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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 390178

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


District Sub-Registrar-II
Alipore, South 24 Parganas

30 JUN 2020

DEVELOPMENT AGREEMENT FOR CONSTRUCTION

CUM DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT is made on this the 30th day of June, Two Thousand Twenty (2020) BETWEEN SMT. INDUMATI HALDER (PAN - ACGPH8061G), (AADHAAR NO. 4519 4893 5258) wife of Late Harihar Halder, by faith - Hindu, by Occupation -

6753

16 JUN 2020



No.....Rs. **500/-** Date.....

Name:..... *Narendranath Maji,*

Address:.....

Vendor:..... *Subhankar Das*

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Advocate
Alipur Judge's Court
Kolkata - 27

6753 = 500/-



[Signature]
District Sub-Register-II
Alipore, South 24 Parganas

30 JUN 2020

Subrajit Dey
S/3 Rintu Dey
39, M.I.D Road
KOL-60
BUSINESS

Housewife, by nationality Indian and residing at 12, Nibedita Sarani, P.O. & P.S. Parnashree, Kolkata – 700 060, hereinafter called and referred to as the **LAND OWNER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executor, administrators, representatives and assigns) of the **ONE PART**

AND

OM ENTERPRISE, a proprietorship firm having its office at 229, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, being represented by its sole proprietress, **SMT. SUJATA DUTTA (PAN – BMJPD9236R), (AADHAAR NO. 2912 2837 6504)**, wife of Sri Satyajit Dutta, by faith - Hindu, by occupation - Business, by nationality Indian, residing at 229, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART.**

Housewife, by nationality Indian and residing at 12, Nibedita Sarani, P.O. & P.S. Parnashree, Kolkata – 700 060, hereinafter called and referred to as the **LAND OWNER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executor, administrators, representatives and assigns) of the **ONE PART**

AND

OM ENTERPRISE, a proprietorship firm having its office at 229, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, being represented by its sole proprietress, **SMT. SUJATA DUTTA (PAN – BMJPD9236R), (AADHAAR NO. 2912 2837 6504)**, wife of Sri Satyajit Dutta, by faith - Hindu, by occupation - Business, by nationality Indian, residing at 229, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART.**

WHEREAS at all material time one Bajendra Lall Bhaduri, son of late Rajendra Bhaduri of Paruipara Road, District 24 Parganas (S) was the sole and absolute Owner of ALL THAT paddy land measuring more or less 01 Bigha 14 Cottahs 06 Chittacks 37 Sq.ft lying and situated at Mouza Dak Naskarpur Sibre, P.S. formerly Behala, now Parnasree, Pargana Balia J.L. No. 2, R.S. No. 83, Touzi No. 346, under Khatian Nos. 7483 & 7484, comprised in C.S. Dag Nos. 276 & 277 within the limits of the then South Suburban Municipality in the District 24 Pgs.

AND WWHEREAS while in absolute possession and enjoyment of the aforesaid property said Bajendra Lall Bhaduri sold, conveyed and transferred a portion of his said property measuring more or less 17 Cottahs 04 Chittacks 12 Sq.ft unto and in favour of one Smt. Indira Ghose wife of Late Satyendra Bhusan Ghose by virtue of a registered Deed of Sale which was duly registered in the Sub-Registry office at Behala and was recorded in Book No. I, Volume No. 31, Pages from 1 to 7, Being No. 2300, for the year 1962.

AND WHEREAS while in absolute possession and enjoyment of the aforesaid property to meet her some urgent need of money said

Indira Ghose through her constituted Attorney sold, conveyed and transferred her said property measuring more or less 17 Cottahs 04 Chittacks 12 Sq.ft unto and in favour of one Sri Harihar Halder since deceased Smt. Indumati Halder, Sri Nirmal Kanti Halder since deceased and Sri Pijush Kanti Halder by virtue of a registered Deed of Sale which was duly registered in the District Registrar office at Alipore and was recorded in Book No. I, Volume No. 310, Pages from 289 to 300, Being No. 9509, for the year 1981.

AND WHEREAS thus Sri Harihar Halder since deceased Smt. Indumati Halder, Sri Nirmal Kanti Halder since deceased and Sri Pijush Kanti Halder became the absolute joint Owners of ALL THAT paddy land measuring more or less 17 Cottahs 04 Chittacks 12 Sq.ft lying and situated at Mouza Dak Naskarpur Sibre, P.S. Behala. Pargana Balia J.L. No. 2, R.S. No. 83, Touzi No. 346, under Khatian Nos. 7483, 7484, comprised in C.S. Dag Nos. 276 & 277 within the limits of the then South Suburban Municipality in the District 24 Parganas (South) and subsequently they jointly got their names mutated in the records of the Kolkata Municipal Corporation being numbered as 146B,

Upendra Nath Banerjee Road, P.S. previously Behala, now Parnesree, Kolkata – 700 060 under K.M.C. Ward no. 131 and they started living there by erecting a dwelling house thereon.

AND WHEREAS thereafter Harihar Halder died intestate on 16th July 2003, leaving behind him, his wife Indumati Halder, the present land owner herein and two sons Sri Narayan Sanker Halder and Sri Sib Sankar Halder as his only legal heirs and successors who jointly inherited the said property left by Harihar Halder.

AND WHEREAS thereafter Nirmal Kanti Halder died intestate on 28th July 2006, leaving behind his surviving widow, Smt. Runu Halder and two sons namely Sri Rupam Halder and Sri Nilam Halder as his legal heirs and successors of his undivided 1/4th share of the said property measuring more or less 4 Cottahs 05 Chittacks 03 Sq.ft together with structure standing thereon out of total property.

