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I-461/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 579959

15/01/2024
0.2.0079229/24

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

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

15 JAN 2024

DEVELOPMENT POWER OF ATTORNEY

BE IT KNOWN TO ALL MEN BY THESE PRESENTS that I, SRI SUPRAVATH NASKAR alias SRI SUPRABHAT NASKAR, PAN : APWPN3112K, Aadhaar No. 8229 8137 7895, son of Sri Ashim Kumar Naskar, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Brij Purba Naskar Para, Post Office - Garia, Police Station - Patuli, Kolkata - 700084, District : South 24-Parganas, State : West Bengal, hereinafter called and referred to as the **PRINCIPAL/EXECUTANT/LAND OWNER**, to nominate, constitute and appoint **SRI RAJESH KUMAR SAHA,**

4071

09/01/2024



A. No. Date
Sold to..... Supravath Maskar
of Brij Hastar Purba Maskar Para, Kolkata-700084
Rupees 50/-

Sd

Semiran Das
Stamp Vender
Alipore Police Court
South 24 Pgs., Kol-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 JAN 2024

Identifiers:-

Surya Prasad Datta, Adr.
Alipore Judges' Court,
Kolkata-700027.

PAN : BDWPS4705G, Aadhaar No. 3805 7710 2947, son of Late Guna Kanta Prasad Saha, by Nationality – Indian, by faith – Hindu, by occupation – Business, residing at A/78/2, Rabindra Pally, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700086, District : South 24-Parganas, State : West Bengal, sole proprietor of **M/S. GANAPATI BUILDERS**, a proprietorship business concern, having its office at 78, Rabindra Pally, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700086, District : South 24-Parganas, State : West Bengal, as my true and lawful Attorney to look after and perform all necessary works for dealing with my property mentioned in the Schedule “A” hereunder written and accordingly I authorise him to act in my name and on my behalf to execute and perform all or any of the following acts, deeds, matters and things for the purpose enumerated below;

WHEREAS Sri Makhan Lal Naskar, Sri Subal Chandra Naskar, and Sri Ashim Kumar Naskar, all are sons of Late Ashutosh Naskar, were joint owners of landed property measuring about **1 acre 73 decimal** in C.S. Dag No. 606 corresponding to R.S. Dag Nos. 701, 735, 737 and C.S. Dag No. 634 corresponding to R.S. Dag No. 743, under C.S. Khatian No. 92 corresponding to R.S. Khatian No. 28, of Mouza : Brijji, J.L. No. 27, Touzi No. 39, R.S. No. 1, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in the District : South 24-Parganas;

AND WHEREAS for better utilisation of the aforesaid property, said Sri Makhan Lal Naskar, Sri Subal Chandra Naskar and Sri Ashim Kumar Naskar executed and registered a **Deed of Partition** on **24/05/1987**, which was duly registered at the Office of the Additional District Sub-Registrar at Alipore, South 24-Parganas and recorded in its Book No. I, Volume No. 24, Pages from 55 to 62, **Being No. 791, for the year 1987;**

AND WHEREAS thereafter Sri Subal Chandra Naskar, Sri Ashim Kumar Naskar and the legal heirs of said Sri Makhan Lal Naskar, executed and registered a **Deed of Declaration** on **01/03/1999** for more clarification of the aforesaid Deed of Partition dated 24/05/1987, which was duly registered at the Office of the Additional District Sub-Registrar at Alipore, South 24-Parganas and recorded in its Book No. I, Volume No. 23, Pages from 201 to 206, **Being No. 641, for the year 1999;**

AND WHEREAS Sri Ashim Kumar Naskar became owner of landed property measuring about **36 (thirty six) Cottahs 5 (five) Chittacks 23 (twenty three) Sq.ft.** more or less in C.S. Dag No. 606 corresponding to R.S. Dag Nos. 701, 735, 737 and C.S. Dag No. 634 corresponding to R.S. Dag No. 743, under C.S. Khatian No. 92 corresponding to R.S. Khatian No. 28, of Mouza : Brijji, J.L. No. 27, Touzi No. 39, R.S. No. 1, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in the District : South 24-Parganas, by virtue of aforesaid Deed of Partition dated 24/05/1987 and Deed of Declaration dated 01/03/1999. The allotted property of Sri Ashim Kumar Naskar was mentioned in the "**uma**" **schedule** and **marked** as "**c**" with **green border** line in the annexed plan of the aforesaid Deed of Partition dated 24/05/1987;

