



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 701605

That the document is admitted to
 be a true copy. The signature sheets and
 the document which is attached with the
 stamp of the office of the Registrar.

District Sub-Register-III
 Alipore. Soun. 24-paryana

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, BETWEEN (1) SRI. BISWAJEET CHOWDHURY, PAN.AKZPC7634H, AADHAAR NO.695411716932, Son of Late Amalendu Chowdhury, by faith Hindu, by occupation Freelance consultancy, by Nationality-Indian, and (2) SRI. SATYAJIT CHOWDHURY, PAN.ACKPC9158M, AADHAAR NO.392732777630, Son of Late Amalendu Chowdhury, by faith Hindu, by occupation Retired, by Nationality-Indian, (3) SRI. AVIJIT CHOWDHURY,

SREE RAM CONSTRUCTION

Ram
 Proprietor

32731

23 FEB 2022

No.....Rs. **100/-** Date.....


Name: *Rajib Dey*.....

Address: *40, South Roynagar, P.S- Bansdroni
Kolkata-700070*.....

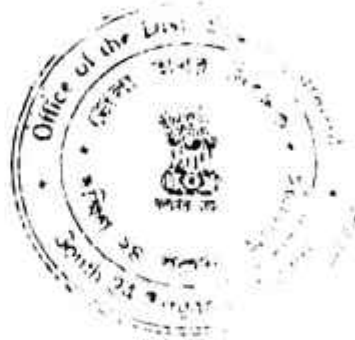
Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Rajib Dey
 1571

Rajib Dey
 1572

Biswajit
 1573



DISTRICT SUB REGISTRAR
SOUTH 24 PGS., ALIPORE

L.T.I of Sutyajit Choudhary, 7 FEB 2022
by the Rev of Sneluxa Choudhary.

PAN.ADRPC1735C, AADHAAR NO.761544705082, Son of Late Amalendu Chowdhury, by faith Hindu, by occupation Retired, by Nationality-Indian, (4)**SRI. SURAJIT CHOWDHURY**, PAN.AKNPC7014R, AADHAAR NO.582064592119, Son of Late Amalendu Chowdhury, by faith Hindu, by occupation Retired, by Nationality-Indian, all are residing at 1/299, N.S.C. Bose Road, P.O. Naktala, P.S. Patuli now Netaji Nagar, Kolkata - 700 047, hereinafter collectively called and referred to as the '**OWNERS**' (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and / or assigns) of the **ONE PART**.

AND

SREERAM CONSTRUCTION, a proprietorship concern having its office at- 1/78, Naktala, P.O. Naktala, P.S.Jadavpur now Netaji Nagar, Kolkata-700047, now corresponding to 1/83 Naktala, P.O. Naktala, P.S.Jadavpur now Netaji Nagar, Kolkata-700047, represented by its sole proprietor **SRI RAJIB DEY, PAN.ADSPD1437F, AADHAAR NO.222484703553**, Son of Sri Subhas Chandra Dey, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at 40, South Roynagar, Bansdroni, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas, herein after referred to as the **DEVELOPER /CONFIRMING PARTY** (which terms of expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, legal representative, administrators and assigns) of the **OTHER PART**.

WHEREAS after the partition of India, a large number of residents of former East Pakistan now Bangladesh, crossed over and came to the territory of the State of the West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons called refugees for residence in West Bengal.

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Rajib Dey
Proprietor

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes.

AND WHEREAS Amalendu Chowdhury, son of Late Durga Mohan Chowdhury since deceased the father of Donors and Donees therein was one of such refugees who had come to use and occupy a piece of land and erected house thereon.

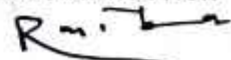
AND WHEREAS said Amalendu Chowdhury since deceased, the Donors and Donees thereto, being a refugee displaced from East Pakistan (now Bangladesh) approached the Government of West Bengal for a plot of land for his rehabilitation.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan now Bangladesh acquired land in C.S. Dag No.204(P), 205(P), Mouza-Naktala, in Police Station-Previously Jadavpur at present Netaji Nagar, in the District of South 24 Parganas in the Urban area under the provisions of L.D.P.Act.,1948/L.A. Act-I of 1894 including the plot in occupation of said Amalendu Chowdhury, since deceased.

AND WHEREAS the Government of West Bengal, to confer absolute right title and interest of the said plot of land in occupation of the said Amalendu Chowdhury, the father of Donors and Donees thereto, donated the said plot of land in favour of said Amalendu Chowdhury since deceased, by way of a Gift Deed registered on 10/05/1988 in the office of the Additional District Registrar at Alipore, South 24 Parganas, which entered in Book No.I, Volume No.18, Pages 177 to 180, Being No.1320 for the year 1988.

