

01/31/07/21

I 12-290/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

27AA 877275

10/12/21
G-2479210

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

District Sub-Register-III
Alipore, South 24-parganas

10 DEC 2021

REGISTERED DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this 10th day of December 2021

(Two Thousand Twenty One)

BETWEEN

Contd...P/2.

(1) SRI BARUN SENGUPTA (PAN – HNEPS2182F; AADHAAR – 2474 7856 7936), son of Late Anil Ranjan Sengupta @ Anil Chandra Sengupta, by faith- Hindu, by occupation – Retired, by Nationality- Indian, residing at A/42, Laxmi Narayan Colony, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700047 and (2) SMT. RUMPA SENGUPTA (PAN – JEAPS9488K; AADHAAR – 7519 2043 0200), wife of Sri Dipak Sengupta, daughter of Late Anil Ranjan Sengupta @ Anil Chandra Sengupta, by faith- Hindu, by occupation – Housewife, by Nationality-Indian, residing at A/42, Laxmi Narayan Colony, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700047 hereinafter referred to as the joint “OWNERS” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the FIRST PART;

-AND-

M/S. J.K.D. HOUSING, a Proprietorship firm, represented by its sole Proprietor SRI JAYANTA KUMAR DUTTA (PAN – AMDPD8870G; AADHAAR NO.- 5794 3831 0369), son of Late Sunil Kumar Dutta, by faith Hindu, by occupation Business, having his

office and residence at A/4, Laxmi Narayan Colony, P.O. Naktala, P.S. Netaji Nagar, Kolkata 700 047, hereinafter referred to as the "DEVELOPER / CONTRACTOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART;

WHEREAS the mother of the Owners namely Usha Rani Sengupta during her life time entitled to all that bastu land measuring 3 Cottahs 4 Chittaks more or less lying and situated in E.P. No.42, S.P No.73, C.S. Plot No.298(P) in Mouza Baishnabghata, J.L. No.28 under then P.S. Jadavpur now Netaji Nagar, Dist. South 24 Parganas by virtue of a registered Deed of Gift, executed by R.R. & R. Department, Govt. of West Bengal, recorded in the office of ADR at Alipore, in Book-I, Volume No.42, pages 237 to 240, Being No.3135 for the year 1988 of the said office. Subsequently while enjoying the said property said Usha Rani Sengupta, wife of Late Anil Ranjan Sengupta@ Anil Chandra Sengupta died intestate on 02.07.1996 leaving behind her two sons and four daughters namely (i) Arun Kumar Sengupta, (ii) Barun Kumar Sengupta, (iii) Rumpa Sengupta,

(iv) Smt. Krishna Sengupta, (v) Smt. Swapna Sengupta and (vi) Smt. Ratna Gupta Chowdhury who inherited the property left by deceased Usha Rani Sengupta.

AND WHEREAS subsequently Arun Kumar Sengupta died intestate on 11/12/2014 as unmarried, Smt. Swapna Sengupta died intestate on 01/11/2012 as unmarried and also another daughter of Late Usha Rani Sengupta namely Ratna Gupta Chowdhury died intestate on 02/09/2021 leaving behind her 2 sons and 1 daughter namely Kaushik Gupta, Prasenjit Gupta and Chaitali Mondal. In due course of time aforesaid Krishna Sengupta, Kaushik Gupta, Prasenjit Gupta and Smt. Chaitali Mondal transferred their undivided share of the property in favour of the Owners herein by virtue of registered Deed of Gift, duly registered in the office of ...A.D.:S.:R.:III... at Alipore, South 24 Parganas and recorded therein on ...10.12.2021... Being No. .12789.. of 2021, as such the Owners retaining the 50% share of the land and after obtaining gift as stated above became the joint owners of the total land measuring 3 Cottahs 4 Chittaks more or less along with 600 Sq.ft. R.T. shed structure, cement floor at KMC Premises No..400/A/2W, N.S.C. Bose Road, within KMC Ward

Sengupta Kumar Gupta



No.100, Assessee No.211000717063, under P.S. now Netaji Nagar, Kolkata – 700047 by way of inheritance and by virtue of registered Gift Deed, morefully written in the Schedule-A hereunder.

This is to mentioned here that the Developer has incurred all expenses in respect of execution of aforesaid Gift Deed which includes stamp duty and other incidental expenses and the expenses made by the Developer is to be treated as one time payment made to the owners as mentioned hereunder.

AND WHEREAS the Owners / First Part herein are thus absolutely seized and possessed of or otherwise well and sufficiently entitled to land measuring 3 Cottahs 4 Chittaks more or less along with 600 Sq.ft. R.T. shed structure, cement floor at KMC Premises No..400/A/2W, N.S.C. Bose Road, within KMC Ward No.100, Assessee No.211000717063, under P.S. now Netaji Nagar, Kolkata – 700047.

