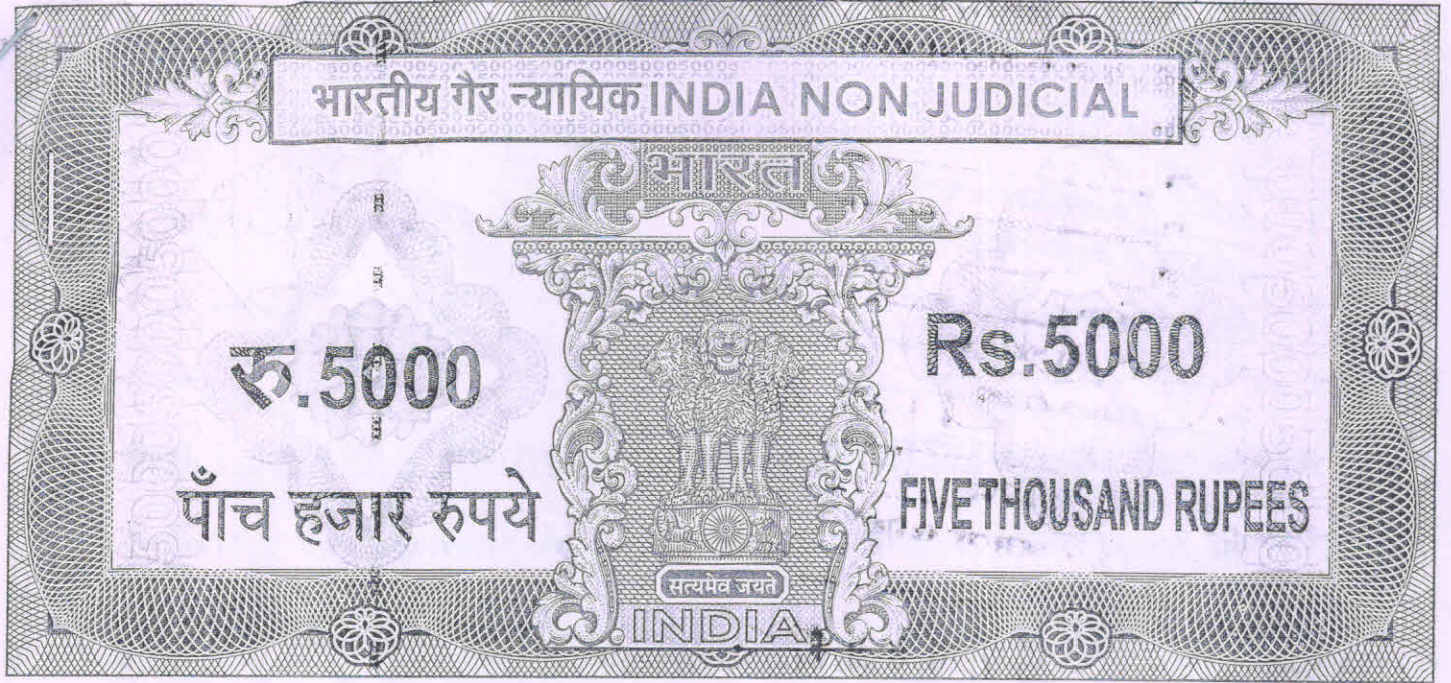


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Certified that the document is related to registration. The signature is correct and endorsement shows approval of the document.

AGREEMENT FOR DEVELOPMENT

AND

Additional Sub-Registrar
Delhi (North East)

24 JUL 2025

DEVELOPMENT POWER OF ATTORNEY

THIS AGREEMENT FOR DEVELOPMENT AND DEVELOPMENT

POWER OF ATTORNEY made on this 24th day of July.....

2025.

DEY ENTERPRISE

Swapan Kumar Dey
Partner

A. Chatterjee

PAGE-2

SRI SWAPAN KUMAR DEY, son of Sri Manik Ranjan Dey, bearing Permanent Account No. **AJEPD8615P** (Date of birth **30.10.1975**), Aadhaar No. **9265 5630 1316** , by faith - Hindu, by occupation- Business, by nationality- Indian, residing at 48, Girjatala Bailen, Ariadaha (48, North Nowdapara, Girajatala), Kolkata- 700057, Police Station - Belghoria , Post Office - Ariadaha, District -North 24 Parganas, West Bengal, hereinafter called as the **OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to included his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART,**