AND WHEREAS by virtue of the said Gift Deed said Amalendu Chowdhury since deceased the father of Donors and Donees therein became the absolute owner of the said plot of land measuring an area of 03 Cottahs 00 Chittack 00 Sq. Ft. be the same a little more or less in L.O.P No.299, in C.S.Dag No.204(P),205(P), of Mouza Naktala, J.L.No.32, within Naktala G.S.Colony No.1, being postal address 1/299, Naktala G.S.Colony No.1, being the Kolkata Municipal Corporation Premises No.348/18, Netaji Subhas Chandra Bose Road, K.M.C. Ward No.100, Kolkata-700047.

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Proprietor

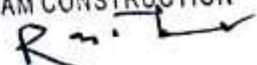
AND WHEREAS while seized and possessed of and/or sufficiently entitled to the said plot of land measuring 03 Cottahs 00 Chittack 00 Sq. Ft. more or less, said Amalendu Chowdhury constructed a four storied building measuring super built-up area 5154 Sq. Ft. on the said plot of land being postal Address No. 1/299, Naktala G.S.Colony No.1, Kolkata-700047, within Police Station previously Jadavpur now Netajinagar, within the Jurisdiction of the Kolkata Municipal Corporation, Ward No.100, Being K.M.C Premises No. 348/18, Netaji Subhas Chandra Bose Road.

AND WHEREAS while seized and possessed of and/or sufficiently entitled to the said property, said Amalendu Chowdhury died intestate on 24/03/1992 leaving behind his surviving widow namely Radha Rani Chowdhury and four sons namely Sri. Biswajeet Chowdhury, Sri. Satyajit Chowdhury, Sri. Avijit Chowdhury, Sri. Surajit Chowdhury, and two Married daughters namely Smt. Uma Bhattacharjee and Susmita Ray as his only heirs and legal representatives and left no other heirs at the time of his death.

AND WHEREAS thereafter said Radha Rani Chowdhury, the widow of said Amalendu Chowdhury also died intestate on 01/01/2004 leaving behind her four sons namely Sri. Biswajeet Chowdhury, Sri. Satyajit Chowdhury, Sri. Avijit Chowdhury, Sri. Surajit Chowdhury, and two Married daughters namely Smt. Uma Bhattacharjee and Susmita Ray as her only legal heirs.

AND WHEREAS after the death of said Amalendu Chowdhury and his widow Radha Rani Chowdhury, the said Sri. Biswajeet Chowdhury, Sri. Satyajit Chowdhury, Sri. Avijit Chowdhury, Sri. Surajit Chowdhury, and Smt. Uma Bhattacharjee and Susmita Ray became the joint owners and possessors in equal share (1/6th) each, of the said piece and parcel of land measuring 03 Cottahs 00 Chittack 00 Sq. Ft. be the same a little more or less together with Four storied building measuring 5154 Sq. Ft. Super built-up area standing thereon in L.O.P No.299, in C.S. Dag No.204(P),205(P), of Mouza Naktala, J.L.NO.32, within Police Station - Previously Jadavpur at present Netaji Nagar, being Postal address at 1/299, Naktala G.S. Colony No-1 within the jurisdiction of the Kolkata Municipal Corporation, Ward No.100, being K.M.C. Premises No.348/18, N.S.C.Bose Road, Kolkata-700047.

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Proprietor

AND WHEREAS thereafter the said Smt. Uma Bhattacharjee and Susmita Ray gifted and transferred their 2/6th share, of land 03 Cottahs 00 Chittack 00 Sq. Ft. be the same a little more or less together with Four storied building measuring 5154 Sq. Ft. Super built-up area of the said Four storied building situates and lying in Mouza Naktala, within Police Station – Previously Jadavpur at present Netaji Nagar, J.L.No.32, in L.O.P No.299, comprising of C.S. Dag No.204(P),205(P), within the limits of the Kolkata Municipal Corporation, in Ward No.100, being K.M.C. Premises No.348/18, Netaji Subhas Chandra Bose Road, P.O.Naktala, Kolkata-700047, having its postal address at 1/299, Naktala G.S.Colony No.-1, S.R.O. Alipore, District South 24 Parganas to the said Sri. Biswajeet Chowdhury, Sri. Satyajit Chowdhury, Sri. Avijit Chowdhury, Sri. Surajit Chowdhury by virtue of a Registered Gift Deed 14/01/2016 which was registered at the office of the District Sub Registrar-I at Alipore South 24 Parganas and recorded in Book No.I, Volume No.1601-2016, Pages from 3439 to 3465 being No.160100102 for the year 2016.

