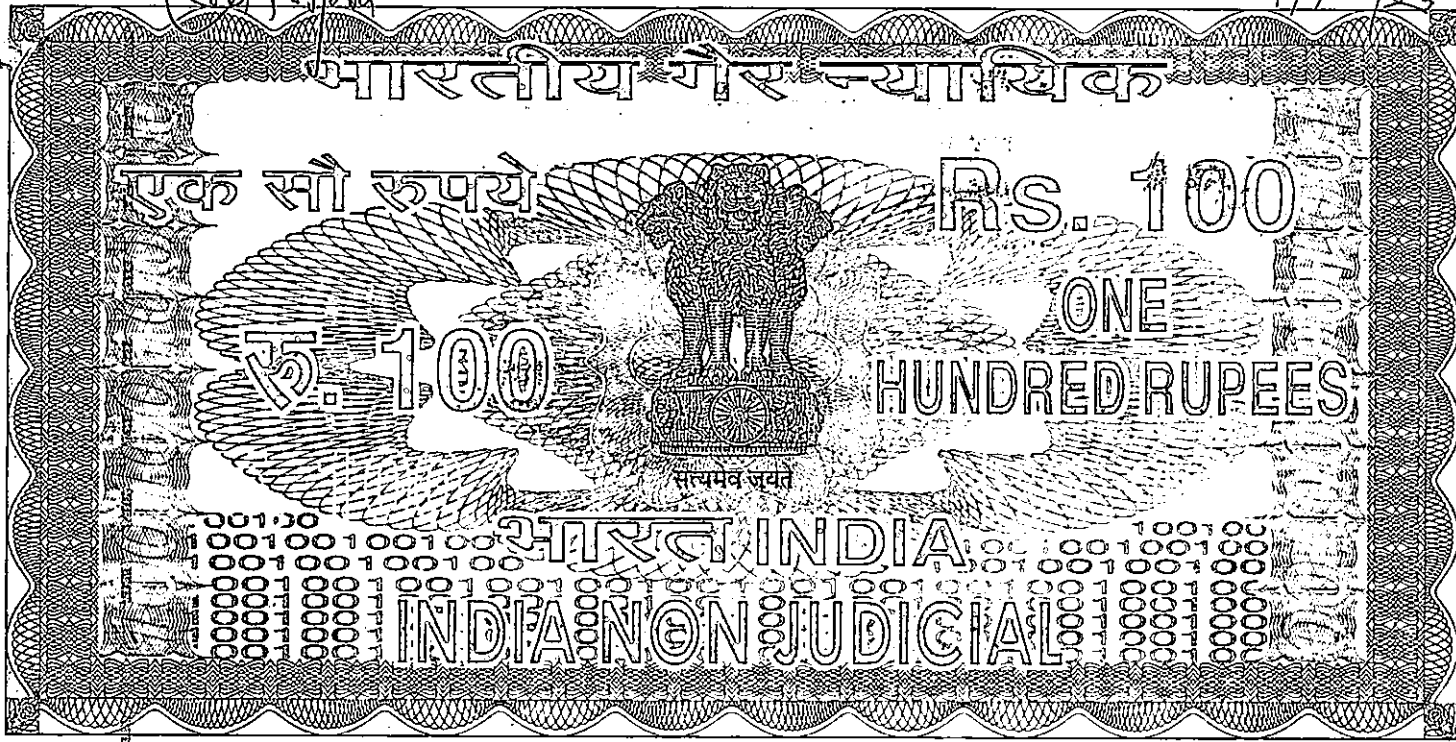


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14/12/2023  
Q-2003018516/2023

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

14 DEC 2023

*[Signature]*

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

SUPPLEMENTARY AGREEMENT ALONGWITH DEVELOPMENT POWER OF ATTORNEY

THIS SUPPLEMENTARY AGREEMENT ALONGWITH DEVELOPMENT POWER OF ATTORNEY is made this the 14<sup>th</sup> day of **December**, Two Thousand and Twenty Three (2023) ARISING OUT OF PRINCIPAL REGISTERED DEVELOPMENT AGREEMENT DATED 11.11.2022, REGISTERED AT D.S.R. IV, ALIPORE, SOUTH 24 PARGANAS

BETWEEN

*[Signature]* MS  
AS per doc

04 DEC 2023

Sl. No. .... Date .....  
MR. DEBES KR. MISRA  
Rs. ....  
Name .....  
Address.....  
Advocate, High Court, Cal,  
6971, Balaiahari Place, Kol-36  
CALCUTTA HIGH COURT, KOL-1

1675

**SMRITI BIKASH DAS**  
Govt. Licence Stamp Vender  
Alipore Police Court  
Kol-27



Identified by:

Abhijit Kumar Mishra  
son of Late Nriparajon Mishra  
vill- Nij Maitane  
P.O. Battala  
Dist- Purba Midnapur  
Pin code. 721433  
Law clerk

District Sub-Registrar-IV  
Registration 1528  
Alipore, South 24 Parganas  
10 DEC 2023

(1) **SRI SANTANU GUHA, (PAN-AMOPG7842A), (Aadhaar No.5560 5623 3565)**, son of Sri Bejoy Gopal Guha, by Occupation – Service, by faith – Hindu, by Nationality – Indian, residing at 15, K.K. Majumder Road, presently Police Station – Survey Park Kolkata – 700 075 and (2) **SRI SUTANU GUHA, (PAN-AOSPG7946R), (Aadhaar No.5269 5303 7032)**, son of Sri Bejoy Gopal Guha, by Occupation – Business, by faith – Hindu, by Nationality – Indian, residing at ‘Gurunath Bhawan’ 2, Chit Nayabad(Pirtala), P.O. & P.S. Panchasayar, Kolkata – 700 094, hereinafter jointly called and referred to as the **“OWNERS/FIRST PARTIES”** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heir/heirs, executor /executors, assign/ assigns, administrator/ administrators and representative/ representatives ) of the **ONE PART**

**A N D**

**M/S. BARUI CONSTRUCTION (PAN-AALFB9321J)**, a partnership Firm having its office at 74, Hederhat, within the K.M.C. Ward No.109, Kolkata – 700 099, represented by its Partners namely (1) **SRI DILIP BARUI, (PAN-ANJPB2503K)**, son of Late Gopal Barui, by Occupation - Business, (2) **SRI NIKHIL BARUI, (PAN-BLUPB6355D)**, son of Late Gopal Barui, by Occupation – Business, (3) **SRI SANJAY BARUI, (PAN-ANJPB2502J)**, son of Late Gopal Barui, by Occupation – Business, (4) **SRI DIPANKAR BARUI, (PAN-AYIPB6885C)**, son of Late Haran Chandra Barui, by Occupation – Business, and (5) **SRI SHIPAK BARUI, (PAN-BLUPB6354C)**, son of Late Haran Chandra Barui, by Occupation – Business, all (1) to (5) by faith – Hindu, all by Nationality – Indian, all are residing at 18/2, Kalikapur, presently Police Station – Survey Park (formerly Police Station – Purba Jadavpur), Post Office - Kalikapur, Kolkata – 700 099, as per the terms and conditions of the Deed of Partnership only Partner No.1 and any one partner of Partners No. 2 to 5 may represent the Firm herein, i.e. the **Partner No.1 and Partner No.3 herein** namely **SRI DILIP BARUI** and **SRI SANJAY BARUI** are representing the Firm herein, hereinafter called the **“DEVELOPER/SECOND PARTY”** (which terms or expressions shall unless excluded by or repugnant to the subject or context be

*AA* *ms*

deemed to mean and include its executor/ executors, administrator/ administrators, assign/ assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **OTHER PART**

**WHEREAS** by virtue of a registered Deed of Conveyance dated 28.02.2002, registered in the Office of District Sub-Registrar – III, Alipore and entered into Book No.1, Volume No.12, at Pages 84 to 94, Deed No.5250, for the year 2005, the **OWNERS** herein jointly purchased one plot of land measuring an area of 6 (Six) Cottahs 10 (Ten) Chittacks togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, comprising in R.S. Dag No.198 and 199, under R.S. Khatian No.129, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, from the previous Owner/Vendors herein namely Smt. Sikha Karmakar, wife of Sri Mantu Karmakar, residing at 406A, Jodhpur Park, P.S. Lake, Kolkata – 700068 and Sri Nikhil Kumar Deb, son of Sri N.K. Deb, residing at 18, Santoshpur Avenue, Kolkata – 700 075.