DEY ENTERPRISE

Swapan Kumar Dey
Partner

A. Chakraborty

PAGE-3

A N D

DEY ENTERPRISE, PAN- AAWFD9383R (19.07.2024) a partnership firm having it's registered office at 48, Girjatala Bailen, Ariadaha (48, North Nowdapara, Girajatala), Kolkata- 700057, Police Station - Belghoria , Post Office - Ariadaha, District -North 24 Parganas, West Bengal, represented by it's two partners namely **1.SRI SWAPAN KUMAR DEY,** son of Sri Manik Ranjan Dey, bearing Permanent Account No. **AJEPD8615P (Date of birth 30.10.1975), Aadhaar No. 9265 5630 1316** , by faith - Hindu, by occupation- Business, by nationality- Indian, residing at 48, Girjatala Bailen, Ariadaha (48, North Nowdapara, Girajatala), Kolkata- 700057, Police Station - Belghoria , Post Office - Ariadaha, District -North 24 Parganas, West Bengal, **2.SMT. MADHUMITA DEY,** wife of Sri Swapan Kumar Dey, bearing Permanent Account No. **BGPPD7394Q (Date of birth 30.06.1975), Aadhaar No. 9832 3955 1131** , by faith - Hindu, by occupation- Business, by nationality- Indian, residing at 48, Girjatala Bailen, Ariadaha (48, North Nowdapara, Girajatala), Kolkata- 700057, Police Station - Belghoria , Post Office - Ariadaha, District -North 24 Parganas, West Bengal, hereinafter called as the **DEVELOPER**(Which expression shall unless excluded by or repugnant to the context be deemed to included its successor or successors-in-office, legal representatives and assigns) of the **OTHER PART,** recorded as follows;-

A. Choudhary

DEY ENTERPRISE
Swapam Kumar Dey
Partner

W H E R E A S by virtue of a registered Deed of Indenter dated 03.12.1976 SRI DEOKI NANDAN MURARKA & SRI GOBARDHAN DAS MURARKA jointly purchased from SRI KALACHAND BANERJEE, SRI PRANKRISHNA PAL & SRI MANINDRA NARAYAN GHOSH , ALL THAT piece and parcel of land measuring about 13 Cattahs 6 Chataks 40 Square feet which is situated at Mouza Ariadaha Kamarhati, P.S.- Belghoria, District North 24 Pgs. J.L. No. 1, R.S. No. 12, Touzi No. - 173, comprised in part of Dag No. 3470 Khatian No. 1244 under the limit of Kamarhati Municipality.

A N D W H E R E A S the said Deed of Indenter dated 03.12.1976 was registered before the Sub Registrar Cossipore Dum Dum and recorded in Book No. I, Volume No. 130 page No. 231 to 235 being No. 7872 for the year of 1976.

A N D W H E R E A S thus the said SRI DEOKI NANDAN MURARKA & SRI GOBARDHAN DAS MURARKA became the joint owners and occupiers of ALL THAT piece and parcel of land measuring about 13 Cattahs 6 Chataks 40 Square feet which is situated at Mouza Ariadaha Kamarhati, P.S.- Belghoria, District North 24 Pgs. J.L. No. 1, R.S. No. 12, Touzi No. - 173, comprised in part of Dag No. 3470 Khatian No. 1244 under the limit of Kamarhati Municipality.

A. Chakrabarti

DEY ENTERPRISE

Swaraj Kumar Dey
Partner

A N D W H E R E A S during the period of enjoying the afore said property free from all encumbrances the said SRI DEOKI NANDAN MURARKA & SRI GOBARDHAN DAS MURARKA out of the afore said property sold, conveyed and transferred the land measuring about 6 Cattahs 7 Chataks 14 Square feet together with the structure standing thereon which is situated at Mouza Ariadaha Kamarhati, P.S.- Belghoria, District North 24 Pgs. J.L. No. 1, R.S. No. 12, Touzi No. - 173, comprised in part of Dag No. 3470 Khatian No. 1244, Municipal Ward No. 7 (old) 8 (new) Holding No. 501 (old) 1487 (new) premises No. 112/5, North Nowdapara Road, Kolkata - 700057 under the limit of Kamarhati Municipality to one SRI KAMAL KUMAR KARNANI, at a valuable consideration by virtue of a registered Deed of Conveyance dated 13.11.1990.

A N D W H E R E A S the said Deed of Conveyance dated 13.11.1990 was registered before the D.R. Barasat and recorded in Book No. I, vide Deed No. 7601 for the year of 1990.

1. Chandra

DEY ENTERPRISE
Suraj Kumar Dey
Partner

A N D W H E R E A S thus the said SRI KAMAL KUMAR KARNANI became the absolute owner and occupiers of ALL THAT piece and parcel of land measuring about 6 Cattahs 7 Chataks 14 Square feet together with the structure standing thereon which is situated at Mouza Ariadaha Kamarhati, P.S.- Belghoria, District North 24 Pgs. J.L. No. 1, R.S. No. 12, Touzi No. - 173, comprised in part of Dag No. 3470 Khatian No. 1244, Municipal Ward No. 7 (old) 8 (new) Holding No. 501 (old) 1487 (new) premises No. 112/5, North Nowdapara Road, Kolkata - 700057 under the limit of Kamarhati Municipality, which is more fully and particularly described and mentioned in the **1st schedule** written herein under and hereinafter for the sake of brevity called as the **SAID PREMISES**.