AND WHEREAS the Owners /First Part, herein have been thinking of developing the said land with structure in such a manner as may yield her greater advantages togetherwith providing with the

flats or the apartments for intending dwellers for their residential requirements but for paucity of funds could not materialize the said thoughts.

AND WHEREAS coming to know the intention of the Owners /First Part, the Developer /Second Part approached the First Part with an offer to develop the said land in such a way as to serve the purpose of the First Part in terms of her thoughts and desire.

AND WHEREAS the FIRST PART /OWNERS having considered the offer of the Developer /Second Part reasonable and appreciable and accepted the offer on the terms and conditions as set out hereinafter.

AND WHEREAS to avoid future dissension this agreement is made as per following:-

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed made between the Parties hereto as per following terms and conditions:

1. That the Developer shall develop the said land described in the Schedule "A" as per Specification of work mentioned hereunder in Schedule-E after obtaining sanctioned plan from the KMC Ward No.100 and will construct a G+3 storied building with Lift facility therein and the Owners hereby agreed to entrust and handover vacant possession to the Developer, the work and right of development of the said property described in the Schedule hereunder written on the terms hereinafter contained.
2. The Developer hereby agrees to develop the said property by constructing a G+3 storied building with Lift facility comprising flats, and other areas on the said property in as per specification mentioned hereunder in Schedule-E with Lift facility after obtaining building sanction plan from KMC.
3. In consideration of the Owners having agreed to entrust to the Developer for development of the said property described in the Schedule hereunder written and to confirm upon the developer the rights, powers, and privileges.

4. This Agreement will not be treated as a partnership between the Owners and the Developer and the Developer is engaged by the Owners to Develop the said land as aforesaid.

5. That the Owners hereby indemnify that they are the joint Owners of the said property and that the property is not subject matter to any mortgage, charge or any other encumbrance and free from all encumbrances, liens and lispendences.


6. That the Developer shall complete the building and handover the Owners' Allocation within 24 months of the work start or from the date of getting sanctioned plan from KMC or from getting vacant possession of land whichever is later.


7. (a) THE LAND shall mean the land more fully described in the Schedule "A" hereunder written.


(b) THE BUILDING shall mean the G+3 storied building with Lift facility comprising of various flats, other spaces with all common and easement right.

(c) COMMON AREAS all the common areas such as path and passages, stair case, landing, open space, boundary wall, septic tank, water reservoir, underground and overhead water

tank, corporation water ultimate roof and rain and drain water pipe, sewer and sewerage and other common areas with common lights and fittings with the proportionate expenses for the maintenance of the common areas. The land underneath the said property shall remain unpartiable all the time with proportionate right along with other flat owners.

(d) ARCHITECT – shall mean the Architect as may be appointed by the Developer as Architect for the proposed building to obtain Building Sanctioned Plan. 

(e) That the Developer herein shall the construction procedure. 

f) That the owner no.2 will not use the lift and will not pay maintenance cost for lift, although she will pay the general common expenses, and the owner no.1 will use the lift and will pay maintenance cost of the lift along with other general expenses. 

g) That the developer shall depute his men and agents, labour, money etc. for construction of new building and other

expenses and in lieu of that the developer will get Developer's Allocation for disposal. The cost of installation electricity meter for personal will be borne by the respective flat owners including the Owners' allocation. That the owners further declare that the property is not under land ceiling and there is no excess land.

h) The owners will not cause any hindrance for the construction of building under supervision of Developer and will not prevent the Developer for selling of Developer's Allocation.

8.(a) OWNERS' ALLOCATION – shall mean that in the proposed new building the Owners shall get 2(two) nos. of separate residential flats of 850 sq.ft. super built up area each, i.e. one flat on the first floor (back side/east side) and another flat on the second floor (western side/ front side), both the flats consisting of 2 bed rooms, 1 open/covered kitchen, drawing-cum-dining, 2 toilets, 1 verandah with floor tiles, fittings, fixtures and collapsible gate on the main door of each flat of Owners' Allocation.

The Owners shall get non-refundable total amount of Rs.4,00,000/- (Rupees four lakhs) only payable by the Developer, out of which Rs.2,00,000/- at the time of signing of this Agreement and Rs.2,00,000/- at the time of possession of owners' allocation.

The Owners shall get shifting of Rs.10,000/- for each owners, payable by the Developer month after month, till the owners get their possession in the new proposed flats.

The Developer will do the needful for all settlement with the existing tenant/s therein in the old structure.

(b) DEVELOPER'S ALLOCATION – All that remaining flats and saleable portion of Developer's Allocation together with all common areas shall be treated as Developer's Allocations for disposal at his decided price to the Intending Purchase/s for which the Owners shall have no objection in present or in future.