AND WHEREAS thereafter the said Sri. Biswajeet Chowdhury, Sri. Satyajit Chowdhury, Sri. Avijit Chowdhury, Sri. Surajit Chowdhury became the joint owners of the said landed property measuring about 03 Cottahs 00 Chittack 00 Sq. Ft. be the same a little more or less together with Four storied building measuring 5154 Sq. Ft. Super built-up area having mosaic floor standing thereon, situates and lying in Mouza Naktala, within Police Station – Previously Jadavpur at present Netaji Nagar, J.L.No.32, in L.O.P No.299, comprising of C.S. Dag No.204(P),205(P), within the limits of the Kolkata Municipal Corporation, in Ward No.100, being K.M.C. Premises No.348/18, Netaji Subhas Chandra Bose Road, P.O.Naktala, Kolkata-700047, being postal address at 1/299, Naktala G.S.Colony No.-1, S.R.O. Alipore, District South 24 Parganas with absolute right, title and interest morefully described in the Schedule-"A" below as "**the said property**".

AND WHEREAS thereafter the said Sri. Biswajeet Chowdhury, Sri. Satyajit Chowdhury, Sri. Avijit Chowdhury, Sri. Surajit Chowdhury mutated their names in the record of the Kolkata Municipal Corporation by paying taxes in respect of the said property and the said property renumbered as the

AND WHEREAS thereafter the said Smt. Uma Bhattacharjee and Susmita Ray gifted and transferred their 2/6th share of land 03 Cottahs 00 Chittack 00 Sq. Ft. be the same a little more or less together with Four storied building measuring 5154 Sq. Ft. Super built-up area of the said Four storied building situates and lying in Mouza Naktala, within Police Station - Previously Jadavpur at present Netaji Nagar, J.L.No.32, in L.O.P No.299, comprising of C.S. Dag No.204(P),205(P), within the limits of the Kolkata Municipal Corporation, in Ward No.100, being K.M.C. Premises No.348/18, Netaji Subhas Chandra Bose Road, P.O.Naktala, Kolkata-700047, having its postal address at 1/299, Naktala G.S.Colony No.-I, S.R.O. Alipore, District South 24 Parganas to the said Sri. Biswajeet Chowdhury, Sri. Satyajit Chowdhury, Sri. Avijit Chowdhury, Sri. Surajit Chowdhury by virtue of a Registered Gift Deed 14/01/2016 which was registered at the office of the District Sub Registrar-I at Alipore South 24 Parganas and recorded in Book No.I, Volume No.1601-2016, Pages from 3439 to 3465 being No.160100102 for the year 2016.

AND WHEREAS thereafter the said Sri. Biswajeet Chowdhury, Sri. Satyajit Chowdhury, Sri. Avijit Chowdhury, Sri. Surajit Chowdhury became the joint owners of the said landed property measuring about 03 Cottahs 00 Chittack 00 Sq. Ft. be the same a little more or less together with Four storied building measuring 5154 Sq. Ft. Super built-up area having mosaic floor standing thereon, situates and lying in Mouza Naktala, within Police Station - Previously Jadavpur at present Netaji Nagar, J.L.No.32, in L.O.P No.299, comprising of C.S. Dag No.204(P),205(P), within the limits of the Kolkata Municipal Corporation, in Ward No.100, being K.M.C. Premises No.348/18, Netaji Subhas Chandra Bose Road, P.O.Naktala, Kolkata-700047, being postal address at 1/299, Naktala G.S.Colony No.-I, S.R.O. Alipore, District South 24 Parganas with absolute right, title and interest morefully described in the Schedule-"A" below as **"the said property"**.

AND WHEREAS thereafter the said Sri. Biswajeet Chowdhury, Sri. Satyajit Chowdhury, Sri. Avijit Chowdhury, Sri. Surajit Chowdhury mutated their names in the record of the Kolkata Municipal Corporation by paying taxes in respect of the said property and the said property renumbered as the

Kolkata Municipal Corporation Premises No.348/18 Netaji Subhas Chandra Bose Road and having its mailing address at 1/299, Netaji Subhas Chandra Bose Road, P.O.Naktala, Kolkata-700047 vide Assessee No.211000708293.

AND WHEREAS the Second Party/Developer after proper inspection of the said land & the building thereon being interested to develop the said property by demolishing the old building & erecting a new building thereon has approached to the First Party/the Land Owners herein and the first party considering the proposal of the joint venture as financially viable has agreed to do the same for mutual benefits.