AND WHEREAS thereafter Smt. Runu Halder, Sri Rupam Halder and Sri Nilam Halder jointly sold, conveyed and transferred their undivided 1/4th share of Bastu land measuring more or less 4

Cottahs 05 Chittacks 03 Sq.ft out of the total land measuring more or less 17 Cottahs 04 Chittacks 12 Sq.ft lying and situated at Mouza Dak Naskarpur Sibre, P.S. Behala, Pargana Balia J.L. No. 2, R.S. No. 83, Touzi No. 346, under Khatian Nos. 7483, 7484, comprised in C.S. Dag Nos. 276 & 277 within the limits of the Kolkata Municipal Corporation being K.M.C. Premises no. 146B, Upendra Nath Banerjee Road, P.O. & P.S. Parnesree, Kolkata – 700 060 under K.M.C. Ward no. 131 unto and in favour of Indumati Halder, Sri Narayan Sanker Halder and Sri Sib Sankar Halder by virtue of a registered Deed of Sale which was duly registered on 26.11.2007 at the office of D.S.R.-II Alipore and was recorded in Book No. I, C.D. Volume No. 106, Pages from 978 to 981, Being No. 01541, for the year 2003.

AND WHEREAS thus Indumati Halder, Sri Narayan Sanker Halder, Sri Sib Sankar Halder and Pijush Kanti Halder became the joint Owners of ALL THAT piece and parcel of Bastu land measuring more or less 17 Cottahs 04 Chittacks 12 Sq.ft together with asbestos shed structure standing thereon lying and situated at Mouza Dak Naskarpur Sibre, now Behala Goragacha, Pargana Balia J.L. No. 2, R.S. No. 83, Touzi No.

346, under Khatian Nos. 7483, 7484, comprised in C.S. Dag Nos. 276 & 277 within the limits of the Kolkata Municipal Corporation being K.M.C. Premises no. 146B, Upendra Nath Banerjee Road, P.O. & P.S. Parnesree, Kolkata – 700 060, Ward no. 131.

AND WHEREAS thereafter the Land Owner herein and Sri Narayan Sanker Halder, Sri Sib Sankar Halder and Pijush Kanti Halder jointly entered into a Development Agreement for construction cum Power of Attorney with the Developer namely OM ENTERPRISE, a proprietorship firm having its office at 229, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, being represented by its sole proprietress SMT. SUJATA DUTTA, wife of Sri Satyajit Dutta, residing at 229, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, under certain terms and conditions as stated therein which was duly registered on 15.06.2018 at the Office of D.S.R.-II Alipore & was recorded in Book No. I, Volume No. 1602-2018, Pages from 220547 to 220605, Being No. 06578, for the year 2018.

AND WHEREAS in the said Development Agreement for construction cum Power of Attorney there were some typographical mistakes owing

to inadvertence in respect of Khatian nos. and the said mistakes were rectified or corrected by a Deed of Declaration which was duly registered in the Office of D.S.R.-II Alipore, 24 Parganas (South) and was recorded in Book No. IV, Volume No. 1602-2019, Pages from 309 to 321, Being No. 0014, for the year 2019.

AND WHEREAS the Land Owner herein and Sri Narayan Sanker Halder, Sri Sib Sankar Halder and Pijush Kanti Halder and the said Developer agreed not to enforce the said Development Agreement in change of circumstances and accordingly both the Land Owners and the said Developer have cancelled & revoked the said Development Agreement for construction cum Power of Attorney which was also registered in the Office of D.S.R.-II Alipore and was recorded in Book No. I, Volume No. 1602-2020, Pages from 24671 to 24705, Being No. 0450, for the year 2020.

AND WHEREAS thereafter the Land Owner herein and Sri Narayan Sanker Halder, Sri Sib Sankar Halder and Pijush Kanti Halder while jointly seized and possessed the said land, they physically measured the

said property and it was found that some portion of the land was reduced for winding of the Eastern and southern side of the said premises for use of Municipal Road and at present the physical measurement of the said premises is now 14 Cottahs 08 Chittacks 17 Sq.ft together with 200 Sq.ft tiles shed structure standing thereon lying and situated at Mouza Dak Naskarpur Sibre, now Behala Goragacha, Pargana Balia J.L. No. 2, R.S. No. 83, Touzi No. 346, under Khatian Nos. 7483 & 7484, comprised in C.S. Dag Nos. 276 & 277, within the limits of the Kolkata Municipal Corporation being K.M.C. Premises no. 146B, Upendra Nath Banerjee Road, P.O. & P.S. Parnesree, Kolkata – 700 060, Ward no. 131.

AND WHEREAS for the exclusive possession and better use, occupation and enjoyment the Land Owner herein and Smt. Indumati Halder and Sri Narayan Sanker Halder, Sri Sib Sankar Halder and Pijush Kanti Halder jointly divided the said property and have mutually partitioned their shares by meets and bounds by demarcating their respective portions.

AND WHEREAS accordingly Smt. Indumati Halder, the Land Owner herein and Sri Narayan Sanker Halder, Sri Sib Sankar Halder and Pijush Kanti Halder have jointly registered and executed a registered Deed of Partition among themselves according to their respective shares which was duly registered in the Office of D.S.R.-II, Alipore and was recorded in Book No. I, Volume No. 1602-20230, Pages from 40682 to 40723, Being No. 00916, for the year 2020.

AND WHEREAS by virtue of the said Deed of Partition the present Land Owner became the absolute Owner ALL THAT piece and parcel of Bastu land measuring more or less 07 (seven) Cottahs 04 (four) Chittacks 08 (eight) Sq.ft together with tiles shed structure standing thereon measuring more or less 100 Sq.ft. lying and situated at Mouza Dak Naskarpur Sibre now Behala. Pargana Balia J.L. No. 2, R.S. No. 83, Touzi No. 346, under Khatian Nos. 7483 & 7484, comprised in C.S. & R.S. Dag Nos. 276 & 277 within the limits of the Kolkata Municipal Corporation being K.M.C. Premises no. 146B, Upendra Nath Banerjee Road, having its Mailing Address 12, Nivedita Sarani P.O. & P.S. Parnesree, Kolkata – 700 060 under K.M.C. Ward no. 131, A.D.S.R.

Behala, D.S.R. Alipore, District of 24 Pgs (S), as mentioned in the Third Schedule as Plot "B" shown in BLUE colour as annexed in the said Deed of Partition.

AND WHEREAS the present Land Owner got mutated her name in the Assessment Collection Department as the Owner in respect of her allocation being known as K.M.C. Premises no. 146B/1, Upendra Nath Banerjee Road, having its Mailing Address 12, Nivedita Sarani P.O. & P.S. Parnesree, Kolkata – 700 060 under K.M.C. Ward no. 131, being Assessee no. 41-131-19-2617-6 morefully and particularly mentioned and described in the Schedule "A" hereunder written.