AND WHEREAS Sri Ashim Kumar Naskar allotted a plot of land measuring about **4 (four) Cottahs 2 (two) Chittacks 38 (thirty eight) Sq.ft.** more or less in C.S. Dag No. 606 corresponding to R.S. Dag No. 737 and a plot of land measuring about 1 (one) Cottahs 10 (ten) Chittacks 36 (thirty six) Sq.ft. more or less in C.S. Dag No. 634 corresponding to R.S. Dag No. 743, in total land area 5 (five) Cottahs 12 (twelve) Chittacks 74 (seventy four) Sq.ft. equal to 5 (five) Cottahs 13 (thirteen) Chittacks 29 (twenty nine) Sq.ft. more or less under C.S. Khatian No. 92 corresponding to R.S. Khatian No. 28, of Mouza : Brijji, J.L. No. 27, Touzi No. 39, R.S. No. 1, Pargana : Khaspur, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in the District : South 24-Parganas, in favour of his son **Sri Suprabhat Naskar**, the Executant/Principal/Land Owner herein, by virtue of an **Indenture** dated **30/03/1992** and mentioned in the "**gha**" **schedule** therein, which deed was duly registered at the Office of the Additional District Sub-Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 37, Pages from 152 to 160, **Being No. 1370, for the year 1992;**

AND WHEREAS thereafter I, Sri Suprabhat Naskar, the Executant/Principal/Land Owner herein, applied for **mutation** before the Kolkata Municipal Corporation (K.M.C) in respect of the aforesaid landed property, measuring about 4 (four) Cottahs 2 (two) Chittacks 38 (thirty eight) Sq.ft. more or less, which is known and numbered as the **K.M.C. Premises No. 142, Brijji East**, Assessee No. 31-110-03-0142-1, within the K.M.C. Ward No. 110, Kolkata – 700084;

AND WHEREAS I, Sri Suprabhat Naskar, the Executant/Principal/Land Owner herein, became absolute **sole owner** of one demarcated plot of land measuring about 4 (four) Cottahs 2 (two) Chittacks 38 (thirty eight) Sq.ft. more or less and a building standing thereon, lying and situated in C.S. Dag No. 606 under C.S. Khatian No. 92, corresponding to R.S. Dag No. 737 under R.S. Khatian No. 28, of Mouza : Brijji, J.L. No. 27, Touzi No. 39, R.S. No. 1, Pargana : Khaspur, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in the District : South 24-Parganas, also within the area of the Kolkata Municipal Corporation, in the K.M.C. Ward No. 110, being the K.M.C. Premises No. 142, Brijji East, Assessee No. 31-110-03-0142-1, and mailing address Brijji Purba Naskar Para, P.O. Garia, Kolkata – 700084, and entire this property hereinafter referred to as the **said land/said premises** which is morefully described in the **Schedule 'A'** hereunder written and I have free clear and marketable title on the **said land/said premises** free from all encumbrances;

AND WHEREAS I, the Principal herein, was very much desirous to construct a building on the **said land** but I had no such fund as well as experience in this matter and so I as the Land Owner approached one Developer concern namely **M/S. GANAPATI BUILDERS**, a proprietorship business concern, having its office at 78, Rabindra Pally, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700086, District : South 24-Parganas, State : West Bengal, represented by its sole proprietor **SRI RAJESH KUMAR SAHA, PAN : BDWPS4705G, Aadhaar No. 3805 7710 2947**, son of Late Guna Kanta Prasad Saha, by Nationality – Indian, by faith – Hindu, by occupation – Business, residing at A/78/2, Rabindra Pally, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700086, District : South 24-Parganas, State : West Bengal, the **Attorney** herein, to make construction of a new building as per building plan to be sanctioned by The Kolkata Municipal Corporation at the said Developer's cost on the **said land/said premises**;

AND WHEREAS I, the Principal herein, represented to the said Developer concern of my intention to develop the **said land/said premises** through the said Developer concern;