**AND WHEREAS** after purchase the present **OWNERS** herein separately mutated their names in the record of the LD. B.L. & L.R.O. Kasba vide Mutation Case Nos.1434 of 2010 and 1435 of 2010, respectively.

**AND WHEREAS** thereafter the present **LAND OWNERS** herein muted their names in the record of the B.L. & L.R.O. and their names were recorded and published in the L.R. Record of Right vide L.R. Khatian Nos.2653 and 2464 (for Land Owner No.1) and L.R. Khatian Nos.2465 and 2652 (for Land Owner No.2) of L.R. Dag No.198 and 199, situated at Mouza-Nayabad, J.L. No.25.

**AND WHEREAS** thereafter the **LAND OWNERS** herein converted their land from “Shali” to “Bastu” vide Conversion Case No.CN/2022/1630/931 (Memo No.17/1105/BL&LRO/KOL dated 11.04.2022) and Conversion Case No.CN/2022/1630/928 (Memo No.17/1104/BL&LRO/KOL dated 11.04.2022) (For Land Owner No.1 herein) **AND** Conversion Case No.CN/2022/1630/925 (Memo No.17/1101/BL&LRO/KOL dated 11.04.2022) and Conversion Case

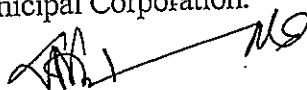
*[Handwritten signature]*

No.CN/2022/1630/927 (Memo No.17/1103/BL&LRO/KOL dated 11.04.2022)  
(For Land Owner No.2 herein).

**AND WHEREAS** thereafter the LAND OWNERS herein mutated their names in the record of the KMC known as **KMC Premises No.3926, Nayabad**, within the KMC Ward No.109, P.S. Panchasayar, Kolkata – 700094.

**AND WHEREAS** the present OWNERS herein are the absolute joint owners of the entire plot of land measuring an area of 6 (Six) Cottahs 10 (Ten) Chittacks togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, comprising in R.S. Dag No.198 and 199, under R.S. Khatian No.129, corresponding to L.R. Dag No.198 and 199, under L.R. Khatian Nos.2653 and 2464 and L.R. Khatian Nos.2465 and 2652, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, **KMC Premises No.3926, Nayabad**, within the KMC Ward No.109, P.S. Panchasayar, Kolkata – 700094 and the OWNERS have no any fund to erect the proposed building and the present OWNERS are still in possession and have been enjoying their absolute ownership and possession of the said land as free from all encumbrances and the present OWNERS are the joint Owners of the land and property as described in the **SCHEDULE-'A'** below, hereinafter called the said property.

**AND WHEREAS** the present OWNERS Party of the **FIRST PART** decided to develop the **SCHEDULE -'A'** mentioned property by constructing a **Ground Plus Four Storied building plan with lift facility** comprising of a number of residential flats on the different floors, Shops and Car Parking Spaces, but due to paucity of fund, lack of technical knowledge, experience in the field of construction, decided to do the same by appointing a **DEVELOPER**, who is financially and technically sound to construct a **Ground Plus Four Storied building plan with lift facility** upon the aforesaid property of the **OWNER** as per the sanction residential building plan to be sanctioned from The Kolkata Municipal Corporation.



**AND WHEREAS** being desirous of the promotion of the said property both the **Parties** herein entered into a registered Development Agreement alongwith Development Power of attorney dated 11.11.2022, registered at D.S.R. IV, Alipore South 24 Parganas and recorded into Book No.1, Volume No.1604-2022, at Pages 390737 to 390774, Deed No.160413065 for the year 2022 and in the said registered **Development Agreement along with Power of Attorney** both the Allocations of the **OWNERS** and also the **DEVELOPER** have been mentioned.

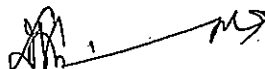
**AND WHEREAS** the **DEVELOPER** is now going to erect the proposed building as **Ground Plus Four Storied building plan with lift facility** and the building plan has been duly sanctioned vide B.P. No. 2022120538 dated 28.02.2023 at the cost of the **DEVELOPER** and immediate after sanction of the building plan the **LAND OWNERS** herein desire to change their allocation only, retaining all other terms and condition as it is mentioned in the said previous Deed No.160413065 and thus by virtue of mutual discussion between the **Parties** herein it is decided that both the Allocations of both the parties herein shall be altered and changed their individual allocations by this Supplementary Agreement along with Power of Attorney to avoid future complications and disputes.

**AND WHEREAS** as per old **Owners' Allocation** it was fixed up that the **OWNERS** should get 40% (Forty percent) sanction Flat area from the **DEVELOPER** (excluding common spaces area and also car parking Space area of the Ground Floor of the building) out of which **OWNERS** should get entire complete First Floor Flat area of the proposed building and rest 15% (Fifteen percent) Flat area should be get the **LAND OWNERS** from the Third Floor North-West side of the proposed building and the **OWNERS** should get Two Shop Rooms situated on the Ground Floor North-East corner of the proposed building measuring more or less area 200 to 250 Sq.ft. and the **OWNERS** should get only 2 (Two) Nos. of Car parking Spaces from the Northern side to Eastern side of the building i.e. beside the eastern side two shops rooms of the building each Car Parking Space measuring an area of 120 (One hundred and twenty) Sq.ft. Beside the **OWNERS** should get a refundable amount of

order . . . . . MS

Rs.11,00,000/- (Rupees Eleven lac only) from the DEVELOPER and the said amount has already paid by the DEVELOPER to the LAND OWNERS herein as mentioned in the memo below of the previous registered Development Agreement dated 11.11.2022 and the said amount shall be refunded by the OWNERS to the DEVELOPER on and within 15 (Fifteen) Months from the date sanction of the building plan as morefully mentioned in the said registered Development Agreement dated 11.11.2022 and as per Developer's previous Allocation it was fixed up that the DEVELOPER should get rest 60% sanction Flat area of the proposed building (excluding common spaces area and also car parking Space area of the Ground Floor of the building) out of which the DEVELOPER shall get entire Second Floor, entire Fourth Floor (Top Floor) Flat area of the proposed building and rest 10% Flat area out of 60% shall be obtained from the Third Floor of the proposed building (excluding the Owners' Allocation North-West side Third Floor Flat area of the proposed building) and the DEVELOPER shall also get rest Ground Floor sanction area of the proposed building (excluding Owners' Allocation Two Nos. Car Parking Spaces and also shop area measuring more or less 200-250 Sq.ft. as mentioned above and also common space area of the Ground Floor of the proposed building).

AND WHEREAS after sanction of the building plan both the Allocations have been settled and the OWNERS desire to get accordingly their new and/or fresh allocation agreed by and between both the Parties herein i.e. **Entire First Floor** of the proposed building as per sanctioned building plan consisting of three Flats being Flat No.1A (South-East-North side) (A Type Flat); Flat No.1B (Southern side) (B Type Flat); and Flat No.1C (North-West-South side) (C Type Flat); and another Two Flats on Third Floor of the proposed building being Flat No.3A (South-East-North side) (A Type Flat); and Flat No.3E (North-West side) (E Type Flat) of the proposed building and the entire Owners' Allocated Flats portion shown as per sanctioned building plan vide No.2022120538 dated 28.02.2023 and marked by RED border lines and the LAND OWNERS shall also get as per sanctioned building plan one Shop Room situated on the Ground Floor North-East side of the proposed building



