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28/09/21
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Certified that the document is admitted to registration. The signature sheets and the endorsement sheet attached with the document are the part of this document.

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

28 OCT 2021

DEED OF AGREEMENT FOR DEVELOPMENT
cum-GENERAL POWER OF ATTORNEY

THIS DEED OF AGREEMENT FOR DEVELOPMENT-CUM-

GENERAL POWER OF ATTORNEY is made this the 28TH day of

October, 2021 (Two Thousand Twenty-One) BETWEEN ;

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 353883 to 353948
being No 160310423 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.12.03 11:07:42 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/12/03 11:07:42 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

SMT. SANTANA SEN alias **SANTANA SEN JUMRANI**, having PAN : BKTPS9110H, Aadhaar No.2935 0478 3544, wife of Sri Manish Jumrani and daughter of Sri Sibaprasad Sen, by faith : Hindu, by nationality : Indian, by occupation : House-Wife, residing at 312, Jyotish Roy Road, 3rd Floor, Post Office : New Alipore, Police Station : Behala, Kolkata : 700034, District : South 24 Parganas and permanently residing at "**MILLENNIUM TOWER**", Flat No.T1/A2/FR 3-11, 3, Main Arterial Road, Post Office : New Town, Police Station : New Town, Kolkata : 700156, District : North 24 Parganas, hereinafter called and referred to as "the **OWNER**" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

D.G. CONSTRUCTION, a Proprietorship Firm, having its Office at 50, Kazi Para Road, Post Office : Parnasree Pally, Police Station : Behala now Parnasree, Kolkata : 700060, District : South 24 Parganas, represented by its Proprietor **SRI DEBASIS GHOSH**, having PAN : ALJPG3341F, Aadhaar No.2448 3415 4337, son of Late Shib Krishna Ghosh, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 50, Kazi Para Road, Post Office : Parnasree Pally, Police Station : Behala now Parnasree, Kolkata : 700060, District : South 24 Parganas, hereinafter called and referred to as "the **DEVELOPER**" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS Ajit Kanti Sen, now deceased, son of Late J.N. Sen of 1/1, Sisir Bagan Road, Post Office : Behala, Police Station : Behala, Calcutta : 700034 became the Owner of the bastu land measuring 4 (Four) Cottahs more or less together with Building standing thereon in the portion of R.S. Dag Nos.12016 & 12017, under R.S. Khanda Khatian No.8466 from present Khatian No.1673 and R.S. Dag Nos.12015, 12016 & 12017, under R.S. Khatian No.651 of Mouza : Behala, J.L. No.2, within the limits of the then South Suburban Municipality at being portion of Premises No.179, Netaji Subhas Road, Police Station : Behala, Calcutta : 700034, District : 24 Parganas by one Deed of Conveyance dated 1st August, 1980 executed by Sri Aroon Kumar Shaw, son of Late Paresh Chandra Shaw of 47, Matt Lane, Calcutta : 700013, mentioned as the Vendor therein in favour of said Ajit Kanti Sen, now deceased, mentioned as the Purchaser therein, which had been registered in the Office of the Sub-Registrar at Alipore, 24 Parganas, recorded in Book No.I, Volume No.100, at Pages 165 to 174, Being No.3762 for the year 1980.

AND WHEREAS the entire properties of said South Suburban Municipality including the said property had been merged with the Calcutta Municipal Corporation now the Kolkata Municipal Corporation by the Government of West Bengal for its better administrative policy and after said merging the said property had been fallen within the radius of Municipal Ward No.130 of the said Municipal Corporation.

AND WHEREAS said Ajit Kanti Sen, since deceased, during his lifetime constructed a 1 (One) storied Building measuring 983 (Nine Hundred Eighty-Three) Square Feet more or less in the land of the

said property for his residence as per Building Plan sanctioned by the Office of the then South Suburban Municipality.

AND WHEREAS said Ajit Kanti Sen, now deceased, was a bachelor till his death and during his lifetime he executed one Will and Testament dated 26th October, 2016 in respect of the said property after bequeathing and giving to his niece Smt. Santana Sen alias Santana Sen Jumrani, the Owner herein, being his brother's married daughter and he also appointed and nominated Sri Manish Jumrani, son of Sri Meher Chand Jumrani of Loharuka Green Hieghts, Rajarhat Main Road, Raigachi, Chotopul, Post Office and Police Station : Rajarhat, Kolkata : 700135, District : North 24 Parganas as Executor of the said Will and Testament having right to take Probate of the said Will and Testament after his death without any security from the competent Court of Law and all stipulations, obligations, privileges etc. had been written and mentioned thereto, which had been registered in the Office of the District Sub-Registrar - II at Alipore, South 24 Parganas, recorded in Book No.III, Volume No.1602-2016, at Pages 2474 to 2483, Being No.172 for the year 2016.

AND WHEREAS said Ajit Kanti Sen died on 2nd February, 2019 and after his death, said Sri Manish Jumrani filed one application in the Court of the Learned District Delegate at Alipore, South 24 Parganas for granting of the Probate of the said Will and Testament dated 26th October, 2016 of said deceased Ajit Kanti Sen as Executor of the said Will and Testament dated 26th October, 2016 and the same had been recorded as Act XXXIX Case No.91 of 2019 (Probate) in the said Learned Court.

AND WHEREAS said Learned Court of the District Delegate had been pleased to grant the Order of the Probate dated 28th February, 2020 in

respect of the said Will and Testament dated 26th October, 2016 in favour of said Sri Manish Jumrani being the Applicant and/or Petitioner of the said Probate case, subsequently the Probate Certificate had been issued and granted on 7th March, 2020 in favour of said Sri Manish Jumrani by the said Learned Court of the District Delegate as per terms of the said Order of granting of the Probate dated 28th February, 2020 passed in the said Probate case in favour of him.

AND WHEREAS as per terms of the said Order of granting of Probate dated 28th February, 2020 and issuing and granting of the Probate Certificate dated 7th March, 2020, said Sri Manish Jumrani delivered the possession of the said bastu land measuring 4 (Four) Cottahs more or less together with a 1 (One) storied Building measuring having 983 (Nine Hundred Eighty-Three) Square Feet more or less to said Smt. Santana Sen alias Santana Sen Jumrani, the Owner herein and said Smt. Santana Sen alias Santana Sen Jumrani, the Owner herein, received the possession of the said property from said Sri Manish Jumrani and she got possession thereof.

AND WHEREAS said Smt. Santana Sen alias Santana Sen Jumrani, the Owner herein, became the Owner of the said bastu land measuring 4 (Four) Cottahs more or less together with a 1 (One) storied Building measuring having 983 (Nine Hundred ighty-Three) Square Feet more or less and she used to possess and enjoy the same as the Owner thereof.

AND WHEREAS the name of said Smt. Santana Sen alias Santana Sen Jumrani, the Owner herein, had been mutated and recorded in the Office of the Kolkata Municipal Corporation in respect of the said

bastu land measuring 4 (Four) Cottahs more or less together with a 1 (One) storied Building measuring having 983 (Nine Hundred Eighty-Three) Square Feet more or less standing thereon in the portion of said R.S. Dag Nos.12015, 12016 & 12017 of Mouza : Behala, J.L. No.2 being identified as portion of Premises No.179, Netaji Subhas Road, Police Station : Behala now Parnasree, Kolkata : 700034, District : South 24 Parganas and after said mutation it had been known, numbered and distinguished as being Municipal Premises No.131/2, Netaji Subhas Road, Municipal Ward No.130 vide Municipal Assessee No.41-130-09-0268-0, Police Station : Behala now Parnasree, Kolkata : 700034 vide Order dated 8th July, 2020 passed by the Deputy Assessor Collector, the Kolkata Municipal Corporation (S.S. Unit) passed in the Mutation Case No.0/130/06-JUL-20/59660 in her name and she used to pay the Municipal taxes in respect of the said property at the said Municipal premises in the Office of the Kolkata Municipal Corporation in her name as the lawful Owner thereof.

AND WHEREAS said Smt. Santana Sen alias Santana Sen Jumrani, the Owner herein, is the absolute Owner and seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of bastu land measuring 4 (Four) Cottahs more or less together with a 1 (One) storied Building standing thereon in the portion of R.S. Dag Nos.12016 & 12017, under R.S. Khanda Khatian No.8466 from present Khatian No.1673 and R.S. Dag Nos.12015, 12016 & 12017, under R.S. Khatian No.651 of Mouza : Behala, J.L. No.2, within the limits of the Kolkata Municipal Corporation at being Municipal Premises No.131/2, Netaji Subhas Road, within the limits of the Kolkata Municipal Corporation, Municipal Ward No.130 vide Municipal Assessee No.41-130-09-0268-0, Police Station : Behala now

Parnasree, Kolkata : 700034 and she used to pay the Municipal taxes in respect of the said property in the Office of the Kolkata Municipal Corporation in her name as the lawful Owner thereof and she is possessing and enjoying the same free from all encumbrances, charges, liens, etc. with free and marketable title to transfer the said property and/or any portion thereof by any way to anybody/bodies by her, for the sake of brevity, the said bastu land with 1 (One) storied Building is to be hereinafter called and referred to as "the **SAID PROPERTY**", morefully described and written in the **FIRST SCHEDULE** hereunder.

