

09/03/22

E-2859/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL AG. 710774

21/03/2022
Q-2000620053/2022

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

21 MAR 2022

*Mayarani Ghosal @
Maya Ghosal*

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

**THIS DEVELOPMENT AGREEMENT ALONG WITH
DEVELOPMENT POWER OF ATTORNEY** is made on this
the **21st** day of March 2022 (Two Thousands Twenty Two)

BETWEEN

*Subrata Kumar
Bhattacharya*

DR. MAYA GHOSE @ MAYA RANI GHOSE, daughter of Late Nirod Kumar Ghose, PAN - ADVPG0021B, Aadhaar No. 2917 9081 9374, by faith-Hindu, by Occupation - Doctor, residing at 20C, Broad Street, P.S. - Karaya, Kolkata - 700 019, hereinafter called and referred to as the **OWNER** (which terms or expression shall unless excluded by or repugnant to the context shall always means and include her heirs, executors, administrators, legal representatives and assigns) of the **INE PART**.

*Maya Rani Ghose
Maya Ghose*

AND

"ALI AND KURMI CONSTRUCTION", PAN - ABUFA2985M, having its office address at 5B, Bondel Road, P.S. Karaya, Kolkata - 700 019, represented by their partners namely 1) **SUBRATA KURMI**, PAN - AOIPK0932M, Aadhaar no. 5755 4353 1171, Mobile no. 7003939263, son of Niranjana Kurmi, by caste - Hindu, by Occupation - Business, residing at 5B, Bondel Road, P.S. Karaya, Kolkata - 700 019, 2) **MR. AHMAD ALI**, PAN - BFGPA3170M, Aadhaar no. 5467 9884 5459, Mobile no. 7980521462, son of Mahboob Ali Siddique, by caste - Muslim, by Occupation - Business, residing at 48/3, Old Ballygunge 1st Lane, P.S. Karaya, Kolkata 700 019, hereinafter jointly called and

*Subrata Kurmi
Mr. Ahmad Ali*

referred to as the DEVELOPERS/BUILDERS (which terms or expression shall unless excluded by or repugnant to the context shall always mean and include their legal heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

Mayarai Glos
@
Maya Glos

WHEREAS first party of the first part is the owner of a land measuring more or less 3 cottahs 5 chittaks 8 Sq.Ft along with a small dilapidated tin shed structure measuring more or less 100 sq. ft ,situated in the district of South 24Parganas,Ps- Kareya, A.D.S.R. Sealdah holding number 68 thereafter 215/299 A and the said premises now known and renowned as Premises no-11A Broad Street, P.S. Kareya, Kolkata- 700 019, KMC Ward no.65 and the first party acquired the said land by a registered Deed of Sale which was registered in the office of A.D.S.R Sealdah recorded as Book I ,Vol-47, at Pages 359-372 as Deed no 1554 for the Year 2001.

AND WHEREAS the first party of the first part is the another owner of a land measuring more or less 3 cottahs 8 chittaks 0 Sq.Ft along with three small dilapidated tin shed structure measuring more or less 300 sq.ft ,situated in the district

Subrata Kumar
MR Maal MR.

of South 24 Parganas, P.S. Kareya, A.D.S.R Sealdah and the said premises known as Premises no Old 9 and now the said premises renowned as Premises no.9B, Broad Street, Kolkata - 700 019, KMC Ward no.65 and the first party acquired the said land with structure by a registered Deed of Sale which was registered in the office of ADSR Sealdah recorded as Book I ,Vol-26, at Pages 317-328 as Deed no 753 for the Year 2002.

Mayarini Ghosh
@
Maya Ghosh

AND WHEREAS by the aforesaid two Deeds the first party became the owner of a land measuring more or less 6 Cottahs 13 Chittaks 8 Sq.Ft together with Brick Built finished structure measuring more or less 400 sq.ft and upon the said land and One Club forcefully occupied a portion of a land measuring more or less 1 cottah 3 chittaks and after gifted the property for boundary declaration to the KMC, the first party is now the owner of land measuring more or less 5 Cottahs 10 chittaks 13 Sq.ft.

AND WHEREAS the first party owner mutated her name before the KMC and also amalgamated the said two property measuring more or less 5 Cottahs 10 Chittaks 13 Sq.ft and the said property known as 9B, Ustad Bade Golam Ali Khan Sarani , Assessee No.110650800114 under KMC Ward no-65 and the

Subrata Sarani
Md Maal ML

Owner possessing the said property up-till now as an absolute Owner duly mutated her name and also paying rents and Taxes etc.

Mayarini Glose
Maya Glose

AND WHEREAS the first party owner for construction of a multistoried building for residential purpose applied before the KMC and obtained a Building Sanction Plan vide no. 2019070036, dated -10.06.2019.

AND WHEREAS after obtained the building sanction plan from KMC authority in the name of the first party owner, she intend to raise a multistoried building on her aforesaid land but she is unable to construct the said building due to non experience of construction and also financial distress, the first party owner in search of an experienced and financially sound developer/builder for construction of a multi storied building and wants to execute a development agreement .

Subrata Kumar
M. M. al. pl.

AND WHEREAS after came to know such desires of the owner herein the developer /Builder herein has/have approached the owner/ first party herein for development and or

construction of a multistoried building upon the said premises as per sanction plan mentioned above which is morefully and particularly described in the schedule hereunder written and the owner /first party has agreed to do the same and for avoiding any future complication the parties made this development agreement on the following terms and condition hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH as follows :-

ARTICLE (I) : DEFINITION :

Unless in these present there is something in this subject or context consistent therewith.

- a) **PREMISES** - shall mean the KMC premises no. 9B, Ustad Bade Golam Ali Khan Sarani, Assessee No.110 ,650,800,114 under Police Station - Karaya, Kolkata 700 019, in the District of South 24 Parganas, morefully and particularly described in the **FIRST SCHEDULE** hereunder written.
- b) **LAND** - shall mean and include the land measuring more or less 5 Cottahs 10 Chittaks 13 sq. ft comprised in the said

Mayarai Ghose
Maya Ghose

Subrata Kumar
Alma al Ak.

premises whereupon the parties hereto proposed to erect the said building at the costs of the Developer/Builder.

- c) **BUILDING** - shall mean the proposed G+IV multistoried building as per sanction plan by KMC consisting of several residential flat and other structure as per revised sanction plan of KMC and other appropriate authorities thereto and or modification thereon.
- d) **OWNER** - shall / will include her heirs, executors, administrators, legal representative and or assigns.
- e) **THE DEVELOPER** - shall or will include with successors - in -interest and or assigns.
- f) **COMMON AREA AND FACILITIES** - shall mean the common areas and facilities to be provided in the building for the use of the occupiers of the flats/units and the Owners.