and the land OWNERS shall also get 3 Nos. of Car Parking Space being Nos.1A, 1C and 3A situated on the Ground Floor of the building and entire ground Floor owners' Allocation Marked by RED border line shown as per sanctioned building plan vide No.2022120538 dated 28.02.2023 and the refundable sum of Rs.11,00,000/- (Rupees Eleven lac only) which the **OWNERS** duly received from the **DEVELOPER** at the time of execution and registration of the Development Agreement along with Power of Attorney dated 11.11.2022, registered at D.S.R. IV, Alipore South 24 Parganas and recorded into Book No.1, Volume No.1604-2022, at Pages 390737 to 390774, Deed No.160413065 for the year 2022 is refunded by the **OWNERS** to the **DEVELOPER** at the time of execution of this Agreement and the **DEVELOPER** acknowledged and receipt of the same as mentioned in the memo below. It is noted that the land OWNERS herein is also to be paid (excluding the above mentioned refundable 11 lacs) the sum of Rs.14,28,000/- (Rupees Fourteen lac and twenty eight thousand only) to the Developer for the excess Flat area of Third Floor being Flat No.3A over and above the 40% Owners' Allocation Flat area and the Land Owners paid further the sum of Rs.3,00,000/- (Rupees Three lac only) for getting one Car parking Space being No.3A from the Developer's Allocation and the **OWNERS** paid the sum of Rs.4,28,000/- (Rupees Four lac and twenty eight thousand) only out of the said amount of Rs.17,28,000/- (Rupees Seventeen lac and twenty eight thousand) only (for the Flat is Rs.14,28,000 + for the car parking is Rs.3,00,000/- ) and balance amount of Rs.13,00,000/- (Rupees Thirteen lac) only is to be paid part by part to the **DEVELOPER** by the land OWNERS herein before handing over the Flat No.3A and also one Car Parking Space No.3A of the OWNERS' Allocation and entire fresh **OWNERS ALLOCATION** as mentioned in the **Schedule B** below and accordingly the **DEVELOPER** shall get its fresh **Developer's Allocation** from this project i.e. **entire Second and entire Fourth Floor Flat area of the proposed building and another one Flat being No.3D on Third Floor South-West side of the proposed building** and the **DEVELOPER** shall also get one office Room situated on the Ground Floor South-East side of the proposed building and the land **DEVELOPER** shall also rest ground Floor Car Parking Space area (excluding owners' Allocation 3

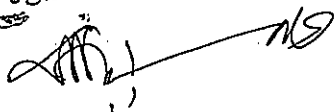


Car parking Space area situated on the Ground Floor of the building) as the fresh Developer's Allocation as mentioned in the **SCHEDULE D** below.

**AND WHEREAS** the **OWNERS** and the **DEVELOPER** shall also enjoy undivided proportionate share of land and also common rights and facilities of the building as mentioned in the **SCHEDULE 'A'** and **'C'** below and the **DEVELOPER** shall enjoy the sale proceeds of the proposed building excluding the fresh **OWNER'S ALLOCATION** as fresh **DEVELOPERS' ALLOCATION** as mentioned in the **SCHEDULE - D** below.

To fix up the fresh **OWNER'S ALLOCATION** as well as the fresh **DEVELOPER'S ALLOCATION** both the parties i.e. the **OWNERS** and the **DEVELOPER** herein entered into this Supplementary Agreement along with Power of Attorney and **IT IS WITNESSETH IN THE MANNER FOLLOWINGS :-**

- (a) That the **OWNERS** shall enjoy his fresh **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE 'B'** hereunder written and the **DEVELOPER** shall enjoy its Fresh **DEVELOPER'S ALLOCATION** which has been mentioned in the **SCHEDULE - 'D'** hereunder written. The **OWNERS** and the **DEVELOPER** shall also enjoy the proportionate share of land and also common rights of the building.
- (b) That the **OWNERS** shall give full co-operation to the **DEVELOPER** herein for selling its Fresh **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - 'D'** hereunder written.
- (c) That this distribution of flats etc. shall strictly be followed by the Parties herein and it is the essence of this Supplementary Agreement along with Power of Attorney which shall be treated as part and parcel of the principal Development Agreement along with Power of Attorney dated 11.11.2022 and



the **OWNERS** shall not establish any further claim and demand upon the **DEVELOPER** and/or their **Developer's Allocation** save and except its Fresh Owners' Allocation as mentioned in the **SCHEDULE – 'B'** hereunder written in respect of this development project.

- (d) That the **OWNERS** shall not do any acts, deed or thing whereby the **DEVELOPER** is prevented from enjoyment, transfer, sale, or assigning and / or for disposing of any of the Fresh **DEVELOPER'S ALLOCATION** in the said building as mentioned in the **SCHEDULE – 'D'** hereunder written to any Third Party.
- (e) All other terms and conditions of the said registered **Development Agreement along with Power of Attorney** dated 11.11.2022, registered at D.S.R. IV, Alipore South 24 Parganas and recorded into Book No.1, Volume No.1604-2022, at Pages 390737 to 390774, Deed No.160413065 for the year 2022 shall remain unchanged. This Supplementary Agreement along with Power of Attorney shall be treated as the part and parcel of the said registered Development Agreement along with Power of Attorney dated 11.11.2022.

**THE OWNERS HEREIN EXECUTES THE POWER OF ATTORNEY IN FAVOUR OF THE DEVELOPER HEREIN BELOW:**

We, the **OWNER** herein namely, (1) **SRI SANTANU GUHA**, (PAN-AMOPG7842A), (Aadhaar No.5560 5623 3565), son of Sri Bejoy Gopal Guha, by Occupation – Service, by faith – Hindu, by Nationality – Indian, residing at 15, K.K. Majumder Road, presently Police Station – Survey Park Kolkata – 700 075 and (2) **SRI SUTANU GUHA**, (PAN-AOSPG7946R), (Aadhaar No.5269 5303 7032), son of Sri Bejoy Gopal Guha, by Occupation – Business, by faith – Hindu, by Nationality – Indian, residing at 'Gurunath Bhawan' 2, Chit Nayabad(Pirtala), P.O. & P.S. Panchasayar, Kolkata – 700 094, do hereby appoint **M/S. BARUT CONSTRUCTION** (PAN-




**AALFB9321J**), a partnership Firm having its office at 74, Hederhat, within the K.M.C. ward No.109, Kolkata – 700 099, represented by its Partners namely **(1) SRI DILIP BARUI, (PAN-ANJPB2503K)**, son of Late Gopal Barui, by Occupation - Business, **(2) SRI NIKHIL BARUI, (PAN-BLUPB6355D)**, son of Late Gopal Barui, by Occupation – Business, **(3) SRI SANJAY BARUI, (PAN-ANJPB2502J)**, son of Late Gopal Barui, by Occupation – Business, **(4) SRI DIPANKAR BARUI, (PAN-AYIPB6885C)**, son of Late Haran Chandra Barui, by Occupation – Business, and **(5) SRI SHIPAK BARUI, (PAN-BLUPB6354C)**, son of Late Haran Chandra Barui, by Occupation – Business, all (1) to (5) by faith – Hindu, all by Nationality – Indian, all are residing at 18/2, Kalikapur, presently Police Station – Survey Park (formerly Police Station – Purba Jadavpur), Post Office - Kalikapur, Kolkata – 700 099, as per the terms and conditions of the Deed of Partnership only Partner No.1 and any one partner of Partners No. 2 to 5 may represent the Firm herein, i.e. the **Partner No.1 and Partner No.3** herein namely **SRI DILIP BARUI** and **SRI SANJAY BARUI** are representing the Firm herein, as my lawful Constituted Attorney on my behalf to do the following acts in respect of my property as mentioned in the **SCHEDULE-A** below:

- i. To look after and manage the property on behalf of the us.
- ii. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices and in any other Office of Government, in the Office of The Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayat or any other office or Local Authority, on behalf of us and for such purpose our said Attorney may accept service of any summons or any notice issued by any authority, shall be received by our said Lawful Attorney.