AND WHEREAS while in enjoyment of the said property, the present Land Owner herein further intend to develop her said property by raising a multi-storied Building thereon through a Developer and accordingly she further requested the present Developer to develop her said premises for and on behalf of the above named Land Owner.

AND WHEREAS after discussion by both the parties herein, the Owner and the Developer have agreed to construct the multi-storied Building

as per sanctioned Plan to be sanctioned by the Kolkata Municipal Corporation under terms and conditions as contained herein.

AND WHEREAS before execution of this Agreement, the Owner have represented and assure to the Developer as follows :-

- A. That the said property is free from all encumbrances, charges, liens, attachments, lispendences whatsoever or howsoever and the same is fully occupied by the Owner.
- B. That except the present Owner nobody has any right, title, interest, claim, demand whatsoever or howsoever into or upon the said property.
- C. That there is no notice of acquisition or requisition received or pending in respect of the said property or any portion thereof.
- D. That the Owner will execute a registered Development Power of Attorney in favour of the Developer except any transfer rights of the property / Building in Owner's Allocation.

- E. That the Owner has declared that the Owner has a good and marketable title in respect of the said property situated thereon without any claim, right, title, interest of any person thereof or therein and the Owner has absolute right to enter into this Agreement with the Developer and the Owner hereby undertakes to indemnify and keep the Developer indemnified against any or all Third Party's claims, actions and demands whatsoever with regard to the title and Ownership of the Owner.
- F. Relying on the aforesaid representation and believing the same to be true and acting on good faith thereof, the Developer being desirous to develop the aforesaid property on the terms and conditions as contained hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :-

ARTICLE : "I"

(DEFINITION)

In these presents unless it is repugnant to the subject or context :-

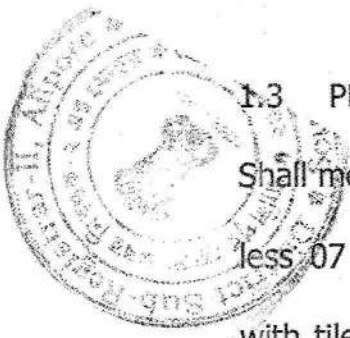
1.1 LAND OWNER :

Shall mean (1) SMT. INDUMATI HALDER wife of Late Harihar Halder Halder and her heirs, executors, representatives and assigns.

1.2 DEVELOPER:-

Shall mean **OM ENTERPRISE**, a proprietorship firm being represented by its sole proprietress, **SMT. SUJATA DUTTA** wife of Sri Satyajit Dutta and her heirs, executors, representatives and assigns.

1.3 PROPERTY:-



Shall mean ALL THAT piece and parcel of Bastu land measuring more or less 07 (seven) Cottahs 04 (four) Chittacks 08 (eight) Sq.ft together with tiles shed structure standing thereon measuring more or less 100 Sq.ft. lying and situated at Mouza Dak Naskarpur Sibre now Behala. Pargana Balia J.L. No. 2, R.S. No. 83, Touzi No. 346, under Khatian Nos. 7483 & 7484, comprised in C.S. & R.S. Dag Nos. 276 & 277 within the limits of the Kolkata Municipal Corporation being K.M.C. Premises no. 146B/1, Upendra Nath Banerjee Road, having its Mailing Address 12, Nivedita Sarani P.O. & P.S. Parnesree, Kolkata – 700 060 under

K.M.C. Ward no. 131, being Assessee no. 41-131-19-2617-6, Borough No. XIV, A.D.S.R. Behala, D.S.R. Alipore, in the District of 24 Pgs (S), morefully described in the Schedule "A" hereunder written.

1.4 BUILDING :-

Shall mean Building to be constructed as per Plan sanctioned by the Kolkata Municipal Corporation in the SCHEDULE: "A" property by the Developer herein.

1.5 COMMON AREAS :-

Shall mean and include the passage, ways, stairways, gates, common lavatory, all rain water pipes, sewerage, fittings, fixtures, manholes pit, gullies, roof, municipal filtered water connection and pipe lines water pump and overhead tank, underground reservoir, fences, boundary wall, courtyard, C.E.S.C. electric connection, electric supply to the common areas facilities, electrical fixtures in the common areas, main switches, electric from the garage from, interior walls and other facilities, which will be provided by the Developer from time to time.

1.6 OWNER'S ALLOCATION :-

Shall mean the Land Owner shall get 43.5% of the constructed area from the new building to be constructed as per sanctioned plan along with undivided proportionate share of land underneath and common facilities and amenities provided in the said building. The Owner's allocation is mentioned in SCHEDULE "B" hereunder written.

1.7 DEVELOPER'S ALLOCATION :-

Shall mean the rest portion i.e. 56.5% of the constructed area of the proposed building save and except the Owner's allocation and the Developer shall enter into an Agreement/s for Sale for any other intending purchaser / purchasers or any deed / deeds with the same as the absolute Owner thereof in the manner hereinafter provided. The Developer's allocation mentioned in SCHEDULE "C" hereunder written.

1.8 ARCHITECT :-

Shall mean such person or persons having requisite qualification and experience required under the relevant laws/rules to Act as Architect

who will be appointed by the Developer for designing and supervision of the Building to be constructed in the SCHEDULE : "A" property.

ARTICLE : "II"

(COMMENCEMENT)

- 2.1 This Agreement shall be made to have commencement with effect from the date of vacating possession of the said property.

ARTICLE : "III"

(OWNERS' DECLARATION)

THE OWNERS HEREBY DECLARE THAT :-

- 3.1 That there is no excess land within the meaning of Urban Land Ceiling & Regulation Act, 1976 on the said property.
- 3.2 That if there any arrear taxes to be payable to the Kolkata Municipal Corporation in that case owners shall pay the said arrear taxes.
- 3.3 That the Owner till date have not yet entered into any Agreement with other any person or persons for sale or Development Agreement or whatsoever or any Third Party.

- 3.4 That the SCHEDULE "A" property is not affected by mortgage, liens, lispendences, debutter or trust or any will and till date no notice of acquisition or requisition has been served upon the Owner from any concerning Authority. That there is no other claimant, who has any right, title or interest in respect of the SCHEDULE "A" property other than the present Owner.

