



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 539440

that the document is admitted for registration. The Signature sheet and endorsement sheets attached with this document are the part of this document.

12-05/2  
21/12/19  
184212

*[Signature]*  
Addl. District Sub-Registrar  
Medinipur, South 24 Parganas

- 2 DEC 2019

**DEVELOPMENT AGREEMENT  
ALONG WITH  
DEVELOPMENT POWER OF ATTORNEY**

THIS INDENTURE made this the *2nd* day of *December* Two Thousand Nineteen (2019)  
**BETWEEN**

692352

9 NOV 2019

.....ks.....Date.....

Name:- ARJUN GOPE, Advocate  
Address:- Alipur Police Court, Kol-27

Vendor:-.....

I. CHAKRABORTY  
6B, Dr. Rajendra Prasad Sarani  
Kolkata-700 004



A.D.S.R. Behala  
- 20/11/2019  
Dist.- South 24 Pgs.

*Dipak Kumar Das*  
*ADJ*  
*Dipak Jaiswal*  
*Kol-27*



## Major Information of the Deed

Deed No :	I-1607-12342/2019	Date of Registration :	02/12/2019
Query No / Year :	1607-0001841212/2019	Office where deed is registered :	A.D.S.R. BEHALA, District: South 24-Parganas
Query Date :	02/12/2019 9:40:05 AM		
Applicant Name, Address & Other Details	DIPAK KUMAR DAS ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL. PIN - 700027, Mobile No. : 9831877898, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 45,77,785/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,070/- (Article:48(g))	Rs. 28/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee Para Road (Sarsuna), Road Zone : (Sarsuna Main Road – On Wards) , , Premises No: 79H, , Ward No: 127  
Pin Code : 700061



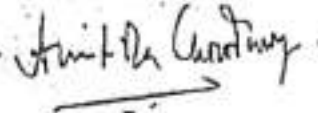


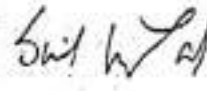


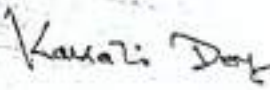
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		5 Katha 12 Chatak 3 Sq Ft	70,000/-	44,87,785/-	Property is on Road
<b>Grand Total :</b>					<b>9.4944Dec</b>	<b>70,000 /-</b>	<b>44,87,785 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	30,000/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>300 sq ft</b>	<b>30,000 /-</b>	<b>90,000 /-</b>	



## Principal Details :



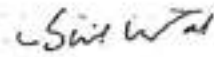


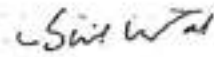


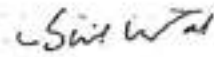


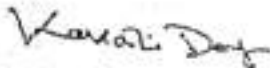


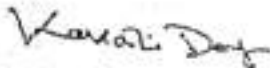


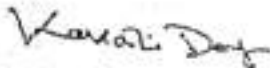
Sl No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	<p><b>AMITABHA CHOWDHURY</b>            Son of Late AMIYA KUMAR CHOWDHURY            Executed by: Self, Date of Execution: 02/12/2019            , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office</p>    <p>02/12/2019 LTI 02/12/2019 02/12/2019</p> <p>1, BANERJEE PARA ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061-Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXNPC8999A, Aadhaar No: 41xxxxxxxx5764, Status :Individual, Executed by: Self, Date of Execution: 02/12/2019            , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office</p>
2	<p><b>SUNIL KUMAR PAL</b>            (Presentant)            Son of MADAN CHANDRA PAL            Executed by: Self, Date of Execution: 02/12/2019            , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office</p>    <p>02/12/2019 LTI 02/12/2019 02/12/2019</p> <p>258, JADAV GHOSH ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALJPP2265J, Aadhaar No: 78xxxxxxxx0779, Status :Individual, Executed by: Self, Date of Execution: 02/12/2019            , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office</p>
3	<p><b>KAKALI DEY</b>            Wife of SUSHIL KUMAR DEY            Executed by: Self, Date of Execution: 02/12/2019            , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office</p>    <p>02/12/2019 LTI 02/12/2019 02/12/2019</p> <p>201/17, TALPUKUR ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWWPD5570G, Aadhaar No: 58xxxxxxxx2260, Status :Individual, Executed by: Self, Date of Execution: 02/12/2019            , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office</p>





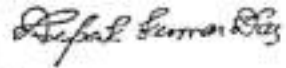
**Attorney Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>K K CONSTRUCTION</b> 258, JADAV GHOSH ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061, PAN No.:: AAQFK2355J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td><b>SUNIL KUMAR PAL</b> Son of MADAN CHANDRA PAL Date of Execution - 02/12/2019, , Admitted by: Self, Date of Admission: 02/12/2019, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 2 2019 12:47PM</td> <td>LTI 02/12/2019</td> <td>02/12/2019</td> <td></td> </tr> </tbody> </table> <p>258, JADAV GHOSH ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALJPP2265J, Aadhaar No: 78xxxxxxxx0779 Status : Representative, Representative of : K K CONSTRUCTION (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<b>SUNIL KUMAR PAL</b> Son of MADAN CHANDRA PAL Date of Execution - 02/12/2019, , Admitted by: Self, Date of Admission: 02/12/2019, Place of Admission of Execution: Office				Dec 2 2019 12:47PM	LTI 02/12/2019	02/12/2019	
Name	Photo	Finger Print	Signature										
<b>SUNIL KUMAR PAL</b> Son of MADAN CHANDRA PAL Date of Execution - 02/12/2019, , Admitted by: Self, Date of Admission: 02/12/2019, Place of Admission of Execution: Office													
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td><b>KAKALI DEY</b> Wife of SUSHIL KUMAR DEY Date of Execution - 02/12/2019, , Admitted by: Self, Date of Admission: 02/12/2019, Place of Admission of Execution: Office.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 2 2019 12:48PM</td> <td>LTI 02/12/2019</td> <td>02/12/2019</td> <td></td> </tr> </tbody> </table> <p>201/17, TALPUKUR ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWWPD5570G, Aadhaar No: 58xxxxxxxx2260 Status : Representative, Representative of : K K CONSTRUCTION (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<b>KAKALI DEY</b> Wife of SUSHIL KUMAR DEY Date of Execution - 02/12/2019, , Admitted by: Self, Date of Admission: 02/12/2019, Place of Admission of Execution: Office.				Dec 2 2019 12:48PM	LTI 02/12/2019	02/12/2019	
Name	Photo	Finger Print	Signature										
<b>KAKALI DEY</b> Wife of SUSHIL KUMAR DEY Date of Execution - 02/12/2019, , Admitted by: Self, Date of Admission: 02/12/2019, Place of Admission of Execution: Office.													
Dec 2 2019 12:48PM	LTI 02/12/2019	02/12/2019											

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>DIPAK KUMAR DAS</b> Son of D.K. DAS ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027			
	02/12/2019	02/12/2019	02/12/2019

Identifier Of AMITABHA CHOWDHURY, SUNIL KUMAR PAL, KAKALI-DEY, SUNIL KUMAR PAL, KAKALI DEY



Endorsement For Deed Number : I - 160712342 / 2019

On 02-12-2019

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

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

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

Presented for registration at 12:25 hrs on 02-12-2019, at the Office of the A.D.S.R. BEHALA by SUNIL KUMAR PAL, one of the Executants.