The Developer shall receive the benefit of the Scrap value of the present construction standing in the SCHEDULE A property.

9. The Owners shall execute a Registered Power of Attorney in favour of the Developer or his nominee for the smooth progress of the project as per contents written therein simultaneously with the execution these presents by which the Developer shall be entitled to sale and to receive part or full price from the intending Purchaser/s in respect of the Developer's Allocation.
10. THE AGREEMENT shall take effect from the date of execution of this Agreement although the Owners shall get their possession in the proposed new building within 24 months on and from the Developer get the vacant possession of the property or the start of work of construction after obtaining sanction plan from KMC which ever is later.
11. THE OWNERS DECLARE as follows:-
 - (a) That the Owners are the absolute Owners and seized and possessed of and / or well and sufficiently entitled to the said property as described in the SCHEDULE 'A' below.
 - (b) That the said property is free from all encumbrances charges attachments, trust, acquisition, requisitions, being the Premises No..400/A/2W, N.S.C. Bose Road, within KMC Ward

No.100, Assessee No.211000717063, under P.S. Netaji Nagar, Kolkata – 700047.

(c) That the Owners hereinbefore had not entered by any agreement with any other third party nor the property is a mortgage property with bank or any other institute.

(d) The Owners shall sign and execute a registered Power of Attorney in favour of the Developer for development and selling of Developer's Allocation.

12. THE DEVELOPER DECLARES as follows:- 

(a) That the Developer declares that he shall construct the G+3 storied building with Lift facility on and over the Schedule "A" property at their cost and responsibility as per modern style and fashion and as per specification.

(b) That the Developer shall start the work of construction on getting the vacant possession of the property and on getting sanctioned plan from the competent authority and shall handover the Owners' Allocation within 24 (twenty-four) months from the date of sanctioned plan which ever is later.

(c) That the Developer shall construct the building with first class materials according to specification and shall co-operate the Owners for their necessary enquiry.

(d) That the Developer shall be entitled exclusively to manage supervise, control all and every act for the purpose of developing the said property for construction of G+3 - storied building with lift facility and having right to install hoarding in the site with right to invite intending Purchasers for the sale of Developer's Allocation through media, agent etc.

13. That this agreement shall stand valid by the heirs and successors of the respective parties as per condition written hereinabove as per prevailing law of the country.
14. The Owners shall not cause interference or hindrance whatsoever in the construction of the said building at the said premises by the Developer and not to act or things whereby the Developer may be prevented from selling or assigning or disposing the Developer's Allocation and the common areas by any means and manner.

15. That at the time of execution of these presents the Owners shall handover all the original title deeds and other relevant document in respect of the said property to the developer on proper receipt.
16. That the Owners and the Developer henceforth in the proposed multistoried building shall enjoy their respective portion without any objection or obligation.
17. That if the Developer needs a six month grace period over the stipulated time on proper reason the Owners shall allow such extended period.
18. That the Developer shall take every responsibility for process and construction work, the Owners shall not be responsible for any unforeseen incident by any means or manner in respect of construction of work.
19. That the entire work i.e. inside and outside plastering, painting (outside) etc. shall be completed by the Developer within specified period and shall pay the Corporation Tax and Electric meter charges till handing over the Owners' Allocation to the Owners.

20. That nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right, title or interest in respect of the said premises in favour of the Builder/Contractor other than an exclusive right to builder/contractor to do or refrain from doing the acts and things in terms hereof and to deal with the builder/contractor's allocation as they think fit and proper for the benefit of his firm or also for this project.
23. That the Developer under any circumstances shall not transfer the project to any third party and shall not raise any loan after pledging or mortgaging the Agreement from any person or financial institute.
24. That the owners shall have every right to intervene regarding the procedure of construction with right to enquire about the construction process and material used therein, for which the Developer must cooperate. The owners shall have right of free access in the proposed building during construction period.
25. That there is an existing occupier/tenant in the present premises and the Developer shall be sole responsible to deal

with him and to settle all disputes or arrangements with the said tenant Sri Tapan Sengupta, son of Late Santosh Kumar Sengupta and any facilities extended in the proposed new building in the premises in favour of said tenant/occupier shall be Out of Developer's Allocation.

JURISDICTION

All the Courts, within the limits of Alipore and High Court at Calcutta notwithstanding for the provisions, the right to sue for specific performance of contract by one part against the other part as per the terms and conditions of this agreement shall remain unaffected.