Mayaraj Glosi
Mayaraj Glosi

Subrata Kumar
M. M. al. M.

- 10) **OWNERS' ALLOCATION** : The land owner/ first party herein will get 55% of the buildup area of the total F.A.R of the said proposed G+IV storied building which will be constructed upon the area measuring more or less 5 cottahs 10 chittaks 13 sq. ft which mention in the first schedule of this Agreement and the 55% ratio of the owners' allocation will be provided on the entire first floor & third floor , each having more or less 1961.23 square feet and four garages (Three Covered and One uncovered) out of eight garages (6 Covered and 2 uncovered) each having measuring or less 142.46 sq.ft in the ground floor alongwith undivided proportionate share of land , together-with all other facilities and amenities of the said KMC premises no 9B, Ustad Bade Golam Khan Sarani, P.S. Kareya, Kolkata 700 019 .

Mayarai Ghose
Maya Ghose

- 11) **DEVELOPER'S ALLOCATION** - shall mean remaining 45% of the total F.A.R of the proposed G+IV storied building (Save and except the owner's allocation) and the developer will get entire second and fourth floor each having more or less 1961.23 sq. ft of the said proposed

Subrata Kumar
Mr Ma al He

G+IV storied building together with four garages (Three covered and one uncovered) in the ground floor measuring more or less 142.46 sq. ft each of the remaining 45% of the buildup are along-with undivided proportionate share of land, together-with all other common facilities and amenities of the said KMC Premises no 9B, Ustad Bade Golam Khan Sarani, P.S. Kareya, Kolkata 700 019. Be it mention here developer's excess allocation area 451 sq. ft out of the schedule ratio 45 % of this agreement for which the developer's shall/will pay the amount on the excess buildup or super buildup area to the owner.

g) **AREA RATIO** - 55% of the total F.A.R of the owner including garages.

45% of the total F.A.R of the developers/builders, as per revised sanction plan issued by K.M.C including garages .

h) **ROOF** - shall mean and include the entire open space on the roof and/or top of the building.

Mayarani Ghose
Maya Ghose

Subanta Kumar
Maha et al.

- i) **ENCUMBRANCES** - shall mean charges, liens, lispendense, claims, liabilities, trust, demands, acquisition and requisitions.
- j) **SINGULAR NUMBER** - shall include the plural and vice-versa.

ARTICLE - (II) : DEVELOPER :

The Developer/Builder herein shall develop/Build multistoried building upon the premises on the terms herein agreed and in the manner as follows :-

- a) By obtaining necessary permission of the construction of G+IV storied building from the KMC and or other appropriate govt. authorities and departments.
- b) By erecting and constructing the said proposed G+IV multistoried building on the said land consisting of several residential flats.
- c) Be it mention here that the owner already obtained sanction of the building plan from KMC in her name and

Mayarani Glosi
Maya Glosi

Subrata Kumar
No. 10 of 11.

the total cost and expenses relating to sanction of the said building plan solely and exclusively expend by the owner herein. The developer/builder shall construct/erect and complete owners' allocation as well as the said entire building in accordance with the revised sanction plan and shall be bound to hand over and or deliver the owners' allocations in furnish and complete habitable condition within 24th months from the date of execution of this development agreement, with common facilities, amenities on the land unless prevented by natural calamities or disturbances like flat, earth quake, riot and legal dispute. The owners' allocation will be constructed and completed by the developer/builder with the good materials as mention in the **SCHEDULE - E** herein under written.

- d) By allotting the owners allocation in the manner as stated in this agreement.
- e) That by virtue of this agreement the Developer/Builder shall have every right to enter into any Agreement for Sale or Deed of Sale or any kinds of Deeds/Indenture for sale,

Mayarani Glose
Maya Glose

Subrata Kumar
Alma et al.

convey and transfer of his exclusive allocation i.e. the Developer's Allocation to and in favour of any intending purchaser/s as per its own choice and the Developer herein shall have right to receive earnest money or entire consideration from the intending purchaser/s against sale/convey and transferred of developers allocation but the Developers/Builders herein shall have no right or never to sell convey and transfer the owners 55% allocation of the G+IV storied building in the said premises.

Mayarini Glos
 @
 Maye Glos

ARTICLE (III) : TITLE

- i) The Owner hereby declares that she is the absolute owner in respect of the said Premises and the same is free from all encumbrances, acquisitions and requisitions and has a good and marketable title in respect thereof and there is no impediment of any nature in the development of the said premises and/or entrusting of the work of development to the developers in the manner as herein agreed. Further the owner also declare that the whole premises is in her possession and there is no tenant/s

Subrata K. Rani
 Kh. Ma. al. Kh.

occupier/s other than the owner and her family members at the said premises.

- ii) The owner have also represented that the premises is not affected by the provision of urban land ceiling and Regulation Act, 1976.
- iii) The owner shall handover the Xerox copy/copies of the title deed in respect of the said premises to the Developers on accountable receipt after execution of this Development Agreement and or before starting the constructional work of the said proposed multistoried building as per revised sanctioned plan by KMC.
- iv) The Developer/Builder agreed that after the execution of this Agreement the Owner will not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the said Premises or portion thereof.

Mayarani Glose
@
Maya Glose

Sabarna Kumar
@
Mr Ma de Me.

- v) The Developers undertake to construct the building strictly in accordance with the revised sanctioned plan and undertake to pay any damage, penalties and /or compounding fees payable to the authority or authorities concerned relating to any deviation, without making liable the owner.
- vi) In carrying out the said Developments works and/or construction of the said proposed multi storied building herein agreed that the Developers/ Builders undertake to indemnify and keep the owner indemnified from and against all Third Party's claims or compensations and action due to any act or commission of the Developers /Builders or any accident or political leaders dispute or from illegal activity /activities of the local antisocial in respect of at the time of constructional work of the proposed G+IV multistoried building .

Hayaraj Gosw
Hayaraj Gosw

ARTICLE (IV) : EXPLORATION RIGHT :

- i) The Developers/Builders shall construct multi-storied Building in consultation with and approval of the owner and will construct the said building as per revise sanction

Subrata Kumar
MR Maal MR

- v) The Developers undertake to construct the building strictly in accordance with the revised sanctioned plan and undertake to pay any damage, penalties and /or compounding fees payable to the authority or authorities concerned relating to any deviation, without making liable the owner.
- vi) In carrying out the said Developments works and/or construction of the said proposed multi storied building herein agreed that the Developers/ Builders undertake to indemnify and keep the owner indemnified from and against all Third Party's claims or compensations and action due to any act or commission of the Developers /Builders or any accident or political leaders dispute or from illegal activity /activities of the local antisocial in respect of at the time of constructional work of the proposed G+IV multistoried building .