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 45,77,785/-

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

Execution is admitted on 02/12/2019 by 1. AMITABHA CHOWDHURY, Son of Late AMIYA KUMAR CHOWDHURY, 1. BANERJEE PARA ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service, 2. SUNIL KUMAR PAL, Son of MADAN CHANDRA PAL, 258, JADAV GHOSH ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Business, 3. KAKALI DEY, SUSHIL KUMAR DEY, 201/17, TALPUKUR ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Business

Indetified by DIPAK KUMAR DAS, , Son of D.K. DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-12-2019 by SUNIL KUMAR PAL, PARTNER, K K CONSTRUCTION (Partnership Firm), 258, JADAV GHOSH ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061

Indetified by DIPAK KUMAR DAS, , Son of D.K. DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 02-12-2019 by KAKALI DEY, PARTNER, K K CONSTRUCTION (Partnership Firm), 258, JADAV GHOSH ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061

Indetified by DIPAK KUMAR DAS, , Son of D.K. DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28/- ( E = Rs 28/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/12/2019 10:28AM with Govt. Ref. No: 192019200101646141 on 02-12-2019, Amount Rs: 28/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 960600861 on 02-12-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 6,970/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 539440, Amount: Rs.100/-, Date of Purchase: 09/11/2019, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/12/2019 10:28AM with Govt. Ref. No: 192019200101646141 on 02-12-2019, Amount Rs: 6,970/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 960600861 on 02-12-2019, Head of Account 0030-02-103-003-02



**Sandip Biswas**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**



Office  
Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1607-2019, Page from 395698 to 395733  
being No 160712342 for the year 2019.



*Sandip*

Digitally signed by SANDIP BISWAS  
Date: 2019.12.03 17:04:21 +05:30  
Reason: Digital Signing of Deed.

(Sandip Biswas) 12/3/2019 5:04:00 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)



(1) **SRI AMITABHA CHOWDHURY**, (PAN - AXNPC8999A) son of Late Amiya Kumar Chowdhury, by faith-Hindu, by occupation- Service , by nationality-Indian, residing at 1, Banerjee Para Road, P.S. -Previously Thakurpukur now Sarsuna, P.O.- Sarsuna, Kolkata - 700 061, (2) **SRI. SUNIL KUMAR PAL** (PAN - ALJPP2265J), son of Sri Madan Chandra Pal, by faith -Hindu, by occupation- Business, residing at 258, Jadav Ghosh Road, Sarsuna, P.O. & P.S. - Sarsuna, Kolkata - 700 061 and (3) **SMT. KAKALI DEY** (PAN - AWWPD5570G), wife of Sri Sushil Kumar Dey, by religion - Hindu, by Occupation - Business, residing at 201/17, Talpukur Road, P.O. & P.S. - Sarsuna, Kolkata - 700 061, hereinafter referred to as the "VENDORS/OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, successors, legal representatives and/or assigns) of the **FIRST PART**.

**AND**

**K. K. CONSTRUCTION** (PAN AAQFK2355J), having its place of business at 258, Jadav Ghosh Road, Sarsuna, P.O. & P.S. - Sarsuna, Kolkata - 700 061, represented by its Partners, (1) **SRI SUNIL KUMAR PAL** (PAN ALJPP2265J), son of Sri Madan Chandra Pal, by faith - Hindu, by occupation- Business, residing at 258, Jadav Ghosh Road, Sarsuna, P.O. & P.S. - Sarsuna, Kolkata - 700 061 and (2) **SMT. KAKALI DEY**(PAN AWWPD5570G), wife of Sri Sushil Kumar Dey, by religion - Hindu, by Occupation - Business, residing at 201/17, Talpukur Road, P.O. & P.S. - Sarsuna, Kolkata - 700061, hereinafter referred to as the "BUILDER/ CONTRACTOR / DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to include the partner or partners for the time being of said firms and their respective heir, executor, successor, legal representative and/or assigns) of the **SECOND PART**.

**WHEREAS** one Phanibhusan Chowdhury (since deceased) was the sole and absolute owner in respect of **ALL THAT** piece and parcel of Bagan, Bastu & Pond measuring more or less 3 Bigghas 12 Chittaks 00 Square feet lying and situated at Pargana-Balia, J.L. No. 16, R.S. No. 81, Touzi No. 351, C.S. Khatian No. 280, R.S. Khatian No. 524, 525, 529, 532 and 533 corresponding to R.S. Dag No. 109,111 and 112, at Mouza - Dakshin Behala, under Ward No. 127 of the K.M.C bearing holding no. 79/85, Banerjee Para Road, Police Station - Thakurpukur, Kolkata - 700 061, within the jurisdiction of District Sub Register at Alipore, A.D.S.R at Behala, District South 24 Parganas and was enjoying the same without any hindrance, interference and disturbance by mutating his name in the settlement record of Government of West Bengal in the year 1931.

**AND WEHREAS** the said Phanibhusan Chowdhury died intestate leaving behind his three sons namely (1) Amiya Kumar Chowdhury, (2) Sri Ajoy Chowdhury and (3) Sri Arun Chowdhury @ Arun Kumar Chowdhury being his only legal heirs and successors under the provision of the Hindu Succession Act 1956 and thus they jointly seized and possessed the above mentioned property and was enjoying the same without any hindrance, interference and disturbance by mutating their names in the records of the K.M.C (S.S.Unit) and by paying rents, taxes to the concerned authority on regular basis jointly.