AND WHEREAS due to lack of experience as well as the paucity of fund the Principals/Owners have entered into a registered '**Joint Development Agreement**' dated 21/02/2022, vide Book No.I, being No. I-160302556/2022, office of the D.S.R.-III, Alipore, South 24 Parganas with **SREERAM CONSTRUCTION**, a proprietorship concern having its office at-1/78, Naktala, P.O. Naktala, P.S.Jadavpur now Netaji Nagar, Kolkata-700047, now corresponding to 1/83 Naktala, P.O. Naktala, P.S.Jadavpur now Netaji Nagar, Kolkata-700047, represented by its sole proprietor **SRI RAJIB DEY**, Son of Sri Subhas Chandra Dey, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at 40, South Roynagar, Bansdrone, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070, District South 24-Parganas, as a **DEVELOPER** to erect and complete the construction of a G+III or partly G+IV storied building with lift facility and car parking spaces as per Kolkata Municipal Corporation sanctioned Building Plan after demolishing the residential building existing in the land more fully described under **Schedule - "A"**.

AND WHEREAS as we are being an old and aged persons hence it is not possible for us to manage, look after or control or supervise personally and / or to represent everywhere in connection with the proposed project or construction work and / or to do other various analogous or ancillary acts, deeds, and things personally or jointly.

AND WHEREAS to construct the afore stated proposed building as mentioned in the said Development Agreement at the cost of the **DEVELOPER**, We, the **PRINCIPALS/OWNERS** herein, do hereby nominate, appoint and constitute the said **SREERAM CONSTRUCTION**, a proprietorship concern having its office at-1/78, Naktala, P.O. Naktala, P.S.Jadavpur now Netaji Nagar, Kolkata-700047, now corresponding to 1/83 Naktala, P.O. Naktala, P.S.Jadavpur now Netaji Nagar, Kolkata-700047, represented by its sole proprietor **SRI RAJIB DEY**, PAN.ADSPD1437F, AADHAAR NO.222484703553, Son of Sri Subhas Chandra Dey, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 40, South Roynagar, Bansdrone, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070; District South 24-Parganas, hereinafter called as our Lawful Attorney to do all acts, deeds and things in the manner followings :-

1. To look after and manage the **SCHEDULE** mentioned property on our behalf.
2. To look after and to control all the affairs for the development or the **SCHEDULE** mentioned property and construction of an apartment / G+III or partly G+IV storied building in accordance with the sanctioned Building Plan obtained from Kolkata Municipal Corporation, on our behalf in our joint names at the cost of the **DEVELOPER / ATTORNEY**.
3. To sign & submit Building Plans for sanction from Kolkata Municipal Corporation, letter's correspondences, deviation, alteration, modification, modified, conversation, conversations, revise sanction building plan and document and to receive all papers, Boundary Declaration, KMC Gift, Common passage, Splats Corner, amalgamate Deed, amalgamate Deed of Deceleration, B/S maps or plans from the Kolkata Municipal Corporation or other local authorities and for that purpose to sign and grant proper and effectual receipts and discharges.







4. To execute and submit all Building Plans for sanction Development Plans, Documents Statements, Papers, Undertakings, Declarations, may be required for necessary, modification and / or alteration of sanctioned Plan by the Kolkata Municipal Corporation.
5. To appear and represent on behalf of the Principal i.e. Land Owners herein on or before any necessary authorities Including, the Kolkata Municipal Corporation, fire brigade, Police Station, necessary Departments of Government of West Bengal, in connection with any modification and/or alteration of Development Plans or revise sanction Plan for the above mentioned property.
6. To pay fees for modification and such other orders and permissions from the necessary authorities on our behalf as required for modification and / or alteration of the said sanctioned Building Plan from Kolkata Municipal Corporation, Plans and also to submit and take delivery of title Deeds concerning the **SCHEDULE** mentioned property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.
7. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and / or alteration of the sanctioned Plans to any authority or authorities.
8. To develop the **SCHEDULE** mentioned property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper in accordance with the sanctioned building Plan obtained from Kolkata Municipal Corporation, and for that purpose to demolish and/or remove the existing house, building and/or structure of whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.
9. To apply for obtaining electricity gas, water sewerage, drainage, water line, telephone or other connections or obtaining electric meter or any other utility to the **SCHEDULE** mentioned property and / or to make alteration therein and to disconnect the same and for that