*Hayerat Ghosh
Maya Ghosh*

ARTICLE (IV) : EXPLORATION RIGHT :

- i) The Developers/Builders shall construct multi-storied Building in consultation with and approval of the owner and will construct the said building as per revise sanction

*Surbata Kumar
Mr. Ma. al. Mr.*

plan of Kolkata Municipal Corporation and will take for the necessary permission and clearances and approval as may or shall be required for the construction of the said multistoried building in the said premises and also to get the same duly sanctioned and approved. The Developers /Builders in consultation with the Owner shall be entitled to cause all such changes from time to time or modification to be made in the plan as shall be required by the KMC or the Govt. or any authority as aforesaid or to comply with such sanction, permission, clearance and approval as aforesaid. All costs, expenses and payment and liabilities required for the modification of the sanctioned plan as stated therein above shall be paid and borne by the Developers/Builders alone.

- ii) The owner shall sign such paper or papers including the swearing of affidavits as may be required for construction of a multi storied building as per revised sanction plan as per KMC of the building ,without prejudice to her interest.
- iii) The developer/Builder shall abide by all the laws, bye - laws, rules and regulations of the Government, local

Mayara Ghosh
Maya Ghosh

Subrata Kumar
The Ma al RL.

shall be bound to construct of boundary wall upon the said premises and will construct one security room measuring more or less sq. ft in front/side of the main gate and the developers/builders will install main entrance gate made by iron upon the said premises.

- iii) The Developers/Builders hereby undertake to start construction of the building within 1 (One) month from the date of the execution of this agreement as per revised sanctioned plan of K.M.C and after getting vacant possession of the existing building from the owner whichever is later. In case of any unavoidable circumstances of happening beyond the control of the Developer/Builder then the time of construction work shall be extended another six months. The Developer/Builder also under take to complete the construction of multi storied building and to offer the owners' allocation in, complete in all respect, within 24 (twenty four) months from the date of the execution of this agreement. Unless prevented by the circumstances beyond the control of the Developers/Builders, provided however that the

Maya Ghose
Maya Ghose

Sul rate Kurni
AD Ma de He.

constructional works of the proposed multistoried building should be started within 01 (one) month from the date of execution of this agreement, as per revised sanctioned of the building plan of KMC.

- iv) Simultaneously to the execution of this present the Developers /Builders herein shall have the right to construct the building, appoint architects, engineers, contractors, agent etc. and to represent the owner before the KMC, Kolkata Municipal Corporation Trust, Kolkata Metropolitan Development Authority, Kolkata Police, Fire Brigade or any other appropriate authority or authorities concerned in connection with the said development and to sign any application, scheme maps, drawing or any other writings in this behalf and to appear before the authority or authorities and to undertake the constructional of the proposed multistoried building, after taking prior consent of the owner whenever the occasions arises.

Maya Ghose
Maya Ghose

Sudrata Kumar
Mr Maal Me.

ARTICLE (VI) : CONSIDERATION AND SAPCE

ALLOCATION :

- i) In consideration of the premises the Developer shall allot to the Owner, the owners' allocation free of all costs and it is agreed and made clear that the Developer/Builder shall be entitled to the Developer's/Builder allocation. It is made clear that the owner will be provided first to take possession of the owner's allocation in the newly constructed building in completely and well furnished habitable condition and she will sign power of Attorney in favour of the Developers/Builders or its nominee or nominees for the purpose of the registration of the Developers/Builders allocation in favour of itself or in-favour of the buyer or buyers of the Developer's/Builder allocation.
- ii) The Owner shall be entitled to transfer ,sell assign her share (Owner's allocation) without affecting the right or interest of the Developer/Builder in respect of its allocation (Share) after taking possession of her share from the Developers/Builders.

Mayerein-glos
Maye-glos

Subanta Kurari
Mr Maal Mr.

- iii) After the construction is over and after the owner have received the owners' allocation shall sign the registered deed of sales in respect of undivided proportionate share of land of the premises of the flats and common areas of the Developer's/Builder allocation.
- iv) The roof of the building shall be the common property of all flat owners and each flat owners shall have the equal right to hold, possess and enjoy the said roof as common parts and to use the said roofs for installation of water tank and also elevator rooms.
- v) It is agreed by and between the parties hereof that the roof of the building shall not to be used by the flat owners and Developers/Builders for commercial purposes in any manner and no further construction of any nature shall be erected by the Developers/Builders.

ARTICLE (VII) : COMMON FACILITIES :

- i) The owner shall not bear and pay all rates and taxes and other outgoing in respect of the said premises after

Mayereni glose
Mayer glose

Subrata Kumar
M. M. al. M.

execution of this development agreement. After vacant possession of the said premises is handed over to the Developers/Builders by the owner after execution of this Development Agreement, the Developer shall bear and pay all rates and taxes and other outgoing cost in respect of the said Premises till handover the possession of the owners' allocation.

- (ii) As soon as the said building is complete in all respects within stipulated period mentioned above, the developers /Builders shall make all necessary arrangements to the owner to take possession of the owners' allocation in the said building within 30 days.

- (iii) Within one month from the date of handover and or deliver possession of the owners' allocation by the Developers /Builders the owner will be bound to register the developers allocation in his favour or in the name of the nominated person as per request of Developers/Builders and all costs and expenses for registration of the

Mayavani Glos
@
Maya Glos

Subrata Devi
M. M. a. G. H.

Developers allocation shall/will be bear by the Developers/Builders.

- iv) The Developers/Builders shall bear all the costs for registration of this agreement and the owner shall not in any way be liable and responsible to that.
- v) The Owner not in any way be liable and responsible for any mis-happening with regard to construction of the building or any local disputes.
- vi) The Developer/Builder shall be liable and responsible for regular payment of electric bill, water bill and other misc-costs in every month from the date of taking vacant possession of the land till the proposed multistoried building is completed and also will install main electric meters and water line upon the said premises for the purpose of constructional work and all expenses will be bear by the Developers/Builders and after completion of proposed multistoried building and will deliver the possession of the flats to the owner as well as to the

Mayarain Glose
@
Maya Glose

Subrata Kumar
Mr. Maal

intending purchasers the Developers/Builders shall arrange separate electric meters for each flat owners and will install the electric meter in the electric room of the proposed multistoried building and the cost of the separate electric meter will bear by each flat owners.

vii) The ground floor which will be used as car parking space and after car parking space the vacant space will be use for parking the cars and the developers/builders shall/will not cover the same.

viii) Stipulated date of completion will be 24 months from the date of actual commencement of work.

ix) Expenditure relating to consultation and corporation fees will be borne both by the owner and developers equally.