SCHEDULE "A"

ALL THAT piece and parcel of Bastu land measuring more or less 3 Cottahs 4 Chittaks alongwith 600 sq.ft. R.T. shed structure, Cement floor, lying and situated in Mouza Baishnabghata, Pargana Khaspur, E.P. No.42, S.P. No.73, C.S. Plot/Dag No. 298(P), J.L. No.28 , P.S. now P.S. Netaji Nagar, within KMC Premises No. 400/A/2W, N.S.C. Bose Road, Mailing – A/42, Laxmi Narayan Colony, Ward No.100, Assessee No.21100071706-3, Kolkata – 700047,

District South 24 Parganas, with proposed G+3 storied building, with Lift facility butted and bounded by the following manners :-

- ON THE NORTH : E.P. No.43, other's property.
ON THE SOUTH : E.P. No.41, other's property.
ON THE EAST : Dag No.354(P), Colony Boundary.
ON THE WEST : 16' ft. wide KMC Road.

SCHEDULE "B"

(Owners' Allocation)

OWNERS' ALLOCATION – shall mean that in the proposed building the Owners shall get 2(two) nos. of separate residential flats of 850 sq.ft. super built up area each, i.e. one flat on the first floor (back side/east side) and another flat on the second floor (western side/ front side), both the flats consisting of 2 bed rooms, 1 open/covered kitchen, drawing-cum-dining, 2 toilets, 1 verandah with floor tiles, fittings, fixtures and collapsible gate on the main door of each flat of Owners' Allocation.

The Owners shall get non-refundable total amount of Rs.4,00,000/- (Rupees Four lakhs) only payable by the

Developer, out of which Rs.2,00,000/- at the time of signing of this Agreement and Rs.2,00,000/- at the time of possession of Owners' Allocation.

The Owners shall get shifting of Rs.10,000/- for each owners, payable by the Developer month after month, till the owners does not get their possession in the new proposed flats.

SCHEDULE "C"

(Developer's Allocation)

ALL THAT All that remaining flats and saleable portion of Developer's Allocation together with all common areas shall be treated as Developer's Allocations for disposal at his decided price to the Intending Purchase/s for which the Owners shall have no objection in present or in future.

The Developer shall receive the benefit of the Scrap value of the present construction standing in the **SCHEDULE A** property.

SCHEDULE "D"

(Common Areas)

All the common areas such as path and passages, stair case, landing, open space, boundary wall, septic tank, water reservoir, underground and overhead water tank, corporation water ultimate roof and rain and drain water pipe, sewer and sewerage, roof, water pump, pump room, sanitary line outer wall and other common areas with common lights and fittings with the proportionate expenses for the maintenance of the common areas. The land underneath the said property shall remain unpartiable all the time.

SCHEDULE "E"

(Specification of Work)

1. Building with RCC structures, outer wall 8" Partition Wall 3" all floors with tiles in the kitchen wall glazed tiles 2' and provision of black stone self and sink.
2. Structure – The main structure of the building shall be RCC frame structure comprising of RCC columns beams slabs etc. The depth of the foundation will be 2½ the ground level. The salb

thickness will be 4" and roof slab thickness will be 4 1/2" as specified by the structural engineer.

3. Elevation – Proper finish.

4. Walls - The external walls of the building will be 8" inches thick brick and partition wall inside the flats shall be of 3" inches thick, both to be bounded with cement mortar of 1:6 and 1:4 respectively.

5. Plastering - All internal surface shall be plastered with 12mm thick cement sand (1:6 and 1:5) finished with plaster of Paris. All external walls shall be plastered with 15/20mm thick cement and sand (1:5) and painted with cement paints (two or more coats) of reputed company .

6. Floor and Skirting – All and other flooring and skirting inside the flat including the balcony shall be made with tiles or pertex with 6" / 4" high skirting.

7. Doors – All doors frame will be made of wooden commercial type flush door of 36 mm. coated with primer paint. Toilets will have PVC frame and door. The main flush door shall be provided with one night latch.

8. Windows – All sliding windows shall be aluminum frame with integrated grill and will be fitted with glass.
9. Toilet Fittings – The toilets will have marble/tiles floor. Wall shall have 5'-6" dado of glazed ceramic tiles. All toilets will be provided with concealed plumbing for water. each bath room shall have European Commode (W.C.) and cistern. Each toilet will have on concealed stop cock along with one shower point and two tap point. One hand wash basin point will be provided in dining place.
10. Kitchen, Fittings / Fixtures – The Kitchen shall have cooking table with black stone finished and 3' glazed tiles over table. The kitchen will be provided with steel kitchen sink with one tap.
11. Roof – Proper roof treatment with water proofing.
12. Stairs – All Landings and steps of the stair case will be of cast in marble.
13. Electrical – All electrical lines, to be concealed having first class copper wires of proper gauge with earthing arrangements, all switch boards to be sheet metal with front cover of parapet sheet with switch /plug / sockets etc. are to be provided on all electrical points.