AND WHEREAS now the Owner herein being desirous of developing the land of the said property into a multistoried (G+IV) residential Building approached to the Developer, the latter being a reputed Developer Firm having vast experience in construction of big Building with financial adequacy, has agreed to develop and construct a Building on the said property.

AND WHEREAS pursuant to the negotiations by and between the Parties hereto and subject to the necessary approval to be granted by the competent Authorities and subject to the Plan of the proposed development being sanctioned by the concerned authorities, the Owner herein has agreed to grant to the Developer herein and the Developer herein has agreed to accept from the Owner herein exclusive rights of development of the said property upon the terms and subject to the conditions herein recorded.

AND WHEREAS both the Parties involved herein have agreed to a Scheme of 60:40 ratio sharing (of constructed area) under which the

Developer herein has agreed to put funds from his own sources and provide materials, equipments, manpower and other necessary accessories for construction of the said multistoried Building comprising of Apartments/Units, Car Parking Spaces and other facilities as per the Plan to be approved by the Competent Authority.

AND WHEREAS the Owner herein in consideration of the said property as described in the **FIRST SCHEDULE** below, shall be entitled to receive 40% (Forty Percent) of the total constructed area together with Car Parking Spaces as well as un-demarcated and un-divided proportionate share of land of the said property. On the other hand, the Developer, having selling rights shall be entitled to receive 60% (Sixty Percent) of the total constructed area together with Car Parking Spaces as well as un-demarcated and un-divided proportionate share of land of the said property.

AND WHEREAS the Owner herein has now decided to develop and commercially exploit the said property and in such regard has approached the Developer herein to construct a multistoried Building thereupon the said property, which shall be used for residential purposes only.

AND WHEREAS the Parties now have come forward to record their mutually agreed terms and understanding in writing by executing this Deed of Agreement for Development-cum-General Power of Attorney, wherein the Owner herein provides the said property to the Developer herein and also the exclusive powers and authorities being granted by the Owner herein to the Developer herein for the purpose of developing the said multistoried (G+IV) Building in the land of the said property.

NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES as follows :-

-:: DEFINITION ::-

In these presents unless contrary hereto or repugnant thereto the following expressions shall have the following meanings :-

1. **OWNER** :-

Shall mean **SMT. SANTANA SEN** alias **SANTANA SEN JUMRANI**, wife of Sri Manish Jumrani and daughter of Sri Sibaprasad Sen, residing at 312, Jyotish Roy Road, 3rd Floor, Post Office : New Alipore, Police Station : Behala, Kolkata : 700034, District : South 24 Parganas and permanently residing at "**MILLENNIUM TOWER**", Flat No.T1/A2/FR 3-11, 3, Main Arterial Road, Post Office : New Town, Police Station : New Town, Kolkata : 700156, District : North 24 Parganas and her heirs, executors, administrators, legal representatives and assigns.

2. **DEVELOPER** :-

Shall mean **D.G. CONSTRUCTION**, a Proprietorship Firm, having its Office at 50, Kazi Para Road, Post Office : Parnasree Pally, Police Station : Behala now Parnasree, Kolkata : 700060, District : South 24 Parganas, represented by its Proprietor **SRI DEBASIS GHOSH**, son of Late Shib Krishna Ghosh, residing at 50, Kazi Para Road, Post Office : Parnasree Pally, Police Station : Behala now Parnasree, Kolkata : 700060, District : South 24 Parganas and his heirs, executors, administrators, legal representatives and assigns.

3. **SCHEDULE PROPERTY :-**

Shall mean **ALL THAT** piece and parcel of bastu land measuring 4 (Four) Cottahs more or less together with a 1 (One) storied Building measuring 983 (Nine Hundred Eighty-Three) Square Feet more or less standing thereon in the portion of R.S. Dag Nos.12016 & 12017, under R.S. Khanda Khatian No.8466 from present Khatian No.1673 and R.S. Dag Nos.12015, 12016 & 12017, under R.S. Khatian No.651 of Mouza : Behala, J.L. No.2, within the limits of the Kolkata Municipal Corporation at being Municipal Premises No.131/2, Netaji Subhas Road, within the limits of the Kolkata Municipal Corporation, Municipal Ward No.130 vide Municipal Assessee No.41-130-09-0268-0, Police Station : Behala now Parnasree, Kolkata : 700034, District : South 24 Parganas, which is morefully and particularly described in the **FIRST SCHEDULE** written hereunder.

4. **BUILDING :-**

Shall mean the proposed multistoried Building (G+IV) thereupon the said property, which shall be used only for residential purposes with Car Parking Spaces based on the Building Plan to be sanctioned by the concerned authority and specification finalized by the Architect.

5. **BUILDING PLAN :-**

Shall mean the Building Plan of the proposed new Building to be sanctioned by the Kolkata Municipal Corporation for construction of the multistoried (G+IV) Building on the said property.

6. **COMMON AREAS & FACILITIES :-**

Shall mean the boundary wall include corridors, stairways, lift machine room, staircase room, passages, ultimate roof, lift shafts, driveways, parking space, security room, servant bath room and other spaces and facilities whatsoever required for the enjoyment maintenance and/or management of Building and any other facilities as shall be provided by the Developer.

7. **SALEABLE SPACE :-**

Shall mean the constructed space in the Building available for independent use and occupation along with the proportionate share in land of the said property and the common areas and amenities of the Building.

8. **OWNER'S ALLOCATION :-**

Shall mean allocated Flats/Parking Space to be mentioned of the proposed multistoried (G+IV) Building along with right, title and interest in respect of the independent Units proposed to be constructed on the proposed multistoried Building together with proportionate, undivided, indivisible share in land of the Building along with right of access to all common areas and amenities including Car Parking Spaces to be provided in the Building and the Owner's allocation is morefully described in **PART : "I" of the SECOND SCHEDULE** hereunder.

9. **DEVELOPER'S ALLOCATION :-**

Shall mean the remaining space of the total FAR after allocation to the Owner as aforesaid together with proportionate,

undivided, indivisible share in land of the Building along with right of access to all common areas and amenities (including Car Parking Spaces, but except the terrace which shall remain common) to be provided in the Building and the Developer's allocation is morefully described in Part-II of the **SECOND SCHEDULE** hereunder.

10. **THE ARCHITECT :-**

Shall mean such person or persons who may be appointed by the Developer for designing and planning of the Building.

11. **ADVOCATE :-**

Shall mean to be appointed by the Developer herein.

12. **TRANSFER :-**

With its grammatical variations shall include transfer by possession and by and other means adopted for effecting transfer of space under the law.

13. **TRANSFeree :-**

Shall mean a person or persons to whom any space in the Building shall be transferred by the Developer.

14. **TRANSFEROR :-**

Shall mean and include the Developer alone has the mandate under these presents agree to transfer or effect transfer of space in the new Building to any person or persons (except Owner's allocable portion).

-:: **COMMENCEMENT** ::-

1. This Agreement shall deem to have commenced from the date hereof and shall remain valid for the period of 30 (Thirty) months from the date of sanction of the Building Plan or handing over the vacant possession of the said property to the Developer by the Owner, whichever is later. The formalities for submissions of the Building Plan for the proposed Building shall be completed by the Developer within 2 (Two) months and within next 3 (Three) months, the Plan shall be obtained from Kolkata Municipal Corporation.
2. Notwithstanding anything contained in the foregoing clause, this Agreement shall remain valid till there is complete transfer of all spaces in the Building forming part of Developer's allocation as detailed herein as per the provisions of the Transfer of Property Act, 1882. But the Owner's allocated portion shall be delivered immediately upon completion of the Building to the Owner and simultaneously separate Possession Letter in respect of every individual unit/Car Parking Space, forming part of the Owner's allocation shall be given by the Developer upon completion of the Building to the Owner.
3. That the Developer herein shall be liable to construct a multistoried Building (G+IV), consisting of several Flats, Car Parking Spaces, Spaces etc. on the land of the said property by dismantling the existing structure thereon with all common amenities and facilities thereto as per Specification, morefully described and written in the **THIRD SCHEDULE** hereunder, out

of the fund and at the cost and responsibility of the Developer herein.

--: OWNER'S REPRESENTATIONS :-

The Owner doth hereby represents to the Developer as follows :-

1. The Owner is absolutely seized and possessed of and/or sufficiently or otherwise well entitled to the **FIRST SCHEDULE** property. The Owner is aware that relying on such representation the Developer herein has agreed to enter into these presents.
2. The Owner hereby declares that the said property is free from all encumbrances, lispendens, charges, liens, claims or mortgages whatsoever and in exclusive possession of the Owner.
3. That the Owner herein will be liable to pay the Municipal taxes in upto date including the penalty and interest thereof, if any, in respect of the said property upto the date of execution of this Deed of Agreement for Development.
4. None other than the Owner herein has/have any claim, right title, interest and/or demand over and in respect of the said property and/or any other portion thereof in any manner whatsoever.
5. There is no excess vacant land held by the Owner at the said Property within the meaning of the Urban Land (Ceiling and Regulations) Act, 1976.