ARTICLE : "IV"

(DEVELOPER'S DECLARATION)

- 4.1 That the Developer hereby undertakes to construct the said Building in all respect within the stipulated period of 30 (Thirty) months from the date of sanction of the building plan. And the Developer bound to handover the Owner's Allocation with habitable condition within the stipulated period before hand over the Flat/s to the other intending Purchaser/s of the Developer's allocation.

ARTICLE : "V"

(DEVELOPER'S RIGHT)

- 5.1 That the Owner hereby grant right to the Developer to construct the Building on the existing land of the SCHEDULE "A" property.

ARTICLE : "VI"
(CONSTRUCTION)

- 6.1 In consideration of the Owner having agreed to permit the Developer to commercially develop the SCHEDULE "A" property by constructing and/or, erecting Building, the Developer has agreed to handover the Owner's allocation in the newly constructed building together with right to use the common parts, portions and facilities which shall hereinafter called as the Owner's allocation, which is mentioned in SCHEDULE "B" hereunder written.
- 6.2 That the said building shall be constructed and completed with good standard materials (reputed brand) and the said Building will be decent one and shall contain all other amenities which are normally provided in a decent residential Flat/s.

ARTICLE : "VII"
(PROCEDURE)

- 7.1 That the Owner shall grant to the Developer a registered Development Power of Attorney for the purpose of obtaining

necessary permission and approvals from the different Authorities in connection with the construction of the Building and to entered into the agreement for sale and/or to execute Deed of Conveyance of the Developer's allocation.

- 7.2 That the Developer shall sell and transfer the undivided proportionate share of land underneath the Building comprised in the portion of the said Flat/s of the Developer's allocation except owner's allocation as mentioned in SCHEDULE "B" hereunder written.
- 7.3 That the Developer shall handover finished possession to the Owner herein at first along with possession letter and thereafter Developer may handover the possession to the intending purchaser/ purchasers. The Developer will not be liable or responsible in anyway, if the Owners do not shift/take possession after completion of the Owner's allocation.
- 7.4 That the Developer shall execute Deed/s of Sale as constituted Attorney of the Owner for the Developer's allocation only and the

Owner shall have no right to execute any Deed/s of Transfer for the Developer's allocation. The Developer herein shall have no right to sell, convey and transfer the owner's allocation by virtue of this Development Power of Attorney:

- 7.5 All men, machinery and materials will be supplied by the Developer at her own costs and expenses and nominated Supplier of the Developer.
- 7.6 That the Owner shall not do anything by which the Developer may be restrained from doing or completing the constructional work of the said Building in the SCHEDULE "A" property.
- 7.7 All the materials e.g. electrical goods, sewerage goods, water pipe lines, bricks, sands, irons, windows, doors, stone chips and all materials relating to the construction will be supplied by the Developer at her own sweet will from the Supplier of the Developer and the Owner cannot raise any objection for the same unless degraded quality of the such material are found.

- 7.8 That the Developer shall negotiate the terms and conditions with the intending Purchaser/s for the sale of Flat/s of the Developer's allocation and shall receive the entire consideration money from the intending Purchaser/s of the said Flat/s and shall discharge the money receipt for the same as a constituted Attorney for the Owner in respect of the undivided share of land underneath the building.
- 7.9 That if any mishap happens to the Owner during the construction and sellout of the Developer allocation, the heirs of the Owner will be bound to execute a fresh Development Power of Attorney in favour of the Developer.

ARTICLE : "VIII"

(POSSESSION & CONSTRUCTION)

- 8.1 That the Owners will handover and deliver vacant possession of the SCHEDULE "A" property for the purpose of construction and shall allow the Developer and her men and agents, mason to enter into the said property for the purpose of construction and for the other purpose which are required for the construction of the Building and the Developer shall be in possession of the said

property till completion of the Building and/or handing over the Flat to the respective Purchaser/s.

ARTICLE : "IX"

(OWNER'S INDEMNITY)

- 9.1 That the Owner hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy her allocated share without any interference and/or disturbance provided the Developer performs and fulfils all the terms and conditions herein contained and/or her part to be observed and performed. The Owner shall have to handover the original Deed, original K.M.C. tax bills, parcha and paid khazna bill to the Developer for the necessary documents and paper works for the project against official receipt and after selling the Developer's allocation the Developer shall return the said original Deed and the original K.M.C. tax bills to the Owner.

ARTICLE : "X"

(DEVELOPER'S INDEMNITY)

- 10.1 That the Developer hereby undertakes to keep the Owner indemnified against all Third Party claims and actions arising out

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

ARTICLE : "XI"

(FORCE MAJEURE CLAUSES)

- 11.1 That the Parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance for the relative obligation prevented by the existence of Force Majeure and shall be suspended from the obligation during the duration of the Force Majeure.
- 11.2 That if the Developer fails to handover the possession of the Owner's Allocation within a period of 30 (Thirty) months from the date of sanction of the building plan. In that event the Developer shall pay a sum of Rs. 10,000/- per month to the Owner as compensation till the handing over the Owner's allocation in the newly constructed building.
- 11.3 If any accident or injury of any Masson, labour or any worker took place for construction of the said Building, then the

Developer herein will be responsible for the same and she will solve the matter by her own effort and expenses.

ARTICLE : "XII"
(ARBITRATION)

- 12.1 In case of any dispute and difference or question arising between the Parties hereto with regard to this Agreement the same shall be settled mutually by and between both the Parties. If the disputes or differences be not settled by the Parties, then the Civil Court will be proper jurisdiction.
- 12.2 That after completion of the Owner's allocation, the Developer shall inform the Owner to take possession and shall handover the Owner's allocation within 30 (thirty) month from the date of sanction of the building plan.
- 12.3 That, if the Owner intends to undertake any extra work which is beyond the Specification of the annexure, then the Owner has to pay extra charges for the said extra work as per market rate.

ARTICLE : "XIII"
(DEVELOPER'S ALLOCATION)

13.1 That the Developer shall be entitled to for her allocation, common parts including the undivided share in common facilities and amenities thereto and also the common staircase including the right of the roof, which is common for both the Developer and the Owner. The intending Purchaser/s for the Developer's allocation would have the common right to use the roof.

