

U/5829/21

D-5707/21

भारतीय गैर न्यायिक



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 841533

1419783/21

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District Sub-Registrar-IV  
 Registrar U/S 7 (2) of  
 Registration 1908  
 Alipore, South 24 Parganas  
 11 AUG 2021  
 21-8-21

AGREEMENT FOR DEVELOPMENT WITH DEVELOPMENT  
 POWER OF ATTORNEY

THIS AGREEMENT FOR DEVELOPMENT & DEVELOPMENT  
 POWER OF ATTORNEY is made this the 11<sup>th</sup> day of August Two  
 Thousand Twenty One (2021) BETWEEN

(1) MRS. SOVA KONWER, wife of Sri Anil Chandra Konwer, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, and  
(2) MR. NILADRI KONWER, son of Sri Anil Chandra Konwer, by faith - Hindu, by Nationality - Indian, by occupation - Business, both are residing at 26/A, Keyatala Lane, P.O. Sarat Bose Road, P.S. Rabindra Sarabar, Kolkata -700029 hereinafter referred to as the 'OWNERS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns ) of the FIRST PART:

AND

M/S. S.D. ASSOCIATES, (PAN: AELFS5329B), a Partnership firm, having its office at 1/60A, Sucheta Nagar, P.O. Haltu, P.S. Garfa, Kolkata -700078 represented by its Partners namely (1) SMT. SUJATA DEY (PAN: BTYPD0897C); wife of Sri Mihir Ranjan Dey, by faith-Hindu, by Occupation -Business, residing at 1/E 65, Jadavgarh, P.O. Haltu, P.S. Garfa, Kolkata -700078 and (2) SMT. KRISHNA SARKAR (PAN: MDOPS15442), wife of Abhijit Sarkar, by faith-Hindu, by Occupation -Business, residing at 188B, Kasba Road, P.O.Kasba, P.O. Kasba, Kolkata -700042, hereinafter referred to as the 'DEVELOPER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor - in- Office, executors, administrators, legal representatives and assigns) of the SECOND PART:

WHEREAS by a Deed of Sale, dated 07.06.2003, registered in the office at A.R.A-I, Kolkata and recorded in Book No. I, Volume No. 1901-  
~~2016~~ Pages from ~~182571~~ to ~~182596~~, being No. 05440 for the year 2016 of Owners, namely MRS. SOVA KONWER, and (2) MR. NILADRI

KONWER are owners of ALL THAT piece and parcel of Bastu land measuring 4 (four) Cottah 5 (five) Chittak 14 (fourteen) sq.ft. be the same a little more or less, together with 200 sq.ft. tile shed structure standing thereon, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, Touzi No.10,12 & 13, R.S. No.2, comprised in R.S. Dag No. 1871 under R.S. Khatian No. 1748 within limits of Kolkata Municipal being Premises no. 867, Purbachal Main Road, Ward No. 106 Kolkata-700078, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, more fully described in the First Schedule hereunder written, from the then rightful owner namely Sri Sanjib Kumar Dasgupta, son of Late Nikhil Kumar Dasgupta, of 6, Kalibari Lane, Dhakuria, Kolkata -700031.

AND WHEREAS after purchase of the aforesaid property Owners herein mutated his name in the record of Kolkata Municipal Corporation, and recorded as **Municipal Premises no. 867, Purbachal Main Road, Ward No. 106, Kolkata-700078** under P.S. formerly Tollygunge, then Kasba, now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, and exercising ownership right, title and interest over the said land and free from all encumbrances.

AND WHEREAS the Owners are desirous of constructing a G+III storied building on the said land, but due to insufficiently fund, the Owners have placed an offer to the Developer to entrust the said development work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owners herein under the following terms and conditions.

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

That in this agreement unless anything appears to be repugnant to the subject or context:-

### **ARTICLE - I : DEFINITION**

1.1 **OWNERS**: shall mean and include the party of the First Part and his respective heirs and successors.

1.2 **DEVELOPER**: shall mean and include the Party of the Second Part and their respective heirs, executors, administrators, legal representatives and assigns.

1.3 **SAID PROPERTY**: shall mean and include the land measuring **Municipal Premises no. 867, Purbachal Main Road, Ward No. 106 Kolkata-700078** under P.S. formerly Tollygunge; then Kasba; now Purba Jadavpur, at present lying within the limits of the Kolkata Municipal Corporation, Dist: South 24 Parganas, Sub-registry office at Sealdah, in the District of South 24- Parganas, fully described in the First Schedule hereunder written .