- purpose to sign, execute and submit all papers, applications, documents and plans before the concerned authority / authorities and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney.
10. To apply for and obtain building materials from the concerned authorities for consumption of the building on the **SCHEDULE** mentioned property as aforesaid.
 11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the **SCHEDULE** mentioned property, or any part thereof from the date of taking possession of the same from us and till the date of handing over of **OWNER'S** Allocation.
 12. To appear and represent us before all authorities for fixating and / or finalization of the annual valuation of the **SCHEDULE** mentioned property and for that purpose to sign that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
 13. To negotiate with the intending purchasers for giving possession of the flats, Car Parking Spaces in lieu of proper considerations sum only on the **DEVELOPER'S ALLOCATION** i.e. The Developer shall get 50% of the Sanctioned F.A.R. i.e. 1) Flat No.A-3, 3rd Floor, South-East Side, 2) Flat No.B-3, 3rd Floor, South-West Side, 3) Flat No.A-4, 4th Floor, South-East Side, and 50% of the Car Parking Space at Ground Floor of the G+III or partly G+IV storied building including all common areas, right of easement and undivided proportionate share in the land of the Schedule mentioned property including as per sanction building Plan to the such intending purchasers in the proposed building on the SCHEDULE 'A' mentioned property at any terms and conditions as may said Attorneys shall think fit and proper as per said Development Agreement dated 21/02/2022.
 14. To collect advance or part payment or full consideration from the intending purchasers of flats and Car Parking Spaces along with the proportionate share of land on our behalf as per said Development

Agreement dated 21/02/2022 on the Developer's Allocation excluding the Owner's Allocation as mentioned therein and grant receipt in favour of the interested persons / persons who are interested to take possession of the flat / flats and Car Parking Space etc, in lieu of satisfactory consideration.

15. To Sign, executed and presentation or negotiate on terms for and to agree to enter into and conclude any agreement for sale, sale in respect of the said Developer's Allocation i.e. The Developer shall get 50% of the Sanctioned F.A.R. i.e. 1) Flat No.A-3, 3rd Floor, South-East Side, 2) Flat No.B-3, 3rd Floor, South-West Side, 3) Flat No.A-4, 4th Floor, South-East Side, and 50% of the Car Parking Space at Ground Floor of the G+III or partly G+IV storied building to intending Purchaser or Purchasers before District Registrar-I, District Registrar-III Alipore, Additional District Sub-Registrar at Alipore, Registrar of Assurance-I, Kolkata, to present for registration and complete for registration as mention developer allocation flats and Car Parking Space in favour of the interested person/persons who are interested to take possession of the flat / flats etc, in lieu of satisfactory consideration.
16. To advertise in different newspapers and display hoarding in different places and also to engage agency or agencies for giving possession of the flats, and Car Parking Spaces on Developer's Allocation as mentioned in the said Development Agreement dated 21/02/2022 excluding Owner's Allocation along with the proportionate share of land in any names as the said Attorney shall think fit and proper and to sell the Developer's Allocation any Third Party or parties at any consideration price to be fixed up only by the Developer after due delivery of possession of the Owner's Allocation.
17. To negotiate with intending purchasers who desire to take possession in lieu of proper consideration for the flats, and Car Parking Spaces including proportionate land share on said Developer's Allocation of the said proposed building along with the proportionate share of land at our said **SCHEDULE** mentioned property or any part thereof and

for that purpose to sign and execute all Deeds, as our said Attorney shall think fit and proper as per said Development Agreement dated 21/02/2022 and also to negotiate with the existing tenants regarding on presents and upcoming issues.

18. To file and submit declaration, statements, application and  or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
19. To receive part or full consideration sum against the entire Developer's Allocation from the intending Purchasers except the owner's allocation and acknowledge the receipt of the same on our behalf. 
20. To appear and represent us Registrar of Assurances, District Registrar at D.S.R.-I, D.S.R-III Alipore, Additional District Sub-Registrar at Alipore, Registrar of Assurance-I, Kolkata, before any Notary Public, Metropolitan Magistrate and other office or offices or Authority or Authorities having jurisdiction and to present for registration and complete for registration and to acknowledge and register or have registered and performed any kind of Deeds, instruments and writing executed and signed by the said Attorney as per said Development Agreement dated 21/02/2022 in connection with the Developer's Allocation only. 
21. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the **SCHEDULE** mentioned property and property or any part thereof. 
22. To file and defend suits, cases, appeals and applications of whatsoever nature for and on my behalf of or to be institute preferred by or any person or persons in respect of the **SCHEDULE** mentioned property. 
23. To comprise suits, appears or other legal proceedings in courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the **SCHEDULE** mentioned property. 

