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A- 7336/2011



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 registration. The signature shall be  
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District Sub-Registrar  
 Alipore, South 24 Parganas

**DEVELOPMENT POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS THAT, (1)**SMT. SHYAMALI DEB**, PAN.AGFPD3811K, AADHAAR NO.396535953901, daughter of Late Suresh Chandra Gupta and wife of Niloy Deb, by faith Hindu, by occupation Housewife, by Nationality-Indian, and presently residing at 30/2, Phool Bagan Road, P.O.Baghajatin, P.S.Patuli, Kolkata-700086,(2)**SMT.PRONATI BANERJEE** alias **PRANATI BANERJEE**, PAN.BRIPB7345B, AADHAAR NO.655037858208, Daughter of Late Jitendra Kumar Motilal and wife of Late Rajat Kumar Banerjee, by faith Hindu, by occupation Housewife, by Nationality-Indian, and residing at 23A/1/1, D.P.P Road, P.S. formerly Jadavpur then Patuli now Netajinagar, Kolkata-700047,(3)**SMT. RUPA PAUL**, PAN.ANXPP7551M, AADHAAR NO.988050703642, daughter of Late

SREERAM NIRMAN (P) LTD.

*R. M. ...*  
 Director



11960

11 MAY 2022

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

Name: Rajib Dey

Address: 40, South Roy nagar, P.S- Bamsdroni  
Kolkata - 700070

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

Rajib Dey

5793

Rajib Dey

5796

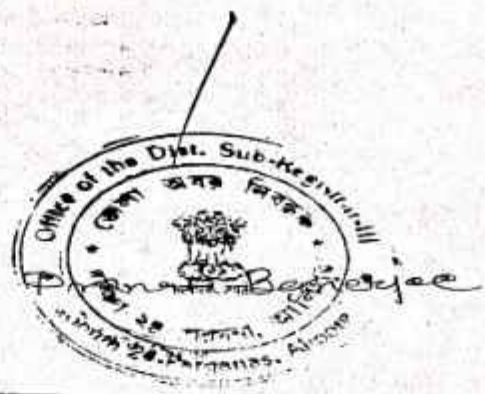
Shyamali Debn.

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Pranati Banerjee Alier

5798

Rupa Paul.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
15 MAY 2022

5799

Verified by: Rajat Das  
Lata Swapan Kumar Das  
Tipora Police Court  
Kolkata - 700027

Tushar Kanti Mukherjee and wife of Late Biswajyoti Paul, by faith Hindu, by occupation Housewife, by Nationality-Indian, residing at 260A/1, N.S. C Bose Road, P.O. Naktala, P.S. Netajinagar, Kolkata-700047, hereinafter called and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives, and assigns) of the **ONE PART**.

**A N D**

**M/S. SREE RAM NIRMAN PRIVATE LIMITED**, PAN.AAUCS1793D, a company incorporated under companies act, having its registered office at 1/78, Naktala, P.S. Jadavpur now Netajinagar, Kolkata- 700 047 now presently at 1/83, Naktala Govt. Scheme-I, P.S. Netajinagar, Kolkata - 700047, being represented by its Director **SRI. RAJIB DEY**, PAN.ADSPD1437F, AADHAAR NO.222484703553, Son of Sri. Subhas Chandra Dey, by faith Hindu, by occupation Business, residing at 40, South Roynagar, Bansdronei, P.O. Bansdronei, P.S.- Regent Park now Bansdronei, Kolkata- 700 070, District South 24-Parganas, hereinafter referred to as the **DEVELOPER** ( which term or expression unless excluded by or repugnant to the context shall deem to mean and include its Successors-in-Office, legal representatives, executors, administrators and assigns) of the **OTHER PART**.

**WHEREAS** by virtue of a registered Saaf Bikray Kobala written in Bengali dated 19/04/1971 which was registered in the office of the Joint Sub-Registrar Alipore, District 24 Parganas now South24 Parganas and recorded in Book No.1, Volume No.32, Pages 161 to 165, Being No.1569 for the year 1971 one Smt. Kalpana Gupta purchased a plot of land measuring about 3 Cottahs 7 Chittacks 26 Sq. Ft. more or less comprised in Touzi No.56, R.S. No.24, J.L.No.32 Mouza Naktala, Kedestral Settlement Khatian No.100, Dag No.447, P.S. Tollygunge now Jadavpur, District 24 Parganas now South 24 Parganas and thereafter said Smt. Kalpana Gupta died intestate on 02/11/2017 and her only daughter Shyamali Deb inherited and otherwise

SREERAM NIRMAN (P) LTD.

Director



seized and possessed the same and mutated her name in the record of the Kolkata Municipal Corporation being the K.M.C. Premises No.87/11D/3, Raja Subodh Chandra Mullick Road, Vide Assessee No.211000800471.

**WHEREAS** by virtue of a registered Saaf Bikray Kobala written in Bengali dated 27/08/1965 which was registered in the office of the Additional Sub-Registrar Behala, District 24 Parganas now South 24 Parganas and recorded in Book No.1, Volume No.79, Pages 56 to 60, Being No.4458 for the year 1965 one Sri. Tushar Kanti Mukherjee purchased a plot of land measuring about 2 Cottahs 1 Chittacks 33 Sq.Ft. more or less comprised in Touzi No.56, Pargana Khaspur, R.S. No.24, J.L.No.32, Mouza Naktala Gram, Kedestral Settlement khatian No.101, Dag No.449, Ward No.100, P.S. formerly Tollygunge thereafter Jadavpur then Patuli now Netajinagar, District 24 Parganas now South 24 Parganas, and mutated his name in the records of the Kolkata Municipal Corporation vide Assessee No.211000401321 being the K.M.C Premises No.23A/1/1, D.P.P.Road, Kolkata-700047 thereafter said Sri. Tushar Kanti Mukherjee constructed a two storied brick built residential house lying and situated at K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansa Road, Kolkata-47.