A N D W H E R E A S due to urgent need of money the said SRI KAMAL KUMAR KARNANI decided to sell the said plot of land measuring about 6 Cattahs 7 Chataks 14 Sft together with the structure standing thereon which is particularly described and mentioned in the **1st Schedule** written herein under and hereinafter for the sake of brevity called as the **SAID PREMISES** and the Owner herein approached the said SRI KAMAL KUMAR KARNANI to purchase the same.

A. Chandra

DEY ENTERPRISE
Swapan Kumar Dey
Partner

PAGE-7

A N D W H E R E A S the said SRI KAMAL KUMAR KARNANI after giving due consideration to the proposal of the Owner herein agreed to sell the **1st schedule** mentioned property to the Owner herein virtue of an agreement for sale dated 08.12.2014 registered before the A.D.S.R. Cossipore Dum Dum and recorded in Book No. I, CD Volume No. 31, page from 2302 to 2316 being No. 12398 for the year of 2014.

A N D W H E R E A S by virtue of a Deed of Conveyance dated 03.06.2015 registered before the A.D.S.R. Cossipore Dum Dum and recorded in Book No. I, Volume No. 1506-2015, page from 19890 to 19919 being No. 150605068 for the year of 2015 the said SRI KAMAL KUMAR KARNANI sold, conveyed and transferred the SAID PREMISES in favour of the Owner herein at a valuable consideration.

DEY ENTERPRISE

Swapan Kumar Dey
Partner

A. Choudhary

PAGE-8

Be it mentioned here in the said Deed of Conveyance dated 03.06.2015 by virtue of a General Power of Attorney dated 16.10.2014 registered before the A.D.S.R. Siliguri- I and recorded in Book No. IV, CD. Volume No. 3, Page from 511 to 520 being No. 01068 for the year of 2014 one SRI HARISH KUMAR KARNANI (son of the said SRI KAMAL KUMAR KARNANI) duly put his signature on behalf of the said SRI KAMAL KUMAR KARNANI being his lawful attorney.

AND WHEREAS in the L.R. record the name of the Owner herein has been recoded in L.R. Khatian No. 12232 under L.R. Dag No. 10886.

AND WHEREAS thus the Owner herein has become the absolute owner of the afore said property , which is described and mentioned in the **1st schedule** written below and hereinafter for the sake of brevity called as the SAID PREMISES and mutated his name in the records of Kamarhati Municipality in respect with the said premises and Owner herein has decided to develop the said premises through developer by way of constructing a multi storied building thereon at the cost of the developer.

A. Chakrabarti

DEY ENTERPRISE
Swapan Kumar Dey
Partner

AND WHEREAS now the owner has decided to develop the said property by way of constructing a multi storied building thereon through the developer herein and which the owner and the developer herein have agreed on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITHSSETH AS FOLLOWS:-

ARTICLE- I - DEFINATIONS:-

In this presents unless there is something repugnant to or inconsistent with ;-

- 1.1. OWNER** shall mean the party of the first part and his heirs, successors, administrators, legal representatives and assigns.
- 1.2. THE DEVELOPER** shall mean **DEY ENTERPRISE**, a partnership firm having it's registered office at 48, Girjatala Bailen, Ariadaha (48, North Nowdapara, Girajatala), Kolkata- 700057, Police Station - Belghoria , Post Office - Ariadaha, District -North 24 Parganas, West Bengal, represented by it's two partners namely **1.SRI SWAPAN KUMAR DEY**, son of Sri Manik Ranjan Dey, residing at 48, Girjatala Bailen, Ariadaha (48, North Nowdapara, Girajatala),Kolkata- 700057, Police Station - Belghoria , Post Office - Ariadaha, District -North 24 Parganas, West Bengal, **2.SRI MADHUMITA DEY**, wife of Sri Swapan Kumar Dey, residing at 48, Girjatala Bailen, Ariadaha (48, North Nowdapara, Girajatala), Kolkata- 700057, Police Station - Belghoria , Post Office - Ariadaha, District -North 24 Parganas, West Bengal.

A. Chakrabarti

DEY ENTERPRISE
Swapan Kumar Dey
Partner

1.3 THE PROPERTY shall mean the said land and building described in the 1st Schedule mentioned below.

1.4. MULTI STORIED BUILDING shall mean, the building to be constructed at the said premises in accordance with the building plan duly sanctioned by the Kamarhati Municipality.

1.5. TITLE DEEDS shall mean all documents of title relating to the said property shall be handed over in original after executing of this agreement.

1.6. COMMON FACILITIES AND AMENITIES shall mean, main entrance including corridors, all ways, paths, stairways, lift, passage ways, driveways, provided by the developer, pump room, over head water tank, water pump and motor and other facilities which would be used in common by all the other of persons of the said building required for enjoyment of the said building required for provisions maintenance and / or management of the said building.

1.7. SALEABLE SPACE shall mean the space in the proposed building, buildings available for independent use and occupation by the owners and the developer after making the due provision for common facilities and space required thereof.

1.8. TRANSFER with its grammatical variations shall include transfer by possession and any other means adopted for effecting what is understood as a transfer of space in multi-storied building to the owners and also to the purchasers thereof.