ARTICLE (VIII) : MISCELLANEOUS :

i) The Owner and the Developers/Builders have entered into this Development Agreement purely as a joint venture basis.

Mayarai Glos
Maya Glos

Subrata Kumar
MMA al PL.

- ii) The Owner will execute a General Power of Attorney in favour of the Developers/Builders for construction of the proposed multistoried building and also saleout the flats of the Developers allocation.
- iii) The developers/builders as the case may be shall not be considered to have caused any breach of any obligation hereunder written.
- iv) Performance of the relative obligation is prevented by the existence of force majeure with the a view that obligation of the party affected by the force majeure shall mean any irregistable compulsion or coercion recognized as irregistible and shall include flood, riot work, several abnormal strom, tempest, civil commotion, state wide strike and the social activities thereby, but shall not include normal bad weather or procession etc.
- v) All disputes and differences between the parties relating to this agreement shall be resolved according to law. The

Mayaraj Glose
 @
 Maye Glose

Subrata Kurmi
 PLMA or PL-

District Judge's Court, Alipore, South 24 Parganas shall have only jurisdiction to settle the dispute.

- vi) That the Developers/second party herein will demolish the existing structure of the said premises at his or their own cost and expenses and the Developer/Builder herein will take the entire broken building materials (debris), the owner/First party herein will not claim /demand for the same.
- vii) That if any disputes be arisen in future at the time of construction of the proposed multistoried G+IV building that will be settled by both parties amicably.
- viii) That the stipulated period for completion of the proposed G+IV multistoried building will be enhance by mutual settlement by both the parties.
- ix) That the parties and their respective heirs are bound to obey the terms and condition of this agreement in absence of the parties.

Maya Devi Ghosh
@
Maya Ghosh

Subrata Kumar
MR MA ed ml

ARTICLE :IX : ARBITRATION & JURISDICTION

- i) In Case of any disputes or difference between the parties hereto concerning or relating to or arising out of this agreement or with regard to the construction or interpretation of this agreement or any of the terms herein contained, the same shall be settled amicably between the parties hereto, if the same is not settle then the matter will be referred to the Arbitration consisting of three members, each party will appoint one and third will be appointed by the said two and the decision of the majority will be binding upon the parties hereto and or same will be proceed according to law or as per provision of Arbitration and Conciliation Act 1996 as amended up to day.
- ii) The courts District South 24 Parganas alone shall have the jurisdiction to entertain try and determine all actions ,suits and proceedings arising out of these present between the parties.

Mayerai Glos
Mayerai Glos

Surbanta Kumar
M. M. al. M.

- iii) That be it noted that by this Development Agreement that the related Development Power of Attorney the Developer shall only be entitle to received consideration money by executing Agreement/Final documents for transfer of property as per provision laid down in the said documents as a developer without getting any ownership or any part of the property under Schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the agreement /final document for transfer of property between the owner and developer in any way. This clause shall have over riding effect to any this written in this document in contrary to this clause.

Mayeeni Glose
 @
 Maye Glose

Sairata Kurani
 H.L. Ma. A.L.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, DR. MAYA GHOSE @ MAYA RANI GHOSE, daughter of Late Nirod Kumar Ghose, PAN - ADVPG0021B, Aadhaar No. 2917 9081 9374, by faith-Hindu, by Occupation - Doctor, residing at 20C, Broad Street, P.S. - Karaya, Kolkata - 700 019, hereinafter called and referred to as the OWNER/PRINCIPAL SEND GREETINGS.

*Maya Rani Ghose
@
Maya Ghose*

WHEREAS for the purpose of construction of the proposed G+IV storied building on the said land and to sell and all transferred and the said developer's allocation of the proposed multistoried building togetherwith undivided proportionate share in the land and to appear before any office and places, I, the owner /principal herein do hereby nominate, constitute authorized and appointed the said Developer "ALI AND KURMI CONSTRUCTION", PAN -ABUFA2985M, having its office address at 5B, Bondel Road, P.S. Karaya, Kolkata - 700 019, represented by their partners namely 1) SUBRATA KURMI, PAN - AOIPK0932M, Aadhaar no. 5755 4353 1171, Mobile no. 7003939263, son of Niranjan Kurmi, by caste - Hindu, by

*Subrata Kurmi
@
Mr. Ma. al Mr.*

Occupation - Business, residing at 5B, Bondel Road, P.S. Karaya, Kolkata - 700 019, 2) MR. AHMAD ALI, PAN -BFGPA3170M, Aadhaar no.5467 9884 5459, Mobile no.7980521462, son of Mahboob Ali Siddique, by caste - Muslim, by Occupation - Business, residing at 48/3, Old Ballygunge 1st Lane, P.S. Karaya, Kolkata 700 019, jointly or severally as my true and lawful attorney to do an execute inter-alia the following acts, deeds and things :-

- 1) On my behalf to make sign and verify all applications or objections to the appropriate authorities for obtaining any licenses, permission or consent etc required by law in connection with the construction of the said multistoried building on the schedule mentioned land.
- 2) To execute, sign and operate any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the Kolkata Municipal Corporation.

Mayerain Ghose
Mayer Ghose

Subrata Kumar
Mr. Ma. C. M.

- 3) To apply for and obtain connection of electric line, meter and /or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.
- 4) To negotiate for sale, transfer and lease, mortgage the developer's Allocation of the proposed multistoried building to be constructed on the schedule mentioned land with any person, firm, association financial Institution at such rate my said Attorney shall deem fit and proper.
- 5) My Attorney shall be entitled to enter into agreement for sale in respect of the flats and spaces out of Developer's allocation of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.
- 6) To execute and register the deeds of sale in favour of the intending purchasers in respect of the flats or spaces out of the Developer's Allocation together with undivided

Mayarai Glos
Maya Glos

Subrata Kumar
Pr. Ma. & M.

proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. District Sub-Registrar and Registrar of Assurances and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by my attorney and the said intending purchaser/s and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on my behalf.

Mayerai Ghose
Mayer Ghose

- 7) To Commence, prosecute, defend all suits, actions, applications, reference or other proceedings in any court of law or before any property authority and to appoint Advocate of Solicitor or any other authority and also to sign and verify and affirm all plaints, written statements, petitions, accounts, inventories, applications or other

Subrata Kumar
M.A. Ghose

documents and papers that may be necessary in this regards /

- 8) To sign and acknowledge all registered or insured letter, notice, summons and to receive, delivery of the same in the said property.
- 9) To observe fulfill and perform all the terms , conditions and obligations on my part or to be observed fulfilled and performed according to the said agreement and to execute all my rights according to this deeds act therein by my said attorney .

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management, sale and transferred of the flats and spaces out of developers allocation of the proposed multistoried building to be constructed on the schedule mention land and all acts, deeds, by my said attorney shall be taken as my acts, deeds and things and I was personally present and done the same myself.