1.4 **NEW BUILDING**: shall mean and include such four storied building shall be approved by the parties hereto in respect of the said property to be constructed on the said land.

1.5 **COMMON FACILITIES**: shall mean and include corridors, staircase, ways, landing, roof common passage, boundary wall, water reservoir, water tank, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.

1.6 **OWNER'S ALLOCATION**: shall mean and include **Entire First floor and 50% of Third floor South – East-West side and 50% Car Parking Space on the Ground floor of said newly G+III storied proposed building** to land owner together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building and in addition Developer shall pay of Rs. 2,00,000/- (Two Lakh only) as non – refundable amount and said amount will be paid by following manner:

- a. At the time of Agreement Rs. 1,00,000/-
- b. At the time Possession of owners' allocation Rs. 1,00,000/-

1.7 **DEVELOPER'S ALLOCATION** : shall mean and include save and except the Owners' allocation, the remaining portion of Owners' allocation proposed G+III storied building, (i.e. **Entire Second Floor and 50% of Third floor North – East – West side and 50% car parking spaces of the Ground floor of said proposed G+III storied building** together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

#### **ARTICLE- II; DATE OF COIMMENCEMENT**

2.1 This agreement shall be deemed to have commenced on and with effect from the date of the sanctioned building plan.

#### **ARTICLE –III: OWNERS' REPRESENTATION**

3.1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of the landed property, more particularly described in the First Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract

with any person or persons in respect of the said property and have not received any advance or part payment thereof. ←

3.2. The said land is not affected by any Scheme of acquisition or requisitioned of the State/Central Govt. or any local body/authority and the same has a clear and good marketable title therein. —

#### **ARTICLE-IV: DEVELOPER'S REPRESENTATION**

4.1 The Developer have sufficient knowledge and experience in the matter of development/construction of immovable properties and construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building. ←

#### **ARTICLE -V; DEVELOPMENT WORK**

5.1 The Owners hereby appoint the Party of the Second Part as the Developer and/or contractor, which the Developer hereby agreed and accept. ↘

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building, having several self contained flats on the Ownership basis and will sell the flats and spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers except the Owners' allocation.

#### **ARTICLE -VI: DEVELOPER'S COVENANTS**

6.1 The Developer shall at their own expenses shall complete and/or cause to be completed the construction of the said new building and ↘

deliver the said Owners' allocation as stated hereinbefore within the 24 (twenty four) months from the date of sanctioned building plan.

6.2 The Development of the said property and/or construction of the proposed new G+ three storied building shall be made by the Developer on behalf of the Owners or on account of the Developer himself or on account and/or on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.3 The Developer shall at their own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said meter will be the common meter for all the occupiers of the proposed building, Owner's meter will be installed at the cost of developer.

6.4 The Developer shall get sanction of the entire 1<sup>st</sup> floor flat of said building as commercial at the cost of the Developer for the Owner.

#### **ARTICLE-VII: OWNERS' COVENANTS**

7.1 The Owners shall execute, in favour of the Developer, authorising and/or empowering the Developer to do all acts, deeds matters and things necessary for completion of the works of development of the said property and/or construction of the said proposed new building and/or to sell the Developer's allocation as per terms of this agreement.

7.2 The Owners shall be bound if so required by the Developer, sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declaration to enable the Developer to apply for and obtain electricity, sewerage, water and other public

utility services in or upon the said new building and for all of these acts, deeds and things the Owners shall grant power of Attorney in favour of the Developer.

7.3 The Owners shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed. But the Owners shall inspect regarding quantity and quality of the building Materials Moreover the Owners shall have no right to claim anything except the Owner's undisputed allocation in the said building.

7.4 The Owners delivered the Xerox Copy of title deed and all other relevant papers and documents to the Developer for selling and transferring the said Developer's allocation.

7.5 All the flats and other spaces of the proposed new building to be erected and sold by the Developer except the Owners' allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

7.6 It is to be mentioned that stair for commercial portion for separate stair will be provided from the Owner's allocation portion.