A. Chetty

DEY ENTERPRISE
Shyam Kumar Dey
Partner

PAGE-11

1.9. TRANSFEREE shall mean a person, firm, limited company or association or persons to whom any space in the building would be transferred sold .

1.10. FLAT shall mean a covered space consisting of bed rooms, living rooms, bathrooms, toilets, kitchen, etc.

1.11. COVERED AREA shall mean, area of the flat plus the area of staircase, staircase landing, corridor, lift, etc.

ARTICLE- II - COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from 24th day of July 2025.

ARTICLE- III - CONSIDERATION & SPACE ALLOCATION

In consideration of the owner having agreed to grant an exclusive right to the developer to develop the SAID PROPERTY by way of constructing a multi- storied building of the said property , the owner shall be entitled to the followings;-

DEY ENTERPRISE

Swapan Kumar Dey
Partner

A. Chak

DETAILS OF CONSIDERATION FO THE OWNER :-

The owner will get from the developer ;-

A. One self contained residential flat measuring about 750 (Seven Hundred Fifty) Square feet super built up area situated at the ground floor of the said proposed multi storied building.

B. One self contained residential North -West facing flat measuring about 987 (Nine Hundred Eighty Seven) Square feet super built up area situated at the 2nd floor of the said proposed multi storied building.

C. One self contained residential North -East facing flat measuring about 975 (Nine Hundred Seventy Five) Square feet super built up area situated at the 2nd floor of the said proposed multi storied building.

D. One self contained residential South -West facing flat measuring about 880 (Eight Hundred Eighty) Square feet super built up area situated at the top floor of the said proposed multi storied building.

THE OWNER IS NOT ENTITLED TO PLACE ANY ADDITIONAL DEMAND TO THE DEVELOPER.

Construction of the said building shall be as per specification mentioned in the 2nd schedule written below.

A. Chakraborty

DEY ENTERPRISE

Swaraj Kumar Dey
Partner

DEVELOPER'S ALLOCATION

Except the afore said area of the owner all other constructed area of the said building shall be as Developer's allocation.

ARTICLE- IV
DECLARATION

The owner do hereby declare that he is the absolute owner of the property which is described and mentioned in the 1st **Schedule** written below and the said property is free from all encumbrances, charges, lien, and she has concealed nothing about the title of the said property.

ARTICLE- V
BOTH THE PARTIES FURTHER AGREED AS FOLLOWS:-

1. That the owner hereby give permission to the developer to enter upon the said property with full right and authority with men and material to commence carry on and complete the development and construction thereon of the multi storied building according to the sanctioned building plan.

2. That within twenty four months from this day the developer will complete the construction work of the said building and bound to handover the said area to the owner as per terms and conditions of this agreement. There will be three months grace period. That the developer will not hold himself responsible for the delay of the project owing to any natural calamity, legal and administrative dispute or unforeseen situations which are beyond the control of the human being.

A. Chatterjee

DEY ENTERPRISE

Swapan Kumar Dey
Partner

3. That the developer shall remain fully authorized to collect advance from the intending purchasers and to receive part payment and full consideration money for the developers allocation and the owner shall have no objection.

4. That the owner shall transfer his undivided share in the land described in the **1st schedule** herein under in favour of the intending purchaser or purchasers of the respective flats, shops,garage, car parking space, etc. in proportionate to the measurement of the said flats, shops, etc. at the time of execution of sale deeds through his attorney.

5. (a). That without causing prejudice to the right of the owner the developer will be at liberty to enter into separate contracts in the name of the developer with the building contractor, architect and other including the prospective purchasers for which the owners is not liable.

(b). The developer shall not engage or appoint any Sub- Developer / Promoter.

6. That the developer shall at their own costs construct, erect and complete the proposed building with good and standard quality of materials and with such specification as are mentioned in the specification in this agreement.

7. That the developer shall under no circumstances shall transfer the owner's allocation to any third party.

8. That the owner shall not negotiate or dispose the **1st Schedule** property to any third party after executing this agreement.

9. That in consideration of the developer having agreed to construct erect and build the said building on the said property, it is hereby agreed that the developer shall be entitled to sell , transfer and assign the various constructed space or constructed area of **developer's allocation** in the said building to be constructed on the said property together with the undivided share in the land underneath in the said property.

A. Chish

DEY ENTERPRISE
Swapan Kumar Dey
Partner

10. The owner and the developer have entered in to the agreement purely as a contract and nothing contained herein shall be deemed to construct as partnership between the owner and developer nor shall the parties hereto constituted as an association of persons.

11. That the owner shall be entitled to transfer or otherwise deal with the owner's allocation.

12. That the developer is solely liable to all transaction with the proposed buyers.

13. That the owner is no way liable to any transaction between the developer and any other persons relating with the said building.

14. That if any one of parties hereto dies during the construction or prior to the completion of the construction of the building , his / her legal heirs will inherit the respective owner's allocation and all the obligations of the owner as described hereto would vest with the said legal heirs , and there after the said legal heirs shall be called and treated as owners and this agreement shall remain in force and the said legal heirs shall be bound to abide by all terms and conditions of this agreement , and similar analogy will apply in case of the developer also.