**AND WEHREAS** thereafter due to various problem in jointly possessing and enjoying the same, the said 1) Amiya Kumar Chowdhury, 2) Sri Ajoy Chowdhury and 3) Sri Arun Chowdhury @ Arun Kumar Chowdhury with the intervention of family- friends & well wishers duly executed a Deed of Partition on 06.05.1986 in respect of the property being **ALL THAT** piece and parcel of Bagan, Bastu & Pond measuring more or less 03 Bighas-12 Chittaks, at Pargana - Balia, J.L. No. 16, R.S. No-81, Touzi No. 351, C.S. Khatian No. 280, R.S. Khatian No. 524, 525, 529,532 and 533 in corresponding to R.S. Dag No. 109,111 and 112, Mouza - Dakshin Behala, bearing holding No. 79/85, Banerjee Para Road under Ward No. 127 of K.M.C. Police Station - Thakurpukur, Kolkata — 700 061, which was duly registered in the office of D.S.R. at Alipore & which is duly recorded in Book No. I. Volume No. 159, at Pages 1 to 14, Being no. 7726 for the Year 1986

**AND WEHREAS** the said Amiya Kumar Chowdhury being the First party of the above mentioned Partition Deed duly obtained 6 Cottahs 8 Chittaks Bagan land under R.S.Dag No. 109, 2 Cottahs 8 Chittaks bastu under R.S.Dag No. 111, which are demarcated as Lot "A1" and 3 Cottahs 12 Chittaks bastu land under R.S.Dag No. 111 which is demarcated as Lot "A", total measuring about 12 Cottahs 12 Chittaks Bagan and Bastu land under Lot "A" & "A1" which is delineated by Red colour in the Partition Map/Plan annexed with the aforesaid Partition Deed.

**AND WEHREAS** the said Ajay Chowdhury being the Second party of the above mentioned Partition Deed duly obtained 3 Cottahs 5 Chittaks Bagan land, under R.S.Dag No. 109, 4 Cottahs 3 Chittaks Bastu Land under R.S.Dag No. 111, 4 Cottahs 10 Chittaks bastu land under R.S.Dag No. 111, which are demarcated as Lot "B" and 14 Chittaks Bagan land under R.S.Dag No. 109 which is demarcated as Lot "B1", total measuring about 13 Cottahs Bagan and Bastu land under



Lot "B" & "B1" and which is delineated by Green colour in the Partition Map/Plan annexed with the aforesaid Partition Deed.

**AND WEHREAS** the said Arun Chowdhury @ Arun Kumar Chowdhury being the Third party of the above mentioned Partition Deed duly obtained 5 Cottahs 3 Chittaks Bagan land, under R.S.Dag No. 109, which is demarcated as Lot "C" & "C1" 4 Cottahs 4 Chittaks Bastu land under R.S.Dag No. 111, which is demarcated as Lot "C" and 3 Cottahs 9 Chittaks bastu land under R.S.Dag No. 111, which is demarcated as Lot "C1" total measuring about 13 Cottahs Bagan and Bastu Land under Lot "C" & "C1" and which is delineated by Yellow colour in the Partition Map/Plan annexed with the aforesaid Partition Deed.

**AND WEHREAS** subsequently after obtaining 13 Cotthas land by virtue of partition as aforesaid the said Arun Chowdhury duly sold, transferred and conveyed 4 Cottahs land from Lot "C1" (3 Cottha 9 Chittaks bastu land from R.S.Dag No. 111, and 7 Chittaks from R.S.Dag No. 109) and was in possession of the residuary 4 Cottahs 12 Chittaks Bagan land under R.S.Dag No. 109 & 4 Cotthas 4 Chittaks Bastu land under R.S.Dag No. 111, total measuring about 9 Cotthas.

**AND WHEREAS** subsequently the said Sri Arun Kumar Chowdhury @ Arun Chowdhury died intestate on 29.07.2012 leaving behind his wife Swapna Chowdhury, the Donor herein, as his only legal heir and successor under the provisions of the Hindu Succession Act 1956, and there is no other legal heirs excepting the said Swapna Chowdhury.

**AND WHEREAS** the said Swapna Chowdhury thus became the owner by way of inheritance in respect of **ALL THAT** piece and parcel of Bagan & Bastu land measuring more or less 9 Cottahs (4 Cottahs 12 Chittaks Bagan land under R.S. Dag No. 109 & 4 Cotthas 4 Chittaks Bastu land under R.S. Dag No. 111), at Pargana - Balia, J.L. No. 16, R.S. No-81, Touzi No. 351, C.S. Khatian No. 280, R.S. Khatian No. 532 and 533, Mouza - Dakshin Behala, bearing holding No. 79/85, Banerjee Para Road under Ward No. 127 of K.M.C. Police Station - Thakurpukur, Kolkata — 700 061 and duly mutated her name in the records of the K.M.C. as 79H, Banerjee Para Road, Kolkata- 700061.

**AND WHEREAS** the said Swapna Chowdhury, duly gifted in favour of vendors in the respect of **ALL THAT** piece and parcel of demarcated land measuring about 5 cottachs 12 Chittaks 03 sqft (4 Cottahs 12 Chittaks Bagan land under R.S.Dag No. 109 and 1 Cottahs 0 Chittaks 03 sqft land from

R.S.Dag No. 111) out of 9 Cottahs, all lying and situated under District South 24 Parganas, Mouza - Dakshin Behala ,Pargana - Balia, J.L.No.16, Touzi No. 351, R.S. No. 81, C.S. Khatian No. 280, R.S. Khatian No. 532 and 533 within the limits of ward no. 127 of the K.M.C. being Premises No. 79H, Banerjee Para Road, Kolkata - 700 061 Police Station - previously Thakurpukur now Sarsuna, under the jurisdiction of the office of the Additional District Sub Register at Behala, District South 24 Parganas, by virtue of a Deed of Gift being registered in the office A.D.S.R. Behala, and which is registered in Book No. 1, Volume No. 1607-2019, Pages 210099 to 210124, being no. 160706646 for the year 2019.

**AND WHEREAS** thus by virtue of aforesaid Deed Of Gift the Vendors herein thus became the owner in respect of **ALL THAT** piece and parcel of demarcated land measuring about 5 cottachs 12 Chittaks 03 sqft (4 Cottahs 12 Chittaks Bagan land under R.S.Dag No. 109 and 1 Cottahs 0 Chittaks 03 sqft land from R.S.Dag No. 111), all lying and situated under District South 24 Parganas, Mouza - Dakshin Behala ,Pargana - Balia, J.L.No.16, Touzi No. 351, R.S. No. 81, C.S. Khatian No. 280, R.S. Khatian No. 532 and 533 within the limits of ward no. 127 of the K.M.C. being Premises No. 79H, Banerjee Para Road, Kolkata -700 061 Police Station - previously Thakurpukur now Sarsuna, under the jurisdiction of the office of the Additional District Sub Register at Behala, District South 24 Parganas, which is morefully described under the First Schedule.