#### **ARTICLE-VIII: CONSTRUCTION**

8.1 The construction of the said new building shall be made by the Developer.

8.2 The Developer shall retain appoint and employ such masons Architects, Engineers contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said new building as the Developer shall at his own discretion think fit and proper.



8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard the Owners shall not in any manner would be made responsible or liable.

### **ARTICLE-IX: JOINT DECLARATION**

11.1 During the continuance of this agreement, the Owner herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of their right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

11.2 The Owners shall not part with possession of any of the residential flats or other spaces of the said building to be constructed, except their allocation prior to notice to be served by the Developer.

11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction within the stipulated time as mentioned hereinabove.

11.4 If the Developer fails to complete construction and/or complete the said building during the said period ,then in that case the Owner shall extend 6(six) months as grace period for completion of construction.

11.5 The Owners till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owners have not encumbered the same in any manner whatsoever and

declare that the said property is free from all encumbrances and it has a good, clear and marketable title .

11.6. That if any problem arises in respect of the title of the Schedule mentioned property in that event owner will be sole responsible for the same.

11.7 That Developer shall bear all outstanding tax (KMC & B.L.R.O) and conversion.

11.8 Be it noted that by this Development Agreement that the related Development Power of Attorney, the Developer shall only be entitled to received consideration money by executing Agreement/Final Document for transfer of property <sup>belongs to the developer's allocation</sup> as per provision laid down in the said documents as a Developer without getting any Ownership of any part of the property under Schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement/ Final document for transfer of property between the owner and Developer in any way. This clause shall have overriding effect to any this written in these documents in contrary to this clause.

*Am. Rajan*

CONTIGENCY of the fact should be countable for the completion of the project.

**NOTWITHSTANDING ANYTHING** contained hereinbefore it is agree and understood between the parties that during the course of construction any dispute arises in respect of labour or otherwise the owner shall not be held responsible in any manner whatsoever and the developer shall take all necessary steps for settlement thereof. It is further agreed that in the event of any delay on the part of the Developer to complete the construction within the stipulated time as aforesaid the Owner shall have the right to terminate the arrangement upon giving a 30 days notice in writing.

**POWER OF ATTORNEY**  
**RELATED WITH**  
**DEVELOPMENT AGREEMENT AS MENTIONED EARLIER**

**AND WHEREAS KNOW ALL MEN BY THESE PRESENTS** that We, (1) **MRS. SOVA KONWER**, wife of Sri Anil Chandra Konwer, by faith – Hindu, by Nationality – Indian, by occupation – Housewife, and (2) **MR. NILADRI KONWER**, son of Sri Anil Chandra Konwer, by faith – Hindu, by Nationality – Indian, by occupation – Business, both are residing at 26/A, Keyatala Lane, P.O. Sarat Bose Road, P.S. Rabindra Sarabar, Kolkata -700029 hereinafter referred to as the **OWNERS/ PRINCIPALS** send greetings.

**AND WHEREAS** that for the purpose of construction of the proposed G+III storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land, and to appear before any office and places, We the Owners/Principals herein do hereby nominate, constitute, authorise and appoint the said Developer **M/S. S.D. ASSOCIATES**, (PAN: AELFS5329B), a Partnership firm, having its office at 1/60A, Sucheta Nagar, P.O. Haltu, P.S. Garfa, Kolkata -700078 represented by its Partners namely (1) **SMT. SUJATA DEY** (PAN: BTYPD0897C), wife of Sri Mihir Ranjan Dey, by faith-Hindu, by Occupation -Business, residing at 1/E 65, Jadavgarh, P.O. Haltu, P.S. Garfa, Kolkata -700078 and (2) **SMT. KRISHNA SARKAR** (PAN: MDOPS15442), wife of Abhijit Sarkar, by faith-Hindu, by Occupation -Business, residing at 188B, Kasba Road, P.O. Kasba, P.O. Kasba, Kolkata -700042, as our true and lawful Attorney to do and execute inter alia the following acts, deeds and things :-

1 On our behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.

2 To execute, sign and prepare building plan or plans and submit the same to the building Department, The Kolkata Municipal Corporation upon signing and executing our names on the said plan or plans on our behalf and in our names and obtained the same from the Kolkata Municipal Corporation on payment of all fees and charges thereto.