ARTICLE : "XII"
(MISCELLANEOUS)

14.1 That the Developer shall be liable to pay the taxes after getting the possession from the Owner of Schedule 'A' property. Till the handing over of the Owner's Allocation to the owner and after taking possession of the Owner's Allocation as per Schedule 'B' property the owner shall be the liberty to pay the K.M.C. taxes of their allocation proportionately till the separate assessment of the Owner's Allocation to the K.M.C. authority.

- 14.2 Both the Parties shall abide by all laws, bye-laws, rules and regulations of the Government, local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, etc.
- 14.3 No goods or other items shall be kept by the Owner and no hindrance shall be caused in any manner in the free movement in the stairways, driveways and other places of common use in the new Building.
- 14.4 That the Developer and the Owner shall mutually frame scheme for the Management and Administration of the said Building and/or common parts thereon. The Owner and the Developer hereby agree to abide by all the rules and regulations of such Management / Society / Association / Holding Organisation and hereby give their consent to abide by the same.

**THE SCHEDULE "A" ABOVE REFERRED TO
(DESCRIPTION OF THE SAID PROPERTY)**

ALL THAT piece and parcel of Bastu land measuring more or less 07
(seven) Cottahs 04 (four) Chittacks 08 (eight) Sq.ft together with tiles

shed structure standing thereon measuring more or less 100 Sq.ft. lying and situated at Mouza Dak Naskarpur Sibre now Behala. Pargana Balia J.L. No. 2, R.S. No. 83, Touzi No. 346, under Khatian Nos. 7483 & 7484, comprised in C.S. & R.S. Dag Nos. 276 & 277 within the limits of the Kolkata Municipal Corporation being K.M.C. Premises no. 146B/1, Upendra Nath Banerjee Road, having its Mailing Address 12, Nivedita Sarani P.O. & P.S. Parnesree, Kolkata – 700060, K.M.C. Ward no. 131, Assessee no. 41-131-19-2617-6, A.D.S.R. Behala, D.S.R. Alipore, Dist.24 Pgs (S). The Property is situated at Khudiram Bose Sarani to end of the Road, which is butted & bounded by:-

- ON THE NORTH** : Land & building of Mili Manna & Goutam Halder.
- ON THE SOUTH** : Premises no. 146B, Upendra Nath Banerjee Road, (Plot A)
- ON THE EAST** : 14' ft wide KMC Road
- ON THE WEST** : Land & building of Narendra Nath Mitra & Bipad Mouley.

**THE SCHEDULE "B" ABOVE REFERRED TO
(DESCRIPTION OF THE OWNER'S ALLOCATION)**

Shall mean the Land Owner shall get 43.5% of the constructed area from the new building to be constructed as per sanctioned plan along with undivided proportionate share of land underneath and common facilities and amenities provided in the said building.

**THE SCHEDULE : "C" ABOVE REFERRED TO
(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)**

ALL THAT the rest portion i.e. 56.5% of the constructed area of the proposed building save and except the Owners' allocation and the Developer shall enter into an Agreement/s for Sale for any other intending purchaser/s or any Deed/s with the same as the absolute Owner thereof in the manner hereinafter provided.

**ANNEXURE "A"
CONSTRUCTION & SPECIFICATION**

The Construction shall be done with standards quality materials

1. SPECIFICATION : R.C.C. foundation with isolated footing

as per approval structural as per
Kolkata Municipal Corporation
sanctioned plan design and drawings
with Acc/ Ultratech/ Ambuja Cement
cons (1:4:3)

2. STRUCTURE : R.C.C. framed structure as per Kolkata
Municipal Corporation sanctioned plan
cement cons (1:4:4) M-20 with full
course as per ratio.
3. ROOF CASTING : All roof casting will be of 4 inch
thickness.
4. ROOF : Roof in proper slope with water
TREATMENT proofing compound.
5. WALL : Outside wall 250 mm thick and inside
wall 75 mm thick.
6. FINISHING : All inside wall and ceiling will be
finished by way of Plaster of Paris and

all outer will be finished by way of painting.

7. DOORS : Doors frames will be made on shal wood with one night latch and synthetic Point Finish.
8. MAIN DOOR : Main door will be flush door with night Latch and Teak polish and also collapsible gate.
9. WINDOW : Aluminium window with grill fittings.
10. FLOORING : Flooring will be completed with Floor Tiles.
11. KITCHEN : Cooking platform will be completed with White Marble and Glazed Tiles will be fixed upto 3' ft from the cooking slab. Apart from this there will be 2 No.

tap water and one Black Stone Sink.

12. TOILET : Hindustan Brand wash basin, coloured pan and commode with bibcock and wall will be with glazed tiles and one geyser point in bathroom.
13. ELECTRICAL : All lines will be concealed wiring. In living cum dining 2 Nos. light point, 1 No. plug point and 1 No. power point. In bed room 2 Nos. light point, 1 No. fan point, one No Plug point. In Kitchen 1 No light point, 1 No Exhaust fan and 1 No Geyser point. One Calling Bell will be at Main Gate.
14. COMMONAREA : Staircase will be completed with Marble with Railing.
15. WATER SUPPLY : KMC water will be supplied.

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. Subrajit Dey
39, A-I. D Road
no 2-60
2. Shyamal Das
Alipore Judge's court
KOL-27.

Indu mal Halder.

Signature of the Land Owners

OM Enterprise

Sujata Saha

Proprietor

Signature of the Developer

Drafted By

Narayan Chandra Koley,
WB-637/95.

Advocate

Alipore Judges' Court
Kolkata - 700 027

Computer prints by

Ashim Mallick
fantasy

Alipore Police Court
Kolkata - 700 027

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I, INDUMATI HALDER, wife of Late Harihar Halder, by faith Hindu, by occupation Housewife, by nationality Indian and residing at 12, Nibedita Sarani,, P.O. & P.S. Parnashree, Kolkata – 700 060 **SEND GREETINGS**

WHEREAS I, the executant have seized and possessed of or otherwise sufficiently entitled to the landed property more particularly described in the Schedule written hereunder.