14. Electrical Points – Bedrooms – Two lights points, one fan point, three multi plus point (5 Amps). And necessary electrical point/arrangement for installation of air conditioner.

Toilets - One light point, one exhaust fan point.

Living /Dining Room – Two light points, one fan points, one plug point (5Amps) one T.V point and one Refrigerator point.

Bell – One bell point in front of the main door.

Roofs – Two lights points.

Ground – Adequate light point.

Ground Floor – Total opening common areas of the ground floor is to be laid with net cement with grey cement.

15. Water Supply – One underground water reservoir for storing the Kolkata Municipal Corporation supplied water and overhead water reservoir as per the instruction of the KMC are to be provided with horse power capacity of pump of reputed branded company available in the market.

** Extra work extra cost, personal electric meter at the cost of the occupiers/purchasers.

MEMO OF CONSIDERATIONS

RECEIVED on and from the within named Developer the within mentioned sum of Rs. 2,00,000/- (Rupees Two Lakhs) only, being the part payment out of the total Rs.4,00,000/- (Rupees Four lakhs) only in the following manners:

<u>Date</u>	<u>Bank with Branch</u>	<u>Chq.No.</u>	<u>In favour of</u>	<u>Amount</u>
1. 10/12/2021	Indian Bank, Garia Branch	ISS 337	Barun Sengupta	1,00,000/-
1. 10/12/2021	Indian Bank, Garia Branch	ISS 338	Rumpa Sengupta	1,00,000/-
			Total Rs.	<u>2,00,000/-</u>

(Rupees two lakhs) only.

WITNESSES: -

1. Anuram Sengupta .

2. Dipak Sen Gupta

Barun Sengupta

Rumpa Sengupta

=====

OWNERS.

Rajiv Kumar Gupta

DEVELOPMENT POWER OF ATTORNEY**(for Construction)**

KNOW ALL MEN BY THESE PRESENTS, We, (1) **SRI BARUN SENGUPTA** (PAN – HNEPS2182F; AADHAAR – 2474 7856 7936), son of Late Anil Ranjan Sengupta @ Anil Chandra Sengupta, by faith- Hindu, by occupation – Retired, by Nationality-Indian, residing at A/42, Laxmi Narayan Colony, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700047 and (2) **SMT. RUMPA SENGUPTA** (PAN – JEAPS9488K; AADHAAR – 7519 2043 0200), wife of Sri Dipak Sengupta, daughter of Late Anil Ranjan Sengupta @ Anil Chandra Sengupta, by faith- Hindu, by occupation – Housewife, by Nationality-Indian, residing at A/42, Laxmi Narayan Colony, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700047, hereinafter referred to as the **PRINCIPALS**, do hereby send Greetings.

WHEREAS we, the Principals are entitled to : **ALL THAT** piece and parcel of Bastu land measuring more or less 3 Cottahs 4 Chittaks alongwith 300 sq.ft. R.T. shed structure, Cement floor, lying and situated in Mouza Baishnabghata, Pargana Khaspur, E.P. No.42, S.P. No.73, C.S.

Plot/Dag No. 298(P), J.L. No.28 , under then P.S. Jadavpur now P.S. Netaji Nagar, within KMC Ward No.100, Assessee No.21100071706-3, Kolkata – 700047, District South 24 Parganas, with proposed G+3 storied building with Lift facility.

AND WHEREAS it has become in convenient and difficult for us to look after or manage my all affairs relating to the said property described in the Schedule hereunder written and as such we do hereby nominate, constitute and appoint, the Developer M/S. J.K.D. HOUSING, a Proprietorship firm, represented by its sole Proprietor SRI JAYANTA KUMAR DUTTA(PAN – AMDPD8870G; AADHAAR NO.- 5794 3831 0369), son of Late Sunil Kumar Dutta, by faith Hindu, by occupation Business, having his office and residence at A/4, Laxmi Narayan Colony, P.O. Naktala, P.S. Netaji Nagar, Kolkata 700 047, as our true, lawful and constituted Attorney to do all acts, deeds and things on our behalf and in our names in the manner as follows :-

1. To look after, manage and administer said property fully described in the Schedule hereunder written, as may be necessary for any lawful purpose and to do and caused to be

done and to sign, execute, and register all papers and documents as our said attorney shall deemed fit and proper.

2. To sign, execute, affirm and verify all letters, application, boundary declaration, petitions and all other documents, papers and/or other appropriate Government Department or Authority having right to sign any application, papers and documents in connection with the said property.
3. To sign, Institute suits, appeals, provisions, applications, criminal complaints and other legal proceedings against any party or parties concerning any matter relating to or arising out of our said property or portion thereof.
4. To defend or contest all or any suit, application, revision, appeal, criminal proceeding in any court of law which may hereinafter be instituted against me, the Appointer by any reason or party concerning or relating to the said property and to take appropriate steps and to do all necessary acts, deeds, matters and things as our Attorney shall think proper.
5. To appear and to represent the Appointers/Executants in respect of the said property before the local body and/or any Department and any court of law and to take appropriate steps

on behalf of the Appointers/Executants and to apply for and obtain necessary orders, and/or discretion and./or relief.