3 To execute, sign and prepare the internal and external plan or plans for sewerage, drainage and submit the same to the Drainage Department, The Kolkata Municipal Corporation and sign and execute on the said plan or plans in my name and on our behalf and obtain the same from the Kolkata Municipal Corporation upon payment of all fees, charges etc.

4 To execute, sign and prepare any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the Kolkata Municipal Corporation, Building Department for regularisation and also appear before the K.M.C. Building Tribunal for hearing and obtain the same from the Kolkata Municipal Corporation, Building Department, on our behalf and in our names and also get Completion Certificate of the Building from the Kolkata Municipal Corporation.

5 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.

6 To negotiate for sale, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association,

financial Institution at such rate my said Attorney shall deem fit and proper.

7 Our Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces out of Developer's allocation of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.

8 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces out of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said ~~deed~~ or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on our behalf.

9 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.

10 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces out of Developer's allocation of the proposed G+III storied building to be constructed on the schedule mentioned land and all acts, deeds by my said Attorney shall be taken as our acts deeds and things as We were personally present and done the same ourselves.

AND we do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney, which will be done by virtue of this Power of Attorney.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 4 (four) Cottah 5 (five) Chittak 14 (fourteen) sq.ft. be presently by physical measurement 4(Four) Cottah 4(Four) Chittak 17.64 Sq.ft the same a little more or less, together with 200 sq.ft <sup>residential</sup> tile shed <sup>with cemented flooring</sup> structure standing thereon, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, Touzi No.10,12 & 13, R.S. No.2, comprised in R.S. Dag No. 1871 under R.S. Khatian No. 1748 within limits of Kolkata Municipal being Premises no. 867, Purbachal Main Road, Ward No. 106 Kolkata-700078, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, with right to use and enjoy the adjoining common passage for taking electric, tap water, drainage, sewerage etc. together with all easements rights and appurtenances being butted and bounded as follows :-

On the North : 20ft. wide Road.

On the South : 16ft. wide Road.

On the East : Land of R.S. Dag No. 1871(part)

On the West : 16ft. wide Road.

*ZONE - other than an kalikapur road (A.D.S. connection)*

SATA KANUN

**SECOND SCHEDULE ABOVE REFERRED TO**

(Owners' Allocation)

**OWNERS' ALLOCATION**: shall mean and include Entire First floor and 50% of Third floor South - East-West side and 50% Car Parking Space on the Ground floor of said newly G+III storied proposed building to land owner together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building and in addition Developer shall pay of Rs. 2,00,000/- (Two Lakh only) as non - refundable amount.

**THIRD SCHEDULE ABOVE REFERRED TO**

(Developer's Allocation)

**DEVELOPER'S ALLOCATION** : shall mean and include save and except the Owners' allocation, the remaining portion of Owners' allocation proposed G+III storied building, (i.e. Entire Second Floor and 50% of Third floor North - East - West side and 50% car parking spaces of the Ground floor of said proposed G+III storied building) together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

**DETAILS OF WORKS AND STANDARD OF MATERIALS:**

**(Specification of Building Works)**

1. Entire Floor Vitrified Tiles, Kitchen, toilet with floor marble and wall Tiles, Staircase and lobby Tiles/Marble.
2. Sal wood door frame.
3. Ply flush door of 35mm thick shutter in door, main door Flush door,

4. M.S. grill and Aluminium Panel Window. Aluminium frame with glass panel.
5. Plaster of Paris in internal wall.
6. Synthetic enamel primer in doors & windows and Grill.
7. Colour designed tiles in W.C. and toilets up to 6 ft height and 3 ft. height in kitchen.
8. Black /Granite stone finishes on kitchen platform.
9. Stainless Steel sinks in kitchen.
10. Concealed copper wire electrical & water supply line.
11. White commode, pan,
12. Main door Flash Door.
13. Plumbing fittings.
14. Water Pump.

#### **ELECTRICAL SPECIFICATION OF FLAT**

1. Bed Room : 3 Light Points, 2 Fan Point, 2 plug Point, 1 Night Lamp, 1 Veranda Light,
2. Drawing : 3 Light Points, 1 Fan Points, 1 Plug Point, 1 Cable Point (15 Amp), 1 Calling Bell Point, 1 TV Point.
3. Kitchen : Light Point, 1 Plug Point (15 Amp), 1 Exhaust Fan Point.
4. Toilet : 1 Light Point, One 15/15 Plug Exhaust Fan Point.
7. For extra work is done as per the desire of the Purchaser or purchasers for such extra work they shall pay the extra cost to the Developer.