Mayera Glos
Mayer Glos

Subrata Kumar
M.A. al M.

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

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the entire land)

ALL THAT piece and parcel of land measuring more or less 6 cottahs 13 chittaks 8 sq. ft. now physical measurement more or less 5 cottahs 10 chittaks 13 sq. ft. together with brick built tin shed structure measuring more or less 400 sq. ft at premises no 9B, Ustad Bade Golam Ali Khan Sarani, P.S. Karaya, Kolkata -700 019, KMC Ward no.65, Assessee no.1106 5080 0114, which is butted and bounded by :-

ON THE NORTH : Premises Number.
 ON THE SOUTH : Premises Number.
 ON THE EAST : Premises Number.
 ON THE WEST : Premises Number.

Mayerai Ghose
 @
 Mayer Ghose

Sabrat Kumar
 ME MA al NE.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owners' Allocation)

The land owner/ first party herein will get 55% of the build-up area of the total F.A.R of the said proposed G+IV storied building which will be constructed upon the area measuring more or less 5 cottahs 10 chittaks 13 sq. ft which mention in the first schedule of this Agreement and the 55% ratio of the owners' allocation will be provided on the entire first floor & third floor, each having more or less 1961.23 square feet and four garages (Three Covered and One uncovered) out of eight garages (6 Covered and 2 uncovered), each having measuring or less 142.46 sq. ft in the ground floor alongwith undivided proportionate share of land, together with all other facilities and amenities of the said KMC Premises no 9B, Ustad Bade Golam Khan Sarani, P.S. -Karaya, (Kolkata 700 019).

Mayeraj Ghose
Maya Ghose

Subrata Kumar
Ananda

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developers'/Builder Allocation)

DEVELOPER'S ALLOCATION - shall mean remaining 45% of the total F.A.R of the proposed G+IV storied building (Save and except the owner's allocation) and the developer will get entire

second and fourth floor each having more or less 1961.23 sq. ft of the said proposed G+IV storied building together with four garages(Three covered and one uncovered) in the ground floor measuring more or less 142.46 sq. ft each of the remaining 45% of the buildup are along-with undivided proportionate share of land , together-with all other common facilities and amenities of the said KMC Premises no 9B, Ustad Bade Golam Khan Sarani, P.S.-Karaya, Kolkata 700 019. e it mention here developer's excess allocation area 451 sq. ft out of the **SECOND SCHEDULE** ratio 45 % of this agreement for which the developer's shall/will pay;the amount on the excess buildup or super buildup area to the owner, which deals with the estimated sale price of the dwelling units and car parking space will be the integral part of the Development Agreement with Development Power of Attorney.

Maya Ghose
@
Maya Ghose

THE THIRD SCHEDULE ABOVE REFERRED TO
TECHNICAL SPECIFICATION OF CONSTRUCTION OF THE
BUILDING
(SPECIFICATION OF THE CONSTRUCTION)

- a) Foundation and plinth including piles, pile cap and beans. :
As per approved drawing and specification.

Surbanta Kumar
MR MA id PL.

- b) R.C.C frame structure : As per approved drawing and specification.
- c) Brick work (Exterior or interior) 250mm/200mm (6:1),125/75mm(4:1) and as per approved drawing and design.
- d) Plastering work: 20mm/15mm/10mm thick (4:1)
- e) Wooden door frame : Siliguri/Malayasin sal(100mm X 6mm)
- f) Door Shutter: All doors made of 35mm thick Delux decorated flush door with teak Veencaved on both side with collapsible gate at entrance door ,PVC door (best quality), SYNTEX made or any other superior band in toilet fitted with Mouji brand, hinges, aluminum tower bolt (300mm)long aluminum hasp bolt, D handle, door stopper and six liver Godrej night lock and magic eye.
- g) Window ,aluminum window with 4mm glass (openable).
- h) Window grill as per approve design.
- i) Stair case railing(approve design) with wooden)teak,hand rail (100mm X 100mm) section.
- j) Flooring : Marble flooring (Dungri)/high qualities ceramic tiles (mal and glossy) in rooms and common areas.

Mayara Glose
Maya-glose

Sankata Raman
Mr Ma el 12.

- k) Kitchen: Cooking top granite (black or any colours to be approved), stainless steel sink (with or without drain board) with swan neck revolving pillar cock and bib cock, wall hles up to linton level.
- l) Toilet: Walls of toilet with high qualities ceramic tiles upto a height upto a height of 2.2mm.
- m) Sanitary work: Conceal pipe line in toilet and kitchen with C.P.VC and GI pipes (Tata) ,toilet waste ,soil line ,kitchen waste and Verandah pipe with CI/UPVC (Supreme/Reliance brand).
- n) Sanitary fittings: Concealed stop cock angular stop cock, pillar cock with swan neck ,bib cock,shower,commode shower etc.
(as per requirement with Superior brand like Jaguar make)
Commode basin cisten(As per requirement with superior brand).
- o) Wall finish: Putty/Plaster of paris work with two coats primer(with superior brand).
- p) All exterior walls including boundary: Acrylic emulsion paint (two coats a coat of primer).Two coats of synthetic

Mayerai Gloss
Maye Gloss

Subrate Rumar
The Ma tal ne

enamel paint (super class) over a primer on all steel and wooden surface.

- q) Roof treatment : Two coats of tapecvete paint over roof surface.30mm thick cement concreting (1:1.5 : 3) as leveling course.
20mm thick roof tiles over leveling course of concrete.
- r) Boundary Wall: As per approved design and drawing boundary wall and M.S gates will be constructed with light point over gate including painting complete.
- s) Passage way and Car Parking : Checkers hles 20mm thick flooring thickness (M-15 grade) concrete with reinforcement of 6mm @ 200c/c.
- t) Lift well ,stair top ,lift ,Machine room and five fighting arrangement (if required) : As per approved drawing and direction.
- u) Underground water reservoir overhead water tank, pump room with pump and motor parapet walls : As approved drawing design and technical requirement with all accessories.

Mayeri-Gloss
@
Mayeri-Gloss

Subrata Kumar
NRMA cl. 12.

- v) Common sanitary and plumbing lines Surface or underground with R.C: As per approved drawing design and technical requirement.
- w) Electrical wiring(concealed) : Minimum number of six points in each room with one AC point with copper wire of appropriate size and top class switch and switch board including TV/VCR/Freeze etc.points all concealed electrical wiring shall be routed through PVC .
- x) Kitchen: 1 no light ,1no exhaust point ,1 no 5 amp plug, point for mixer and others.
- y) Toilets: 1 no light points ,1 no 5amp plug point ,1 no exhaust Fan point.
- z) Verandah: 1 no light ,1 to 5 amp plug on switch board .
Door entrance: 1 no calling bell point.
- aa) Lift and common area beatification: Power arrangement including light points as per requirements.
- bb) Stair case and compound area : One light in each landing and half landing with two way switch ,light point in surrounding area and roof.
- cc) Any disputes relating to the technical specifications, additions, alterations, or any other issues is / are to be settled by mutual understanding on the basis of demand of time and ground reality.