- iii. To sign and verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the **SCHEDULE-A** hereunder written in any such Court or Office.
- iv. To appoint, engage on our behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever our said Attorney shall think proper to do so and to discharge and/or terminate their appointments.
- v. To demarcate or delineate our said property that be necessary for the said purpose by virtue of a Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered before the concerned registering authority and/or to sewer any affidavit related thereto.
- vi. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
- vii. To sign all the plans to be submitted before the concerned authority/authorities for the sanction of the building plan, revised building Plan and/or modified Plan and/or completion Building Plan for my said property and sign all the papers related thereto and to sign the same on our behalf the modified or revised Plan and submit the same before The Kolkata Municipal Corporation for sanction and then to get delivery the same along with the Completion Certificate and also Completion Plan of the building on my behalf from The Kolkata Municipal Corporation and execute any affidavit related thereto and also sign, execute and register any Deed of Declaration to be required for the same related to our said property.
- viii. To sign drainage and sewerage Plan of the property and submit the same before the Kolkata Municipal Corporation in respect of the Premises and to sign all other

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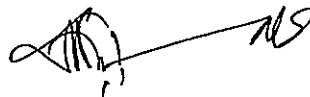
papers related thereto.

- ix. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the **SCHEDULE-A** below and also to sign all the papers related thereto.
- x. To look after and to control all the affairs for the development of the said land and construction of a new **Ground Plus Four Storied building plan with lift facility** which is being erected as per sanction building Plan sanctioned by The Kolkata Municipal Corporation or other approval of the Government Authority at the cost of the **Developer** and the **DEVELOPER** shall sign and execute on behalf of the owners all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE-A** below related thereto and registrar the such document as per requirement for the interest of the proposed project.
- xi. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowners.
- xii. To appear and represent on behalf us, of the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal Police, necessary Departments of Government of West Bengal, in connection with the modification and/or alteration of Development plans for the above mentioned property and also for the interest of the proposed project.
- xiii. To pay fees for obtaining the sanction of the building plan, modification of plan and such other orders and permissions from the necessary authorities on behalf of the landowners as required for sanction, modification and/or alteration of the Development Plan and also to submit and take delivery of title, deeds concerning

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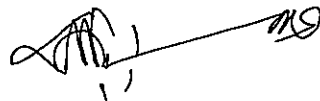
the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our said Attorney shall think fit and proper.

- xiv. To receive the excess amount of fees, if any, paid for the purpose of sanction and/or modification and/or alteration of the revised and/or completion building plan to be sanctioned from the authority or authorities.
- xv. To develop our said property by making construction of such type of building or buildings thereon as our said Attorney may deem fit and proper.
- xvi. To apply for obtaining electricity gas, water sewerage, drainage, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto on behalf of us and submit the same before the concerned authority/ authorities for such connection of electric, drainage and sewerage, water, telephone, gas, connection etc. and to execute and sign all paper plan for sanction drainage and sewerage connection of the said entire property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.
- xvii. To apply for and obtain building materials from the concerned authorities for consumption of the building on my said property as aforesaid.
- xviii. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
- xix. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign execute and



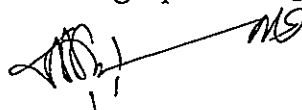
~~submit~~ necessary papers and documents and to do all other acts, deeds and things as ~~our~~ said Attorney may deem fit and proper.

- ~~ix~~ To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum against the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of this registered Development Agreement below and the **DEVELOPER** shall do all the acts in the Premises and the **DEVELOPER** shall get the **DEVELOPER'S ALLOCATION** as within mentioned.
- xxi. To collect advance or part payment or full consideration money from the intending purchasers of the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of this registered Development Agreement, alongwith the proportionate share of land and grant receipt in favour of the interested persons/ persons who are interested to take possession of the flat/ flats etc. in lieu of satisfactory consideration.
- xxii. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the **Developer's Allocation** alongwith the proportionate share of land in my name as the said Attorney shall think fit and proper and to sell the **Developer's Allocation** as mentioned in this registered Development Agreement to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.
- xxiii. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats and/or Car-Parking Space, if any including proportionate land share of the said **DEVELOPER'S ALLOCATION** alongwith the proportionate share of land at my said premises or any part thereof and for that purpose to sign and execute all deeds, as my said Attorney shall think fit and proper as per this registered Development Agreement.
- xxiv. To file and submit declaration, statements, application and/or returns to the



competent authority or any other necessary authority or authorities in connection with the matters herein contained.

- xxv. To receive part or full consideration sum against the **Developer's Allocation** as mentioned in this registered Development Agreement from the intending purchasers and acknowledges the receipt of the same.
- xxvi. To appear and represent me before any Notary Public, office of the Additional District Sub-Registrar, Sealdah, District Sub-Registrar offices at Alipore, Addl. Registrar of Assurance/s at Kolkata, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Amalgamation if required, Deed of Boundary Declaration and or any kind of instrument writing executed and signed by my said Attorney on my behalf in any manner concerning the said property as per this registered Development Agreement in connection with the **DEVELOPER'S ALLOCATION** only and present the same before the Registrar for registration.
- xxvii. To take necessary steps for registration of the **Developer's Allocation** as mentioned in this registered Development Agreement or any part alongwith the proportionate share of land by the Developer i.e. the Attorney herein.
- xxviii. To convey, prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
- xxix. To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf or to be institute preferred by or any person or persons in respect of the said property.
- xxx. To compromise suits, appears or other legal proceedings in any Courts, Tribunals





or other authority whatsoever and to sign and verify applications thereof in respect of the entire Premises.

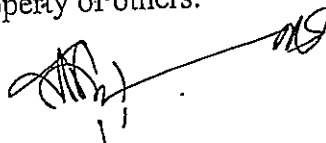
- xxxii. To sign, declare and/or affirm any complaints, written statements petitions, affidavits, verifications, vokatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
- xxxiii. To deposit and withdraw fee, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

Our Attorney i.e. the **DEVELOPER** herein shall do all other acts on my behalf in respect of my said property by virtue of this Power of Attorney.

**SCHEDULE OF THE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE ENTIRE PROPERTY)**  
**SCHEDULE - 'A'**

**ALL THAT** piece and parcel of the total 'Bastu' land measuring an area of 6 (Six) Cottahs 10 (Ten) Chittacks whereon a **Ground Plus Four Storied building** under name and style "**BAKUL APARTMENT-III**" with lift facility is being erected as per sanctioned Building Permit No.2022120538 dated 28.02.2023 sanctioned by the K.M.C. situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, comprising in R.S. Dag No.198 and 199, under R.S. Khatian No.129, corresponding to L.R. Dag No.198 and 199, under L.R. Khatian Nos.2653 and 2464 and L.R. Khatian Nos.2465 and 2652, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, KMC Premises No.3926, Nayabad, within the KMC Ward No.109, P.S. Panchasayar, Kolkata - 700094 and the entire property is butted and bounded by :

<u>ON THE NORTH</u>	:	20'-0" wide Road.
<u>ON THE SOUTH</u>	:	Land of others;
<u>ON THE EAST</u>	:	40'-0" wide Road;
<u>ON THE WEST</u>	:	Property of others.



**SCHEDULE – 'B' ABOVE REFERRED TO**  
**( FRESH OWNERS' ALLOCATION)**  
**TO BE OBTAINED FROM THE DEVELOPER**

The OWNERS shall get their new and/or fresh allocation i.e. **Entire First Floor** of the proposed building as per sanctioned building plan consisting of three Flats being Flat No.1A (South-East-North side) (A Type Flat); Flat No.1B (Southern side) (B Type Flat); and Flat No.1C (North-West-South side) (C Type Flat); and another Two Flats on Third Floor of the proposed building being Flat No.3A (South-East-North side) (A Type Flat); and Flat No.3E (North-West side) (E Type Flat) of the proposed building and the entire Owners' Allocated Flat portion shown as per sanctioned building plan vide No.2022120538 dated 28.02.2023 and marked by RED border lines and the LAND OWNERS shall also get as per sanctioned building plan one Shop Room situated on the Ground Floor North-East side of the proposed building and the land OWNERS shall also get 3 Nos. of Car Parking Space being Nos.1A, 1C and 3A situated on the Ground Floor of the building and entire ground Floor owners' Allocation Marked by RED border line shown as per sanctioned building plan vide No.2022120538 dated 28.02.2023. The LAND OWNERS shall also get one shifting the sum of Rs.10,000/- (Rupees ten thousand) only per month from the DEVELOPER till the date of handing over the possession of the OWNERS' Allocation. It is further noted that the DEVELOPER shall deliver entire Owners' Allocation as per sanctioned building plan vide No.2022120538 dated 28.02.2023. The OWNERS shall also enjoy undivided proportionate share of land as mentioned in the SCHEDULE -A above and the LAND OWNERS herein shall use the all common rights and facilities of the building as mentioned in the SCHEDULE 'C' below.