24. To sign declare and or affirm any plaints, written statements partitions, affidavits, verifications, vakalatnamas, warrant of Attorney Memo of Appeal or any documents or papers in any proceedings or in any way construction therewith in respect of the **SCHEDULE** mentioned property.
25. To deposit and withdraw free, documents and moneys in and from any Court or Courts and / or other person or persons or authority and given valid receipts and discharged thereof.
26. To sign & execute amalgamate Deed, to receive all papers, documents, Boundary Declaration, KMC Gift, Common passage, Splats Corner, KMC Mutation, B.L. & L.R.O. office for Mutation, land conversion, for that purpose to sign and grant proper and effectual receipts and discharges.

If any error or omission is transpired and joint development agreement in this deed in future, the Owners shall at the cost and request of the Developer do and execute and cause to be done and executed any supplementary Deed or Deed of Rectification / Declaration in favour of the Developer **AND GENERALLY** to do, execute and perform all other lawful acts and matters as the Owner's said Attorney shall consider necessary for the above mentioned purposes and the Owner does hereby agree to ratify and confirm whatever other acts and matters the said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed under or by virtue of these presents.

SCHEDULE - "A"

(Description of the entire land)

ALL THAT piece or parcel of Land measuring about 03 Cottahs 00 Chittack 00 Sq. Ft. be the same a little more or less together with Four storied building measuring 5154 Sq. Ft. Super built-up area having mosaic floor standing thereon, situates and lying in Mouza Naktala, within Police Station - Previously Jadavpur at present Netaji Nagar, J.L.No.32, in L.O.P No.299, comprising of C.S. Dag No.204(P),205(P), within the limits of the Kolkata Municipal Corporation, in Ward No.100, being the K.M.C. Premises No.348/18 Netaji Subhas Chandra Bose Road and having its mailing

SREE RAM CONSTRUCTION

Proprietor

address at 1/299, Naktala, P.O.Naktala, Kolkata-700047 vide Assessee No.211000708293 within P.S. formerly ,Jadavpur then patuli now Netajinagar, Sub Registry office Alipore, in the District of South 24 Parganas, Being butted and bounded by :-

ON THE NORTH : By H.S. Plot No.294 now 1/294 Naktala.

ON THE EAST : By H.S. Plot No.300 now 1/300 Naktala.

ON THE SOUTH :By 43 Feet Wide N.S.C Bose Road.

ON THE WEST : By H.S. Plot No.298 now 1/298 Naktala.

SCHEDULE - "B"

(Reserved Portion)

(Owner's Share/Allocation)

Details of owners' allocation: after completion of the said Building in all respects, the Developer shall handover 50% of the Sanctioned F.A.R. i.e. 1) Flat No.A-1, 1st Floor, South-East Side, 2) Flat No.B-1, 1st Floor, South-West Side, 3) Flat No.A-2, 2nd Floor, South-East Side, 4) Flat No.B-2, 2nd Floor, South-West Side, and 50% of the Car Parking Space and 4 shop rooms at Ground Floor south. portion of the G+ III or partly G+IV storied building to the owners including undivided proportionate share of land of the proposed G+III or partly G+IV storied building including undivided proportionate share of land of the premises as described in the Schedule 'A' herein above written together with common rights of the common parts portion and areas of the building and common amenities, facilities, rights and benefits of the said proposed building at as per Kolkata Municipal Corporation record at being K.M.C. Premises No.348/18 Netaji Subhas Chandra Bose Road and having its mailing address at 1/299, Naktala, P.O.Naktala, Kolkata-700047 vide Assessee No.211000708293 within P.S. formerly Jadavpur then patuli now Netajinagar, Sub Registry office Alipore, in the District of South 24 Parganas, including all the common area as per schedule with right of easement and the undivided proportionate share in the land.


SREE RAM CONSTRUCTION

R. M. S.
Proprietor

SCHEDULE - "C"**(Developer's Share/Allocation)**

Details of Developer's allocation: The Developer shall get 50% of the Sanctioned F.A.R. i.e. 1) Flat No.A-3, 3rd Floor, South-East Side, 2) Flat No.B-3, 3rd Floor, South-West Side, 3) Flat No.A-4, 4th Floor, South-East Side, and 50% of the Car Parking Space at Ground Floor of the G+III or partly G+IV storied building including undivided proportionate share of land of the premises as described in the Schedule 'A' herein above written together with common rights of the common parts portion and areas of the building and common amenities, facilities, rights and benefits of the said proposed building at as per Kolkata Municipal Corporation record being K.M.C. Premises No.348/18 Netaji Subhas Chandra Bose Road and having its mailing address at 1/299, Naktala, P.O.Naktala, Kolkata-700047 vide Assessee No.211000708293 within P.S. formerly Jadavpur then patuli now Netajinagar, Sub Registry office Alipore, in the District of South 24 Parganas, including all the common area as per schedule with right of easement and the undivided proportionate share in the land.