AND WHEREAS relying on the aforesaid representation of me, the said Developer concern agreed to develop the **said land/said premises** and we entered into a **Development Agreement** which was executed on **24/12/2019** and registered at the Office of the Additional District Sub-Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1605-2020, Pages from 1498 to 1533, **being No. 160507430, for the year of 2019**, under certain terms and conditions mentioned therein, by which I, as the Land Owner and the Developer shall get some flats/units and car parking spaces, etc. with proportionate undivided share of the **said land** more fully described in the Schedule 'A' hereunder written and also executed a **Development Power of Attorney** which was executed on **24/12/2019** in favour of the Developer by me as the Land Owner therein, which was duly registered at the office of the Additional District Sub-Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1605-2020, Pages from 1813 to 1832, **being No. 160507443, for the year 2019**, in respect of the **said land** more fully described in the Schedule 'A' hereunder written, for smooth construction therein and sell out the Developer's allocation;

AND WHEREAS due to change of circumstances and situation, I, the Principal/Land Owner and the said Developer concern thoughts it is necessary to do some modification/change the allocation portion mentioned in the aforesaid Development Agreement dated 24/12/2019 for benefit of us and to avoid any future complication, we entered into a **Supplementary Development Agreement** which was executed on **08/08/2022** and registered at the Office of the Additional District Sub-Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1605-2022, Pages from 61965 to 61983, **being No. 160501732, for the year 2022**, under certain terms and conditions mentioned therein, by which I, as the Land Owner and the Developer shall get some flats/units and car parking spaces, etc. with proportionate undivided share of the **said land** more fully described in the Schedule 'A' hereunder written and also executed a **Development Power of Attorney** which was executed on **08/08/2022** in favour of the Developer by me as the Land Owner therein, which was duly registered at the office of the Additional District Sub-Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1605-2022, Pages from 62062 to 62077, **being No. 160501738, for the**

year 2022, in respect of the **said land** more fully described in the Schedule 'A' hereunder written, for smooth construction and sell out the Developer's allocation;

AND WHEREAS the said Developer concern obtained a building permit vide No. 2022110322 dated 04/11/2022, sanctioned by the Kolkata Municipal Corporation Borough No. XI and has started construction work of a multi-storied building thereon at the above mentioned premises vide the K.M.C. Premises No. 142, Brij East, within the K.M.C. Ward No. 110, P.S. Patuli, Kolkata – 700084, more fully mentioned in the Schedule 'A' hereunder written, as per said Development Agreement dated 24/12/2019 and Supplementary Development Agreement dated 08/08/2022;

AND WHEREAS the said Developer concern has constructed a G+III storied building (under construction) at the **said premises**, ground floor measuring about 152.055 Sq.M. equivalent to 1636.72 Sq.ft. more or less covered area, first floor measuring about 154.555 Sq.M. equivalent to 1663.63 Sq.ft. more or less covered area, second floor measuring about 154.555 Sq.M. equivalent to 1663.63 Sq.ft. more or less covered area, and third floor measuring about 154.555 Sq.M. equivalent to 1663.63 Sq.ft. more or less covered area, construction is going on as per building permit vide No. 2022110322 dated 04/11/2022 sanctioned by the Kolkata Municipal Corporation building department Borough No. XI, whereon proposed addition of one floor i.e. a G+IV storied building will be erected over the existing G+III storied building, as per building permit;

AND WHEREAS as per aforesaid Supplementary Development Agreement I, the Principal / Land Owner have been allocated portion in the proposed building as the **Land Owner's Allocation** which is morefully and particularly described in the **Schedule 'B'** as well as the Developer has also been allocated portion in the proposed building as the **Developer's Allocation** which is morefully and particularly described in the **Schedule 'C'** mentioned in the said **Supplementary Development Agreement** dated 08/08/2022 and also hereunder written;

AND WHEREAS I, SRI SUPRAVATH NASKAR alias SRI SUPRABHAT NASKAR, PAN : APWPN3112K, Aadhaar No. 8229 8137 7895, son of Sri Ashim Kumar Naskar, by Nationality - Indian, by faith - Hindu, by occupation – Business,

residing at Brij Purba Naskar Para, Post Office – Garia, Police Station – Patuli, Kolkata – 700084, District : South 24-Parganas, State : West Bengal, hereinafter called and referred to as the **PRINCIPAL/EXECUTANT**, to nominate, constitute and appoint **SRI RAJESH KUMAR SAHA, PAN : BDWPS4705G, Aadhaar No. 3805 7710 2947**, son of Late Guna Kanta Prasad Saha, by Nationality – Indian, by faith – Hindu, by occupation – Business, residing at A/78/2, Rabindra Pally, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700086, District : South 24-Parganas, State : West Bengal, sole proprietor of **M/S. GANAPATI BUILDERS**, a proprietorship business concern, having its office at 78, Rabindra Pally, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700086, District : South 24-Parganas, State : West Bengal, as my true and lawful Constituted Attorney in my name and on my behalf to execute and perform all the following acts, deeds, matters and things in respect of the **said premises** hereunder written, that is to say :