15. That in case of any dispute arise between the parties hereto, the same shall be referred to a single arbitrator and proceedings that shall be governed by and under the provisions of Arbitration Act 1940 as amended up to date.

A. Chakraborty

DEY ENTERPRISE

Swapan Kumar Dey
Partner

THE 1st SCHEDULE REFERRED TO ABOVE
(The Entire Property)

ALL THAT piece and parcel of land measuring about **6 (six) Cattahs 7 (seven) Chataks 14 (forteen) Square feet** together with the brick built tin shed measuring about 700 Square feet standing thereon which is situated at **Mouza Ariadaha Kamarhati**, Police Station- Belghoria, District North 24 Pgs. J.L. No. 1, R.S. No. 12, Touzi No. - 173, **comprised in part of R.S. Dag No. 3470, L.R. Dag No. 10886, R.S. Khatian No. 1244, L.R. Khatian No. 12232** Municipal Ward No. 7 (old) 8 (new) Holding No. 501 (old) 1487 (new) **Premises No. 112/5, North Nowdapara Road**, Kolkata - 700057 under the limit of Kamarhati Municipality together with all easement right over the common passages and the municipal road on the Northern, Southern and western side of the said property situated previously under A.D.S.R. Cossipore Dum Dum presently under A.D.S.R. Belghoria, North 24 Parganas.

Which is butted and bounded by ;

On the North ; - Municipal Road (about 18.5 feet wide).

On the South ; - 8 feet wide Common passage.

On the East ; - Property of Bajranglal Karnani.

On the West ; - Municipal darin and there after Manasa Mandir and Municipal Road.

A. Chakraborty.

DEY ENTERPRISE
Sarajam Kumar Dey
Partner

THE 2nd SCHEDULE REFERRED TO ABOVE
The construction of the owner's allcation as follows:-

- A. Foundation : R.C.C. Columns with stone pillar.
- B. Super Structures : R.C.C. Columns, slabs, beams etc.
- C. Outside wall : 8 inches thick brick wall.
- D. Partition wall : 5 inches thick brick wall.
- E. Floor : Tiles floor.
- F. Painting : Inside wall Putty.
- G. Doors : Wooden frames and flush doors .
- H. Windows: UPVC windows with glass fitting and M.S. Grills.
- I. Bathroom and kitchen : Floor- Tiles, wall up to 6 feet tiles setting, sink, Gas table, etc, frames and PVC doors. One basin and one geyser point in each bathroom will be provided by the developer. Roof and bathroom will be water proofed.
- J. Electrical : Concealed wiring, switch board and provision for light, fan, T.V. Fridge, one A.C. etc.
- K. Sanitary fittings ; One wall hanging commode in each bathroom and all Pipe lines concealed type with shower. One wash basin in dining. Concealed wiring and concealed pipeline should be properly departed.
- L. Water supply ; Provision for 24 hours water supply and also electric pump, under ground reservoir with provision for water for 24 hours.
- M. Lift ; That the developer shall install a good quality lift at the said building .

DEY ENTERPRISE

Swapan Kumar Dey
Partner

A. Choudhary

IN WITNESSES WHEREOF both the parties set and subscribed their respective hands and seal on the day, month and year first above written.

WITNESSES:-

1.

Swapn Ds aupta
2, North Nooradapara
Girijatala Keri - 52 -

2.

Manoj Kumar Dey
48, North Nooradapara
Girijatala
P.O. Aeriadaha, Kol-57

Swapn Kumar Dey

SIGNATURE OF THE OWNER

DEY ENTERPRISE

Swapn Kumar Dey
Partner

DEY ENTERPRISE

Madhumita Dey
Partner

SIGNATURE OF THE DEVELOPER

DEY ENTERPRISE

Swapn Kumar Dey
Partner

DEVELOPMENT POWER
OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENT THAT I, SRI SWAPAN KUMAR DEY, son of Sri Manik Ranjan Dey, bearing Permanent Account No. **AJEPD8615P** (Date of birth **30.10.1975**), Aadhaar No. **9265 5630 1316** , by faith - Hindu, by occupation- Business, by nationality- Indian, residing at 48, Girjatala Bailen, Ariadaha (48, North Nowdapara, Girajatala), Kolkata- 700057, Police Station - Belghoria , Post Office - Ariadaha, District -North 24 Parganas, West Bengal, **SEND GREETINGS;**

WHEREAS I am the absolute owner of the property which is described and mentioned in the **1st schedule** written above.