**SCHEDULE – 'C' ABOVE REFERRED TO**  
**(COMMON RIGHTS AND FACILITIES)**

Stair-case & landings common passage, water lines and water and its connection electricity main meter and line and its wiring and connection from C.E.S.C. land and boundary wall, fixtures and fittings vacant spaces, roof, and mummy roof, lift, lift lobby, lift well and lift room, main gate and entrance, Caretaker's Room toilet on ground floor and proportionate land, pump and motor,



septic tank, water reservoir on ground floor and over head water tank and all plumbing lines of the building.

**SCHEDULE - 'D' ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

**ALL THAT** the **DEVELOPER** shall get its fresh Developer's Allocation as per sanctioned building plan vide No.2022120538 dated 28.02.2023 from this project i.e. entire Second and entire Fourth Floor Flat area of the proposed building and another one Flat being No.3D (D Type) situated on the Third Floor South-West side of the building and the **DEVELOPER** shall also get one office Room situated on the Ground Floor South-East side of the proposed building and the **DEVELOPER** shall also rest ground Floor Car Parking Space area excluding owners' Allocation 3 Car parking Space area situated on the Ground Floor of the building and the **DEVELOPER** got the entire refundable advance of Rs.11,00,000/- (Rupees Eleven lacs only) from the land owners as per previous registered Development Agreement at the time of execution of this Supplementary Agreement as mentioned in the memo below and the **DEVELOPER** shall also get further sum of Rs.17,28,000/- (Rupees Seventeen lac and twenty eight thousand) only from the land Owners and out of which the **OWNERS** paid the sum of Rs.4,28,000/- (Rupees Four lac and twenty eight thousand) only as mentioned in the memo below and balance amount of Rs.13,00,000/- (Rupees Thirteen lac) only is to be paid part by part to the **DEVELOPER** by the land **OWNERS** herein before handing over the said Flat No.3A and Car Parking Space No.3A of the **OWNERS'** Allocation and the entire details as mentioned above and the entire building shall be constructed by the **DEVELOPER** at its cost and also as its own risk as per sanctioned building plan vide No.2022120538 dated 28.02.2023 sanctioned by K.M.C.. The **DEVELOPER** shall also enjoy undivided proportionate share of land as mentioned in the **SCHEDULE -A** above and the **DEVELOPER** herein shall use the all common rights and facilities of the building as mentioned in the **SCHEDULE 'C'** above.



IN WITNESS WHEREOF the parties herein put their respective hand and seals on this day, month and year first above written.

WITNESS:

1. Abhijit Kumar Mishra  
vill- Nij Matara  
P.O. Ballala  
Dist - Purba Medinipur

Santanu Guha

Santanu Guha

SIGNATURE OF THE OWNER

BARUI CONSTRUCTION  
[Signature]

BARUI CONSTRUCTION

Sanjay Barui

SIGNATURE OF THE DEVELOPER

~~2. Somesh Mishra~~  
High Court  
Calcutta

Read over, explained in Vernacular to the Parties and admitted to be correct and as per the instructions given by the parties, drafted by me and prepared in my chamber:

[Signature of Debesh Kumar Misra]

(MR. DEBESH KUMAR MISRA)  
ADVOCATE [ Enrollment No.F/364/329/1989 ]  
HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin  
Place, Kolkata-700 086.  
PH-9830236148(D.K.M.),  
Email:debeskumarmisra@gmail.com  
9051446430(Somesh),  
Email:mishrasomesh08@gmail.com  
9836115120(Tapesh),  
Email:tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

**RECEIVED** by the **DEVELOPER** from the **LAND OWNERS** the entire refundable advance of Rs.11,00,000/- (Rupees Eleven lacs only) as per previous registered Development Agreement and the **DEVELOPER** further received the part non-refundable consideration sum of Rs.4,28,000/- (Rupees Four lac and twenty eight thousand) only out of total non-refundable amount of Rs.17,28,000/- (Rupees Seventeen lac and twenty eight thousand) only from the land Owners herein as per terms and conditions of the Development Agreement as mentioned above details mentioned in the manner followings :-

Sl. No.	Date	Cheque No.	Name of the Bank and Branch	Amount Rs.
1.	14.12.2023	000264	ICICI Bank	Rs.11,00,000.00
2.	14.12.2023	000265	-Do-	Rs. 4,28,000.00
<b>Total:</b>				<u>Rs.15,28,000.00</u>

(Total Rupees Fifteen lac twenty eight thousand only)

WITNESS :

- Abhejit Kumar Mishra  
vill - Nij Mehtara  
P.O. Baltaha  
Dist - Purba Midnapur

BARUI CONSTRUCTION  
14/12/2023

Partner

BARUI CONSTRUCTION

Santay Barui

Partner

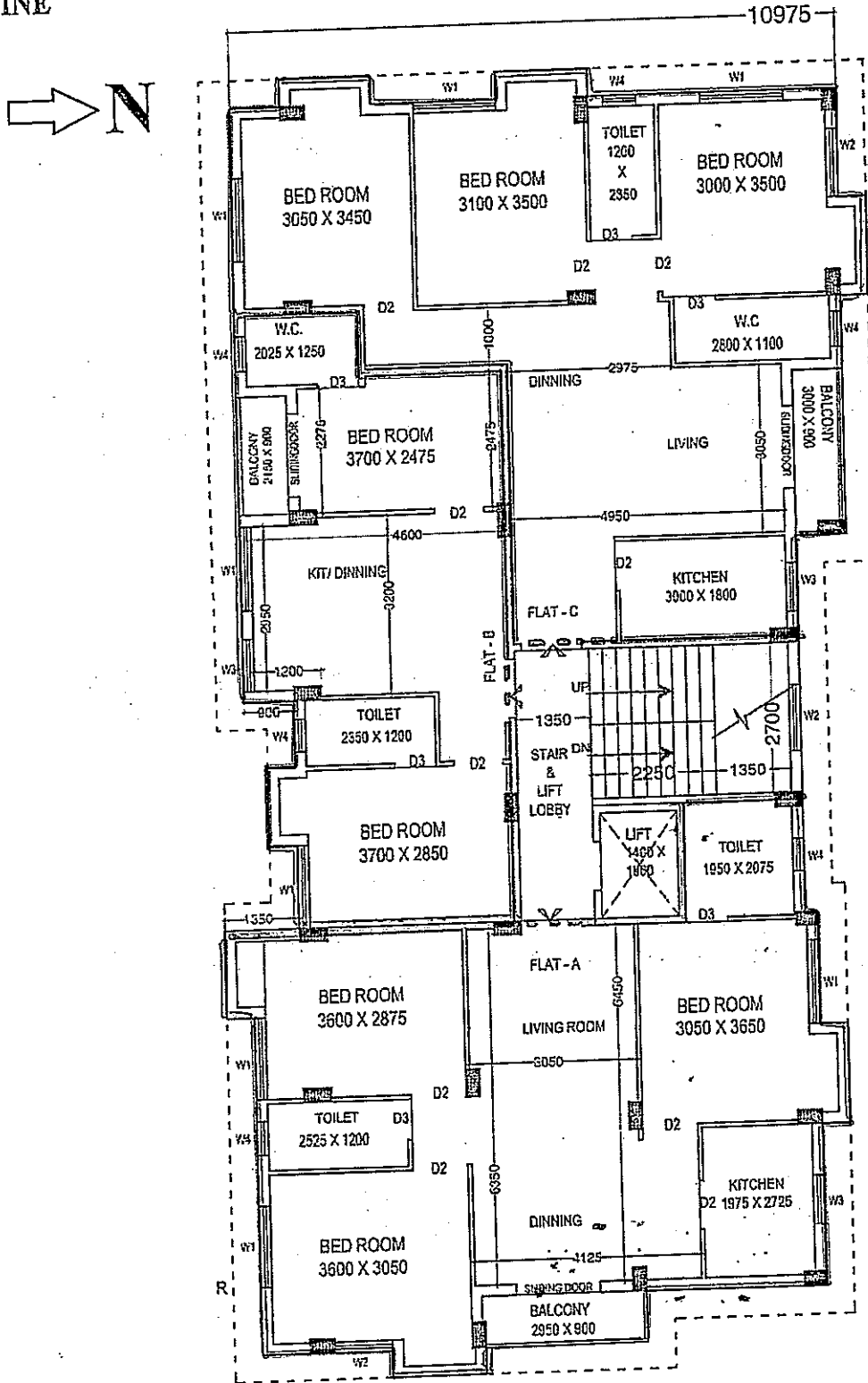
SIGNATURE OF THE DEVELOPER

~~Somen Mishra~~  
~~Asst~~  
Himanshu  
alcoate

~~AS~~ MS  
A. J. ...