AND WHEREAS I have entered into this Agreement with the Developer **OM ENTERPRISE**, a proprietorship firm having its office at 229, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, being represented by its sole proprietress, **SMT. SUJATA DUTTA**, wife of Sri Satyajit Dutta, by faith - Hindu, by occupation - Business, by nationality Indian, residing at 229, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, for Development and/or construction to develop our Schedule property under certain terms and conditions.

AND WHEREAS now I appoint, nominate and constitute, **SMT. SUJATA DUTTA**, wife of Sri Satyajit Dutta, by faith - Hindu, by occupation - Business, by nationality Indian, residing at 229, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, the sole proprietress of **OM ENTERPRISE**, a proprietorship firm having its office at 229, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, as our Lawful Attorney to do and perform and cause to be done and cause to be perform on my behalf and in my name to do act, deed and things relating to the said Development to Work as follows :

1. To work, manage, control and supervise the management of all and administer the property written in the schedule herein below and to develop the same.
2. To make, sign and verify all applications or objections to appropriate and / or competent authorized for all and any licences permission or consent etc. required by law in connection with the management and development of the said property belong to me.

3. To pay, discharge & deposit all the Govt dues, rates, taxes & charges in respect of Schedule property, written herein below.
4. To do all things for the purpose of raising and constructing building or buildings with self-contained flats upon the schedule below property, as per approved or sanctioned building plan by the Kolkata Municipal Corporation or any competent authority.
5. To sign and apply in the plan or plans and all papers and documents on my behalf for sanction of building plan or plans to be sanctioned by the Kolkata Municipal Corporation upon my schedule "A" herein below property and to appear and represent before the Kolkata Municipal Corporation and its authorized agent or officers or departments viz building department, assessment department collection water, drainage department and before any person thereof & department or departments required in the aforesaid matter and/or concern having jurisdiction over the land of the said premises and to sign verify affirm deposit submit as the case may be any affidavit, letters, declarations, applications,

3. To pay, discharge & deposit all the Govt dues, rates, taxes & charges in respect of Schedule property, written herein below.
4. To do all things for the purpose of raising and constructing building or buildings with self-contained flats upon the schedule below property, as per approved or sanctioned building plan by the Kolkata Municipal Corporation or any competent authority.
5. To sign and apply in the plan or plans and all papers and documents on my behalf for sanction of building plan or plans to be sanctioned by the Kolkata Municipal Corporation upon my schedule "A" herein below property and to appear and represent before the Kolkata Municipal Corporation and its authorized agent or officers or departments viz building department, assessment department collection water, drainage department and before any person thereof & department or departments required in the aforesaid matter and/or concern having jurisdiction over the land of the said premises and to sign verify affirm deposit submit as the case may be any affidavit, letters, declarations, applications,

plan/plans may be required from the time to time for securing consent, certificates, clearances sanctioned of the building including for connection, re-connection of sewerage drainage and water connection and all the amenities or for any other purpose required for construction & selling the building of flats & garages to be constructed upon the schedule below property.

6. To appear and represent me before the Kolkata Municipal Corporation, Kolkata Improvement Trust, Fire Brigade, K.M.D.A., Airport Authority and all other authorities concerning having jurisdiction over the said premises and to apply sign, verify, affirm, deposit, submit as the case may be required from time to time for sanction of the building / plans for and / or any other relating to the development and construction of building on the said premises and / or to sign or submit revised plan or building and / or fresh plan construction of building at the said premises and all such purposes and also to sign and submit plan / plans as may be think fit and proper by my said attorney from time to time required in connection therewith.

7. To appear and represent us before the Calcutta Electric Supply Corporation Ltd. Fire Brigade Authority, K.M.D.A., Airport Authority, C.I.T, Police Authorities competent authority under Urban Land (Ceiling and Regulation Act) 1976, Land Acquisition and Requisition Authority & other authorities concerned to verify affirm deposit submit as the case may be any affidavit, declaration, letters, applications, plans as may be required from time to time for securing consent, licence, permits, certificates and clearances for and/or in respect of building / flats / garages to be constructed upon the schedule below property.

8. To submit or deposit necessary fees or charges to the Kolkata Municipal Corporation, Calcutta Electric Supply Corporation Ltd. Fire Brigade Authorities, Airport Authority, Police authorities, K.M.D.A, Calcutta Improvement Trust Authorities and other competent authorities under Land (Ceiling & Regulation Act, 1976) or any other authorities in relation to sanction for building plan / plans by the Kolkata Municipal Corporation and / or for securing any such other further consent, certificates, permits

quotas, supply orders, licences and /or clearances as may deem fit and proper by my said attorney.

9. For all or any other purpose to sign, issues, conducts, deliver, receive, acknowledge and serve as the case may be or notices, letters and correspondences for time to time with all or any of the authorities in general as aforesaid.
10. To appoint & dismiss or discharge any contractor, sub-contractor, staff, agents, broker, menials, drawers other menials & settled & pay their remunerations and fix up conditions of service.
11. To negotiate on terms for and to agree and sell the property described in the schedule below and/or building and/or self contained flat/flats into the building to be constructed according to the sanctioned plan to any intending purchaser / purchasers of the Developers' allocation at such price or prices which my said attorney in his absolute discretion things fit and proper to agree upon and to

enter any agreement or agreements for such sell or sells and /or to cancel and / or repudiate the same.

12. To receive from the intending purchaser / purchasers any earnest money or advance or advances & also the balance purchase money on completion of such sale or sales and to give valid receipt and discharge for the same on my behalf of the Developer's allocation.
13. To sign and execute the deed of sale, conveyance or conveyances and other deeds instruments and assurances which they shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully or effectually conveying of the Developer's allocation if I could personally present.
14. To execute appropriate Deed of Conveyance, Deed of Sale and or any kind of transfer in my name and on my behalf and present the same before the registering authority of its jurisdiction and

get the same registered according to law and receive the consideration money and to give proper money receipt in my name and on my behalf in respect of the Schedule below property save and except my Allocation as mentioned in the Schedule "B" written above of the Development Agreement.