SREE RAM CONSTRUCTION



Proprietor

IN WITNESS WHEREOF we, the above named Owners / Principals has hereunto signed and set our hand this 27th day of February, Two Thousand Twenty Two (2022).

IN PRESENCE OF THE WITNESSES :-

1. Sujit Das
1/101, Naktra
Kolkata - 47

✓ Beyondhwary

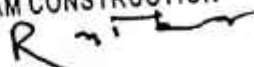
✓  L.T.I of Satyajit Chowdhury
by the Pen of Suchira Chowdhury

✓ Avijit Chowdhury

✓ Alexajit Chowdhury

SIGNATURE OF THE PRINCIPALS

2. Suchira Chowdhury
wife of Avijit Chowdhury
1/299 Naktrala, Kolkata-47.

SREE RAM CONSTRUCTION

Proprietor

SIGNATURE OF THE ATTORNEY

SREE RAM CONSTRUCTION

Proprietor

per the documents and instructions
available drafted by :-

Sujit Das
Advocate
1.8/12.9/2027

Alipore Police Court
Kolkata - 700027



Thumb 1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name BISWA JEET CHOWDHURY


Signature Biswa Jeet Chowdhury



Thumb 1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SATYAJIT CHOWDHURY

Signature  L.T. I. of Satyajit Chowdhury.
by the Per. of Sushma Chowdhury.



Thumb 1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name AVIJIT CHOWDHURY

Signature Avijit Chowdhury



Thumb 1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SURAJIT CHOWDHURY

Signature Surajit Chowdhury

		Thumb	1" finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1" finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name RAJIB DEY

Signature



		Thumb	1" finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name SUBHIDA CHAUDHURY

Signature

		Thumb	1" finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1603-02964/2022	
Copy No / Year	1603-8000614832/2022	
Query Date	24/02/2022 3:14:02 PM	1603-8000614832/2022
Applicant Name, Address & Other Details	Rajat Das Thana : Allpore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830013215, Status : Advocate	
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]
Set Forth value	Rs. 2/-	Rs. 96,01,634/-
Stampduty Paid(SD)	Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160302556/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 100 -- Ward No. 100) , Premises No: 348/18, , Ward No: 100 Pin Code : 700047

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	3 Katha	1/-	67,50,002/-	Property is on Road , Project Name :
Grand Total :				4.95Dec	1 /-	67,50,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs)	Market value (In Rs)	Other Details
S1	On Land L1	5154 Sq Ft.	1/-	28,51,632/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1288.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 34 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1288.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 34 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1288.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 34 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 1288.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 34 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		5154 sq ft	1 /-	28,51,632 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>Mr BISWAJEET CHOWDHURY Son of Late Amalendu Chowdhury 1/299, N.S.C. Bose Road, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AKxxxxxx4H, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/02/2022 . Admitted by: Self, Date of Admission: 27/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2022 . Admitted by: Self, Date of Admission: 27/02/2022 ,Place : Pvt. Residence</p>
2	<p>Mr SATYAJIT CHOWDHURY Son of Late Amalendu Chowdhury 1/299, N.S.C. Bose Road,, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx8M, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/02/2022 . Admitted by: Self, Date of Admission: 27/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2022 . Admitted by: Self, Date of Admission: 27/02/2022 ,Place : Pvt. Residence</p>
3	<p>Mr AVIJIT CHOWDHURY Son of Late Amalendu Chowdhury 1/299, N.S.C. Bose Road,, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx5C, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/02/2022 . Admitted by: Self, Date of Admission: 27/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2022 . Admitted by: Self, Date of Admission: 27/02/2022 ,Place : Pvt. Residence</p>
4	<p>Mr SURAJIT CHOWDHURY Son of Late Amalendu Chowdhury 1/299, N.S.C. Bose Road, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AKxxxxxx4R, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/02/2022 . Admitted by: Self, Date of Admission: 27/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2022 . Admitted by: Self, Date of Admission: 27/02/2022 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>SREERAM CONSTRUCTION 1/78, Naktala, P.O. Naktala, P.S. Jadavpur Now Netaji Nagar, Kolkata-700047, Now Corresponding To 1/83 Naktala, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, PAN No.:: ADxxxxxx7F, Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>Mr RAJIB DEY (Presentant) Son of Mr Subhas Chandra Dey 40, South Roynagar, Bansdroni, City:- Not Specified, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7F, Aadhaar No Not Provided Status : Representative, Representative of : SREERAM CONSTRUCTION (as PROPRIETOR)</p>