PLAN OF THE OWNERS' ALLOCATION ENTIRE FIRST FLOOR OF THE BUILDING AS PER SANCTIONED BUILDING PLAN CONSISTING OF THREE FLATS BEING FLAT NO.1A (SOUTH-EAST-NORTH SIDE) (A TYPE FLAT); FLAT NO.1B (SOUTHERN SIDE) (B TYPE FLAT); AND FLAT NO.1C (NORTH-WEST-SOUTH SIDE) (C TYPE FLAT), SITUATED WITHIN THE KMC PREMISES NO.3926, NAYABAD, WITHIN THE KMC WARD NO.109, P.S. PANCHASAYAR, KOLKATA - 700094

OWNERS' ALLOCATION ENTIRE FIRST FLOOR FLATS SHOWN BY RED BORDER LINE



**1ST FLOOR PLAN**

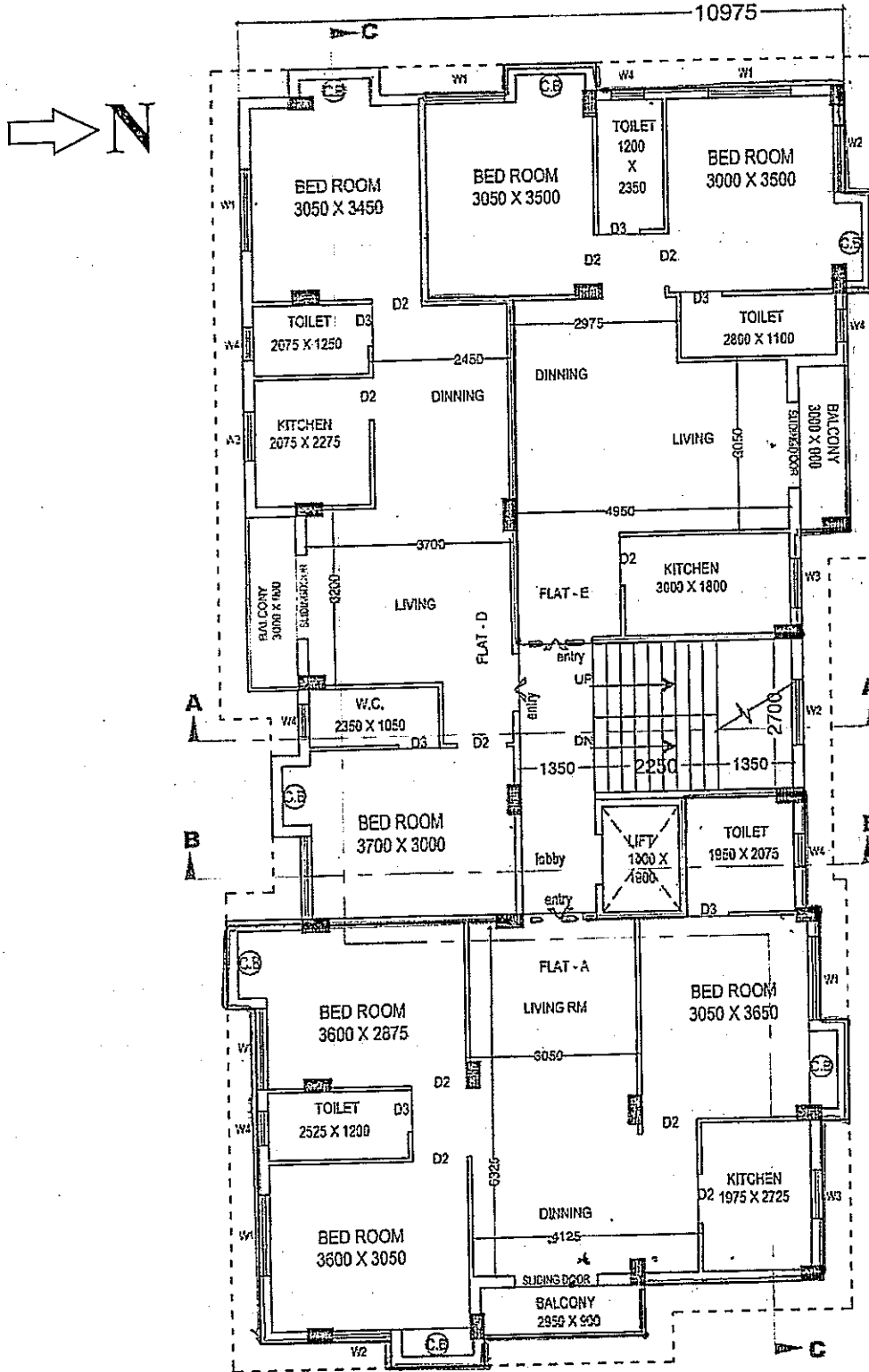
*Santanu Guha*  
*Santanu Guha*

BARUI CONSTRUCTION  
14.07.2010  
Partner

BARUI CONSTRUCTION  
*Santnu Barui*  
Partner

PLAN OF THE OWNERS' ALLOCATION TWO FLATS ON THIRD FLOOR OF THE BUILDING BEING FLAT NO.3A (SOUTH-EAST-NORTH SIDE) (A TYPE FLAT); AND FLAT NO.3E (NORTH-WEST SIDE) (E TYPE FLAT) AS PER SANCTIONED BUILDING PLAN SITUATED WITHIN THE KMC PREMISES NO.3926, NAYABAD, WITHIN THE KMC WARD NO.109, P.S. PANCHASAYAR, KOLKATA - 700094