**AND WHEREAS** the Owners herein are desirous to develop the said property by a competent developer.

**AND WHEREAS** after being fully satisfied regarding the aforesaid representations made by the Owners discussed with the Developer concerning the viability of the development of the said property and the terms and conditions on which the development of the said property can be undertaken and after such discussion the developer has agreed to develop the said property in accordance with the Building Plan to be sanctioned by the Kolkata Municipal Corporation, for the construction of a multi Storied Building at the said property.

**AND WHEREAS** the Developer has inspected all the papers and documents relating to the title of the Owners to the said property and has made itself satisfied and agreed to develop the said property by constructing a multi storied Building at the said property in accordance with Building Plan which is to be sanctioned by the Kolkata Municipal Corporation.

**AND WHEREAS** for betterment of further proceedings and for strengthening of such understanding the parties herein is agreed



to execute this Indenture on the terms and conditions hereinafter appearing in the *Affidavit Agreement for Development*.

**NOW THIS AGREEMENT WITNESSETH** as follows:

**ARTICLE - I**

Unless in these presents it is repugnant or inconsistent with:

- (a) **OWNERS** shall mean the said **SRI AMTABHA CHOWDHURY, SRI. SUNIL KUMAR PAL & SMT. KARALI DEY**
- (b) **DEVELOPER** shall mean **M/S. R.R. CONSTRUCTION**, a Proprietorship Firm, represented by its Partners, **SRI SUNIL KUMAR PAL & SMT. KARALI DEY**
- (c) **OWNERS' SHARE** shall mean the constructed area in Building to be allocated to the Owners as the part of Owners' allocation as per the terms and conditions of these presents including common facilities and amenities as fully and particularly set out in the **SECOND SCHEDULE**.
- (d) **DEVELOPER'S SHARE** shall mean the remaining portion of the said multi storied Building to be constructed on the said property comprising several flats, car parking and other use group in the **THIRD SCHEDULE** hereunder written.
- (e) **COMMON FACILITIES AND AMENITIES** shall include certain common spaces which will be provided by the "Developer" commonly to the said "Owners" and "Purchaser", particularly of which have been set out in the Third Schedule hereunder written and required for establishment location enjoyment provision, maintenance and/or management of the Building.
- (f) **SALEABLE SPACE** shall mean the space / flats car parking and other use group in the multi storied Building (excepting the Owners share) to be constructed on the said property available for independent use and occupation after making due provisions for common facilities and the spaces.
- (g) **BUILDING & PLAN** shall mean and include the multi storied Building to be constructed by the "Developer" on the said property as per the sanctioned Plan of the Kolkata Municipal Corporation and all other relevant statutory authorities.
- (h) **SERVICE ORGANISATION** shall mean a Society Body or Association to be formed by the "Developer" and the "Owners" in consultation with the others flat - Owners to take over the management / Administration of the common facilities in the said Building and to be registered under West Bengal Society Act., 1961 and so whatsoever.
- (i) **COMMON FACILITIES** shall mean and include the costs of operating and maintaining as and when required after the completion of the Building and shall include Taxes, Charges, Salaries, Premium and other expenses payable in respect thereof or incidental there to be shared proportionately by the Owners / Flat Owners / Occupants of the said Building as per their respective allocated area, particulars of which have been set out in the Fourth Schedule hereunder written.

- (j) **ARCHITECT** shall mean a qualified person or persons having experience in Civil Constructions and duly registered with the Kolkata Municipal Corporation and all other statutory Authorities required under the prevailing laws.

**ARTICLE - II**  
**OWNERS' OBLIGATIONS**

- (a) The Owners has agreed to produce the original registered Deed of the said property and other required relevant papers for the building plan sanction and the Development of the said property.
- (b) The Owners have agreed to make over possession of the said property to the "Developer" simultaneously with the execution of these presents and/or immediately on getting the clearance / sanction from the Kolkata Municipal Corporation and / or relevant statutory authority subject to the terms and conditions hereinafter contained.
- (c) The "Owners" agrees and covenant with the "Developer" not to cause any interference in the construction of the said Building, if anything is not going against the spirit of this Agreement and further agrees not to create any hindrance/obstruction during the process of construction in any manner whatsoever and shall always extend his hands of cooperation to the Developer as and when sought by him.
- (d) The "Owners" agrees to execute further Deed or Deeds in favour of the Developer for betterment of the work as and when required by the Developer.

**ARTICLE - III**  
**OWNERS' RIGHTS AND REPRESENTATIONS**

- (a) The "Owners" is absolutely seized and possessed of and/or otherwise well and sufficient entitled to the said property more fully described in the First Schedule hereunder written.
- (b) The said property is not affected by provisions of the Urban Land Ceiling and Regulations Act, 1976.
- (c) There is no bar legal or otherwise for the "Owners" to obtain the certificate under Section 230A(1) of the Income Tax Act, 1961 or any modification thereof and other consents and permissions that may be required for the purpose.

**ARTICLE - IV**  
**DEVELOPER'S OBLIGATIONS**

- (a) If any amendment or modification is required to be made in the said Building Plan, the same shall be done by the "Developer" on behalf of the "Owners" and the "Developer" shall pay and bear all fees whereas applicable.
- (b) Nothing in these property shall be constructed as a demise or assignment or conveyance in law by the Owners" of the said property or any part thereof to the "Developer" in this Residential and partly other than residential Building.



- (c) The "Developer" shall complete the construction of the said multi storied building within 24 months from the date of obtaining building sanction plan which would be extended for a further period of 6 months due to any latches which is beyond the control of the Developer.
- (d) The "Developer" shall on completion of the construction of the said Building is to be found to put the "Owners" in undisputed possession of the "Owners" share / allocation space in the manner fully described in the Second Schedule hereunder written together with all rights in common facilities.
- (e) The "Developer" will hold possession of the said property as exclusive license and the "Developer" has to be arranged for mutation of the said property of "Owners" name and to be paid by Developer all costs for such mutation and Area Taxes.
- (f) The "Developer" hereby agrees and covenants with the "Owners" not to transfer and assign benefits of this Agreement or any part thereof without the consent in written of the "Owners"
- (g) The "Developer" hereby agrees and covenants with the "Owners" not to violate or contravene any of the provisions or rules applicable for construction of the Building as a result of which the obligations and liabilities will affect upon the "Owners".
- (h) The "Developer" hereby agrees and with the "Owners" not to do any act, deed or thing whereby the "Owners" are prevented from enjoying, selling, assigning and / or disposing of any of the "Owners" Allocation on the Building and remaining spaces and vice versa.
- (i) The "Developer" are authorized to enjoy any financial assistance against mentioned property from any person / or organization or any credit facilities from any supplier / suppliers, if any disputes arises the "Owners" shall not be liable and responsible and no claim will be entertained in connection with any liability.