15. To negotiate sale, transfer flat or units, parking places, in the said building to be constructed upon the schedule below property or any part or portion thereof and to such person or persons as my said attorney at her sole discretion may deem fit and expedient and to collect all sale proceed of the said property from the intending purchaser or purchasers and to defray all expenses that may be deemed necessary and to pay all taxes, fees.
16. To sign, apply and obtain permission from the Water Department of the Kolkata Municipal Corporation for connection of water in my Schedule below property on my behalf.

17. To sign execute enter into modifying cancel, alter, draw, approve, present for registration and admit registration to all papers, documents, deeds, contracts, agreements, applications, declarations, undertakings and other documents in connection with the sale and the transfer of the building and/or flat or flats/units, parking space, in the said building to be constructed upon the lands morefully describe in the schedule below herein or any part thereof or any in the said building to be constructed thereon or any part or portions thereof in pursuance of the permission legally granted.
18. To appoint, engage on my behalf pleaders, advocates or solicitors whenever the said attorney thinks proper to do so and to discharge and / or terminate his or their appointments.
19. To compromise, compound or withdraw cases or be non-suited to refer all disputes and differences.

20. To prepare, sign and submit all settlements and also to apply for and obtain all necessary clearances licenses under the provisions of Income Tax and Sales Tax and also appear before the Income Tax and Sales Tax authorities.

AND GENERALLY I do hereby agree to ratify confirm all and whatsoever other lawful acts the said Attorney, shall lawfully do, execute or perform or cause to be done, executed and performed in terms of this agreement for the said Premises describing in the Schedule below by virtue of this Agreement.

THE SCHEDULE ABOVE REFERRED TO
(Description of the land/ Premises)

ALL THAT piece and parcel of Bastu land measuring more or less 07 (seven) Cottahs 04 (four) Chittacks 08 (eight) Sq.ft together with tiles shed structure standing thereon measuring more or less 100 Sq.ft. lying and situated at Mouza Dak Naskarpur Sibre now Behala. Pargana Balia J.L. No. 2, R.S. No. 83, Touzi No. 346, under Khatian Nos. 7483 & 7484, comprised in C.S. & R.S. Dag Nos. 276 & 277 within the limits of the

Kolkata Municipal Corporation being K.M.C. Premises no. 146B/1, Upendra Nath Banerjee Road, having its Mailing Address 12, Nivedita Sarani P.O. & P.S. Parnesree, Kolkata – 700060, K.M.C. Ward no. 131, Assessee no. 41-131-19-2617-6, A.D.S.R. Behala, D.S.R. Alipore, Dist.24 Pgs (S). The Property is situated at Khudiram Bose Sarani to end of the Road, which is butted & bounded by:-

- ON THE NORTH** : Land & building of Mili Manna & Goutam Halder.
- ON THE SOUTH** : Premises no. 146B, Upendra Nath Banerjee Road, (Plot A)
- ON THE EAST** : 14' ft wide KMC Road
- ON THE WEST** : Land & building of Narendra Nath Mitra & Bipad Mouley.

IN WITNESS WHEREOF I the executant have hereto set and subscribed my hand and seal on the 30th day of June, 2020.

SIGNED SEALED AND DELIVERED

At Kolkata in the presence of

WITNESSES:-

1. Subhasit Dey

2. Shyamal Das

Subhasit Dey

Signature of the Land
Owner/Executant
I accept this Power of Attorney

OM Enterprise
Om Enterprise

Proprietor
Signature of the Developer/
Attorney

Drafted by

Narendrasudh Koley
WB-637/95.

Advocate
Alipore Judges' Court
Kolkata - 700 027

Computer prints by

Ashim Mallick
Fantasy

Alipore Police Court
Kolkata - 700 027

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name INDUMATI HALDER

Signature Indumati Halder



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUJATA DATTA

Signature Sujata Datta

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand				
	right hand				

Name

Signature



सत्यमेव जयते

Directorate of Registration & Stamp Revenue
Finance Department, Government of West Bengal

e-Appointment Details

Appointment Number : 202000093036
Query No./Year : 2000666024/2020
Name of the applicant : Mr Narendra Nath Maji
Address of the applicant :
Status of the applicant : Advocate
Mobile no. : 9875432533
Transaction : [0110] Sale, Development Agreement or
Construction agreement
Office Where Deed will be Registered : D.S.R. -II SOUTH 24-PARGANAS
Date of Presentation : 30/06/2020
Time & Slot : 01:00 p.m. Slot-1

You are requested to visit the concerned Registration Office at appointed time only.
N.B:Once e-Appointment is fixed, ONLINE correction of mistakes will not be permitted.



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192020210021657501

Payment Mode Online Payment

GRN Date: 25/06/2020 19:39:08

Bank : State Bank of India

BRN : KKN1266621

BRN Date: 25/06/2020 19:40:29

DEPOSITOR'S DETAILS

Id No. : 2000666024/1/2020

[Query No./Query Year]

Name : OM ENTERPRISE

Contact No. : 9836849387

Mobile No. : +91 9836849387

E-mail : omenterprise1185@gmail.com

Address : MAHARANI INDIRA DEVI ROAD

Applicant Name : Mr Narendra Nath Maji

Office Name :

Office Address :

Status of Depositor : Seller/Executants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000666024/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	19570
2	2000666024/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	28

Total

19598

In Words : Rupees Nineteen Thousand Five Hundred Ninety Eight only

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

INDUMATI HALDER

KASHISWAR MISTRY

14/02/1950

Permanent Account Number

ACGPH8061G

Indumati Halder

Signature





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাঙ্কিতর আই ডি/Enrollment No.: 1040/19801/27336

To
ইন্দুমতি হালদার
INDUMATI HALDAR
12 NIVEDITA SARANI AIR PORT ROAD
Pamasree Pally S.O
Pamasree Pally Kolkata
West Bengal 700060

19811733



MN198117335DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4519 4893 5258

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA





ইন্দুমতি হালদার
INDUMATI HALDAR
পিতা : কাশীশ্বর মিস্ত্রী
Father : KASHISHWAR MISTRI
জন্ম সাল / Year of Birth : 1950
মহিলা / Female