Mayerai Gloss
Mayerai Gloss

Subrata Kumar
Ajma dnd.

IN WITNESS WHEREOF both the parties have hereunto
set and subscribed their hands seal and the day, month and year
first above written.

SIGNED, SEALED & DELIVERED

in the presence of **WITNESSES** :

1. *Sisir K.R. Ghosh*
(SISIR KR. GHOSH)
T/S, cluster-I, Purbachal
Saltlake, Kol-97.

*Maya Ghose @
Mayarai Ghose*

SIGNATURE OF THE OWNER

2. *Sarmita*
92/3 old Bazar
1st cross road

ALI & KURMI CONSTRUCTION

Subrata Kurmi
Partner

Asit K.R. Ghosh
Ralliker More
Boral - Gope

ALI & KURMI CONSTRUCTION

N. M. Ghosh
Partner

SIGNATURE OF THE DEVELOPER

Drafted by :

Asad Basad Mollah












Advocate *WB 862/87*

Alipore Judges' Court,
Kolkata - 700 027.












Computer typed by :-

Sudip Datta


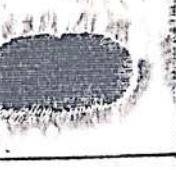









Alipore Judges' Court,
Kolkata - 700 027.

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

Name.....MAYARANI GUOSE
 Signature.....*Mayarani Guose*

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

Name.....*Subrata Kusrui*
 Signature.....*Subrata Kusrui*

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

Name.....*AHMAD ALI*
 Signature.....*Ahmad Ali*

		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
GRIPS eChallan

Details

GRN: 192021220207601661
GRN Date: 17/03/2022 16:11:03
BRN : CKT1483712
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 17/03/2022 16:03:52
Payment Ref. No: 2000620053/1/2022
[Query No/**/Query Year]

Depositor Details

Depositor's Name: SUBRATA KURMI
Address: 5B BONDEL ROAD KOL-700019
Mobile: 9903076079
Depositor Status: Buyer/Claimants
Query No: 2000620053
Applicant's Name: Mr A B MOLLAH
Identification No: 2000620053/1/2022
Remarks: Sale, Development Power of Attorney

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000620053/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	74970
2	2000620053/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	74998

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED NINETY EIGHT ONLY.





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

Query No / Year	2000620053/2022	Office where deed will be registered
Query Date	25/02/2022 12:19:53 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	A B MOLLAH Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9674497055, Status : Advocate	
Transaction	Additional Transaction	
[0139] Sale, Development Power of Attorney	[4002] General Power of Attorney [Rs : 0/-], [4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
	Rs. 3,31,58,930/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 75,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed:	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Broad Street, Road Zone : (Palm Avenue – Rifle Range Rd) , , Premises No: 20C , , Ward No: 065, Pin Code : 700019

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		5 Katha 10 Chatak 13 Sq Ft		3,30,50,930/-	Width of Approach Road: 16 Ft.,
Grand Total :					9.311Dec	0 /-	330,50,930 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	1,08,000 /-	



Query No: 2000620053 of 2022, Printed On : Feb 25 2022 12:20AM, Generated from wbregistration.gov.in

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Dr Maya Rani Ghose, (Alias: Maya Ghose) Wife of Late Nirod Kumar Ghose, 20C, Broad Street, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADxxxxxx1B, Aadhaar No.: 29xxxxxxxx9374, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	Ali And Kurmi Construction (Partnership Firm) ,5b, Bondel Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 PAN No. ABxxxxxx5M, ,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Subrata Kurmi Son of Mr Niranjn Kurmi 5b, Bondel Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AOxxxxxx2M , Aadhaar No.: 57xxxxxxxx1171	Ali And Kurmi Construction (as Partner)
2	Mr Ahmad Ali Son of Mr Mahboob Ali 48/3, Old Ballygunge 1st Lane, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. BFxxxxxx0M , Aadhaar No.: 54xxxxxxxx5459	Ali And Kurmi Construction (as Partner)

Identifier Details :

Name & address
Mr Samim Molla Son of Mr A B Molla Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , Identifier Of Dr Maya Rani Ghose, Mr Subrata Kurmi, Mr Ahmad Ali,

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 27-03-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 27-03-2022)



Query No: 2000620053 of 2022, Printed On : Mar 19 2022 9:09PM, Generated from wbregistration.gov.in

- 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.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2000620053 of 2022, Printed On : Mar 19 2022 9:09PM, Generated from wbregristration.gov.in



0513399 THE KOLKATA MUNICIPAL CORPORATION

DEPARTMENT: LICENCE

UNIT/ZONE/BOROUGH

WARD: 065

PARTICULARS: CERTIFICATE OF ENLISTMENT

RECEIPT

09008

DATE: 0/03/2022

TIME: 2:17:22

OPERATOR: 5081

PARTHA NATH

COUNTER:

COLLECTION CENTRE 12 (GARIAHAT)

Financial Year: 2021-2022

Demand Type: Renewal

Assessee No:

M/S: ALI & KURMI CONSTRUCTION

Name of CE Holder: SUBRATA KURMI & AHMED ALI

Business Address: 5B, BONDEL ROAD, 700019

Nature of Trade: CIVIL CONTRACTOR

Parameter: Unit Value

AREA (sq. ft): 50

WITH AC: N

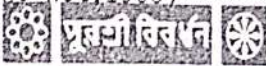
Section No: Description (As per KMC Act, 1980)

199: Certificate of Enlistment

435/435A: Non-Residential Use

Processing fee

Late Fine



TOTAL AMOUNT PAID IN RS. 1450

AMOUNT IN WORDS: Rupees One Thousand four Hundred Fifty only

Mode: Chq/DD No: Chq/00 Date: Bank Name: Branch Name: Amount (Rs.):

CASH 1450.00

This receipt is to be treated as Payment Receipt cum Certificate of Enlistment and valid upto 31/03/2022. Concerned Authorities/Agencies/Institutions

TREASURER by the validity of the receipt cum CE from KMC web page SIGNATURE OF OPERATOR

E. and U.E.



Please do not fold & put any mark on BARCODE

Subrata Kurmi

WARD: 1
BOROUGH:

RECEIPT NO: 61921
OPERATOR: APARNA BANERJEE
DATE: 02/02/2021
TIME: 5
COUNTER:
1 (H.O (DIST - III))
COLLECTION CENTER:

CERTIFICATE OF ENLISTMENT

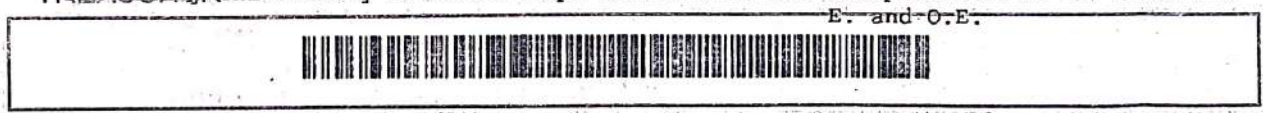
Financial Year : 2020-2021
Demand Type : New
Assessee No :
M/S : ALI & KURMI CONSTRUCTION
Name of CE Holder : SUBRATA KURMI & AHMED ALI
Business Address : 5B BONDEL ROAD
, 700019
Nature of Trade : CIVIL CONTRACTOR
C.E. No : 007871006752 (Permanent)
Demand Nature : Primary (0)

Parameter	Unit Value
AREA (sq.ft.)	50
WITH AC	N

Section No-Description (As per KMC Act, 1980)	Amount (Rs.)
199-Certificate of Enlistment	500
435/435A -Non-Residential Use	600
Processing Fee	50

** TOTAL AMOUNT PAID : Rs.1150
** AMOUNT IN WORDS : Rupees One Thousand One Hundred Fifty only
Mode Chq/DD No Chq/DD Date Bank Name Branch Name Amount (Rs.)
CASH 1150.00

[Signature]
This receipt is to be treated as Payment Receipt cum Certificate of Enlistment and valid upto 31/03/2021. Concerned Authorities/Agencies/Institutions
TREASURER the validity of the receipt cum CE from KMC website
E. and O.E.
SIGNATURE OF OPERATOR



*Please do not fold & put any mark on BARCODE

ALI & KURMI CONSTRUCTION
Subrata Kurmi
Partner

ALI & KURMI CONSTRUCTION
Ahmed Ali
Partner

Kolkata Municipal Corporation [Licence Department]

License Department, KMC

e-Demand Notice for New Certificate of Enlistment for the Year : 2020-2021

C.E No : 0078 7100 6752 (PERMANENT)

Demand Nature : PRIMARY(0)

Printed On 01/02/2021

ALI & KURMI CONSTRUCTION
and Address of Proprietor/Partners/Director(s)/Karta/Manager:
SUBRATA KURMI & AHMED ALI
BONDEL ROAD
KOLKATA 700019
Nature of Trade:
CIVIL CONTRACTOR -

Demand Valid Upto
31/03/2021

Assessee No.

Area in Sq.ft.
50

Ward No.
065

Last date of application for closure of Certificate of Enlistment: 31/03/2021

Fees and Charges under the following sections of the K.M.C. Act 1980

Section No	Description (As per KMC Act, 1980)	Amount(Rs)
199	Certificate of Enlistment	500.00
435/435A	Non-Residential Use(NON A.C)	600.00
	Processing Fee	50.00

Net Amount Payable (Rs.) :

1150.00

Total Amount in Words : Rupees One Thousand One Hundred Fifty only

Note:

This document is auto generated through computer system as per data submitted online by applicant himself ; respective department/ agencies/ institutions may verify documents/credentials from CE holders if so deem fit.

This document is issued subject to the provisions of West Bengal Fire Services Act 1950 (to the extent applicable) and laws of land. Such onus for compliance lies with the certificate holder.

Please see instructions given in the next page before payment.

DO NOT WRITE ANYTHING OR PUT ANY MARK ANYWHERE OR TEAR ANY PART OF THE DOCUMENT.

Do Not Deface or Fold bar-Codes by any manner.

The payment made against this demand will be treated as valid Payment Receipt cum Certificate of Enlistment.



E. and O.E.

- * কলকাতা পৌর এলাকায় অবস্থিত বিভিন্ন দোকান এবং ব্যবসাকেন্দ্রের সাইনবোর্ডে বাধ্যতামূলকভাবে বাংলাভাষা ব্যবহার করতে হবে। অন্য ভাষায় সাইনবোর্ড লেখা হলেও - ওই সাইনবোর্ডে বাংলাভাষায় পৃথকভাবে লিখতে হবে।
- * প্লাস্টিক ক্যারিব্যাগ বর্জন করুন।

ALI & KURMI CONSTRUCTION
Subrata Kurmi
Partner

ALI & KURMI CONSTRUCTION
Ahmed Ali
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABUFA2985M

नाम / Name

ALI & KURMI CONSTRUCTION

निगमन/गठन की तारीख
Date of Incorporation/Formation
12/01/2021



ALI & KURMI CONSTRUCTION

Subrata Kurmi
Partner

इस कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें
आयकर एवं सेवा इकाई, एवं एस.टी.एल.
5 वीं मंजिल, मन्त्री स्टर्लिंग
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़द देव 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: info@nsdl.co.in



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AHMAD ALI
MAHBOOB ALI SIDDIQUE

09/03/1966

Permanent Account Number
BFGPA3170M

Ahmad Ali
Signature



Mahmad Ali



भारत सरकार
GOVERNMENT OF INDIA



सुब्रत कुर्मी
Subrata Kurmi
DOB: 10-03-1974
Gender: Male



5755 4353 1171

आधार - आम आदमी का अधिकार

Subrata Kurmi



भारत एनिकाइटर प्रोहवान प्रोधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

5 डि, बडेल रोड, बालिगुंज, बालिगुंज, मार्वीस
बरोड, कोलकाता, पश्चिम बंग, 700019

Address:
5b, Bondel Road, Ballygunge,
Ballygunge, Circus Avenue,
Kolkata, West Bengal, 700019



1947
1800 300 1947

help@uidai.gov.in

www. uidai. gov. in

P.O. Box No.1947,
Bengaluru-560 001



Subrata Kurmi

A/c-30770991806

भारत सरकार
Government of India



Ahmad Ali
DOB : 26/03/1968
Male



5467 9884 5459

मेरा आधार, मेरी पहचान

AL mail AL.