6. The Owner hereby further represents to the Developer that at the time of construction, they will fully co-operate for smooth construction of the Building at the **FIRST SCHEDULE** property.
7. The Owner herein has full and absolute right to enter into this Agreement.
8. There is no subsisting Agreement for Sale or Agreement for Development in respect of the said property.
9. That the Owner herein has handed over all the original title deeds, documents, tax bills etc. relating to the said property as stated above to the Developer herein on execution of this present with receipts thereto from the Developer herein with the condition that the Developer will keep those documents in his custody with utmost care and diligence and in case there is loss and misplace of the documents referred to above, the Developer will immediately lodge police complaint and paper notification to that effect.

-:: DEVELOPER'S RIGHTS ::-

1. The Owner doth hereby grants exclusive contract to the Developer to build upon and to exploit commercially the said property and constructing the Building according to Plan to be sanctioned by Kolkata Municipal Corporation.
2. All applications or sanction Plan and other papers and documents as may be required by the Developer for the purpose of obtaining necessary application and alteration to the proposed Plan from the appropriate authority shall be prepared

and submitted by the Developer on behalf of the Owner at his own costs and expenses after having the same and all alterations and/or modifications thereof having been mutually approved in consultation with the Owner and the Developer, who shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for exploitation of the said property after execution of this Agreement.

3. Nothing in these presents shall be constructed as a agreement or conveyance in law by the Owner of the said property or any part thereof to the Developer or as creating any right, title or interest thereof in favour of the Developer save herein expressly provided and also exclusive contract to the Developer to commercially exploit the same in terms hereto and to deal with the Developer's allocation in the Building in the manner hereunder stated.
4. The Developer herein shall be entitled to raise loans and advances from appropriate banks and financial institutions against creation of collateral security for mortgage in respect of the Developer's allocation in the **FIRST SCHEDULE** property.
5. The Owner herein shall be liable to deliver absolute and vacant possession of the said property within 15 (Fifteen) days from the sanction of the Building Plan to the Developer herein.
6. That the Developer herein will entitled to get 60% of the constructed area of the Flats, Car Parking Spaces, spaces etc. of the proposed said multistoried Building in finished and

complete condition save and except the allocation of the Owner herein together with undivided proportionate share of land at the said property together with undivided proportionate share of land of the said property attributable to her said allocation together with all common areas and facilities attached to the said multistoried Building in lieu of the cost of construction as well as other incidental cost and expenses, morefully described and written in the **PART : "II"** of **SECOND SCHEDULE** hereunder.

-:: CONSTRUCTION ::-

1. The Developer herein shall at his own costs raise and erect the Building and construct the Owner's allocation, which is morefully detailed in the **PART : "I"** of the **SECOND SCHEDULE** written hereunder.
2. Within 30 (Thirty) months from the date of sanction of the Building Plan by Kolkata Municipal Corporation or obtaining vacant possession of the said property, whichever is later, the Developer herein shall erect and complete the Building in all respect in accordance with the direction of the Architect so appointed for the new construction of the said Building so as to be fit for occupation subject to circumstances of Force Majeure.
3. The Developer herein shall comply with all requirements as directed by Kolkata Municipal Corporation or any other concerned authority/ies, relating to the construction of the Building on the said property and shall obtain all necessary

approvals from the developing and/or planning authorities as and when required at his own cost and in the name and behalf of the Owner.

4. All costs charges and expenses from the date of execution of this presents including Architect's fees (appointed by the Developer with the consent of the Owner) and costs charges and expenses which may have to be paid shall be paid, met and discharged by the Developer herein and the Developer hereby agrees to keep the Owner indemnified against all actions, suits, proceedings, costs, charges and demand and claims in respect thereof.
5. The constructed built-up areas other than Owner's allocation shall be the exclusively dealt with by the Developer who shall be entitled to sell, transfer or dispose of out of Developer's allocation as the Developer in his absolute discretion shall think fit and proper, but such areas shall not be any common areas or service areas.
6. The Developer herein shall also install and provide such facilities that may be required to be provided according to the statutory byelaws and regulations of the competent Authority/ies.
7. The Developer herein shall be under obligation to apply for and obtain Completion Certificate and Occupancy Certificate from the concerned authorities and the Owner herein shall have no financial liability on such account and shall also apply for and obtain the assessment of the Building valuation of the competent Authority.

8. The Developer herein shall be authorized by the Owner herein to apply for and obtain quotas entitlements and other allocations of such Building materials as per specifications given herein for the construction of the Building.
9. The Developer herein shall be authorized by the Owner herein to apply for and to obtain temporary and/or permanent connection of water, electricity, gas and/or other inputs and facilities required for the Building.
10. For any additions, alterations, modifications, changes or deviations in the construction of the Building, approval of the competent Authorities as the case may be has to be obtained by the Developer herein and it will be solely responsible for such regulation at his own costs **PROVIDED HOWEVER** the Owner herein shall render all assistance to the Developer in this regard as and when necessary for better development.
11. The construction of the Building shall be made as per the specifications given in the **THIRD SCHEDULE** written hereunder.

-:: CONSIDERATION ::-

1. In consideration of the Owner's having agreed to permit the Developer to commercially exploit the said property as also in consideration of land provided by the Owners for that purpose and to construct, erect and build the Building in accordance with the Plan proposed to be sanctioned by the competent Authority or any amendment thereof the Developer herein shall do the following :-

- ❖ cause maps or Plans to be prepared and submit the same to the appropriate Authorities for sanction and alteration and modification thereof;
- ❖ make payment of all fees and other amounts for having the Plan sanctioned/modified/alterd by the appropriate Authorities;
- ❖ obtain all approvals, sanctions, consents and permissions as may be required for the purpose of obtaining sanction of the Building Plan or modification thereof for the purpose of construction of the Building at the said property;
- ❖ incur all costs, charges and expenses for the construction, erection of the Building on the said property;
- ❖ allocate to the Owner the Owner's allocation as provided herein;
- ❖ that on completion of the proposed multistoried Building by the Developer herein, the Owner herein will be entitled to get 40% of the constructed area of the Flats, Car Parking Spaces, Spaces etc. of the proposed multistoried Building in finished and complete condition at being Municipal Premises No.131/2, Netaji Subhas Road, within the limits of the Kolkata Municipal Corporation, Municipal Ward No.130 vide Municipal Assessee No.41-130-09-0268-0, Police Station : Behala now Parnasree,


Kolkata : 700034, District : South 24 Parganas, together with undivided proportionate share of Ownership of the said land, morefully described and written in the **FIRST SCHEDULE** hereinabove, attributable to the Owner's allocation, having right of enjoyment of all common amenities, facilities, enjoyment, rights, spaces thereto, morefully and particularly described in the **FOURTH SCHEDULE** hereunder written from the Developer herein and the Owner herein would get a sum of Rs.10,00,000/- (Rupees Ten Lac) only, out of Rs.5,00,000/- (Rupees Five Lac) only from the Developer herein on or before execution of these presents as per Memo below and the balance amount of Rs.5,00,000/- (Rupees Five Lac) only would to be paid by the Developer herein to the Owner herein on the date of execution and registration of the Deed of Supplementary/ Allocation Agreement, in lieu of the Ownership of the said property, morefully described and written in the **PART : "I" of SECOND SCHEDULE** hereunder. The aforesaid amount of Rs.10,00,000/- (Rupees Ten Lac) only would to be refunded by the Owner herein to the Developer herein before taking possession of the Owner's allocation of the proposed Building from the Developer herein.

- ❖ That it is agreed and settled by and between the both Parties hereto that one Deed of Supplementary/Allotment Agreement will be executed and registered by and between the both Parties hereto for the demarcation of the irrespective allocation within 30 (Thirty) days from the

date of sanctioning of the Building Plan in respect of the said Multistoried Building, if required, to be treated as part and/or continuation of these presents.

2. The Developer herein shall not give possession of any space/flat in the Building to be constructed at the said property to any person until the construction of the Building is fully completed and the Owner is delivered the spaces mentioned herein as Owner's allocation and the same shall be deemed to have been completed.

-:: PROCEDURE FOR SANCTION FOR F.A.R. ::-

1. The Developer herein shall have all such Building Plans prepared as are required under the law by a competent Architect.
 2. The Owner herein shall at the cost of the Developer submit the Building Plan to the competent Authority for sanction, permission and/or clearance as may be required.
 3. The Owner herein shall at the cost of the Developer submit all such applications to the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, if required by the said Act for the purpose of developing the said property as provided herein.
 4. The Developer herein shall bear all expenses whatsoever to obtain sanction, permission and/or clearance of the Building plan, including the cost of the preparation of the same together
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with all other expenses as mentioned herewith the right to get refund, if any, provided that in the event of cancellation of this Agreement by the Owner, the Owner herein shall indemnify for all costs, charges and expenses incurred by the Developer on account of any fault on the part of the Owner.

5. The Owner herein shall render to the Developer all reasonable assistance necessary to apply for and/or obtain all sanctions, permissions, approval and/or clearance and hereby agrees and assures the Developer to sign and execute such plans, applications and other papers as may be required by the Developer from time to time.