1. To develop, construct, manage and look after, control and supervise the management, development and construction work and also to administer the **said premises** in my name and on my behalf in all respects.
2. To sign, execute, verify and to file complaints, written statements and objection and all other petitions and also to present appeals and to file new cases, in future in any courts, tribunals, forums, offices, competent authorities, if required and to accept services of all letters, summons, notices and other process of law, in my name and on my behalf regarding the **said premises**.
3. To appear in all cases, pending and to be filed in future, in connection with the **said premises** on my behalf and represent me in all cases in all courts, tribunals, forums, offices, competent authorities for doing all the necessary works as and when required under law.
4. To appear and represent me in all Courts, Civil, Criminal, Revenue, Original, Revisional or Appellate or Writ jurisdiction of the concerned High Court, B.L.&L.R. Office, D.L.R. Office, Land Acquisition Department, Urban Land Ceiling Department, Kolkata Municipal Corporation Office, Electric Supply Authority or Office, Rent Control Office, CESC, and any other competent authority or authorities for the **said premises**.

5. To execute, carry into effect and perform all works on my behalf in respect of the **said premises** as well as to make necessary representations including filing of applications and appear before the B.L.&L.R. Office, D.L.R. Office, Land Acquisition Department, Urban Land Ceiling Department, and any competent authority or authorities for mutation and conversion of the **said premises** and/or any portion thereof by the competent authority.

6. To execute, carry into effect and perform all works on my behalf in respect of the **said premises** as well as to make necessary representations including filing of applications and appear before Assessors and Collectors of the K.M.C. and other concerned authorities in regard to mutation and fixation of ratable value in respect of the **said premises** and/or any portion thereof by the Assessor and Collector of the Corporation.

7. To sign, execute, registry, notary and prepare all papers, documents, deeds, indemnity bonds, declarations, affidavits, undertaking, applications and plans required for approval of building plan, revised building plan, modify building plan, regularise building plan, completion plan, drainage/sewerage connection from the Kolkata Municipal Corporation (K.M.C.) authority and other competent authorities and for that above said purpose my Constituted Attorney shall appear before the Court, the Kolkata Municipal Corporation, Registry Offices, Notary Publics and other competent authorities.

8. To sign, execute, registry, notary and prepare all papers, documents, deeds, indemnity bonds, declarations, affidavits, undertaking, applications, plans and registered deed/documents including declaration, boundary declaration, gift deed to the K.M.C., strip of land, gift deed of corner plot to the K.M.C., etc. for sanction building plan, revised building plan, modify building plan, regularise building plan, any type of deviation occur, before starting and/or during construction of the proposed building in the **said premises** and to appear before the Kolkata Municipal Corporation for further approval from the Kolkata Municipal Corporation authority and do all signature for getting approval of completion certificate from the Kolkata Municipal Corporation.

9. To sign all papers, documents, undertaking, application, indemnity bonds, declarations, affidavits, plans, etc. required for obtain water connection from the Kolkata Municipal Corporation at the **said premises**.

10. To sign all papers, documents, undertaking, application, indemnity bonds, declarations, affidavits, plans etc. required for inside and outside drainage and sewerage system and connection with the Kolkata Municipal Corporation drainage and sewerage system for the **said premises**.

11. To make necessary representations to the C.E.S.C. and other concerned authorities for obtaining electric power/connection for the proposed building at the **said premises**.

12. To perform all formalities and necessary works and sign and execute all things, instruments, applications, affidavits, undertakings, bonds, declarations, etc. for the **said premises** as and when required.

13. To sign, registry and execute all deeds, things, instruments, applications, affidavits, declarations which my said Attorney consider necessary for fully and effectually dispose of the rights and interest of the **said premises** only in respect of the **Developer's Allocation**.

14. To appoint and engage Advocate, LBS, Engineer, Architect, specialised persons, etc. on my behalf, whenever my said Attorney shall think fit and proper, in respect of the **said premises**.

15. To do and take every acts and legal steps for maintain peace keeping and to ensure no breach of peace at over and around the **said premises**.

16. To make General Dairy, F.I.R, Complaint to Police Authority and/or Administrative Authority or Authorities or any Competent Authority for secures my legal rights on the **said premises**.