**ARTICLE V**  
***DEVELOPER'S RIGHTS AND REPRESENTATIONS***

- (a) The "Developer" shall be exclusively entitled to the Developer's Allocation in the Building with the right to transfer or otherwise deal with or dispose of the same and the "Owners" will not in any way interfere with and peaceful possession of the Developer's Allocation provided that the "Developer" has complied with all the terms and conditions which are to be observed and performed by the Developer.
- (b) In so far as necessary all dealings by the "Developer" in respect of the Land and Building shall be in the name of "Owners" for which purpose the "Owners" have agreed to execute a Registered Power of Attorney, in favour of **M/S. K.K. CONSTRUCTION**, represented by its Partners, **SRI SUNIL KUMAR PAL** and **SMT. KAKALI DEY** the "Developer" by these presents with clear understanding that such dealing shall not in any way of fasten or create any Financial liabilities upon the "Owners".

**ARTICLE - VI**  
**BUILDING**

- (a) The "Developer" shall at their own costs and expenses for construct, erect and complete a multi storied Building on the said Land within the time specified above in accordance with the sanctioned Building Plan with good and standard materials as may be specified by the "Architect" and with the observation of "Owners" from time to time.
- (b) The "Developer" shall be installed and erect in the said Building at their own costs and expenses to arrange the Common Electric Meter for the common motor pump and spaces and for the supply of water to the all Flats.
- (c) The "Developer" shall arrange the individual Electric Meter in respect of all the flat at the cost of the respective occupiers including the present Owners.
- (d) The "Developer" shall be authorized in the name of the Owners in so far as it necessary to apply for and obtain quotas entitlements and other allocation for cement, steel, bricks and other Building materials allocable to the "Owners" for the construction of the Building and to similarly apply for and obtain temporary and permanent connections of water electricity, drainage, sewerage whatsoever to the said Building and other inputs and facilities required for the construction or enjoyment of the Building.
- (e) All the costs, charges and expenses including Municipal fees, Architect fees shall be discharged by the "Developer" till the completion of the construction of the said Building and the "Owners" shall bear no responsibility in this context for the above mentioned period.
- (f) The roof right shall be in absolute possession of the Owners/Flat Owners/Occupants.

**ARTICLE-VII**  
**FURTHER OBLIGATIONS MUTUALLY AGREED BY THE OWNERS**  
**AND THE DEVELOPER**

The "Owners" agrees and covenants with the "Developers" that as soon as the "Owners" allocated areas will be completed as per specification and satisfactory condition and/or request of the "Developer" to take possession of their mentioned Allocation, they will take possession within 30 days notice and without any disturbances or creating any problems provided the allocated flat and common portions and spaces are depend up to the entire satisfaction of the "Owners".

**ARTICLE VIII**  
**OWNERS INDEMNITY**

The Owners" hereby undertake that the "Developer" shall be entitled to the construction and shall enjoy their allocation performs and observes and fulfilled all the terms / conditions



herein contained and/or on their part to be observed, performed and/or fulfilled

**ARTICLE - IX**  
**DEVELOPER'S INDEMNITY**

- (a) The "Developer" hereby undertakes to keep the "Owners" indemnified from and against all third party's claim and actions arising out of any part of act or commission of the "Developer" in or relating to the construction of the said Building.
- (b) The "Developer" hereby indemnifies and keeps the "Owners" indemnified from and against all actions, suits, costs, proceedings and claims and demands that may arise out of the "Developer" allocation with regard to the development of the said property and/or in the matter of the construction of the Building and/or for any defect therein.

**ARTICLE - X**  
**MISCELLANEOUS**

- (a) The "Owners" and the "Developers" have entered in to this Agreement purely for construction and nothing contained herein shall be deemed to contract as partnership between the "Developers" and the "Owners" or as a joint venture between the parties hereto constitute as an Association of persons this arrangement is subject to production of the original Deed of Conveyance as aforesaid.
- (b) The "Developers" and the "Owners" with consultation with the other Flat Owners shall mutually formed scheme for the management and/or for the administrations of the said Building and/or common parts and facilities thereof.
- (c) The "Owners" and the "Developers" hereby agrees by all the rules and regulations of such management / society / Association / Organization and hereby give their consent to abide by the same.

**ARTICLE - XI**

- (a) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
- (b) Force majeure shall mean flood, earthquake, riot, war storm, tempest, civil / commotion, strike, order of a statutory authority and any other act or commission beyond the control of the parties hereto.

**ARTICLE - XII**  
**ARBITRATION**

All disputes and differences arising out of this Agreement regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents of determination of any liability shall be referred to the sole arbitration of an Arbitrator, if both the parties agree upon and to the event of any disagreement, the same shall be referred to the arbitration of two Arbitrator, one to be appointed by the "Owners" and another to be appointed by the "Developers" and the same shall be demand to be reference within the meaning of the Arbitration and convention Act, 1996 or any statutory enactment or modification thereof.

**ARTICLE - XIII**  
**JURISDICTION**

All the disputes have to be settled up under Kolkata jurisdiction.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of demarcated land measuring about 5 cottachs 12 Chittaks 03 sqft (4 Cottahs 12 Chittaks Bagan land under R.S.Dag No. 109 and 1 Cottahs 0 Chittaks 03 sq. ft. bastu land from R.S.Dag No. 111) alongwith tin shed structure measuring about 300 sq. ft. standing thereon, -lying- and situated under District South 24 Parganas, Mouza - Dakshin Behala, Pargana - Balia, J.L.No.16, Touzi No. 351, R.S. No. 81, C.S. Khatian No. 280, R.S. Khatian No. 532 and 533 within the limits of ward no. 127 of the K.M.C. being Premises No. 79H, Banerjee Para Road, Kolkata -700 061 Police Station - previously Thakurpukur now Sarsuna; under the jurisdiction of the office of the Additional District Sub Register at Behala, District South 24 Parganas, which is butted and bounded as follows :-

<b>ON THE NORTH</b>	: Part of R.S. Dag No. 109 & 111
<b>ON THE SOUTH</b>	: 12 ft. wide road
<b>ON THE EAST</b>	: Banerjee Para Road
<b>ON THE WEST</b>	: R.S. Dag No. 111 & Donors Property

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(OWNERS' ALLOCATION)**

The Vendors shall be provided (i) One self contained residential 2BHKflat on the First Floor on the North-Western side, (ii) One self contained residential 2BHKflat on the Fourth Floor on the North-Western side, (iii) One self contained residential 2BHKflat on the Second Floor on the North-Eastern side, (iv) One self contained residential 2BHKflat on the Third Floor on the North-Eastern side, (v) One self contained residential 2BHKflat on the Fourth Floor on the South-Western side, (vi) One self contained residential 2BHKflat on the Second Floor on the South-Eastern side, (vii) Car parking space measuring about 300 sq. ft. on the Ground Floor (North-Western corner) & (viii) Two shoprooms on the Ground Floor from the North-East side.