-:: **POSSESSION** ::-

1. As and when the said property becomes vacated the Developer herein shall hold the same without interference or disturbance from the Owner or any persons claiming title under them but the Owner herein shall have the right for periodical inspection to verify the specifications of construction, morefully described in the **THIRD SCHEDULE** hereunder.
2. Until the completion of the Building, the Developer herein shall hold possession of the said property on his behalf as well as on behalf of the Owner only during the subsistence of this Agreement.

-:: **BUILDING** ::-

1. The Developer herein shall at his own cost construct the said multistoried (G+IV) Building on the said property according to

the sanctioned Building Plan and specification given in the **THIRD SCHEDULE** hereunder.

2. That the Developer herein shall at his own costs construct the Building would be sanctioned, permitted and/or approved by the competent Authority.
3. The design and the nature of the Building and the materials to be used shall be according to the Specifications finalized by the Parties hereto jointly only.
4. The Building shall be of RCC construction and shall conform with the standard specifications as per the Specifications, morefully described in the **THIRD SCHEDULE** hereunder.
5. The saleable space in the Building until and unless transferred to the transferee(s) and/or allocated as provided herein shall be held by the Parties hereto jointly only to their respective shares in the manner already provided.

-:: **RATES AND TAXES** ::-

1. Till the completion of the Building rates and taxes shall be borne by the Developer herein and thereafter which the Parties hereto and/or their respective transferee shall be responsible for payment of all Municipal rates, taxes and other outgoings.
2. The Developer herein and/or his transferees shall sufficiently indemnify the Owners against all claims, actions, demands,

costs, charges expenses and proceedings, whatsoever suffered or incurred by the Developer consequent on the default by the Developer or his transferee in payment of rates and taxes.

-:: SERVICE AND CHARGES ::-

1. On completion of the Building, the Parties shall be invited to take possession of their respective allocated areas as provided herein in the Building and as of that date, shall be responsible to pay and bear the services charges for the common facilities in the Building.
2. The roof or terrace of the Building shall remain common to the Parties and none shall claim exclusive right over the same. The Terrace shall belong to the Owner and Developer jointly and roof of the Building shall be maintained by the Developer herein and thereafter by the body that would be formed by new Owners independent Units in the Building and the Developer or his nominees i.e. Purchasers of the Flats and Apartments.
3. The service charges shall include, utility charges, maintenance of mechanical, electrical, sanitary and other equipments maintenance and general management of the Building (to be determined by Building committee).
4. Additional service charges may also be charged for such other service as may be provided over and above those mentioned in Clause : 3 above.
5. The Developer in consultation with the Owner, shall frame the scheme for the management, maintenance and administration

of the Building and either Party shall abide by all the rules and regulations of such management/ administration/maintenance and other scheme and it would be obligatory on the part of the Owner and the nominees of the Developer to join the body to be formed for management and administration and pay the proportionate common expenses.

:- DEVELOPER'S OBLIGATION :-

1. That the Developer herein has agreed to construct the said multi storied Building in the land of the said premises in accordance with the Building Plan to be sanctioned by the Kolkata Municipal Corporation in favour of the Owner herein at the cost and responsibility of the Developer herein and the Owner herein shall not be liable to contribute any portion towards construction of the said proposed multistoried Building.
2. That the Developer herein will be liable to complete the said multistoried Building on the land of the said premises out of his own cost and responsibility as per terms & conditions of the Building Plan to be sanctioned by the Office of the Kolkata Municipal Corporation and/or modified or extended or revised thereof as per Specification, morefully described and written in the **THIRD SCHEDULE** hereunder within 30 (Thirty) months from the date of sanctioning of the Building Plan from the Kolkata Municipal Corporation in respect of the said property or delivering the possession of the said property by the Owner herein, whichever is later.
3. The Developer hereby agrees and covenants with the Owner herein to complete the construction of the Building within 30

(Thirty) months from the date of the sanction of the Building Plan of the said property.

4. The Developer hereby declares that he will never transfer the Agreement made with the Owner herein to any other Third Party.
5. The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules applicable for construction of the Building as framed by Kolkata Municipal Corporation.

:: OWNER'S INDEMNITY ::-

The Owner hereby undertakes that the Developer herein shall be entitled to construct and complete the said construction and enjoy their allocated space without any interference and/or disturbance from the Owner or any other persons claiming under her subject to allocation of the space to the Owner as detailed herein. The Owner hereby undertakes to execute and register deed of conveyance in favour of the Flat Owners who will purchase the Flats, Car Parking Spaces, Spaces etc. after getting possession out of the Developer's allocation, if required and to provide appropriate possession letters to Flat Owners of independent saleable Space arising out of the Owner's Allocation.

:: DEVELOPER'S INDEMNITY ::-

1. The Developer hereby undertakes to keep the Owner indemnified against all third-party claims and actions arising

out of any act or commission of the Developer in or relating to the construction of the Building.

2. The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the Schedule Property.

-:: **FORCE MAJEURE** ::-

1. The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of the Force Majeure and shall be suspended from the obligations during the duration of the Force Majeure.
2. Force Majeure shall mean flood earthquake riot war storm, tempest, civil commotion, strike, lockout, continuation of the pandemic of COVID-19 and/or any other act or commission beyond the control of the Parties hereto.

-:: **DOCUMENTATIONS** ::-

All the Agreements for Sale and Transfer and the Deed of Conveyances shall be prepared and registered by the appointed Advocate of the Developer herein and who shall act as Advocate for the Developer.

-:: **ARBITRATION** ::-

All the differences and disputes between the Parties hereto regarding the construction and interpretations of the terms and conditions

contained herein or touching these presents or determination of any liability shall be referred to arbitration as per the provisions of The Arbitration & Conciliation Act, 1996 and the Rules framed there under and read with the Arbitration and Conciliation (Amendment) Act, 2021.

-:: MISCELLANEOUS ::-

1. The Developer herein shall not be entitled to nominate or assign the benefit of this Agreement in favour of any third-party without the consent of the Owner. However, appointing a contractor or project manager or a sole selling agent (if any) will not amount to assignment/ nomination for the purpose of this clause. No consent of the Owners shall be necessary in pursuance of the Agreement.
2. That the Developer herein hereby undertakes to keep the Owner herein indemnified against all Third Party claims and actions arising out of any sort of act of commission or omission of the Developer herein or in relation to the construction of the said new multistoried Building in terms of the sanctioned Building Plan and/or modified or extended or revised thereof by the Kolkata Municipal Corporation in favour of the Owner herein and after completion of the said multistoried Building thereon, the Developer herein also would keep the Owner herein indemnified against all actions, suits, coif, proceedings and claim that may arise during the construction period of the said newly multistoried Building.
3. That the Owner herein, if required, will join in the Sale Deed/s in respect of sale of Developer's allocation and/or any part

thereto without any consideration and/or any demand or claim thereof.

4. That the Owner herein has executed one Development General Power of Attorney in favour of the Developer herein with this Deed of Agreement for Development for the development works of the said property of the said Municipal together with to sign, execute and register the Deed of Agreement for Sale/s and Deed of Conveyance/s in favour of the intending Purchaser/s on behalf of the Owner herein in respect of the allocation of the Developer herein or any portions thereof, the **PART : "II"** of the **SECOND SCHEDULE** hereunder and/or except the Owner's allocation, morefully described and written in the **PART : "I"** of the **SECOND SCHEDULE** hereunder as per terms of these presents.
5. That both Parties herein will be liable to maintain the aforesaid terms and conditions and if any dispute arises by and between the Owner herein and the Developer herein, then it would to be referred and subjected to the competent Court of Law.
6. That the Developer herein will be entitled to enter into the Agreement/s for Sale with the intending Buyer/s and/or his/her/their/its nominee/s and will also be entitled to transfer or otherwise deal with or dispose of the Developer's allocation or any parts thereto and/or except the Owner's allocation, morefully described and written in the **PART : "I"** of the **SECOND SCHEDULE** hereunder and the Owner herein shall not in any way interfere with or disturb the quiet and peaceful

possession of the Developer's allocation provided the Developer herein do not violate any of the provisions of this Agreement.

7. That the Owner herein shall have the right to enter into Agreement/s for Sale for any Flats, Car Parking Spaces, Spaces etc. out of her allocation and take booking money, earnest money, stage-wise payment money at the time of work in progress of the constructional work of the said multistoried Building and the Developer herein is giving free consent in this matter and the Developer herein is also tendering his **"No OBJECTION"** in this matter.
8. That on and from the date of getting of the physical possession of the allocation of the Owner herein from the Developer herein, the Owner herein and/or her transferee/s and/or legal heir/s will be liable to pay the Municipal taxes, proportionate maintenance charges of the said multistoried Building and other taxes, if any, in respect of her said allocations of the said newly constructed multistoried Building to the Developer herein or the Flat Owner's Association of the said multistoried Building.
9. That the Owner herein and the Developer herein and/ or their nominee/s, transferee/s shall punctually and regularly pay the said rates and taxes to the concerned Authorities for their respective allocations.
10. That the Developer herein doth hereby agrees and covenants with the Owner hereinto complete the construction of the proposed multistoried Building as per sanctioned Building Plan within 30 (Thirty) months from the date of sanctioning of the

Building Plan from the Kolkata Municipal Corporation in respect of the said property at the said Municipal premises or delivering the possession of the said property by the Owner herein, whichever is later. In the event of the said construction of the said multistoried Building is not completed within the said stipulated period then the time may be extended for a period of 6 (Six) months only, failing which the Developer herein would pay a sum of Rs.5,000/- (Rupees Five Thousand) only per month to the Owner herein towards damages till completion of the proposed Building. Be it also mentioned here that if the Developer herein neglects and fails to complete the respective Units, Flats, Car Parking Spaces, Spaces etc. for the intending Buyer/s out of his allocation and/or to deliver the same, then those intending Buyer/s of the Developer herein shall have no claim and/or demand over the Owner herein.