OWNERS' ALLOCATION THIRD FLOOR TWO FLATS SHOWN BY RED BORDER LINE



**3RD FLOOR PLAN**

*Santana Guha*  
*Sutarna Guha*

BARUI CONSTRUCTION  
*19/07/2019*

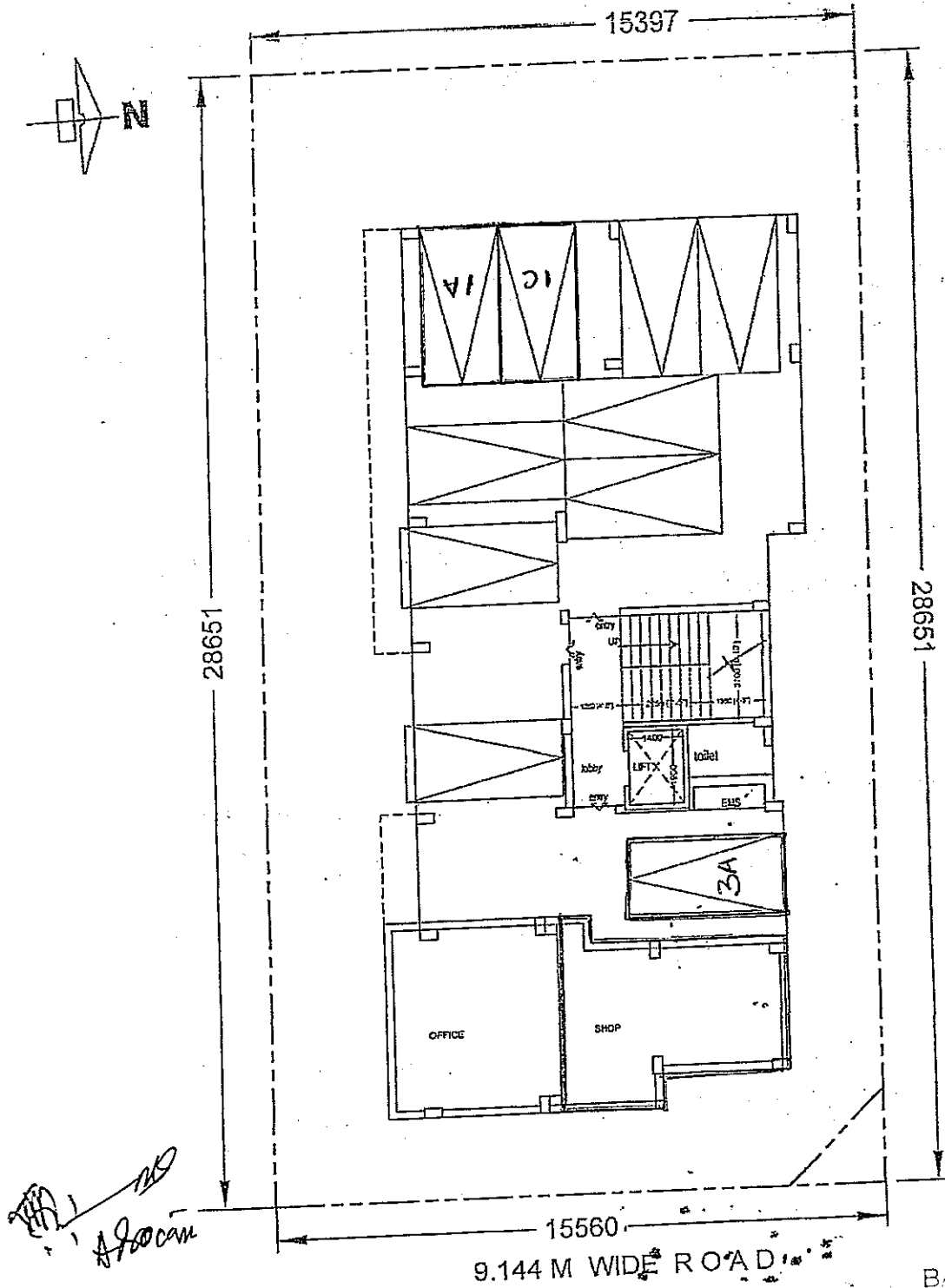
Partner  
BARUI CONSTRUCTION

*Santay Barui*  
Partner

*MS*  
*Advocate*

PLAN OF THE OWNERS' ALLOCATION ONE SHOP ROOM SITUATED ON THE GROUND FLOOR NORTH-EAST SIDE OF THE BUILDING AND 3 NOS. OF CAR PARKING SPACE BEING NOS.1A, 1C AND 3A SITUATED ON THE GROUND FLOOR OF THE BUILDING SITUATED WITHIN THE KMC PREMISES NO.3926, NAYABAD, WITHIN THE KMC WARD NO.109, P.S. PANCHASAYAR, KOLKATA - 700094

OWNERS' ALLOCATION GROUND FLOOR ONE SHOP AND THREE CAR PARKING SPACES SHOWN BY RED BORDER LINE



Santanu Guha  
Santanu Guha

BARUI CONSTRUCTION  
 (Signature)  
 Partner

BARUI CONSTRUCTION  
 (Signature)  
 Partner



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name SANTANU GUHA  
 Signature Santanu Guha

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name SUTANU GUHA  
 Signature Sutanu Guha

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....  
 Signature সন্তানু গুহা

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....  
 Signature Santay Bera

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



192023240316468128

Details

EN: 192023240316468128 Payment Mode: SBI Epay  
EN Date: 13/12/2023 20:58:02 Bank/Gateway: SBIEPay Payment Gateway  
EN: 9774351183917 BRN Date: 13/12/2023 20:58:48  
Gateway Ref ID: 233479753911 Method: HDFC Retail Bank NB  
GRIPS Payment ID: 131220232031646811 Payment Init. Date: 13/12/2023 20:58:02  
Payment Status: Successful Payment Ref. No: 2003018516/1/2023  
[Query No\*/Query Year]

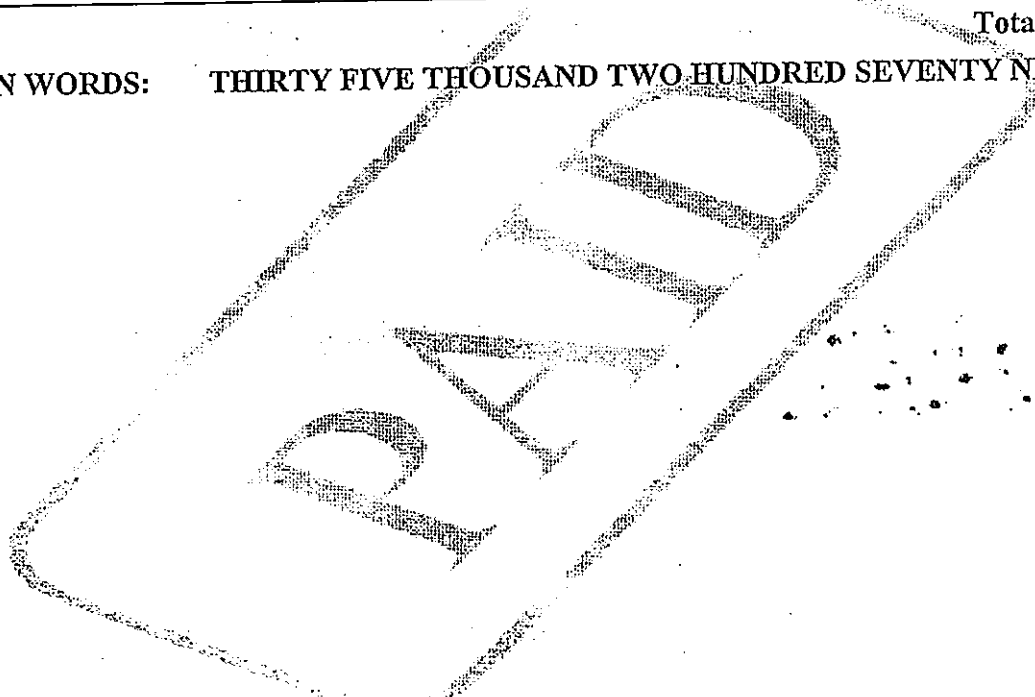
Depositor Details

Depositor's Name: Mr SOMESH MISHRA  
Address: HIGH COURT CALCUTTA  
Mobile: 9051446430  
Period From (dd/mm/yyyy): 13/12/2023  
Period To (dd/mm/yyyy): 13/12/2023  
Payment Ref ID: 2003018516/1/2023  
Dept Ref ID/DRN: 2003018516/1/2023

Payment Details

Sl No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003018516/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	19971
2	2003018516/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	15308
Total				35279

IN WORDS: THIRTY FIVE THOUSAND TWO HUNDRED SEVENTY NINE ONLY.