These portions to be allotted to the Landowner/First Party will be kept as portion reserved for the First Party and the Second Party shall have no right or claim on the same.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(Developer's Allocation)**

The Developer will be exclusively entitled to remaining flats and proportionate share of land.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**SPECIFICATION**  
**(For the Allocation of the said "Owners")**

Structure	:	Building designed on earthquake proof R.C.C. frame and foundation, with due consideration of Soil Testing results if necessary
Flooring	:	Tiles/Marble Flooring
Kitchen	:	Flooring in marble with cooking platform top by Black stone and standard coloured ceramic Tiles up to 3' ft. height with steel sink and fittings.
Bath Room	:	Flooring with marbles and wall dados with standard glazed tiles up to 6' ft height with CP fittings and concealed water G.I./PVC Pipe Line.
Doors	:	Sal frame with flush Door, Balcony Door should also preferably flush door, bathrooms and W.C. will be provided with poly door.
Windows	:	Alluminium frame/steel window with Glass panel and MS Grill.
Exterior /Interior	:	Aesthetically designed front with cement based finish with colour. Plaster of Paris to inside wall and ceiling.
Electric	:	Concealed copper wiring provided from Ground Floor up to each unit with adequate points of switches, sockets etc. including provision of cable line.
Water supply	:	Main source of water from the supply of Corporation would be stored in Reservoir under (Ground) and lift up on to a overhead Tank (poly/cement) by an Electric Pump (Standard make) and water should be supplied to each flat from the overhead tank or Reservoir connected with pvc water pipe.

**DEVELOPMENT POWER OF ATTORNEY**

AND WHEREAS we the Executants/Owners/Vendors herein viz.  
**(1) SRI AMITABHA CHOWDHURY**, (PAN - )son of Late  
 Amiya Kumar Chowdhury, by faith-Hindu, by occupation  
 , by nationality-Indian, residing at 1, Banerjee Para Road,  
 P.S. -Previously Thakurpukur now Sarsuna, P.O.- Sarsuna,  
 Kolkata - 700 061, **(2) SRI. SUNIL KUMAR PAL** (PAN -  
**ALJPP2265J**), son of Sri Madan Chandra Pal, by faith -  
 Hindu, by occupation- Business, residing at 258, Jadav  
 Ghosh Road, Sarsuna, P.O. & P.S. - Sarsuna, Kolkata - 700  
 061 and **(3) SMT. KAKALI DEY** (PAN - **AWWPD5570G**), wife  
 of Sri Sushil Kumar Dey, by religion - Hindu, by Occupation -  
 Business, residing at 201/17, Talpukur Road, P.O. & P.S. -  
 Sarsuna, Kolkata - 700 061, hereby nominate, constitute and  
 appoint the Developer **M/S. K.K. CONSTRUCTION** having its  
 place of business at 258, Jadav Ghosh Road, Sarsuna, P.O. & P.S.  
 - Sarsuna, Kolkata - 700 061 being represented by its partners  
**(1) SRI SUNIL KUMAR PAL**, son of Sri Madan Chandra Pal, by  
 faith - Hindu, by occupation- Business, residing at 258, Jadav  
 Ghosh Road, Sarsuna, P.O. & P.S. - Sarsuna, Kolkata - 700 061  
 and **(2) SMT. KAKALI DEY**, wife of Sri Sushil Kumar Dey, by  
 religion - Hindu, by Occupation - Business, residing at 201/17,  
 Talpukur Road, P.O. & P.S. - Sarsuna, Kolkata - 700061, as our  
**ATTORNEY** to do the following acts, deeds and things:

1. To look after, manage, control, supervise the aforesaid property hereafter referred to as the said property on our behalf and to intimate all activities time to time.
2. To sign and execute all agreement/s and/or documents and all other necessary paper and documents concerning the said property for and on our behalf.



3. To apply for and obtain in our names and on our behalf for connection of water, electricity and also to apply for and obtain in our names and on our behalf of permanent drainage, sewerage connections to the said property and to sign and execute building plan, forms, papers, documents in connection with and for and on our behalf as our authorized agent.
4. To represent us before all the office/offices concerned including K.M.C. and to sign all papers, documents on our behalf for mutation/amalgamation of our names in respect of said property, sign and obtain sanctioned building plan from the competent authority and to appear in all hearing before the authorities for such mutation, dealing, objections and /or appeals on our behalf against the excess valuation assessed by the authority concerned and also to prefer before the appropriate authorities and represent us at the time of hearing of such objections or appeal on our behalf.
5. To apply for and obtain all necessary sanction, clearances and approval from all competent authorities for doing all allied jobs in respect of the said property on our behalf.
6. To appear for and represent us before any competent authority, Tribunal, Arbitrator or Revenue, Administer, Civil and Criminal Jurisdiction relating to any matters, concerning the said property as mentioned and written to the Schedule below on our behalf.
7. To institute any case or defend any suit, proceedings, appeals, revision, injunction, proceedings, inquiry, claims etc. relating to the said property on our behalf.
8. To appoint and/or engage and Legal Practitioner, Solicitor, Auditor, Valuer, Assessor, Arbitrator and/or any Legal Practitioner or any Advocate or other person or persons and to sign, execute and deliver all Vakalatnama, Ekranamas, Petitions, etc. for the aforesaid purposes on our behalf.
9. To sign, execute, submit or deliver all written objection, memorandum or appeals, applications, revisions, injunction, petition, plaints and all other appeals and papers documents and exhibit for the aforesaid purposes.
10. To visit and represent us before all the West Bengal Government Office or Offices and/or Central Government Office or Offices for smooth management of our said property as written in the Schedule below on our behalf.
11. To pay all rates, taxes, revenue, charges, expenses, outgoings payable for and on the account of the said property or any part thereof and to receive any of such advance money/

- booking money and discharge valid receipt receivable for and on account of the said property in respect of the Developer's allocation .
12. To apply for and obtain for all amenities and facilities such as telephone, water, electricity and other utilities in the said property thereof and obtain mutation and other relevant documents from the Kolkata Municipal Corporation.
  13. To sign and execute all such deed/s, instrument/s and assurance/s which will be necessary to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the Developer's allocation of the said property or part of it on our behalf and to receive the consideration money.
  14. To sign and submit plan/plans before KMC authority for sanction of the same and to get the said plan/plans sanctioned by KMC in our names and on our behalf.
  15. To sign and execute any deed/s or deed of sale/ agreement for sale, deed of gift/exchange/amalgamation, deed of conveyance and necessary documents for registration when to be executed by our said Attorney and to admit, execute and registration thereof in respect of the Developer's allocation before as to the concerned registering authorities like as such A.D.S.R. Behala or any other like such registering Office or Offices concerned in our names and on our behalf and to receive the consideration money.