11. That if the said multistoried Building has not been completed within the said stipulated period by the Developer herein due to any force majeure i.e. flood, earthquake, storm, tempest, war, riots, natural calamity, continuation of the pandemic of COVID-19 etc. upon which the Developer herein has no control, then the stipulated period is to be extended upon mutual understanding between the Parties herein.
12. That the Developer hereby undertakes to keep the Owner herein indemnified against all actions, proceedings and claim that may arise out of the Developer's allocation with regard to the development of the said Municipal premises and/or in the matter of construction of the said multistoried Building and/or

any defect therein and the Developer will be liable to compensate the damages and losses during construction of the said multistoried Building, if happen, the Owner herein will not be liable to meet and/or compensate the same.

13. That the Owner herein and the Developer herein have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the Developer herein and the Owner herein.
14. That the Developer herein and the Owner herein shall mutually frame scheme for the management and administration of the said multistoried Building abide by all the rules & regulations to be framed by the Society/ Association and/or Organisation for the management of the affairs of the said multistoried Building and/or common parts thereof and hereby give their consent to abide by such rules & regulations to be framed.
15. That it is hereby agreed by the Developer herein and Owner herein that the name of the Building will be "**CHOKHER BALI - II**" as agreed upon by the both Parties.
16. That on and from the getting possession of the allocation of the Owner herein, the Owner herein and/or her transferee/s, assignee/s, heir/s shall be liable to pay and bear proportionate charges on account of Municipal tax, wealth tax, property tax and other taxes payable in respect of her allocation and will enjoy the common amenities and facilities of the said newly proposed multistoried Building, more particularly described in the **FOURTH SCHEDULE** hereunder.

17. That the Owner herein and/or her legal heir/s, successor/s, assignees etc. will enjoy the ultimate roof of the said multistoried Building in common with the other Flat Owners of the Developer's allocation of the said multistoried Building.
18. It is hereby agreed by and between the Parties herein that the Owner herein may inspect the construction of the proposed Buildings either personally or through his authorized agent at any reasonable time.
19. That it is agreed by and between both the Parties hereto that any other terms may be added, deleted and/or excluded, if necessary, after the execution of the represents as agreed by the both Parties hereto and the Deed of Rectification may be executed between them being the part of these presents, if required, in future.
20. That in the event of the death of the Owner of this Deed of Agreement for Development, if God forbidden, then the legal heir/s and successor/s of the Owner herein will be stepped into shoes in place of the Owner herein and he/she/they would to be liable to abide by, observe and obey the all terms and conditions as mentioned and written herein and would to be liable to execute and Register any other Deeds, documents, declarations, Deed of General Power of Attorneys etc. in favour of said **SRI DEBASIS GHOSH** being the Proprietor of the Developer herein and on the other hand, during the said development works, in the event of the death of the Proprietor of the Developer herein, if GOD forbidden, then his legal heir/s and successor/s will be stepped into shoes of the Proprietor of the Developer herein and

he/she/they will complete the said development works and will observe and obey all terms and conditions of these presents.

21. That it is agreed by and between the Parties herein that the Owner herein would not be able to cancel this Deed of Agreement for Development-cum-General Power of Attorneys in manner or ground whatsoever without any Order of the appropriate Learned Court at his jurisdiction.
22. That Parties to this Agreement along with their respective heir/s, successor/s and/or assignees shall remain bound by the terms of this Agreement and each term of this Agreement is the consideration for the each other.
23. The Developer will take all initiative to mutate the said property in the name of the Owner herein before B.L. & L.R.O. and the Kolkata Municipal Corporation.
24. The Developer will provide Green Generator Power Back-up at the said multistoried Building.

-:: JURISDICTION ::-

The Court within whose jurisdiction the said property lying alone shall have the jurisdiction to entertain try and determine all actions suits and proceedings arising out of these presents between the Parties hereto.

KNOW ALL MEN BY THESE PRESENTS I, SMT. SANTANA SEN alias **SANTANA SEN JUMRANI**, having PAN : BKTPS9110H, Aadhaar

No.2935 0478 3544, wife of Sri Manish Jumrani and daughter of Sri Sibaprasad Sen, by faith : Hindu, by nationality : Indian, by occupation : House-Wife, residing at 312, Jyotish Roy Road, 3rd Floor, Post Office : New Alipore, Police Station : Behala, Kolkata : 700034, District : South 24 Parganas and permanently residing at "**MILLENNIUM TOWER**", Flat No.T1/A2/FR 3-11, 3, Main Arterial Road, Post Office : New Town, Police Station : New Town, Kolkata : 700156, District : North 24 Parganas, hereinafter referred to as "**the PRINCIPAL**".

WHEREAS the Principal herein is the sole and absolute Owner of **ALL THAT** piece and parcel of bastu land measuring 4 (Four) Cottahs more or less together with a 1 (One) storied Building measuring 983 (Nine Hundred Eighty-Three) Square Feet more or less standing thereon in the portion of R.S. Dag Nos.12016 & 12017, under R.S. Khanda Khatian No.8466 from present Khatian No.1673 and R.S. Dag Nos.12015, 12016 & 12017, under R.S. Khatian No.651 of Mouza : Behala, J.L. No.2, within the limits of the Kolkata Municipal Corporation at being Municipal Premises No.131/2, Netaji Subhas Road, within the limits of the Kolkata Municipal Corporation, Municipal Ward No.130 vide Municipal Assessee No.41-130-09-0268-0, Police Station : Behala now Parnasree, Kolkata : 700034, for the sake of brevity the land with said structure is to be hereinafter called and referred to as "**the SAID PROPERTY**" morefully described and written in the **FIRST SCHEDULE** hereunder.

AND WHEREAS the Principal herein has appointed, nominated and engaged **D.G. CONSTRUCTION**, a Proprietorship Firm, having its Office at 50, Kazi Para Road, Post Office : Parnasree Pally, Police Station : Behala now Parnasree, Kolkata : 700060, District : South 24

Parganas, represented by its Proprietor **SRI DEBASIS GHOSH**, son of Late Shib Krishna Ghosh, residing at 50, Kazi Para Road, Post Office : Parnasree Pally, Police Station : Behala now Parnasree, Kolkata : 700060, District : South 24 Parganas, as the Developer to develop the said property at the said Municipal premises by these presents.

NOW THEREFORE, as per terms and conditions of the Deed of Agreement for Development, said **SMT. SANTANA SEN** alias **SANTANA SEN JUMRANI**, the abovenamed Principal, has appointed and nominated the said **SRI DEBASIS GHOSH**, having PAN : AIJPG3341F, Aadhaar No.2448 3415 4337, son of Late Shib Krishna Ghosh, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 50, Kazi Para Road, Post Office : Parnasree Pally, Police Station : Behala now Parnasree, Kolkata : 700060, District : South 24 Parganas, being the Proprietor of the said **D.G. CONSTRUCTION**, a Proprietorship Firm, having its Office at 50, Kazi Para Road, Post Office : Parnasree Pally, Police Station : Behala now Parnasree, Kolkata : 700060, District : South 24 Parganas, the Developer herein, as her constituted Attorney and the said constituted Attorney has agreed to shoulder the said responsibilities of the Principal herein willfully.

NOW THIS GENERAL POWER OF ATTORNEY WITNESSETH that the Principal herein has nominated and appointed said **SRI DEBASIS GHOSH**, as her true and lawful Attorney and Agent in her name and on her behalf to do the following acts, deeds and things in respect of the said property i.e. to say :-

1. To look after, take care and manage all affairs of my said property at the Municipal Premises No.131/2, Netaji Subhas

Road, within the limits of the Kolkata Municipal Corporation, Municipal Ward No.130, Police Station : Behala now Parnasree, Kolkata : 700034, District : South 24 Parganas and for the said purpose and for any other purpose to keep the same under his control.

2. To supervise, manage, control and conduct all sorts of administration and legal matters in respect of my said property hereinafter stated and to handle all sorts of official matters and correspondences arising in Courses of or in relation to any matter concerning of my said property.
3. To sign for depositing Plan or Plans etc. to the Office of the Kolkata Municipal Corporation for sanctioning the same and to do all acts including deposit of charges for obtaining sanction Building Plan or Plans and to receive the sanctioned Building Plan or Plans and/or modified or extended or revised thereto, if any, on my behalf from the said Authority and to make any representation, give any undertaking as may be necessary for the purpose.
4. To appear and represent the Principal before the Kolkata Municipal Corporation Building Tribunal and other Authorities concerned regarding any notice received or served on the Principal in respect of the said Municipal premises and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers, appeals, applications and papers and to appear and make representation for and on behalf of the Principal before the Authorities concerned and also do all and every act for obtaining sanctioned Building Plan.