17. To negotiate all such terms and to agree to sell the **Developer's Allocation** or any part of it to any intending purchaser/purchasers and at such price which my said Attorney in his discretion thinks fit and proper and to agree upon and to enter

into any agreement and/or agreements and/or sale deed(s) and/or deed(s) of conveyance, deeds of mortgage, deeds of lease for such sale, transfer or sales and/or any transfer deed(s) and/or any other agreements and/or to cancel and/or repudiate the same and to sign, execute and registry all agreements, agreement for sale and/or agreements for sale and/or sale deed(s) and/or deed(s) of conveyance, deeds of mortgage, deeds of lease in respect of the said **Developer's Allocation** and appear before the registry office(s) and present the same and receive the earnest money and/or consideration money for the said **Developer's Allocation** or any part of it, as per the aforesaid **Supplementary Development Agreement** dated **08/08/2022** also mentioned in the **Schedule 'C'** hereunder written.


AND GENERALLY to do all other acts and also to conduct all matters which may arise in near future in respect of the **said premises** mentioned hereunder.

AND I, do hereby agree to ratify and confirm all acts, deeds, matters, steps, petitions, applications and things lawfully done by my said Attorney which shall be constructed as acts, deeds, matters, steps, petitions, applications and things, done to all intents and purposes which I could do if personally present.

AND I, the Principal do hereby agree to ratify and confirm all acts and whatever my said Attorney shall do, execute or perform or cause to be done, executed and performed in exercise of the Power of Attorney hereunder conferred upon or otherwise expressed or intended.

THE SCHEDULE "A" REFERRED TO ABOVE 

(Description of the entire premises/land)

ALL THAT piece and parcel of Bastu land measuring about **4 (four) Cottahs 2 (two) Chittacks 38 (thirty eight) Sq.ft.** more or less and a G+III storied building (under construction) standing thereon, ground floor measuring about 152.055 Sq.M. equivalent to 1636.72 Sq.ft. more or less covered area, first floor measuring about 154.555 Sq.M. equivalent to 1663.63 Sq.ft. more or less covered area, second floor measuring about 154.555 Sq.M. equivalent to 1663.63 Sq.ft. more or less covered area, and third floor measuring about 154.555 Sq.M. equivalent to 1663.63 Sq.ft. more or less covered area, construction is going on as per building permit vide No. 

2022110322 dated 04/11/2022 sanctioned by the Kolkata Municipal Corporation building department Borough No. XI, whereon proposed addition of one floor i.e. a G+IV storied building will be erected over the existing G+III storied building, as per building permit, lying and situated in C.S. Dag No. 606 under C.S. Khatian No. 92, corresponding to R.S. Dag No. 737 under R.S. Khatian No. 28, of Mouza : Brijji, J.L. No. 27, Touzi No. 39, R.S. No. 1, Pargana : Khaspur, Sub-Registry Office at Alipore, **P.S. Jadavpur now Patuli**, in the **District : South 24-Parganas**, also within the area of the Kolkata Municipal Corporation, in the **K.M.C. Ward No. 110**, being the **K.M.C. Premises No. 142, Brijji East**, Assessee No. 31-110-03-0142-1, and mailing address Brijji Purba Naskar Para, P.O. Garia, **Kolkata – 700084**, along with all easement rights therein. The boundary of the four sides of the entire property is as follows:

- ON THE NORTH** : K.M.C. Premises No. 55, Brijji East (Property of Sri Chitta Ranjan Naskar);
- ON THE SOUTH** : Minimum 9300 mm. wide Black Top Road;
- ON THE EAST** : K.M.C. Premises No. 67/1, Brijji East (Property of Sri Subal Chandra Naskar);
- ON THE WEST** : Minimum 3600 mm. wide Common Passage.

THE SCHEDULE “B” REFERRED TO ABOVE

(OWNER’S ALLOCATION)

The Owner will get one sanctioned commercial shop room measuring about 130 Sq.ft. built up area more or less at the South-East corner on the ground floor of the proposed G+IV storied building, one open to sky car parking space at the North-West corner of the land, entire first floor flat area, and one flat measuring about 825 Sq.ft. built up area more or less at the East-North-West side on the third floor of the proposed G+IV storied building as per sanctioned building plan, **TOGETHERWITH** undivided proportionate share in the **said land** and the common portions of the proposed building. The Owner also get non-refundable monetary benefit mentioned in the aforesaid **Supplementary Development Agreement** dated **08/08/2022**.