Be it expressly stated that the said Attorney shall hereby obtain or have power for development work on such property.

**AND GENERALLY** to do all other acts, deeds, things and matters as may be necessary from time to time by our said Attorney in their absolute discretion and risk which they may deem fit and proper and think necessary to do so on and performs for the aforesaid purposes.

**AND** we do hereby agree and undertake to ratify and confirm all such acts, deeds, things and matters which our said Attorney may lawfully do, execute and cause to be performed by virtue of this Power of Attorney.



IN WITNESS WHEREOF the parties thereto put their respective hand seal and signature on the day, month and year first above written.

WITNESSES :

Mandoh Roy  
59/A 307 B, Kalyani  
KOL-61

Maran Bhowmik  
125/4, Jadar Ghosh Road  
KOL-700061.

Anil K. Choudhury -  
Smit K. Pal  
Kamoli Dey

\_\_\_\_\_  
SIGNATURE OF THE OWNER  
/EXECUTANTS/FIRST PARTY

M/s. K. K. CONSTRUCTION  
Smit K. Pal  
Kamoli Dey  
PARTNER









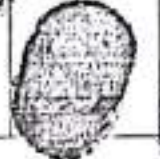

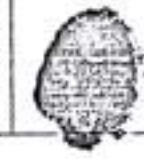
\_\_\_\_\_  
SIGNATURE OF THE BUILDER/ CONTRACTOR  
/ DEVELOPER/CONSTITUTED ATTORNEY

Drafted by












Dipak Kumar Das  
Advocate  
Kalyani  
KOL-27

Computer Print by:












Joyjit Dey  
Sarsuna.

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

Name.....  
 Signature Amikha Choudhary

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	left hand					
	right hand					

Name.....  
 Signature Govind Kumar

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

Name.....  
 Signature Karoli Dey

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

Name.....  
 Signature.....



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

GRN: 192019200101646141  
 GRN Date: 02/12/2019 10:26:38  
 BRN: 960600861

Payment Mode: Online Payment  
 Bank: HDFC Bank  
 BRN Date: 02/12/2019 10:28:03

DEPOSITOR'S DETAILS

Name: ADVOCATES CHAMBER  
 Contact No.:  
 E-mail:  
 Address: SARSUNA KOL61  
 Applicant Name: MDIPAK KUMAR DAS  
 Office Name:  
 Office Address:  
 Status of Depositor: Advocate  
 Purpose of payment / Remarks: Sale, Development Power of Attorney  
 Id No.: 16070001841212/2/2019  
 (Query No./Query Year)

(D)

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16070001841212/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	6970
2	16070001841212/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	28
<b>Total</b>				<b>6998</b>

In Words: Rupees Six Thousand Nine Hundred Ninety Eight only



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

*P. Das*  
*Far*  
*g*

Query No./Year	1607-0001841212/2019	Office where deed will be registered
Query Date	02/12/2019 9:40:05 AM	A.D.S.R. BEHALA, District: South 24-Parganas
Applicant Name, Address & Other Details	DIPAK KUMAR DAS ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831877898, Status : Advocate	
Transaction	[0139] Sale, Development Power of Attorney	Additional Transaction
Set Forth value	Rs. 1,00,000/-	[4002] General Power of Attorney [Rs : 0/-], [4305] Declaration [No of Declaration : 2]
Total Stamp Duty Payable (SD)	Rs. 7,070/- (Article:48(g))	Market Value
Mutation Fee Payable	Expected date of Presentation of Deed	Total Registration Fee Payable
		Rs. 28/- (Article:E, E, E)
Remarks		Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-

**Land Details :**

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee Para Road (Sarsuna), Road Zone : (Sarsuna Main Road – On Wards) , , Premises No: 79H, , Ward No: 127, Pin Code : 700051

Sch No	Plot Number	Khatian Number	Land Use/Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		5 Katha 12 Chatak 3 Sq Ft	70,000/-	44,87,785/-	Property is on Road
<b>Grand Total :</b>					9.4944Dec	70,000 /-	44,87,785 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	30,000/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		300 sq ft	30,000 /-	90,000 /-	



Query No: 1607-0-001841212 of 2019



**Principal Details :**

No	Name & address	Status	Execution/Admission Details
1	AMITABHA CHOWDHURY Son of Late AMIYA KUMAR CHOWDHURY1, BANERJEE PARA ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXNPC8999A, Aadhaar No: 41xxxxxxxx5764, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	SUNIL KUMAR PAL Son of MADAN CHANDRA PAL258, JADAV GHOSH ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALJPP2265J, Aadhaar No: 78xxxxxxxx0779, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	KAKALI DEY Wife of SUSHIL KUMAR DEY201/17, TALPUKUR ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWWPD5570G, Aadhaar No: 58xxxxxxxx2260, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

**Attorney Details :**

Sl No	Name & address	Status	Execution/Admission Details
1	K K CONSTRUCTION 258, JADAV GHOSH ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 . PAN No.:: AAQFK2355J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	SUNIL KUMAR PAL Son of MADAN CHANDRA PAL258, JADAV GHOSH ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALJPP2265J, Aadhaar No: 78xxxxxxxx0779	K K CONSTRUCTION (as PARTNER)

KAKALI DEY  
Wife of SUSHIL KUMAR DEY 201/17, TALPUKUR ROAD, P.O:- SARSUNA,  
P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN -  
700061  
Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN  
No.:: AWWPD5570G, Aadhaar No: 58xxxxxxxx2260

K K CONSTRUCTION (as  
PARTNER)

Identifier Details :

Name & address

DIPAK KUMAR DAS  
Son of D.K. DAS  
ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN -  
700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of AMITABHA CHOWDHURY,  
SUNIL KUMAR PAL, KAKALI DEY, SUNIL KUMAR PAL, KAKALI DEY