5. To sign and execute any Deed of Gift/s, Deed of Declaration/s etc. in respect of the said property for the purpose of the construction of the said multistoried Building by the said Attorney on my behalf.
6. To sign and execute any Agreement/s etc. in respect of the Developer's allocation or his portion thereof as mentioned and written in the **PART : "II"** of the **SECOND SCHEDULE** hereunder together with undivided proportionate share of land and common areas and facilities thereto except the Owner's allocation, morefully described and written in the **PART : "I"** of the **SECOND SCHEDULE** hereunder according to the terms and conditions of the Agreement for Development regarding Flats, Car Parking Spaces, Spaces etc. at the said Municipal premises and to receive from him/her/the many earnest money in the name of the Developer herein and to give or issue valid receipt for the same.
7. To transfer and/or sell or gift the undivided share of land together with portion of the multistoried Building thereon at the said Municipal premises; except the Owner's allocation thereon, described and written in the **PART : "I"** of the **SECOND SCHEDULE** hereunder, to the intending Purchaser/s and to receive the earnest money, advance money and total consideration thereof from the intending Purchaser/s or in the name and account of said Developer herein and to deliver possession thereof and to give the valid money receipts for the same to the intending Purchaser/s.

8. To execute, sign and register the Deed/s of Agreement for Sale, Deed of Sale, Conveyance/s for the different saleable Flat's, Car Parking Space/s, Space/s etc. And other parts thereof in respect of the Developer's allocation as mentioned written in the Agreement for Development in favour of the intending Purchaser/s and to give possession of the Flat's, Car Parking Space/s, Space/s etc. and to present before the Registrar of appropriate jurisdiction, all Deed/s of Agreement for Sale and Conveyance for registration in my name and on my behalf and to receive consideration money either in cash or by Cheque or any other mode of transaction from the intending Purchaser/s in favour or name of the said "**D.G. CONSTRUCTION**" and to give proper receipt and discharge for the same only for the Developer's allocation except the Owner's allocation, described and written in the **PART : "I"** of the **SECOND SCHEDULE** hereunder.
9. To swear the Affidavit before the 1st Class Judicial Magistrate on my behalf in respect of the said property at the said Municipal premises.
10. To appear and represent the Principal before the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Service Department, West Bengal & Kolkata Police, C.E.S.C. or any other competent Authority in connection with the said Municipal premises and to sign and execute all the papers and documents wherever necessary.
11. To deliver khas and vacant possession of the said Developer's allocation or his portion thereof only to the intending Purchaser/s.

12. To issue forms, brochures, designs, Plan and booklets and to invite intending Purchaser/s of the Flats, Car Parking Spaces both open and covered and other Spaces in the said Developer's allocation in terms of the said Agreement to any Purchaser/s at such prices as my said Attorney in his absolute discretion, thinks fit and proper and to agree upon and to enter into Agreement/s for Sale and/or to repudiate the same.
13. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage, gas and/or power to the said property, described in the **FIRST SCHEDULE** hereunder before all the competent Authorities and Offices and to sign all such application for me and documents as shall be required for the said purpose.
14. To make, supervise and construction of the Building and/or structure according to the sanctioned Building Plan to be sanctioned by the Kolkata Municipal Corporation or any competent Authority in respect of the said Municipal premises as mentioned in **FIRST SCHEDULE** hereunder and to that effect to get signed, pursue and collect all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid Department of the competent Authority or by other and when necessary as and/or asked for.
15. To take all legal action/s and/or step/s on behalf of me, if any, intending Purchaser/s fail/s to perform his/her/ their obligation/s and/or any body and to sue against any person/s or Authority/ies to protect my interest in connection with the said property and/or any parts thereto.

16. To take all steps to protect my interest in respect of my said property, which my constituted Attorney shall think best, fit and proper.
17. To appear before any Authority or Offices of the Government both State and Central Government including The Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, B.L.& L.R.O., Land Acquisition Office or any other Offices in connection with the said property to do all necessary acts, deeds or things therein which I may be interested or concerned in any manner whatsoever.
18. To pay revenue or taxes in respect of my said property and to receive receipt by signing my name as my constituted Attorney.
19. To lien, charge, mortgage etc. by way of equitable mortgage to any Bank or Financial Institution in respect of the Developer's allocation, the **PART : "II"** of the **SECOND SCHEDULE** property or any portion thereof of the said proposed multistoried Building at the said Municipal premises, mentioned and written in the **PART : "II"** of the **SECOND SCHEDULE** hereunder without keeping any liability to the Principal herein.
20. To act and represent me in any Courts of Law either Civil, Criminal or Revenue in its initial Original or Appellate Jurisdiction to initiate, prosecute or defend any suits, cases, proceedings or matters of whatsoever nature and to sign and verify all complaints, written statements, verifications, petitions, applications or any other things there which my aforesaid

Attorney may deem fit and proper or which he may in his best discretion deem fit and proper.

21. To appoint Lawyer/s, Advocate/s, Solicitor/s or any Legal Practitioner/s to act and represent me in any matters, suits, cases or proceedings by executing Vakalatnama or power in his/her/their favour or to cancel such appointment by taking releases from him/her/them.
22. To compromise, compound or withdraw cases or be non-suited to refer to Arbitration all disputes or differences.
23. To sign or verify application for execution for Decree/s or Order/s of any Court and to Purchaser/s property at Court auctions sale/s in execution of Decree/s upto the Court of Decree.
24. To take delivery of possession in execution of any decree or decrees.

AND I do hereby ratify or confirm and have agreed to ratify or confirm all other and whatsoever acts, deeds or things done or to be done or caused to be done by my said Attorney as my own acts, deeds or things by virtue of these presents.

AND GENERALLY to do all acts, deeds, matters and things as agreed upon which my Attorney may deem fit and proper for the management, control, supervision, better enjoyment of my said property as effectively as I have done, if present personally to do so.

THE FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of bastu land measuring 4 (Four) Cottahs more or less together with a 1 (One) storied Building measuring 983 (Nine Hundred Eighty-Three) Square Feet more or less standing thereon in the portion of R.S. Dag Nos.12016 & 12017, under R.S. Khanda Khatian No.8466 from present Khatian No.1673 and R.S. Dag Nos.12015, 12016 & 12017, under R.S. Khatian No.651 of Mouza : Behala, J.L. No.2, within the limits of the Kolkata Municipal Corporation at being Municipal Premises No.131/2, Netaji Subhas Road, within the limits of the Kolkata Municipal Corporation, Municipal Ward No.130 vide Municipal Assessee No.41-130-09-0268-0, Police Station : Behala now Parnasree, Kolkata : 700034, which is situated within the Zone of Sahid Sudha Sindhu Banerjee Road to Rest, having right of enjoyment of the common portions and spaces as well as common amenities and facilities together with all right, title, interest and right of easement attached thereto and the same is butted & bounded as follows :-

ON THE NORTH	:	Netaji Subhas Road ;
ON THE EAST	:	16' wide Municipal Road ;
ON THE WEST	:	Municipal Premises No.131/3, Netaji Subhas Road ;
ON THE SOUTH	:	Property of Mukul Biswas.

THE SECOND SCHEDULE ABOVE REFERRED TO

PART : "I"

(DESCRIPTION OF THE OWNER'S ALLOCATION)

ALL THAT 40% of the constructed area of the Flats, Car Parking Spaces, Spaces etc. of the proposed multistoried (G+4) Building in finished and complete condition at being Municipal Premises No.131/2, Netaji Subhas Road, within the limits of the Kolkata Municipal Corporation, Municipal Ward No.130 vide Police Station : Behala now Parnasree, Kolkata : 700034, District : South 24 Parganas together with undivided proportionate share of Ownership of the said land, morefully described and written in the **FIRST SCHEDULE** hereinabove, attributable to the Owner's allocation, having right of enjoyment of all common amenities, facilities, enjoyment, rights, spaces thereto, morefully and particularly described in the **FOURTH SCHEDULE** hereunder written and the Owner herein would get a sum of Rs.10,00,000/- (Rupees Ten Lac) only towards interest free refundable security deposit, out of which the Owner herein has received a sum of Rs.5,00,000/- (Rupees Five Lac) only from the Developer herein on or before execution of these presents as per Memo below and the balance amount of Rs.5,00,000/- (Rupees Five Lac) only would to be paid by the Developer herein to the Owner herein on the date of execution and registration of the Deed of Supplementary Agreement, in lieu of the Ownership in the land of the said property.