AND WHEREAS today I have appointed **DEY ENTERPRISE, PAN-AAWFD9383R (19.07.2024)** a partnership firm having it's registered office at 48, Girjatala Bailen, Ariadaha (48, North Nowdapara, Girajatala), Kolkata- 700057, Police Station - Belghoria , Post Office - Ariadaha, District -North 24 Parganas, West Bengal, represented by it's two partners namely **1.SRI SWAPAN KUMAR DEY**, son of Sri Manik Ranjan Dey, bearing Permanent Account No. **AJEPD8615P** (Date of birth **30.10.1975**), Aadhaar No. **9265 5630 1316** , by faith - Hindu, by occupation- Business, by nationality- Indian, residing at 48, Girjatala Bailen, Ariadaha (48, North Nowdapara, Girajatala), Kolkata- 700057, Police Station - Belghoria , Post Office - Ariadaha, District -North 24 Parganas, West Bengal, **2.SMT. MADHUMITA DEY**, wife of Sri Swapan Kumar Dey, bearing Permanent Account No. **BGPPD7394Q** (Date of birth **30.06.1975**), Aadhaar No. **9832 3955 1131** , by faith - Hindu, by occupation- Business, by nationality- Indian, residing at 48, Girjatala Bailen, Ariadaha (48, North Nowdapara, Girajatala), Kolkata- 700057, Police Station - Belghoria , Post Office - Ariadaha, District -North 24 Parganas, West Bengal , **As Developer to construct a multi storied building at the 1st Schedule property at their own cost.**

A. Chell

DEY ENTERPRISE

Swapan Kumar Dey
Partner

AND WHEREAS for that I do hereby constitute, nominate, and appoint the partners of the said **DEY ENTERPRISE, PAN-AAWFD9383R (19.07.2024)** a partnership firm having its registered office at 48, Girjatala Bailen, Ariadaha (48, North Nowdapara, Girajatala), Kolkata- 700057, Police Station – Belghoria , Post Office - Ariadaha, District -North 24 Parganas, West Bengal, namely **1.SRI SWAPAN KUMAR DEY**, son of Sri Manik Ranjan Dey, residing at 48, Girjatala Bailen, Ariadaha (48, North Nowdapara, Girajatala), Kolkata- 700057, Police Station – Belghoria , Post Office - Ariadaha, District -North 24 Parganas, West Bengal, **2.SMT. MADHUMITA DEY**, wife of Sri Swapan Kumar Dey, residing at 48, Girjatala Bailen, Ariadaha (48, North Nowdapara, Girajatala), Kolkata- 700057, Police Station – Belghoria , Post Office - Ariadaha, District -North 24 Parganas, West Bengal , as my lawful attorneys for me and on behalf of myself to do the following acts i. e. to say:

- 1.To look after and maintain the 1st **schedule** mentioned property properly.
- 2.To construct a multi storied building thereon at the cost of the developer.
- 3.To enter into agreement for sale with the intending purchaser or purchasers in respect of the 1st schedule property or its part and to received earnest money, part payment and full consideration money from the intending purchaser or purchasers in respect with the developer's allocation.

DEY ENTERPRISE
Swapan Kumar Dey
Partner

A. Chakraborty

10. To develop the 1st schedule mentioned property by way of constructing a multi storied building thereon at their own cost, consisting with several flats, shops, garage, godowns, car parking space, etc. and to sell the said flats, shops, garage, godowns, car parking space etc. which are within the developer's allocation as mentioned above to the intending purchasers and to received the earnest money, part payment and full consideration from the intending purchasers.

11. To submit site plan, building plan before the Kamarhati Municipality, and to received the same from the said Municipality.

12. To represent me in all matters before the concerned B.L.&L.R.O. in respect of the 1st schedule property and to put signature in all documents, applications, affidavit, to received all documents, to deposit Khagna, etc. and to sign application for mutation in the concerned B.L.&L.R.O. and to submit the same before the concerned B.L.&L.R.O.

13. To sign & represent me before the Kamarhati Municipality, Bank, W.B. Police, Competent Authority under section 26(i) of the Urban Land Ceiling and Regulation Act, 1976 and in connection with the proper works to be done by my Attorney for the purpose of plan both modification and alteration of the said building plan and to pay fees, for obtain plan and also to sanction modification and permission that would be necessary as my said attorneys shall think fit and proper.

And generally to do all lawful acts, deeds or things which my attorneys think proper.

All acts, deeds, or things lawfully done by my attorneys shall be Construed as acts done by me and I shall agree to ratify and confirm the same whatsoever.

R. Chak

DEY ENTERPRISE
Swapan Kumar Dey
Partner

4. To sign and signed and execute any agreement for sale, deed of conveyance or conveyances, in favour of the purchaser or purchasers in respect of the 1st schedule property or its part and to present the same before any registration office and before registrar for registration of the said document and get the same as registered on my behalf in respect with the developer's allocation.
5. To sign in any affidavit, application , petition and other documents in respect of the schedule property on my behalf.
6. To represent me in all matter before the Kamarhati Municipality and in any other Govt. office, and to sign all documents and to received all documents, papers, etc. to submit building plan before the Kamarhati Municipality and to received the same after sanctioned on behalf of myself.
7. To submit and received all papers from other Govt. office on my behalf and to represent me in all matters.
8. To take all necessary legal steps in order to submit the building plan and to receive the same after sanction from the Kamarhati Municipality and to construct a multi storied building according to the said building plan.
9. To sign in any declaration and other documents , to appoint any advocate , to file any criminal and civil cases , to contest any criminal and civil cases , to file W.S. and any petition before any court of law, to depose on behalf of myself before any court of law, and to represent me in all respect before all Gov. office in respect of the said property.