6. To apply on our behalf before the KMC or B.L. and L.R.O. or any other authority for mutation of my said property and to sign and obtain the Mutation certificate thereof and to sign and execute all papers and documents for the purpose of the same and to get the same in our names and account.
7. To prefer appeal, review, application, revision, before the appeals, authority or other appropriate authorities and the Court of law against the decision of the KMC or any other authority or authorities in connection of the said property.
8. That the said Developer being the Attorney shall have the right, interest and absolute authority to develop the said premises by constructing the building, in accordance of the aforesaid registered Development agreement of the said property.
9. The Attorney shall have power to sign and execute any Agreements for sale and on my behalf with prospective Purchasers in connection of the flats and the Developer's allocated portion with the transfer of title in and upon the undivided proportionate share of the said property and the

construction and to issue valid receipts thereof, in respect of only the Developer's allocation stated herein, save and except the Owners' allocation as above and also shall act in accordance of the Development Agreement of the said property and to present the Deed of Sale or document or documents for registration and admit the execution of any such Deed, document or documents before the Sub-Registrar or any concerned Registering Authorities.

10. The Attorney shall execute by signing on the Deeds of Conveyance or assignment in respect of the Developer's allocation in the proposes building categorically described and mentioned in the aforesaid registered agreement development of the said property, particularly described in the Schedule hereunder written and/or any part thereof and shall present the same before the appropriate authority for registration and admit execution thereof and to collect the consideration money or in kinds thereof and to issue valid receipts thereof.

11. To pay all rents, taxes and revenue, charges, expenses, outgoings payable of my said property or any part thereof and similar to receive any of such money and discharge receipt

thereof as income, rents, awards, compensation etc. receivable for and on account of the said property as mentioned and written herein.

12. Be it noted that this Power of Attorney is being granted in favour of our said Attorney as incorporated in the said registered agreement for development of the property, which is the subject matter of this Power of Attorney and our Attorney shall act as Developer materialize the purpose of the said registered development agreement for development of the 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 his own accord which my Attorney may deems fit and proper and think necessary to do so and perform for the aforesaid purpose.

AND we, do hereby agree and undertake to ratify and confirm all such acts, deeds, things and matters which my said

Attorney may lawfully do, execute and cause, to be performed by virtue of this General Power of Attorney.

SCHEDULE OF THE PROPERTY :

ALL THAT piece and parcel of Bastu land measuring more or less 3 Cottahs 4 Chittaks alongwith 600 sq.ft. R.T. shed structure, Cement floor, lying and situated in Mouza Baishnabghata, Pargana Khaspur, E.P. No.42, S.P. No.73, C.S. Plot/Dag No. 298(P), J.L. No.28 , under then P.S. Jadavpur now P.S. Netaji Nagar, within KMC Premises No. 400/A/2W, N.S.C. Bose Road, Mailing – A/42, Laxmi Narayan Colony, Ward No.100, Assessee No.21100071706-3, Kolkata – 700047, District South 24 Parganas, with proposed G+3 storied building with Lift facility butted and bounded by the following manners :-

ON THE NORTH : E.P. No.43, other's property.

ON THE SOUTH : E.P. No.41, other's property.

ON THE EAST : Dag No.354(P), Colony Boundary.

ON THE WEST : 16' ft. wide KMC Road.

IN WITNESSES WHEREOF We, the Principals/Owners hereby
subscribed my signature this the 10th day December 2021.

WITNESSES :

1. Anupam Sen Gupta,
A/42, Laxminagar Colony,
Post. Nakteela. Barun Sen Gupta
KOL - 47.
2. Dipak Sen Gupta
A-42 L.N. Colony. Rumpa Sen Gupta
KOL - 47

SIGNATURE OF THE OWNERS/ PRINCIPALS.

J.K.D. HOUSING
Jayanta Kumar Dutta
Proprietor

SIGNATURE OF THE DEVELOPER/ATTORNEY.












Drafted By :

Debasish Bose
Advocate




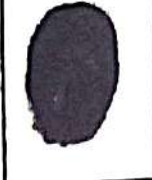

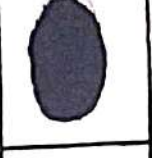


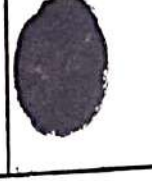

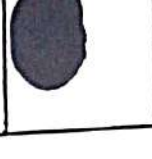
Alipur Police Court, Kol-27.
Regn.No. F 297/382 d/2020

Typed by :










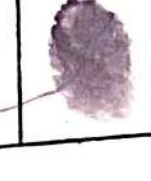

Manish Chakraborty
Manish Chakraborty.
Alipore Police Court, Kol-27.