PART : "II"

(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

ALL THAT 60% of the constructed area of the Flats, Car Parking Spaces, Spaces etc. of the proposed multistoried Building (G+IV) in finished and complete condition save and except the allocation of the

Owner herein, as described and written in the **PART : "I"** of the **SECOND SCHEDULE** hereinabove, at being Municipal Premises No.131/2, Netaji Subhas Road, within the limits of the Kolkata Municipal Corporation, Municipal Ward No.130 vide Police Station : Behala now Parnasree, Kolkata : 700034, District : South 24 Parganas together with undivided proportionate share of ownership of the said land, morefully described and written in the **FIRST SCHEDULE** hereinabove, attributable to the Developer's allocation, having right of enjoyment of all common amenities, facilities, enjoyment, rights, spaces thereto, with all common areas and facilities attached to the proposed G+IV (Four) storied Building, morefully described and written in the **FOURTH SCHEDULE** hereunder.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SPECIFICATION)

❖ **GENERAL :-**

The Building shall be R.C.C. (1:2:3) framed structure as per drawing and Specification.

❖ **BRICK WALL :-**

All exterior brick wall shall be 8" thick with brick in sand, cement mortar (1:5), all partition wall shall be 5" thick and 3" thick with brick in sand, cement mortar (1:5). Total inside wall and ceiling would be plaster of paris finish. Outside walls of the Building would be water proof paint.

❖ **INSIDE & OUTSIDE WALL PLASTER :-**

½" thick plaster with sand, cement mortar (1:5), outside walls plaster. Total inside walls and ceiling would be plaster of paris finish. Outside walls of the Building would be water proof paint.

❖ **CEILING PLASTER :-**

¼" thick plaster with sand, cement mortar (1:4).

❖ **FLOORING :-**

All floors shall be laid with vitrified tiles/marble (except kitchen and bathroom).

❖ **TOILET DADO :-**

The dado of toilet shall be glazed tiles 6' upto 5' height (white).

❖ **GARAGE FLOORING :-**

1½' thick net cement.

❖ **KITCHEN :-**

Cooking table top will be marble, dado will be of white glazed tiles above table top upto 3' height (one side).

❖ **ELECTRICAL WIRING :-**

Fully concealed wiring.

❖ **INTERNAL WATER LINE :-**

Concealed line to be done by I.S.I. mark P.V.C. pipes.

❖ **WINDOWS :-**

Aluminum sliding windows with glass fittings.

❖ **DOORS SHUTTER :-**

Door shutter will be of flush door.

❖ **PAINTING WORK :-**

A. **INTERNAL WALL FINISHING :-**

All inside wall and ceiling will be finished with plaster of paris.

B. **OUTSIDE WALL :-**

2 coats snowcem cement base paint.

❖ **IN TOILET :-**

Sanitary fittings will be provided with the following fittings of standard quality with Western commode (white) and basin with 2 nos. tap.

❖ **KITCHEN :-**

One black stone sink 24"-16" and 2 nos. tap.

❖ **SANITARY & PLUMBING :-**

4" C.I. soil pipe and 4" pollo pipe for R.W.P.

❖ **SCHEDULE OF THE ELECTRICAL POINT :-**

In each Flat will be provided with the following electrical points :-

A. **IN EACH BED ROOM :-**

2 nos. light points, 1 no. fan point, 1 no. plug point on switch board and 1 no. A.C. point.

B. **DRAWING/DINING ROOM :-**

2 nos. fan point, 3 nos. light points, 1 no. freeze point, 1 no. television point, 1 no. cable television point, 1 no. telephone point and 1 no. A.C. point.

C. **KITCHEN :-**

1 no. light point, 1 no. exhaust fan point, 1 no. heater point, 1 no. chimney point and 1 no. water purifier point.

D. **TOILET (COMMON) :-**

1 no. light point, 1 no. exhaust fan point and 1 no. geyser point.

- E. **TOILET (ATTACHED) :-**
1 no. light point, 1 no. exhaust fan point and 1 no. geyser point.
- F. **VERANDAH :-**
1 no. light point, 1 no. fan on switch.
- G. **DOOR ENTRANCE :-**
1 no. calling bell point.
- H. Television & telephone point in Dinning/Drawing room.

❖ **MAIN DOOR :-**

- A. **GODREJ NIGHT LATCH :-**
1 no. (each Flat in main door).
- B. **EYE VIEW :-**
1 no. (main door) in each Flats.
- C. One door stopper in every door.
- D. Hasp Bolt & Handle in each door.

❖ **RESOURCE OF WATER :-**

Through electric pump to overhead reservoir of the Building (Kolkata Municipal Corporation).

❖ **LIFT :-**

Four passengers reputed Company's make lift will be provided.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE COMMON AMENITIES AND FACILITIES)

1. Entrance and exit.
2. Common toilet, electrical and pump room on the Ground Floor.

3. Security room, if required.
4. Boundary walls, main gate, small Eastern side gate, if any, of the said premises.
5. Drainage, rain water pipes and sewerage lines/systems and other installations for the same (except those areas of any Flat and/or exclusively for its use).
6. Electrical wiring including meter and main switches and other fittings and fixtures (excluding those as are installed within the exclusively area of any Flat and/or exclusively for its use).
7. Stairs, Staircases, lobbies, staircase landing from the Ground Floor upto the roof of the said Building.
8. Entrance, entrance passage, lobbies, common space surrounding the Building walls including outer portion, foundation, columns, beams, supporters etc. underground reservoir, overhead water tank, electric meter space and pump room.
9. Water supply system, including tap water, drainage and sewerage system.
10. The ultimate roof of the said Building with common use and enjoyment with other Flat Owners.
11. Lift and lift well.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata
in the presence of :-

WITNESSES :-

1. Siba Prasad Sen
S/o Late Jalindra Nath Sen
Millennium Tower
Flat no. T1/A2/F-3/11,
3, Main Arterial Road,
New Town, Kolkata 700156.

Santana Sen Alias

Santana Sen Juman

Signature of the **OWNER**

2. Rathin Dasgupta
Adv.
Alipore Judges' Court,
Kolkata - 700027.

D. G. CONSTRUCTION

Debasis Ghosh
Proprietor

Signature of the **DEVELOPER**

Drafted by me as per documents
supplied by the Parties herein
with their instruction :-

Saikat Ganguly
Adv.

F-1888/1681 dt 20/2

Advocate
Alipore Judges' Court, Kol: 27.

Computer Typed by :-

DEBASISH NASKAR

Alipore Judges' Court, Kol-27.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the within mentioned sum of Rs.5,00,00/- (Rupees Five Lac) only towards the part payment out of total agreed interest free refundable security deposit amount of Rs.10,00,000/- (Rupees Ten Lac) only in terms of this Agreement as per Memo below :-

MEMO

By one Demand Draft being No.004773,
dated 21/10/2021, issued from IDBI Bank,
Diamond Harbour Road, Behala Branch, in the
Name of the Owner, for

Rs.5,00,000/-

TOTAL Rs.5,00,000/-

(RUPEES FORTY-FIVE LAC) ONLY

WITNESSES :-

1. Subodhprasad Sen

2. Reethin Dasha
Adv.

Santana Sen Alias
Santana Sen Tumulani












Signature of the **OWNER**

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....












Signature.....

Santana Sen

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SANTANA SEN ALIAS SANTANA SEN JUMRANI

Signature Santana Sen Alias Santana Sen Jumrani

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name DEBASIS GHOSH

Signature Debasis Ghosh

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....



Santana Sen Alian
Santana Sen Jumarai



Debasis Ghosh.


भारत सरकार
GOVERNMENT OF INDIA


দেবদীপ ঘোষ
Debasis Ghosh
পিতা : শিবকৃষ্ণ ঘোষ
Father : SHIBKRISHNA GHOSH
জন্ম বর্ষ / Year of Birth : 1966
পুরুষ / Male



2448 3415 4337

আধার - সাধারণ মানুষের অধিকার


ভারতীয় বিনীত পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
 ৫০, কাজী পড়া রোড, পূর্বী পলী
 ৭৮ এ, কলকাতা, পশ্চিমবঙ্গ
 ৭০০০৫০

Address:
 50, KAZI PARA ROAD,
 Parnasree Pally S.O.,
 Parnasree Pally, Kolkata,
 West Bengal, 700000

 1947
 1947 1947 1947

 help@uaid.gov.in

 www.uaid.gov.in

 P.O. Box No. 1947
 Kolkata - 700 001

Debasis Ghosh



Certificate of Enlistment cum e-Receipt
Licence Department, Kolkata Municipal Corporation
Certificate of Enlistment

Printed On: 02/06/2021

RECEIPT INFORMATION

Financial Year
2021-2022

Receipt No.
E/05/2021/386536

Receipt Date
02/06/2021 14:10:36

Transaction Id : 0520210000077385
 No : 0000 1710 2494
 Licence Type : Renewal
 Licence Nature : PRIMARY(0)
 License No : 411290400070
 Name of CE Holder : D G CONSTRUCTION
 Business Address : DEBASIS GHOSH
 No : 5 KAZI PARA ROAD MAILING: 50 KAZI PARA ROAD KOLKATA 700060
 Nature of Trade : 129
 : DEVELOPER -
 Meter :
 Unit Value : 50

Sl. No.	Description (As per KMC Act, 1960)	Amount (Rs.)
	Certificate of Enlistment	500.00
35A	Non-Residential Use	600.00
	Processing Fee	50.00