भारतीय विशिष्ट पहचान अधिकरण
Unique Identification Authority of India



Address: 43/3, BROAD STREET, OLD
BALLYGUNGE 1ST LANE,
Ballygunge S.O, Kolkata, West
Bengal, 700019



5467 9884 5459

1947  help@uidai.gov.in  www.uidai.gov.in 



भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1213/30007/15481

To
Dr. Maya Rani Ghose
D/O Nirad Kumar Ghose
20C
BROAD STREET
KARAYA
NEAR BALLYGUNGE PHANRI
Ballygunge
Ballygunge
Kolkata West Bengal - 700019
9831005123

Download Date: 01/01/2018
Generation Date: 24/12/2017

Signature valid

Digitally signed by Dr. Maya Rani Ghose
DN: cn=Dr. Maya Rani Ghose, o=Unique Identification Authority of India



आपका आधार क्रमांक / Your Aadhaar No. :

2917-9081 9374

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Dr. Maya Rani Ghose
Date of Birth/DOB: 20/09/1949
Female/ FEMALE

2917 9081 9374

मेरा आधार, मेरी पहचान

- सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
 - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of Identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
Unique Identification Authority of India

Address:
D/O Nirad Kumar Ghose, 20C,
BROAD STREET, KARAYA, NEAR
BALLYGUNGE PHANRI, Ballygunge,
Kolkata,
West Bengal - 700019

2917 9081 9374

Mayarani Ghose

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAYARANI GHOSE
NIRAD KUMAR GHOSE



20/09/1949

Permanent Account Number

ADVPG0021B

Mayarani Ghose

Signature



D2042013

Mayarani Ghose

इस कार्ड के खोने / चूने पर कृपया सूचित करने / लौटाने :
आयकर विभाग सेवा केंद्र, पुनर्रसटीएल
5 वीं मंजिल, मंजी स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कोलोनी, नैर डीप 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: timinf@nsdl.co.in





ভারত সরকার

Government of India



শামিম মোহা

Shamim Mollah

পিতা: আব্দুল বাসাদ মোহা

Father: Abdul Basad Mollah

জন্ম তারিখ/DOB: 15/05/1996

পুরুষ / Male



4096 2564 8579

আধার - সাধারণ মানুষের অধিকার



আধার

ঠিকানা: পূর্ব তেলারী, বাহিরকুন্ডা
পশ্চিম চব্বিশ পরগণা, পশ্চিমবঙ্গ

ভারত সরকারের অনন্য পরিচয় প্রাধিকারণ

Unique Identification Authority of India

Address: Purba Telari,
Bahirkunda South Twenty
Four Parganas, West
Bengal, 743318

4096 2564 8679



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



Major Information of the Deed

	I-1604-02859/2022	Date of Registration	21/03/2022
Year	1604-2000620053/2022	Office where deed is registered	
Date	25/02/2022 12:19:53 AM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address Other Details	A B MOLLAH Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9674497055, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 3,31,58,930/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



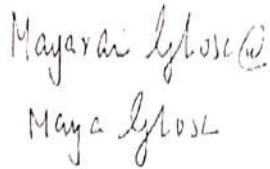
District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Broad Street, Road Zone : (Palm Avenue -- Rifle Range Rd) , , Premises No: 20C , , Ward No: 065 Pin Code : 700019

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	5 Katha 10 Chatak 13 Sq Ft		3,30,50,930/-	Width of Approach Road: 16 Ft.,
Grand Total :				9.311Dec	0/-	330,50,930 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	0/-	1,08,000 /-	

Name, Address, Photo, Finger print and Signature




Name	Photo	Finger Print	Signature
Maya Rani Ghose, (Alias: Maya Ghose) (Representant) Wife of Late Nirod Kumar Ghose Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office	 21/03/2022	 LTI 21/03/2022	 21/03/2022

20C, Broad Street, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx1B, Aadhaar No: 29xxxxxxx9374, Status :Individual, Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ali And Kurmi Construction 5b, Bondel Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: ABxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :




Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Subrata Kurmi Son of Mr. Niranjn Kurmi Date of Execution - 21/03/2022, , Admitted by: Self, Date of Admission: 21/03/2022, Place of Admission of Execution: Office	 Mar 21 2022 11:10AM	 LTI 21/03/2022	 21/03/2022

5b, Bondel Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx2M, Aadhaar No: 57xxxxxxx1171 Status : Representative, Representative of : Ali And Kurmi Construction (as Partner)

Name	Photo	Finger Print	Signature
d Ali Mahboob Ali Execution - /2022, , Admitted by: Date of Admission: 03/2022, Place of Admission of Execution: Office	 <small>Mar 21 2022 11:11AM</small>	 <small>LTI 21/03/2022</small>	 <small>21/03/2022</small>

48/3, Old Ballygunge 1st Lane, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BFxxxxxx0M, Aadhaar No: 54xxxxxxxx5459 Status : Representative, Representative of : Ali And Kurmi Construction (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samim Molla Son of Mr A B Molla Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>21/03/2022</small>	 <small>21/03/2022</small>	 <small>21/03/2022</small>

Identifier Of Dr Maya Rani Ghose, Mr Subrata Kurmi, Mr Ahmad Ali,

2
of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

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

presented for registration at 11:04 hrs on 21-03-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Dr
Maya Rani Ghose Alias Maya Ghose,Executant.

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
3,31,58,930/-

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

Execution is admitted on 21/03/2022 by Dr Maya Rani Ghose, Alias Maya Ghose, Wife of Late Nirod Kumar Ghose,
20C, Broad Street, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by
caste Hindu, by Profession Others

Identified by Mr Samim Molla, , , Son of Mr A B Molla, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-
Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 21-03-2022 by Mr Subrata Kurmi, Partner, Ali And Kurmi Construction (Partnership Firm), 5b,
Bondel Road, City:- Not Specified, P.O:- Ballygunge, P.Ş:-Karaya, District:-South 24-Parganas, West Bengal, India,
PIN:- 700019

Identified by Mr Samim Molla, , , Son of Mr A B Molla, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-
Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 21-03-2022 by Mr Ahmad Ali, Partner, Ali And Kurmi Construction (Partnership Firm), 5b,
Bondel Road, City:- Not Specified, P.O:- Ballygunge, P.Ş:-Karaya, District:-South 24-Parganas, West Bengal, India,
PIN:- 700019

Identified by Mr Samim Molla, , , Son of Mr A B Molla, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-
Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60/- (E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-)
and Registration Fees paid by Cash Rs 32/-, by online = Rs 28/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/03/2022 4:12PM with Govt. Ref. No: 192021220207601661 on 17-03-2022, Amount Rs: 28/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKT1483712 on 17-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,070/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 74,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1335, Amount: Rs.100/-, Date of Purchase: 11/03/2022, Vendor name: M U Gazi
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/03/2022 4:12PM with Govt. Ref. No: 192021220207601661 on 17-03-2022, Amount Rs: 74,970/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKT1483712 on 17-03-2022, Head of Account 0030-02-103-003-02

(Signature)

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

Registration under section 69 and Rule 69.
in Book - I
Number 1604-2022, Page from 116051 to 116103
No 160402859 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.03.29 12:31:16 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/03/29 12:36:25 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)