THE SCHEDULE "C" REFERRED TO ABOVE

(DEVELOPER'S ALLOCATION)

The Developer will get the remaining area of the proposed G+IV storied building on the **said land** as per the K.M.C. sanctioned building plan, save and except the Owner's Allocation mentioned hereinabove, at the said premises **TOGETHERWITH** the right to transfer undivided proportionate share in the **said land** in favour of the intending purchasers as the Attorney of the Land Owner herein and the common portions of the building, save and except the Owner's Allocation mentioned hereinabove, as per the aforesaid **Supplementary Development Agreement** dated **08/08/2022**.

THE SCHEDULE "D" REFERRED TO ABOVE

(Common area, facilities and services)

1. The foundation columns, beams, supports, stair, staircase landings, stair-ways, corridors in between the stair-case and the flat, entrance, top roof, side space, back space, front spaces, drive ways and horizontal & vertical support of the building.
2. Common passage, water pump, overhead water tank, underground water reservoir, common water pipe line, outside plumbing installations.
3. Electrical fittings in the common area, electrical meter board place, electric in the common area and in the main gate and main electric lines, electrical fittings in the common staircases, caretaker room and toilet in the ground floor.
4. Drainage and sewerage system, rain water pipes, all sewerage lines and soil lines septic chamber and underground sewerage line and soil line and drainage out left from the building to the main duct.
5. Such other common parts, areas, equipments, installations fittings, fixtures, covered and open space, used as common in the said building as are necessary for the passages or to the use of the occupancy of the flat in common and/or are easements of the building and the premises.

THE SCHEDULE "E" REFERRED TO ABOVE

(Common Expenses)

1. The proportionate expenses of maintaining, repairing, redecorating etc. of the main structure including the roof, rain water pipes, water pipes, sanitary and electric pipes wires, and installations in under or upon the building and enjoyed or used by the unit owners and the main entrance, passage, landing and stair-case of the building as enjoyed and/ or used by the unit owners in common aforesaid and the boundary walls of the building compounds.
2. The proportionate cost of decorating the exterior of the building.
3. The proportionate costs of clearing and lighting the passage, landings, stair-case and other parts of the building as enjoyed by the unit owners in common as aforesaid.
4. The proportionate costs of salaries of caretakers, chowkidars, sweepers, mistries etc. payable to the Apartment Owners' Association on formation.
5. The proportionate costs of working and maintenance of the water pump or any other equipment which may be provided in future by the Apartment Owners' Association.
6. The proportionate expenses or recurring expenditure for replacement of all or any items comprised in common area and facilities.
7. The expenses or recurring expenditure or replacement or repair or such common utilities such as overhead water tank, underground water reservoir, pump and other equipments whatsoever which are or may be installed or situated in any common parts or common portion in the said building.
8. Such other proportionate expenses as are deemed necessary by the Apartment Owners' Association upon its formation for the maintenance and upkeep of the building and/or common areas and facilities.
9. Proportionate building taxes in common.

IN WITNESSES WHEREOF the parties have hereto set and subscribed their respective hands and signatures on 15th day of January, Two Thousand Twenty Four (2024).

SIGNED, SEALED AND DELIVERED

by the **PARTIES** herein in Kolkata in presence of following **WITNESSES** :

1. Subhrajit Banerjee
1/31/B, Chella Bangin Colony (East.)
Tadarpur, Kolkata - 32

Supnarath Naskar

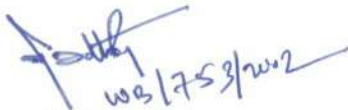
Signature of the Land Owner/
Principal/Executant

2. Susanta Samanta
2A Ratan Babu Road
Cossipasa, Kol. 2

GANAPATI BUILDERS

Proprietor
Signature of the Attorney
/Developer

Prepared as per instruction by
the Principal herein & Drafted by:


15/1/24












Surya Prasad Datta Roy
Advocate

Alipore Judges' Court,
Kolkata - 700027.

		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..RAJESH KUMAR SAHA

Signature.....