Total Amount Paid(Rs) : 1150.00

Amount in Words : Rupees One Thousand One Hundred Fifty only

This Receipt is to be treated as Payment Receipt cum Certificate of Enlistment and Valid upto 31/03/2022
 Concerned Authorities/Agencies/Institutions can Verify the Validity of the Receipt cum C.E from KMC web portal



E. and O.E.

This document being an e-Receipt cum Certificate of Enlistment, does not require any signature

For Receipt Authentication visit url : <https://www.kmcgov.in/KMCPortal/jsp/LicenseReceipt.jsp>

D. G. CONSTRUCTION

Page 1 of 1

Debasis Ghosh
Proprietor

Kolkata Municipal Corporation [Licence Department]

e-Demand Notice for Renewal of Certificate of Enlistment for the Year : 2021-2022

C.E No : 0000 1710 2494

Demand Nature : PRIMARY(0)

Printed On 02/08/2021

CONSTRUCTION

1 Address of Proprietor/Partners/Director(s)/Karta/Manager:

GHOSH
KAZI PARA ROAD
50 KAZI PARA ROAD
A 700080

f Trade:

JPER -

Demand Valid Upto
31/03/2022

Assessed No.
411290400070

Area in Sq.ft
50

Ward No.
129

ate of Renewal without Late Fine : 31/07/2021

ate of application for closure of Certificate of Enlistment: 31/03/2022

nd Charges under the following sections of the K.M.C. Act 1980

No	Description (As per KMC Act, 1980)	Amount (Rs)
	Certificate of Enlistment	500.00
	Non-Residential Use(NON A.C)	500.00
5A	Processing Fee	50.00

Net Amount Payable (Rs.):

1150.00

Amount in Words : Rupees One Thousand One Hundred Fifty only

Fine @ Rs.50/- per month will be charged after expiry of Last date of payment without late fine.
Additional Late Fine of Rs.100/- will be charged if not renewed on or before validity period.

document is auto generated through computer system as per data submitted online by applicant himself, respective department/
institutions may verify documents/credentials from CE holders if so deem fit.
document is issued subject to the provisions of West Bengal Fire Services Act 1950 (to the extent applicable) and laws of land. Such
as for compliance lies with the certificate holder.

ie see instructions given in the next page before payment.
NOT WRITE ANYTHING OR PUT ANY MARK ANYWHERE OR TEAR ANY PART OF THE DOCUMENT.
Not Deface or Fold bar-Codes by any manner.
payment made against this demand will be treated as valid Payment Receipt cum Certificate of Enlistment.



E. and O.E.

Principal Commissioner
Kolkata Municipal Corporation
S.N. Banerjee Road
Kolkata - 700013

Please treat this as an application for renewing Certificate of Enlistment for the current Financial Year.

Signature of Certificate Holder

- * কলকাতা পৌর এলাকায় অবস্থিত বিভিন্ন দোকান এবং ব্যবসাকেন্দ্রের সাইনবোর্ডে
বাস্তবতামূলকভাবে বাংলাভাষা ব্যবহার করতে হবে। অন্য ভাষায় সাইনবোর্ড লেখা
হলেও - ওই সাইনবোর্ডে বাংলাভাষায় পৃথকভাবে লিখতে হবে।
* প্লাস্টিক কারিখাপ বর্জন করুন।

Food Business Operators including food business manufacturer etc under the Food Safety and Standard Act, 2006
have to obtain the Registration Certificate/Licence under the said Act from FSSAI Authority.

D. G. CONSTRUCTION

D. G. Construction
Proprietor



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

106918 / A80

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: S/O, Jalinda Nath Sen,
T/A2/FR 3/11, MILLENNIUM TOWER,
3 MAIN ARTERIAL ROAD, New Town,
North 24 Parganas, New Town, West
Bengal, 700156

9562 7005 2915

S/O Jalinda Nath Sen



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No 2010/00017/01850

To,

S/O, Jalinda Nath Sen
S/O, Jalinda Nath Sen
T/A2/FR 3/11, MILLENNIUM TOWER
3 MAIN ARTERIAL ROAD
New Town
New Town New Town North 24 Parganas
West Bengal 700156
9562054753

19/09/2016

Ref: 3977 / 08V / 818901 / 916985 / P



SAA45912428CT



आपका आधार क्रमांक / Your Aadhaar No. :

9562 7005 2915

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

S/O, Jalinda Nath Sen
Father : Jalinda Nath Sen
DOB : 10/04/1955
Male

9562 7005 2915



मेरा आधार मेरी पहचान

Major Information of the Deed

Deed No :	I-1603-10423/2021	Date of Registration	28/10/2021
Query No / Year	1603-2001914251/2021	Office where deed is registered	
Query Date	25/09/2021 12:27:43 AM	1603-2001914251/2021	
Applicant Name, Address & Other Details	PRANABANANDA GANGULY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8777581630, Status :Advocate		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]	
Set Forth value		Market Value	
Rs. 35,00,000/-		Rs. 61,51,996/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,121/- (Article:48(g))		Rs. 5,053/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



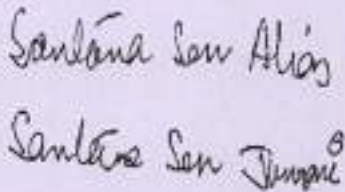
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Netaji Subhas Road, Road Zone : (Sudhasindhu Banerjee Road -- Rest) , , Premises No: 131/2, , Ward No: 130 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha	30,00,000/-	54,00,001/-	Property is on Road
Grand Total :				6.6Dec	30,00,000 /-	54,00,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	983 Sq Ft.	5,00,000/-	7,51,995/-	Structure Type: Structure
Gr. Floor, Area of floor : 983 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		983 sq ft	5,00,000 /-	7,51,995 /-	



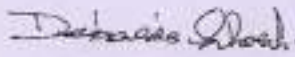
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs SANTANA SEN, (Alias: Mrs SANTANA SEN JUMRANI) Daughter of Mr Sibaprasad Sen Executed by: Self, Date of Execution: 28/10/2021 , Admitted by: Self, Date of Admission: 28/10/2021 ,Place : Office	Photo  <small>28/10/2021</small>	Finger Print  <small>LTI 28/10/2021</small>	Signature  <small>28/10/2021</small>
"MILLENNIUM TOWER", Flat No.T1/A2/FR 3-11, 3, Main Arterial Road,, City:- , P.O:- New Town, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BKxxxxxx0H, Aadhaar No: 29xxxxxxxx3544, Status :Individual, Executed by: Self, Date of Execution: 28/10/2021 , Admitted by: Self, Date of Admission: 28/10/2021 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	D.G. CONSTRUCTION 50, Kazi Para Road, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , PAN No.: Alxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DEBASIS GHOSH (Presentant) Son of Late Shib Krishna Ghosh Date of Execution - 28/10/2021, , Admitted by: Self, Date of Admission: 28/10/2021, Place of Admission of Execution: Office	Photo  <small>Oct 28 2021 12:11PM</small>	Finger Print  <small>LTI 28/10/2021</small>	Signature  <small>28/10/2021</small>
50, Kazi Para Road, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx1F, Aadhaar No: 24xxxxxxxx4337 Status : Representative, Representative of : D.G. CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sibaprasad Sen Son of Mr B Sen "MILLENNIUM TOWER", 3, Main Arterial Road,, Flat No: Flat No.T1/A2/F, City:-, P.O:- New Town, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700156			
	28/10/2021	28/10/2021	28/10/2021
Identifier Of Mrs SANTANA SEN, Mr DEBASIS GHOSH			

Endorsement For Deed Number : I - 160310423 / 2021

On 28-10-2021

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

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

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

Presented for registration at 11:26 hrs on 28-10-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr DEBASIS GHOSH .

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 61,51,996/-

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

Execution is admitted on 28/10/2021 by Mrs SANTANA SEN, Alias Mrs SANTANA SEN JUMRANI, Daughter of Mr Sibaprasad Sen, "MILLENNIUM TOWER", Flat No.T1/A2/FR 3-11, 3, Main Arterial Road,, P.O: New Town, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife

Indetified by Mr Sibaprasad Sen, , Son of Mr B Sen, "MILLENNIUM TOWER", 3, Main Arterial Road,, Flat No: Flat No.T1/A2/F, P.O: New Town, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by profession Service

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

Execution is admitted on 28-10-2021 by Mr DEBASIS GHOSH, Proprietor, D.G. CONSTRUCTION (Sole Proprietorship), 50, Kazi Para Road, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Indetified by Mr Sibaprasad Sen, , Son of Mr B Sen, "MILLENNIUM TOWER", 3, Main Arterial Road,, Flat No: Flat No.T1/A2/F, P.O: New Town, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053/- (B = Rs 5,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/10/2021 12:00AM with Govt. Ref. No: 192021220098461942 on 20-10-2021, Amount Rs: 5,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 702718081 on 22-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 10,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AG3740, Amount: Rs.100/-, Date of Purchase: 23/09/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/10/2021 12:00AM with Govt. Ref. No: 192021220098461942 on 20-10-2021, Amount Rs: 10,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 702718081 on 22-10-2021, 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