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

SIGNED SEALED & DELIVERED

In presence of:-

1. Abhijit Sankar  
188/B Karoba Road.  
Kot-700042

2. Anil Kumar Konwar  
26 A, Keyatela Lane  
Kot-700029

Sara Konwar

Niladri Konwar

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OWNERS

S. D. ASSOCIATES S. D. ASSOCIATES  
Krishna Sujata Sof.  
Partner's Partner's  
Sankar

---

DEVELOPER

**RECEIVED** from the within named Developer the within mentioned sum of **Rs.1,00,000/-** (Rupees One Lakh) only, being the non refundable money, paid by the Developer as per memo below:-

**MEMO**

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
000001	11/08/14	Bandhan Bank,	Rs. 1,00,000/-

**Rs.1,00,000/-**

WITNESSES:-

1. Abhijit Sarker  
188/B Kaaba Road.  
Kolkata-700042

Sajal Kumar  
Niladri Kumar

2. Anil Kumar Das

OWNERS

Drafted by me  
Abu Sarker  
F410/99D AMV  
Alopan Po No. 612  
Kolkata



P

	Thumb	1st finger	middle finger	ring finger	small finger

Name..... Sara Kourver .....

Signature..... .....



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

Name..... .....

Signature..... Niladri Kourver .....



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

Name..... Krishna Sarban .....

Signature..... .....



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

Name..... Sufata Devi .....

Signature..... .....












Government of West Bengal



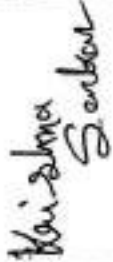



Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042001419783/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SOVA KONWER 26/A, Keyatala Lane, City:- , P.O:- SARAT BOSE ROAD, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Land Lord			
2	Mr NILADRI KONWER 26/A, Keyatala Lane, City:- , P.O:- SARAT BOSE ROAD, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Land Lord			
3	Smt SUJATA DEY 1/E 65, Jadavgarh, City:- , P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078	Represent ative of Developer [S.D. ASSOCIA TES ]			

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt KRISHNA SARKAR 188B, Kasba Road, City:- , P.O:- HALTU, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700042	Represent ative of Developer [S.D. ASSOCIA TES ]			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ALOK SAFUI Son of SANAT SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mrs SOVA KONWER, Mr NILADRI KONWER, Smt SUJATA DEY, Smt KRISHNA SARKAR			

(Pradipta Kishore Guha)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NILADRI KONWER  
ANIL CHANDRA KONWER

20/03/1987

Permanent Account Number

ASBPK7383D

*Niladri Konwer*

Signature



*Niladri Konwer*

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SOVA KONWER

GOBINDA BANDHAB KHAN

09/01/1954

Permanent Account Number

AGVPK3716C

*Sova Konwer*

Signature



24072012

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

भारतीय लेखा संख्या कार्ड  
Pan/Account Number Card

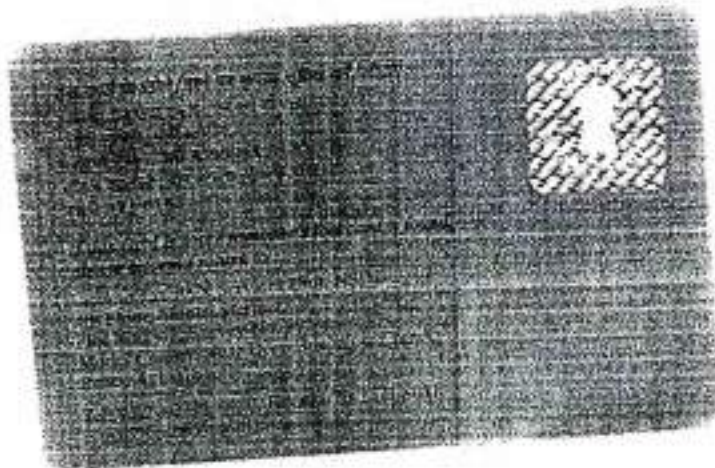
AELFS5929B



आयकर अधिकारी  
TAX OFFICER

दिनांक: 15/08/2024  
Date: 15/08/2024

28062024





सुजतर विमान  
INCOME TAX DEPARTMENT

SUJATA DEY

NITYA RANJAN DAS GUPTA

09/02/1963

Permanent Account Number

BTYPD0897C

*Sujata Dey*

Signature

भारत सरकार  
GOVT. OF INDIA



If this card is lost, please kindly inform to  
Income Tax PAN Services Unit/ITPSU,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.  
इस कार्ड के खाल/गले पर कृपया सूचित करें/सूचित करें  
आपका पते सेवा यूनिट 0111/ITPSU  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर  
नवी मुंबई-400614