ভাৰতীয় নিৰ্বাচন কমিছন  
ELECTION COMMISSION OF INDIA  
WB/3/24/2/522047

শিডিলাইড  
IDENTITY CARD

নিৰ্বাচন নাম: অভয় কুমার মিশ্র  
Elector's Name: Abhin Kumar Mishra

পিতাৰ নাম: নিৰঞ্জন মিশ্র  
Father's Name: Niranjana Mishra

লিংগ:  M  F  
Sex:  M  F

আগতিৰ স্থান কোড:

ভাৰতীয় নিৰ্বাচন কমিছন  
ELECTION COMMISSION OF INDIA

Address:  
Maithani, Maithani (Panchmangon), Maithani, Ramnagar  
Buxar, Madhupur-721433

*[Signature]*

নিৰ্বাচন অফিচৰ  
Facilitate Signature  
Electoral Registration Officer

নিৰ্বাচন অফিচৰ  
Assembly Constituency: 242, Ramnagar

নিৰ্বাচন অফিচৰ  
District: Buxar, Madhupur

নিৰ্বাচন অফিচৰ  
Date: 04/11/2008



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

Query No./Year	2003018516/2023	Office where deed will be registered
Query Date	07/12/2023 7:59:06 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 15,28,000/-]	
Set Forth value	Market Value	
Rs. 1/-	Rs. 1,24,06,528/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,071/- (Article:48(g))	Rs. 15,308/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3926, , Ward No: 109, Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 10 Chatak	1/-	1,24,06,528/-	Width of Approach Road: 40 Ft.,
Grand Total :				10.9313Dec	1 /-	124,06,528 /-	

**Land Lord Details :**

Sl No	Name & address	Status	Execution Admission Details
1	Mr Santanu Guha Son of Mr Bijoy Gopal Guha, 15, K.k. MAJUMDER ROAD, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AMxxxxxx2A, Aadhaar No.: 55xxxxxxx3565, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Mr. Sutanu Guha Son of Mr Bejoy Gopal Guha, Gurunath Bhawan, 2, Chit Nayabad (Batala), City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AOxxxxxx6R, Aadhaar No.: 52xxxxxxx7032, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
---	------------	--

**Developer Details :**

SI No	Name & address	Status	Execution/Admission Details
1	Barui Construction ( Partnership Firm ) 74, HEDERHAT, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 PAN No. AAxxxxxx1J, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr Dilip Barui Son of Late Gopal Barui18/2, Kalikapur, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ANxxxxxx3K, Aadhaar No.: 61xxxxxxx9978	Barui Construction (as Partner)
2	Mr Sanjay Barui Son of Late Gopal Barui18/2, KALIKAPUR, City:- , P.O:- KALIKAPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ANxxxxxx2J, Aadhaar No.: 49xxxxxxx9067	Barui Construction (as Partner)

**Identifier Details :**

Name & address
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra Village- Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Mr Santanu Guha, Mr Sutanu Guha, Mr Dilip Barui, Mr Sanjay Barui

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Santanu Guha	Barui Construction-5.46562 Dec
2	Mr Sutanu Guha	Barui Construction-5.46562 Dec



### Major Information of the Deed



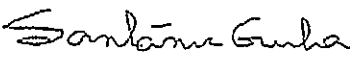
Deed No :	I-1604-14978/2023	Date of Registration	14/12/2023
Query No / Year	1604-2003018516/2023	Office where deed is registered	
Query Date	07/12/2023 7:59:06 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [431 1] Other than Immovable Property, Receipt [Rs : 15,28,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,24,06,528/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,071/- (Article:48(g))	Rs. 15,340/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



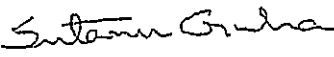
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3926, , Ward No: 109 Pin Code : 700094

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	6 Katha 10 Chatak	1/-	1,24,06,528/-	Width of Approach Road: 40 Ft.,
Grand Total :				10.9313Dec	1/-	124,06,528 /-	

### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr Santanu Guha</b> Son of Mr Bijoy Gopal Guha Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office	 14/12/2023	 Captured LTI 14/12/2023	 14/12/2023

K.K. MAJUMDER ROAD, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx2A, Aadhaar No: 55xxxxxxxx3565, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023  
Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office




Name	Photo	Finger Print	Signature
Mr Sutanu Guha Son of Mr Bejoy Gopal Guha Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	
	14/12/2023	LTI 14/12/2023	14/12/2023

Gurunath Bhawan, 2, Chit Nayabad (Pirtala), City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx6R, Aadhaar No: 52xxxxxxxx7032, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023  
, Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office




**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	Barui Construction 74, HEDERHAT, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AAxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**



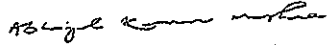
Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Dilip Barui (Presentant ) Son of Late Gopal Barui Date of Execution - 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023, Place of Admission of Execution: Office
	
	 Captured
	
	Dec 14 2023 1:45PM
	LTI 14/12/2023
	14/12/2023

18/2, Kalikapur, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ANxxxxxx3K, Aadhaar No: 61xxxxxxxx9978 Status : Representative, Representative of : Barui Construction (as Partner)

Name	Photo	Finger Print	Signature
<b>Mr Sanjay Barui</b> Son of Late Gopal Barui Date of Execution - 14/12/2023, , Admitted by: Self, Date of Admission: 14/12/2023, Place of Admission of Execution: Office	 <small>Dec 14 2023 1:46PM</small>	 Captured <small>LTI 14/12/2023</small>	 <small>14/12/2023</small>

8/2, KALIKAPUR, City:- , P.O:- KALIKAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx2J, Aadhaar No: 49xxxxxxxx9067 Status : Representative, Representative of : Barui Construction (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Abhijit Kumar Mishra</b> Son of Late Niranjana Mishra Village- Nij Majitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433	 <small>14/12/2023</small>	 Captured <small>14/12/2023</small>	 <small>14/12/2023</small>

Identifier Of Mr Santanu Guha, Mr Sutanu Guha, Mr Dilip Barui, Mr Sanjay Barui

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Santanu Guha	Barui Construction-5.46562 Dec
2	Mr Sutanu Guha	Barui Construction-5.46562 Dec



Endorsement For Deed Number : I - 160414978 / 2023

14-12-2023

**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 of Indian Stamp Act 1899.

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

Presented for registration at 13:03 hrs on 14-12-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Dilip Barui .

**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 24,06,528/-

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

Execution is admitted on 14/12/2023 by 1. Mr Santanu Guha, Son of Mr Bijoy Gopal Guha, 15, K.k. MAJUMDER ROAD, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 2. Mr Sutanu Guha, Son of Mr Bejoy Gopal Guha, Gurunath Bhawan, 2, Chit Nayabad (Pirtala), P.O: Panchasayar, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Business

Identified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-12-2023 by Mr Dilip Barui, Partner, Barui Construction (Partnership Firm), 74, HEDERHAT, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-12-2023 by Mr Sanjay Barui, Partner, Barui Construction (Partnership Firm), 74, HEDERHAT, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,340.00/- ( B = Rs 15,280.00/- ,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 15,308/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2023 8:58PM with Govt. Ref. No: 192023240316468128 on 13-12-2023, Amount Rs: 15,308/-, Bank: SBI EPay ( SBIPay), Ref. No. 9774351183917 on 13-12-2023, Head of Account 0030-03-104-001-16



Amount of Stamp Duty

Required Stamp Duty payable for this document is Rs. 20,071/- and Stamp Duty paid by Stamp Rs 19,971/-, by online = Rs 19,971/-

Description of Stamp

Stamp: Type: Impressed, Serial no 1675, Amount: Rs.100.00/-, Date of Purchase: 04/12/2023, Vendor name: Smriti Ti  
B kash Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/12/2023 8:58PM with Govt. Ref. No: 192023240316468128 on 13-12-2023, Amount Rs: 19,971/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 9774351183917 on 13-12-2023, Head of Account 0030-02-103-003-02

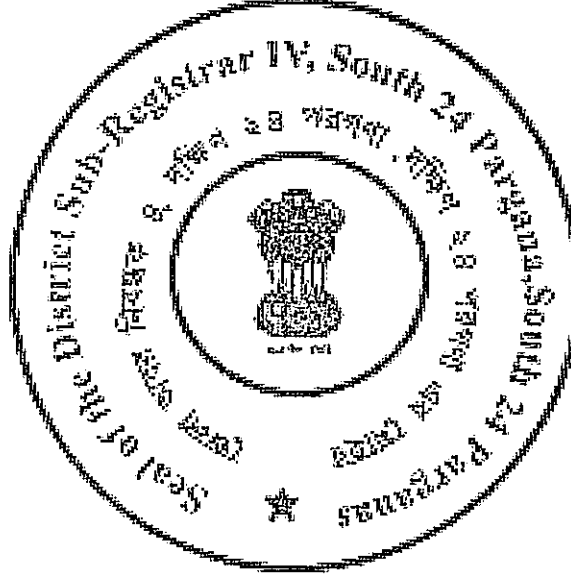
*(Signature)*

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Statement of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 461175 to 461209  
being No 160414978 for the year 2023.



*(Handwritten signature)*

Digitally signed by Anupam Halder  
Date: 2023.12.15 14:14:43 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 15/12/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.