A. Chakraborty

DEY ENTERPRISE

Swapan Kumar Dey

Partner

IN WITNESSES WHEREOF both the parties set and subscribed their respective hands and seal on the day, month and year first above written.

WITNESS:-

1.

Sudip Das Gupta
2, North Nowadapara
G. Patal Ker - 57

2.

Manoj Kumar Dey
48, North Nowadapara
Gispatola.
P. O. Asiadaha.

Swapom Kumar Dey

**SIGNATURE OF THE OWNER /
EXECUTANT**

DEY ENTERPRISE
Swapom Kumar Dey
Partner

DEY ENTERPRISE
Madhumita Dey
Partner

SIGNATURE OF THE ATTORNEYS

Drafted and prepared by me:-

Ann Chakrabarti

(TARUN CHAKRABARTI)
A D V O C A T E
HIGH COURT, CALCUTTA.
WB/283/97

DEY ENTERPRISE

Swapom Kumar Dey
Partner

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
Executants / Presentants



Sarajom Kumar Dey

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)



Little

Ring

Middle

Fore

Thumb

(Left Hand)



Madhumita Dey

Thumb

Fore

Middle

Ring

Little

(Right Hand)



Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

DEY ENTERPRISE

Sarajom Kumar Dey
Partner

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
Executants / Presentants



Swapam Kumar Dey

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



Madhumita Dey

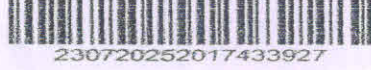
Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

DEY ENTERPRISE

Swapam Kumar Dey
Partner

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



230720252017433927

GRIPS Payment Detail

GRIPS Payment ID:	230720252017433927	Payment Init. Date:	23/07/2025 14:57:10
Total Amount:	5132	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9203801047235	BRN Date:	23/07/2025 14:57:31
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr TARUN CHAKRABARTI
Mobile: 9830336941

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260174339288	Directorate of Registration & Stamp Revenue	5132
Total			5132

IN WORDS: FIVE THOUSAND ONE HUNDRED THIRTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

DEY ENTERPRISE
Swapan Kumar Dey
Partner

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



192025260174339288

AN Details

GRN: 192025260174339288 Payment Mode: SBI Epay
GRN Date: 23/07/2025 14:57:10 Bank/Gateway: SBIEPay Payment Gateway
BRN : 9203801047235 BRN Date: 23/07/2025 14:57:31
Gateway Ref ID: 112296261 Method: Axis Bank-Retail NB
GRIPS Payment ID: 230720252017433927 Payment Init. Date: 23/07/2025 14:57:10
Payment Status: Successful Payment Ref. No: 2002074806/2/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr TARUN CHAKRABARTI
Address: 34, B.L. GHOSH ROAD, KOLKATA-700057
Mobile: 9830336941
EMail: advtarun1967@yahoo.com
Period From (dd/mm/yyyy): 23/07/2025
Period To (dd/mm/yyyy): 23/07/2025
Payment Ref ID: 2002074806/2/2025
Dept Ref ID/DRN: 2002074806/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002074806/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	5090
2	2002074806/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	42
			Total	5132

IN WORDS: FIVE THOUSAND ONE HUNDRED THIRTY TWO ONLY.

DEY ENTERPRISE

Swapan Kumar Dey
Partner

Major Information of the Deed

Deed No :	I-1526-03579/2025	Date of Registration	24/07/2025
Query No / Year	1526-2002074806/2025	Office where deed is registered	
Query Date	18/07/2025 5:54:00 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	TARUN CHAKRABARTI Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830336941, Status :Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 60,13,905/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,090/- (Article:48(g))	Rs. 42/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: North Nawdapara Road, Mouza: Ariadaha, Premises No: 112/5, , Ward No: 8, Holding No:1487 JI No: 1, Touzi No: 173 Pin Code : 700057



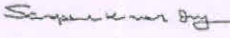
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3470	RS-1244	Bastu	Bastu	6 Katha 7 Chatak 14 Sq Ft	1/-	58,11,255/-	Width of Approach Road: 19 Ft.,
Grand Total :					10.654Dec	1/-	58,11,255 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1/-	2,02,650/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		700 sq ft	1 /-	2,02,650 /-	

DEY ENTERPRISE
Surpan Kumar Dey
Partner



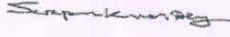
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SWAPAN KUMAR DEY Son of Mr MANIK RANJAN DEY Executed by: Self, Date of Execution: 24/07/2025 , Admitted by: Self, Date of Admission: 24/07/2025 ,Place : Office		 Captured	
	24/07/2025		LTI 24/07/2025	24/07/2025
48, GIRJATALA BAILEN, ARIADAHA(48, NORTH NOWDAPARA, GIRAJATALA), City:- , P.O:- ARIADAHA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: AJxxxxxx5P, Aadhaar No: 92xxxxxxxx1316, Status :Individual, Executed by: Self, Date of Execution: 24/07/2025 , Admitted by: Self, Date of Admission: 24/07/2025 ,Place : Office				