सत्यमेव जयते

Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

PAN Connection  
Sellers

Query No / Year	2001419783/2021	
Query Date	09/08/2021 12:02:15 AM	Office where deed will be registered
Applicant Name, Address & Other Details	M Mondal Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9674053218, Status : Advocate	
Transaction	Deed can be registered in any of the offices mentioned on Note: 11	
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	
Set Forth value	[4002] General Power of Attorney [Rs : 0/-], [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs 1,00,000/-]	
Rs. 1,00,000/-	Market Value	
Total Stamp Duty Payable(SD)	Rs. 1,56,48,998/-	
Rs. 40,071/- (Article:48(g))	Total Registration Fee Payable	
Mutation Fee Payable	Rs. 1,028/- (Article:E, E, E, B)	
Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp	
	Rs. 10/-	
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) - Other than on Kalikapur Road (P.A.S Connector)) , , Premises No: 867 , , Ward No: 106, Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 5 Chatak 14 Sq Ft	70,000/-	1,55,94,998/-	Width of Approach Road: 20 Ft.
Grand Total :				7.1477Dec	70,000 /-	155,94,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft	30,000/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	30,000 /-	54,000 /-	





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

GRN Details

GRN: 192021220049452041 Payment Mode: Online Payment  
GRN Date: 11/08/2021 17:19:08 Bank/Gateway: State Bank of India  
BRN : IK0BFNCNQ8 BRN Date: 11/08/2021 17:08:22  
Payment Status: Successful Payment Ref. No: 2001419783/6/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SUJATA DEY  
Address: 1/E, 65, JADAVGARH KASBA KOLKATA 700078  
Mobile: 9830828274  
Depositor Status: Attorney of Claimant  
Query No: 2001419783  
Applicant's Name: Mr M Mondal  
Address: D.S.R. - IV SOUTH 24-PARGANAS  
Office Name: D.S.R. - IV SOUTH 24-PARGANAS  
Identification No: 2001419783/6/2021  
Remarks: Sale, Development Agreement or Construction agreement Payment No 6

Payment Details

Sl No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001419783/6/2021	Property Registration- Stamp duty	0030-02-103-003-02	40061
2	2001419783/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	1060
			<b>Total</b>	<b>41121</b>

IN WORDS: FORTY ONE THOUSAND ONE HUNDRED TWENTY ONE ONLY.

**Card Details :**

Name & address	Status	Execution Admission Details :
<p>SOVA KONWER                      Daughter of Shri ANIL CHANDRA KONWER, 26/A, Keyatala Lane, City:-, P.O:- SARAT BOSE ROAD, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029                      Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, Aadhaar No Not Provided by UIDAI                      Status : Individual,                      Executed by: Self                      To be Admitted by: Self <b>PAN - AGVPH 3716C</b></p>	Individual	Executed by: Self To be Admitted by: Self
<p>Mr NILADRI KONWER                      Son of Shri ANIL CHANDRA KONWER, 26/A, Keyatala Lane, City:-, P.O:- SARAT BOSE ROAD, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029                      Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Aadhaar No Not Provided by UIDAI                      Status : Individual,                      Executed by: Self                      To be Admitted by: Self <b>PAN - ASBPH 7383D</b></p>	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

Name & address	Status	Execution Admission Details :
<p>S.D. ASSOCIATES ( Partnership Firm )                      1/60A, Sucheta Nagar, City:-, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078                      PAN No. AExxxxxx9B, Aadhaar No Not Provided by UIDAI                      Status : Organization, Executed by: Representative</p>	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	<p>Smt SUJATA DEY                      Wife of Shri MIHIR RANJAN DEY 1/E 65, Jadavgarh, City:-, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078                      Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. BTxxxxxx7C, Aadhaar No Not Provided by UIDAI</p>	S.D. ASSOCIATES (as PARTNERS)
2	<p>Smt KRISHNA SARKAR                      Wife of Shri ABHIJIT SARKAR 188B, Kasba Road, City:-, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042                      Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. MDxxxxxx4H, Aadhaar No Not Provided by UIDAI</p>	S.D. ASSOCIATES (as PARTNERS)