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 01-01-2020) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 01-01-2020)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

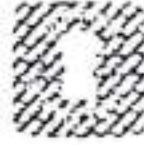
AS- 3 of 3



आयकर विभाग  
INCOME TAX DEPARTMENT  
K K CONSTRUCTION



भारत सरकार  
GOVT. OF INDIA



15/10/2015

Permanent Account Number

AAQFK2355J

10033018

यह कार्ड खोने / चुराने का सूचना सूचित करने / लौटाने :  
आयकर सेवा सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मॉडल कॉलोनी, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to -*  
Income Tax PAN Services Unit, NSDL  
5th Floor, Maxin Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)


विभाग  
TAX DEPARTMENT  
भारत सरकार  
GOVT OF INDIA  
SUNIL KUMAR PAL  
MADAN CHANDRA PAL  
24/05/1969  
Account Number  
ALJPP2265J

भारत सरकार  
Government of India  

 सनील कुमार पाल  
Sunil Kumar Pal  
 पिता : मदन चंद्र पाल  
Father : MADAN CHANDRA PAL  
 जन्म तिथि / Year of Birth : 1969  
 लिंग / Male  


7873 2222 0779  
आधार - साधारण मानुषेर अधिकार

If lost / found, kindly inform / return to  
 Mr. Sunil Kumar Pal, UTHSL  
 Plot No. 11, UTHS Building,  
 Sector - 10, Gurgaon  
 Haryana - 122001  
 Contact No. 98100 11111  
 Email: sunil.pal@uthsl.com

एनईएलए  
Unique Identification Authority of India  
  
 ठिकाना:  
 258 एम. जेडव्ही ग्रोसरी रोड,  
 गुरुग्राम, पिन: 122001  
 पंजीकरण संख्या: 100061  
 Address:  
 258 M. JALDIY GROSSERY ROAD,  
 Gurgaon, Sector Twenty Four,  
 Haryana, West Bengal, 700011

7873 2222 0779  
 1947  
 1800 200 1947  
 help@uidai.gov.in  
 www.uidai.gov.in





জাতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

Enrollment No. : 1040/20012/01181

To  
KAKALI DEY  
201/17  
TALPUKUR ROAD  
Sarsuna  
Sarsuna South Twenty Four Parganas  
West Bengal - 700061



KL168645789DF

16864578



আপনার পরিচয় সংখ্যা/ Your Identification No. :

**5820 4369 2260**

সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA

KAKALI DEY  
Father : DEBNARAYAN DAUTTA



Year of Birth: 1972  
Sex: Female

**5820 4369 2260**



সাধারণ মানুষের অধিকার

Kakali Dey

आयकर विभाग  
INCOME TAX DEPARTMENT  
KAKALI DEY



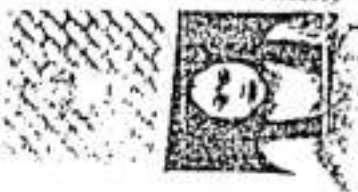
भारत सरकार  
GOVT. OF INDIA

DEBNARAYAN DUTTA

22/09/1972

Permanent Account Number  
AWWPD5570G

Kakali  
Signature



Kakali Dey





ভারত সরকার  
GOVERNMENT OF INDIA



Amitabha Chowdhury

Father: AMIYA CHOWDHURY

Year of Birth: 1957

Sex: Male

4135 1724 5764

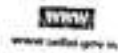


সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: 1, BANERJEE  
PARA ROAD, Sarsuna,  
Sarsuna, South Twenty Four  
Parganas, West Bengal,  
700081

Address: 1, BANERJEE  
PARA ROAD, Sarsuna,  
Sarsuna, South Twenty Four  
Parganas, West Bengal,  
700081



P.O. Sakhi Bari 1947,  
Sarsuna-850 001

आयकर विभाग  
INCOME TAX DEPARTMENT  
AMITABHA CHOWDHURY



भारत सरकार  
GOVT. OF INDIA

AMIYA CHOWDHURY

03/01/1957  
Permanent Account Number

AXNPC8999A

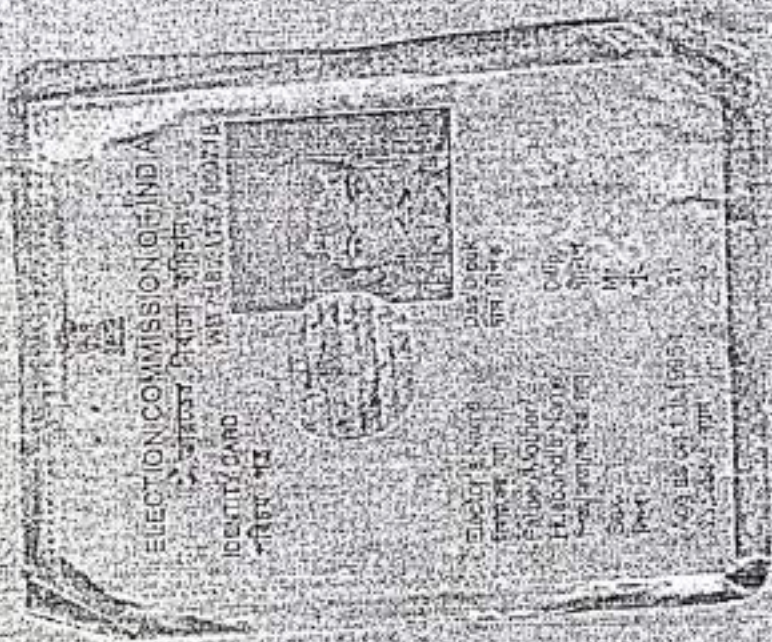
*Amitabha Chowdhury*  
Signature



यह कार्ड केवल / यदि यह प्राप्त किया जाये / केवल  
आयकर विभाग के लिए है। यह एक ही एक  
द्वारा जारी है, कानून के तहत,  
आयकर विभाग के तहत,  
नया, पुणे - 411 005

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3rd Floor, Sapphire Chambers,  
Near Baser Telephone Exchange,  
Basant, Pune - 411 005  
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [msdi@itdill.co.in](mailto:msdi@itdill.co.in)





ELECTION COMMISSION OF INDIA

IDENTITY CARD

व्यक्तिगत पहचान कार्ड



Holder's Name  
Date of Issue  
Valid till

दाता का नाम  
दिनांक  
वैधता

Holder's Name  
Date of Issue  
Valid till

दाता का नाम  
दिनांक  
वैधता

09 Dec 1985  
31 Dec 1990

09 दिसंबर 1985  
31 दिसंबर 1990