Attorney Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	DEY ENTERPRISE 48, GIRJATALA BAILEN, ARIADAHA(48, NORTH NOWDAPARA,GIRJATALA), City:- , P.O:- ARIADAHA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SWAPAN KUMAR DEY (Presentant) Son of Mr MANIK RANJAN DEY Date of Execution - 24/07/2025, , Admitted by: Self, Date of Admission: 24/07/2025, Place of Admission of Execution: Office		 Captured	
	Jul 24 2025 11:35AM		LTI 24/07/2025	24/07/2025
48, GIRJATALA BAILANE, ARIADAHA(48, NORTH NOWDAPARA, GIRJATALA), City:- , P.O:- ARIADAHA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: AJxxxxxx5P, Aadhaar No: 92xxxxxxxx1316 Status : Representative, Representative of : DEY ENTERPRISE				

DEY ENTERPRISE

Partner

2 Name	Photo	Finger Print	Signature
Mrs MADHUMITA DEY Wife of Mr SWAPAN KUMAR DEY Date of Execution - 24/07/2025, , Admitted by: Self, Date of Admission: 24/07/2025, Place of Admission of Execution: Office	 <small>Jul 24 2025 11:36AM</small>	 Captured <small>LTI 24/07/2025</small>	 <small>24/07/2025</small>
48, GIRJATALA BAILEN, ARIADHAHA(48, NORTH NOWDAPARA, GIRJATALA), City:- , P.O:- ARIADHAHA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: BGxxxxxx4Q, Aadhaar No: 98xxxxxxxx1131 Status : Representative, Representative of : DEY ENTERPRISE (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr TARUN CHAKRABARTI Son of Mr DILIP CHAKRABORTY 34, B.L. GHOSH ROAD, City:- , P.O:- ARIADHAHA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057	 <small>24/07/2025</small>	 Captured <small>24/07/2025</small>	 <small>24/07/2025</small>
Identifier Of Mr SWAPAN KUMAR DEY, Mr SWAPAN KUMAR DEY, Mrs MADHUMITA DEY			

DEY ENTERPRISE

 Partner

Endorsement For Deed Number : I - 152603579 / 2025

On 24-07-2025

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

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

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

Presented for registration at 11:13 hrs on 24-07-2025, at the Office of the A.D.S.R. Belghoria by Mr SWAPAN KUMAR DEY ..

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 60,13,905/-

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

Execution is admitted on 24/07/2025 by Mr SWAPAN KUMAR DEY, Son of Mr MANIK RANJAN DEY, 48, GIRJATALA BAILEN, ARIADAHA(48, NORTH NOWDAPARA, GIRAJATALA), P.O: ARIADAHA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Business

Identified by Mr TARUN CHAKRABARTI, , , Son of Mr DILIP CHAKRABORTY, 34, B.L. GHOSH ROAD, P.O: ARIADAHA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-07-2025 by Mr SWAPAN KUMAR DEY,

Identified by Mr TARUN CHAKRABARTI, , , Son of Mr DILIP CHAKRABORTY, 34, B.L. GHOSH ROAD, P.O: ARIADAHA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Advocate

Execution is admitted on 24-07-2025 by Mrs MADHUMITA DEY, PARTNER, DEY ENTERPRISE (Partnership Firm), 48, GIRJATALA BAILEN, ARIADAHA(48, NORTH NOWDAPARA, GIRJATALA), City:-, P.O:- ARIADAHA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057

Identified by Mr TARUN CHAKRABARTI, , , Son of Mr DILIP CHAKRABORTY, 34, B.L. GHOSH ROAD, P.O: ARIADAHA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42.00/- (E = Rs 42.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 42/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/07/2025 2:57PM with Govt. Ref. No: 192025260174339288 on 23-07-2025, Amount Rs: 42/-, Bank: SBI EPay (SBlePay), Ref. No. 9203801047235 on 23-07-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,090/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 5,090/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3037, Amount: Rs.5,000.00/-, Date of Purchase: 16/07/2025, Vendor name: Samir Samanta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/07/2025 2:57PM with Govt. Ref. No: 192025260174339288 on 23-07-2025, Amount Rs: 5,090/-, Bank: SBI EPay (SBlePay), Ref. No. 9203801047235 on 23-07-2025, Head of Account 0030-02-103-003-02

SDS

Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

DEY ENTERPRISE
Swapan Kumar DeY
Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2025, Page from 110238 to 110270

being No 152603579 for the year 2025.



Sou

Digitally signed by SOUGATA DAS
Date: 2025.07.25 14:45:26 +05:30
Reason: Digital Signing of Deed.

(Sougata Das) 25/07/2025

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

DEY ENTERPRISE
Swapan Kumar Dey
Partner