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

Name..SUPRAVATH NASKAR

Signature..Supravath Naskar



IDENTITY CARD
ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA - 700 027

PHONE : CIVIL : 2479-3335/7330, CRIMINAL : 2479-1477

Card No. : I/C/846



Name **SURYA PRASAD DATTA ROY** Advocate

Father's/Husband's name **Late Samir Kumar Datta Roy**

Address **Datta - Villa ; 63 Baghajatin E. Block East**
Baghajatin Station Road Kolkata-700 086

Ph. No. **98318 32151/94332 13723/2425-9830**

W.B. Bar Council Enrolment No. **WB/753/2002**

Surya Prasad Datta Roy
SECRETARY

Surya Prasad Datta Roy
Adv.

Major Information of the Deed

Deed No :	I-1603-00461/2024	Date of Registration	15/01/2024
Query No / Year	1603-2000079229/2024	Office where deed is registered	
Query Date	09/01/2024 1:17:58 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SURYA PRASAD DATTA ROY Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831832151, Status :Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 89,15,119/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



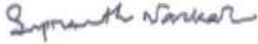
District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BRIJI EAST, , Premises No: 142, , Ward No: 110 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 2 Chatak 38 Sq Ft	1/-	48,88,002/-	Property is on Road
Grand Total :				6.8933Dec	1 /-	48,88,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6627.61 Sq Ft.	1/-	40,27,117/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1636.72 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: No door and windows</p> <p>Floor No: 1, Area of floor : 1663.63 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: No door and windows</p> <p>Floor No: 2, Area of floor : 1663.63 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: No door and windows</p> <p>Floor No: 3, Area of floor : 1663.63 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: No door and windows</p>					
Total :		6627.61 sq ft	1 /-	40,27,117 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SUPRAVATH NASKAR, (Alias: Shri SUPRABHAT NASKAR) Son of Shri Ashim Kumar Naskar Executed by: Self, Date of Execution: 15/01/2024 , Admitted by: Self, Date of Admission: 15/01/2024 ,Place : Office	 15/01/2024	 LTI 15/01/2024 Captured	 15/01/2024
Brij Purba Naskar Para, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx2K, Aadhaar No: 82xxxxxxxx7895, Status :Individual, Executed by: Self, Date of Execution: 15/01/2024 , Admitted by: Self, Date of Admission: 15/01/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	GANAPATI BUILDERS 78, Rabindra Pally, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , PAN No.:: BDxxxxxx5G,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
	Shri RAJESH KUMAR SAHA (Presentant) Son of Late Guna Kanta Prasad Saha Date of Execution - 15/01/2024 , , Admitted by: Self, Date of Admission: 15/01/2024, Place of Admission of Execution: Office	 Jan 15 2024 12:10PM	 LTI 15/01/2024 Captured	 15/01/2024
A/78/2, Rabindra Pally, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxxx5G, Aadhaar No: 38xxxxxxxx2947 Status : Representative, Representative of : GANAPATI BUILDERS (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Surya Prasad Datta Roy Son of Late S K Datta Roy Alipore Judges Court, City:- , P.O:- Alipore, P.S.-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027		 Captured	
	15/01/2024	15/01/2024	15/01/2024
Identifier Of Shri SUPRAVATH NASKAR, Shri RAJESH KUMAR SAHA			

Endorsement For Deed Number : I - 160300461 / 2024

On 15-01-2024

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

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

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

Presented for registration at 12:00 hrs on 15-01-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri RAJESH KUMAR SAHA ,.

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 89,15,119/-

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

Execution is admitted on 15/01/2024 by Shri SUPRAVATH NASKAR, Alias Shri SUPRABHAT NASKAR, Son of Shri Ashim Kumar Naskar, Brij Purba Naskar Para, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr Surya Prasad Datta Roy, , Son of Late S K Datta Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-01-2024 by Shri RAJESH KUMAR SAHA, Proprietor, GANAPATI BUILDERS (Sole Proprietorship), 78, Rabindra Pally, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Indetified by Mr Surya Prasad Datta Roy, , Son of Late S K Datta Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/01/2024 8:40AM with Govt. Ref. No: 192023240347964678 on 15-01-2024, Amount Rs: 28/-, Bank: SBI EPay (SBlePay), Ref. No. 1499357932026 on 15-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 9,570/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4071, Amount: Rs.500.00/-, Date of Purchase: 09/01/2024, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/01/2024 8:40AM with Govt. Ref. No: 192023240347964678 on 15-01-2024, Amount Rs: 9,570/-, Bank: SBI EPay (SBlePay), Ref. No. 1499357932026 on 15-01-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 14425 to 14446

being No 160300461 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.01.15 12:50:40 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 15/01/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**