033 for the year 2024.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2024.07.19 19:10:02 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 19/07/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.