4519 4893 5258



আধার - সাধারণ মানুষের অধিকার

<p>आयकर विभाग INCOME TAX DEPARTMENT SUJATA DUTTA RANJIT KAR 06/05/1974 Permanent Account Number BMJPD9236R <i>Sujata Dutta</i> Signature</p>		<p>भारत सरकार GOVT OF INDIA</p>   <p style="writing-mode: vertical-rl; transform: rotate(180deg);">11102012</p>
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इस कार्ड के खोले / पाने पर कृपया जापतकार / सोडर
 आयकर पैन सेवा इकाई, एन एस डी यू
 टाचर्स भवन, सफायर चेंबर
 बानेर टेलिफोन एक्चेंज के नजदीक
 बानेर, पुना - 411 045

*If this card is lost / someone's card is found
 please inform / return to
 Income Tax PAN Services Unit-NSDI
 3rd Floor, Sapphire Chambers
 Near Baner Telephone Exchange
 Baner, Pune - 411 045*

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: tininfo@nsdi.co.in



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

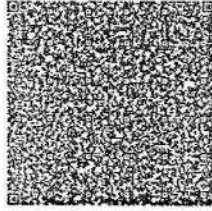
তালিকাভুক্তির নম্বর/ Enrolment No.: 1490/11124/12724

Download Date: 23/08/2013

Generation Date: 26/04/2017

To
সুজাতা দত্ত
Sujata Dutta
W/O: Satyajit Dutta
229
MAHARANI INDIRA DEVI ROAD
Parnasree Pally
Parnasree Pally
Kolkata West Bengal - 700060
9674892979

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA on
Date: 2014.08.28 12:14:17
+05'30'



আপনার আধার সংখ্যা / Your Aadhaar No. :

2912 2837 6504

VID : 9146 7728 1517 8051

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সুজাতা দত্ত
Sujata Dutta
জন্মতারিখ/DOB: 05/05/1974
মহিলা/ FEMALE

2912 2837 6504

VID : 9146 7728 1517 8051

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

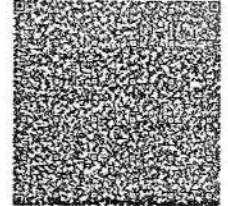
- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারত সরকার
Government of India

ঠিকানা:
ওয়াই/ও: সত্যজিত দত্ত, 229, মহারানী ইন্দিরা দেবী
রোড, পর্নাস্রী পল্লী, কোলকাতা,
পশ্চিম বঙ্গ - 700060

Address:
W/O: Satyajit Dutta, 229, MAHARANI
INDIRA DEVI ROAD, Parnasree Pally,
Kolkata,
West Bengal - 700060



2912 2837 6504

VID : 9146 7728 1517 8051

http://uidai.gov.in

www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1602-03381/2020	Date of Registration	30/06/2020
Query No / Year	1602-2000666024/2020	Office where deed is registered	
Query Date	21/06/2020 8:25:13 PM	1602-2000666024/2020	
Applicant Name, Address & Other Details	Narendra Nath Maji Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9875432533, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,09,06,068/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Upendra Nath Banerjee Road, Road Zone : (Khudiram Bose Sarani – end of the road) , , Premises No: 146B/1, , Ward No: 131 Pin Code : 700060

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	7 Katha 4 Chatak 8 Sq Ft		1,08,76,068/-	Width of Approach Road: 14 Ft.,
Grand Total :				11.9808Dec	0 /-	108,76,068 /-	

Structure Details :

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




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt INDUMATI HALDER Wife of Late HARIHAR HALDER Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Office	 30/06/2020	 LTI 30/06/2020	 30/06/2020
12, NIBEDITA SARANI, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACGPH8061G, Aadhaar No: 45xxxxxxxx5258, Status :Individual, Executed by: Self, Date of Execution: 30/06/2020 , Admitted by: Self, Date of Admission: 30/06/2020 ,Place : Office				



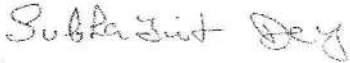
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	OM ENTERPRISE 229, MAHARANI INDIRA DEVI ROAD, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 , PAN No.:: BMJPD9236R,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
	Smt SUJATA DUTTA (Presentant) Wife of SATYAJIT DUTTA Date of Execution - 30/06/2020, , Admitted by: Self, Date of Admission: 30/06/2020, Place of Admission of Execution: Office	 Jun 30 2020 1:03PM	 LTI 30/06/2020	 30/06/2020
229, MAHARANI INDIRA DEVI ROAD, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BMJPD9236R, Aadhaar No: 29xxxxxxxx6504 Status : Representative, Representative of : OM ENTERPRISE (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHOJIT DEY Son of Mr RINTU DEY 39, M I D ROAD, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060			
	30/06/2020	30/06/2020	30/06/2020

Identifier Of Smt INDUMATI HALDER, Smt SUJATA DUTTA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt INDUMATI HALDER	OM ENTERPRISE-11.9808 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt INDUMATI HALDER	OM ENTERPRISE-100.00000000 Sq Ft

On 26-06-2020

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 1,09,06,068/-



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 30-06-2020

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 13:00 hrs on 30-06-2020, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Smt SUJATA DUTTA ,

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

Execution is admitted on 30/06/2020 by Smt INDUMATI HALDER, Wife of Late HARIHAR HALDER, 12, NIBEDITA SARANI, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife

Indetified by Mr SUBHOJIT DEY, , , Son of Mr RINTU DEY, 39, M I D ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Business

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

Execution is admitted on 30-06-2020 by Smt SUJATA DUTTA, PROPRIETOR, OM ENTERPRISE, 229, MAHARANI INDIRA DEVI ROAD, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060

Indetified by Mr SUBHOJIT DEY, , , Son of Mr RINTU DEY, 39, M I D ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60/- (E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2020 7:40PM with Govt. Ref. No: 192020210021657501 on 25-06-2020, Amount Rs: 28/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKN1266621 on 25-06-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 500/- by online = Rs 19,570/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6753, Amount: Rs.500/-, Date of Purchase: 16/06/2020, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/06/2020 7:40PM with Govt. Ref. No: 192020210021657501 on 25-06-2020, Amount Rs: 19,570/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKN1266621 on 25-06-2020, Head of Account 0030-02-103-003-02

S-a

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2020, Page from 133222 to 133281

being No 160203381 for the year 2020.



S-a

Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2020.07.02 10:54:31 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2020/07/02 10:54:31 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)