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

Name BARUN SEN GUPTA
 Signature (Barun Sengupta) Barun Sengupta

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

Name Rumpa Sengupta
 Signature Rumpa Sengupta

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

Name JAYANTA KUMAR DUTTA
 Signature Jayanta Kumar Dutta

आयकर विभाग
INCOME TAX DEPARTMENT
JAYANTA KUMAR DUTTA



भारत सरकार
GOVT. OF INDIA

SUNIL KUMAR DUTTA

16/12/1968
Permanent Account Number

AMDPD8870C


Signature



61020018

इस कार्ड के बिना आप का कृपया सुकन करें।
आयकर सेवा सहायक एन.एस.डी.एन.
संजयी चण्डिका, लखनऊ-२२६००२,
आयकर विभाग (आयकर) के कार्यालय,
आयकर भवन - ४११ ०४५

If this card is lost, someone's lost card is found,
please inform contact to:
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Outer Telephone Exchange,
Baner, Pune - 411 045

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



भारत सरकार
GOVERNMENT OF INDIA



জয়ন্ত কুমার দত্ত
Jayanta Kumar Dutta
পিতা : সুনীল কুমার দত্ত
Father : SUNIL KUMAR DUTTA
জন্ম তারিখ : Year of Birth: 1948
পুংসক / Male



7594 3831 0369

- সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
A/4, লক্ষ্মী নারায়ণ কলোনি,
নাকতলা, নাকতলা এন.ও.,
কোচকাটা, পশ্চিমবঙ্গ, 700047

Address:
A/4, LAXMI NARAYAN
COLONY, NAKTALA
Naktala S O, Naktala
Kolkata, West Bengal
700047



www



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
HNEPS2182F

नाम / Name
BARUN SENGUPTA

पिता का नाम / Father's Name
ANIL CHANDRA SENGUPTA

बनने की तिथि / Issued on
03/01/1947

हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं: 3, सेक्टर 11, सीडी बेलापुर,
नवी मुंबई-400 614



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

भारत सरकार

Unique Identification Authority of India

Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19800/06340

To
বরুণ সেনগুপ্ত
BARUN SENGUPTA
A/42 LAKSHMI NARAYAN KALONI
NAKTALA Naktala S.O
Naktala Kolkata
West Bengal 700047

15604021



MN156040215DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2474 7856 7936

আধার - সাধারণ মানুষের অধিকার



भारत सरकार
GOVERNMENT OF INDIA



বরুণ সেনগুপ্ত
BARUN SENGUPTA
পিতা : অনিল চন্দ্র সেনগুপ্ত
Father : ANIL CHANDRA SENGUPTA
জন্ম সাল / Year of Birth : 1947
পুরুষ / Male



2474 7856 7936

আধার - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

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

15604021



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১/৪২, লক্ষ্মীনারায়ণ কলোনি,
নাকতলা, নাকতলা, কোলকাতা,
পশ্চিমবঙ্গ, ৭০০০৪৭

Address:
A/42, LAKSHMI NARAYAN
KALONI, NAKTALA, Naktala
S.O, Naktala, Kolkata, West
Bengal, 700047

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1947
Bengaluru-560 001



ভারত সরকার

Government of India

ভালিকাভুক্তির অধি ডি / Enrolment No.: 1149/10014/01533

To
রুম্পা সেনগুপ্ত
Rumpa Sengupta
A-42 Lakshmi Narayan Colony
Near 5 No Bus Stand Garia Naktala S O
Kolkata
West Bengal 700047
9239490360



আপনার সংখ্যা/Your No. :

7519 2043 0200

- সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



রুম্পা সেনগুপ্ত
Rumpa Sengupta
পতি / Husband : দীপক সেনগুপ্ত
জন্ম তারিখ / Year of Birth : 1973
মহিলা / Female



7519 2043 0200

- সাধারণ মানুষের অধিকার

Rumpa Sengupta

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

JEAPS9488K

नाम / Name
RUMPA SENGUPTA

पिता का नाम / Father's Name
ANIL CHANDRA SENGUPTA

जन्म की तारीख / Date of Birth
16/01/1973

हस्ताक्षर / Signature
Rumpa Sengupta



26102017

Rumpa Sengupta

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टर्लिंग, 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, Mantri 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