**Identifier Details :**

Name & address
<p>Mr ALOK SAFUI                      Son of SANAT SAFUI                      ALIPORE POLICE COURT, City:-, P.O:- ALIPORE, P.S:-Allpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, Identifier Of Mrs SOVA KONWER, Mr NILADRI KONWER, Smt SUJATA DEY, Smt KRISHNA SARKAR</p>



## Major Information of the Deed

Deed No :	I-1604-05707/2021		
Query No / Year	1604-2001419783/2021	Date of Registration	21/08/2021
Query Date	09/08/2021 12:02:15 AM	Office where deed is registered	1604-2001419783/2021
Applicant Name, Address & Other Details	M Mondal Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9674053218, Status :Advocate		
Transaction	0110] Sale, Development Agreement or Construction		
Net Forth value	Rs. 1,00,000/-	Additional Transaction	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]
Stamp duty Paid(SD)	Rs. 40,111/- (Article:48(g))	Market Value	Rs. 1,56,48,998/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	Registration Fee Paid	Rs. 1,060/- (Article:E, E, E, E.)

### Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) -- Other than on Kalikapur Road (P.A.S Connector)) . . Premises No: 867, , Ward No: 106 Pin Code : 700078

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 5 Chatak 14 Sq Ft	70,000/-	1,55,94,998/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>				7.1477Dec	70,000 /-	155,94,998 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	30,000/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		200 sq ft	30,000 /-	54,000 /-	

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mrs SOVA KONWER (Presentant )</b>                      Daughter of Shri ANIL CHANDRA KONWER 26/A, Keyatala Lane, City:- , P.O:- SARAT BOSE ROAD, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Pvt. Residence</p>
2	<p><b>Mr NILADRI KONWER</b>                      Son of Shri ANIL CHANDRA KONWER 26/A, Keyatala Lane, City:- , P.O:- SARAT BOSE ROAD, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business Citizen of: India, PAN No.:: BTxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Pvt. Residence</p>

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>S.D. ASSOCIATES</b>                      1/60A, Sucheta Nagar, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.:: AExxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt SUJATA DEY</b>                      Wife of Shri MIHIR RANJAN DEY 1/E 65, Jadavgarh, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BTxxxxxx7C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S.D. ASSOCIATES (as PARTNERS)</p>
2	<p><b>Smt KRISHNA SARKAR</b>                      Wife of Shri ABHIJIT SARKAR 188B, Kasba Road, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: MDxxxxxx4H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S.D. ASSOCIATES (as PARTNERS)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr ALOK SAFUI</b>                      Son of SANAT SAFUI                      ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027</p>			
Identifier Of Mrs SOVA KONWER, Mr NILADRI KONWER, Smt SUJATA DEY, Smt KRISHNA SARKAR			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs SOVA KONWER	S.D. ASSOCIATES-3.57385 Dec
2	Mr NILADRI KONWER	S.D. ASSOCIATES-3.57385 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs SOVA KONWER	S.D. ASSOCIATES-100.00000000 Sq Ft
2	Mr NILADRI KONWER	S.D. ASSOCIATES-100.00000000 Sq Ft

**Payment of Stamp Duty**

certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs 50/-, by  
line = Rs 40,061/-  
description of Stamp  
Stamp: Type: Impressed, Serial no 111, Amount: Rs.50/-, Date of Purchase: 23/07/2021, Vendor name: S Das  
description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
online on 11/08/2021 5:20PM with Govt. Ref. No: 192021220049452041 on 11-08-2021, Amount Rs: 40,061/-, Bank:  
ate Bank of India ( SBIN0000001), Ref. No. IK0BFNCNQ8 on 11-08-2021, Head of Account 0030-02-103-003-02

*Pradipta Kishore Guha*

**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 227927 to 227961

being No 160405707 for the year 2021.



Digitally signed by pradipta kishore guha  
Date: 2021.09.03 15:20:51 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2021/09/03 03:20:51 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)