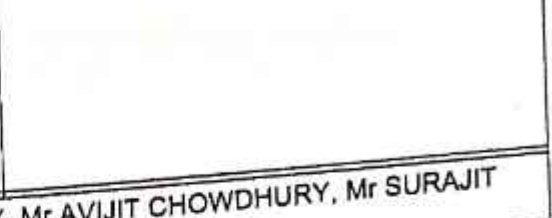
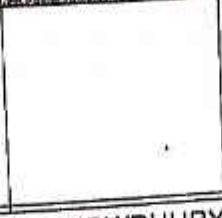
Details :

Photo

Signature

Suchira Chowdhury

Mr Avijit Chowdhury
Naktala, City:- , P.O:- Naktala,
Harish Mukherjee Roa, District:-
North 24-Parganas, West Bengal, India,
Pin- 700047



Identifier Of Mr BISWAJEET CHOWDHURY, Mr SATYAJIT CHOWDHURY, Mr AVIJIT CHOWDHURY, Mr SURAJIT CHOWDHURY, Mr RAJIB DEY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BISWAJEET CHOWDHURY	SREERAM CONSTRUCTION-1.2375 Dec
2	Mr SATYAJIT CHOWDHURY	SREERAM CONSTRUCTION-1.2375 Dec
3	Mr AVIJIT CHOWDHURY	SREERAM CONSTRUCTION-1.2375 Dec
4	Mr SURAJIT CHOWDHURY	SREERAM CONSTRUCTION-1.2375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BISWAJEET CHOWDHURY	SREERAM CONSTRUCTION-1288.50000000 Sq Ft
2	Mr SATYAJIT CHOWDHURY	SREERAM CONSTRUCTION-1288.50000000 Sq Ft
3	Mr AVIJIT CHOWDHURY	SREERAM CONSTRUCTION-1288.50000000 Sq Ft
4	Mr SURAJIT CHOWDHURY	SREERAM CONSTRUCTION-1288.50000000 Sq Ft

On 02/02/2022

Certificate of Market Value (WB RUV) Rules of 2001

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 96,01,634/-

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

On 27/02/2022

Presentation (Under Section 62 & Rule 29A of the West Bengal Registration Act, 1907)

Presented for registration at 10:00 hrs on 27-02-2022, at the Private residence by Mr RAJIB DEY ..

Admission of Execution (Under Section 58, W.B. Registration Rules, 1907)

Execution is admitted on 27/02/2022 by 1. Mr BISWAJEET CHOWDHURY, Son of Late Amalendu Chowdhury, 1/299, N.S.C. Bose Road, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Professionals, 2. Mr SATYAJIT CHOWDHURY, Son of Late Amalendu Chowdhury, 1/299, N.S.C. Bose Road., P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 3. Mr AVIJIT CHOWDHURY, Son of Late Amalendu Chowdhury, 1/299, N.S.C. Bose Road., P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 4. Mr SURAJIT CHOWDHURY, Son of Late Amalendu Chowdhury, 1/299, N.S.C. Bose Road, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person

Indetified by Mrs Suchira Chowdhury, . . Wife of Mr Avijit Chowdhury, 1/299, Naktala, P.O: Naktala, Thana: Harish Mukherjee Roa. , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Others

Admission of Execution (Under Section 58, W.B. Registration Rules, 1907) (Representative)

Execution is admitted on 27-02-2022 by Mr RAJIB DEY, PROPRIETOR, SREERAM CONSTRUCTION, 1/78, Naktala, P.O. Naktala, P.S.Jadavpur Now Netaji Nagar, Kolkata-700047, Now Corresponding To 1/83 Naktala., City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mrs Suchira Chowdhury, . . Wife of Mr Avijit Chowdhury, 1/299, Naktala, P.O: Naktala, Thana: Harish Mukherjee Roa. , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Others

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

Date of Admissibility Rule / West Bengal Registration Rule

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1, Stamp: Type: Impressed, Serial no 701605, Amount: Rs. 100/-, Date of Purchase: 23/02/2022, Vendor name: S Das



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 103848 to 103883
Deed No 160302964 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.03.02 19:22:40 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/03/02 07:22:40 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)