**ALIPORE CRIMINAL COURT
BAR ASSOCIATION**
Affiliated under
BAR COUNCIL OF WEST BENGAL

IDENTITY CARD



DEBASISH BOSE
ADVOCATE

48/2 Phool Bagan Rd - Kol- 8th
Enrolment No- F/397/382/90
Mob. - 9051871445



Secretary

Debasish Bose
Secretary

Major Information of the Deed

Deed No :	I-1603-12790/2021	Date of Registration	10/12/2021
Query No / Year	1603-2002479210/2021	Office where deed is registered	
Query Date	29/11/2021 4:46:13 PM	1603-2002479210/2021	
Applicant Name, Address & Other Details	Debasis Bose Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9051871445, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 43,30,123/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,071/- (Article:48(g))	Rs. 4,060/- (Article:E. E. E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :






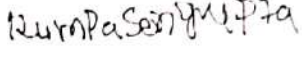
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N S C Bose Road (Laxmi Narayan Colony), , Premises No: 400/A/2W, , Ward No: 100 Pin Code : 700047

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	3 Katha 4 Chatak	1/-	41,68,123/-	Width of Approach Road: 16 Ft.
Grand Total :				5.3625Dec	1/-	41,68,123/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	1,62,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		600 sq ft	1/-	1,62,000/-	



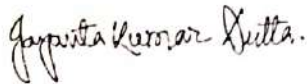
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Barun Sengupta Son of Late Anil Ranjan Sengupta Alias Anil Chandra Sengupta Executed by: Self, Date of Execution: 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office			
		10/12/2021	LTI 10/12/2021	10/12/2021
A/42 Laxmi Narayan Colony, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: HNxxxxxx2F, Aadhaar No: 24xxxxxxxx7936, Status :Individual, Executed by: Self, Date of Execution: 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt Rumpa Sengupta Wife of Mr Dipak Sengupta Executed by: Self, Date of Execution: 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office			
		10/12/2021	LTI 10/12/2021	10/12/2021
A/42 Laxmi Narayan Colony, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: JExxxxxx8K, Aadhaar No: 75xxxxxxxx0200, Status :Individual, Executed by: Self, Date of Execution: 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	J K D HOUSING A/4 Laxmi Narayan Colony, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AMxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

representative Details :

Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Signature
1	Mr Jayanta Kumar Dutta (Presentant) Son of Late Sunil Kumar Dutta Date of Execution - 10/12/2021, , Admitted by: Self, Date of Admission: 10/12/2021, Place of Admission of Execution: Office	 Dec 10 2021 2:15PM	 LTI 10/12/2021
Signature:  10/12/2021			
A/4 Laxmi Narayan Colony, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx0G, Aadhaar No: 57xxxxxxxx0369 Status : Representative, Representative of : J K D HOUSING (as proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debasish Bose Son of Late A K Bose Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 10/12/2021	 10/12/2021	 10/12/2021
Identifier Of Mr Barun Sengupta, Smt Rumpa Sengupta, Mr Jayanta Kumar Dutta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Barun Sengupta	J K D HOUSING-2.68125 Dec
2	Smt Rumpa Sengupta	J K D HOUSING-2.68125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Barun Sengupta	J K D HOUSING-300.00000000 Sq Ft
2	Smt Rumpa Sengupta	J K D HOUSING-300.00000000 Sq Ft

Endorsement For Dood Number : I - 160312790 / 2021

On 10-12-2021

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

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

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

Presented for registration at 13:53 hrs on 10-12-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Jayanta Kumar Dutta ,.

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 43,30,123/-

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

Execution is admitted on 10/12/2021 by 1. Mr Barun Sengupta, Son of Late Anil Ranjan Sengupta Alias Anil Chandra Sengupta, A/42 Laxmi Narayan Colony, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. Smt Rumpa Sengupta, Wife of Mr Dipak Sengupta, A/42 Laxmi Narayan Colony, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife

Indetified by Mr Debasish Bose, , , Son of Late A K Bose, Alipore Police 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 10-12-2021 by Mr Jayanta Kumar Dutta, proprietor, J K D HOUSING (Sole Proprietorship), A/4 Laxmi Narayan Colony, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Debasish Bose, , , Son of Late A K Bose, Alipore Police 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 4,060/- (B = Rs 4,000/- ,E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 4,028/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/12/2021 1:16PM with Govt. Ref. No: 192021220130834921 on 08-12-2021, Amount Rs: 4,028/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS1833887 on 08-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 20/- by online = Rs 7,051/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 27AA275, Amount: Rs.20/-, Date of Purchase: 29/11/2021, Vendor name: SAMIRAN DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/12/2021 1:16PM with Govt. Ref. No: 192021220130834921 on 08-12-2021, Amount Rs: 7,051/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS1833887 on 08-12-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 4128 to 4174

being No 160312790 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.01.06 12:34:32 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/01/06 12:34:32 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)