**AND WHEREAS** by virtue of a registered Deed of Conveyance dated 30/03/2009 which was registered in the office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No.1, CD Volume No.8, Pages 901 to 920, Being No.03554 for the year 2009 said Sri. Tushar Kanti Mukherjee sold and transferred a flat measuring about 581 Sq. Ft. Super Built-up area more or less on the ground floor together with proportionate share of land which is lying and situated at the K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansa Road, Kolkata-47, Vide Assessee No.211000414480 to one Smt. Pronati Banerjee alias Pranati Banerjee.

**AND WHEREAS** thereafter said Sri. Tushar Kanti Mukherjee died intestate on 17/09/2009 and leaving behind his widow Smt. Binapani Mukherjee and Two daughter namely Debjani Chatterjee and Rupa Paul as his only heirs and legal representatives who became the joint-owners of entire 1<sup>st</sup> floor and one flat in the ground floor measuring about 339 Sq. ft. Super built-up area



together with proportionate share of landlying and situated at K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansha Road, Kolkata-47.

**AND WHEREAS** after that by virtue of a registered Deed of Conveyance dated 18/02/2011 which was registered in the office of the Additional District Sub-Registrar at Alipore, South 24 Parganas and recorded in Book No.1, CD Volume No.5, Pages 4754 to 4772, Being No.01243 for the year 2011 said Smt. Binapani Mukherjee and Debjani Chatterjee sold and transferred their 2/3<sup>rd</sup> undivided share of a flat on ground floor measuring about 339 Sq. Ft. Super Built-up area more or less together with proportionate share of land to Smt. Rupa Paul and thereafter said Smt. Rupa Paul became the absolute owner and mutated her name in the record of the Kolkata Municipal Corporation which is lying and situated at the K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansha Road, Kolkata-47, Vide Assessee No.211000414133.

**AND WHEREAS** after that by virtue of a registered Deed of Gift dated 26/07/2021 which was registered in the office of the District Sub Registrar-I at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1601-2021, Pages from 100175 to 100200, Being No.160101808 for the year 2021 said Smt. Binapani Mukherjee and Debjani Chatterjee gifted their undivided share in respect of First Floor and land area lying and situated at the K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansha Road, Kolkata-47, to said Smt. Rupa Paul.

**AND WHEREAS** after that the said Smt. Rupa Paul gifted her undivided share in respect of said properties by virtue of a registered Deed of Gift dated 22/11/2021 which was registered in the office of the District Sub Registrar-III at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1603-2021, Pages from 399590 to 399609, Being No.160311779 for the year 2021 to Smt. Pronati Banerjee alias Pranati Banerjee and the said Smt. Pronati Banerjee alias Pranati Banerjee gifted her undivided share in respect of said properties by virtue of a registered Deed of Gift dated 22/11/2021 which was registered in the office of the District Sub Registrar-III at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1603-2021, Pages from 399572 to 399589, Being No.160311780 for the



year 2021 to Said Smt. Rupa Paul and thus they became the joint owners of First Floor and ground floor and land measuring about 2 Cottahs 1 Chittacks 33 Sq. Ft. more or less lying and situated at the K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansha Road, Kolkata-47.

**AND WHEREAS** after that the said Smt. Rupa Paul and Smt. Pronati Banerjee alias Pranati Banerjee gifted their undivided share in respect of said properties by virtue of a registered Deed of Gift dated 27/12/2021 which was registered in the office of the District Sub Registrar-III at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1603-2022, Pages from 46717 to 46739 Being No.I-160313772 for the year 2021 to Shyamali Deb and became the joint owners of the properties standing on at the K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansha Road, Kolkata-700047.

**AND WHEREAS** after that the said Shyamali Deb gifted her undivided share in respect of said properties by virtue of a registered Deed of Gift dated 27/12/2021 which was registered in the office of the District Sub Registrar-III at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1603-2022, Pages from 44330 to 44350, Being No.I-160313703 for the year 2021 to Smt. Rupa Paul and Smt. Pronati Banerjee alias Pranati Banerjee and they became the joint owners of the properties standing on at the Premises No.87/11D/3, Raja Subodh Chandra Mullick Road, Kolkata - 700047.

**AND WHEREAS** thus said Smt. Rupa Paul and Smt. Pronati Banerjee alias Pranati Banerjee and Shyamali Deb became the joint owners in respect of land measuring about 2 Cottahs 1 Chittacks 33 Sq. Ft. be the same or a little more or less being the K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansha Road, Kolkata - 700047 and in respect of land measuring about 03 Cottahs 07 Chittacks 26 Sq. Ft. be the same or a little more or less being the Premises No.87/11D/3, Raja Subodh Chandra Mullick Road, Kolkata - 700047 respectively i.e. total land measuring about 5 Cottahs 09 Chittacks 14 Sq. Ft. be the same or a little more or less together with structure measuring about 1610 Sq. Ft. be the same or a little more or less both the Assessee and Premises under their holding are lying adjacent to



each other and Assessee are continuous. They applied to K.M.C. for Joint Mutation of the said Two Assessee and Premises No.23A/1/1, D.P.P. Road Vide Assessee No.21-100-04-01321 and after the joint Mutation the total area of land measuring 05 Cottahs 09 Chittacks 14 Sq. Ft. More or Less along with two Storied Building measuring 1610 Sq. Ft. More or less and thereafter recorded their names in the record of the Kolkata Municipal Corporation and have been paying necessary taxes thereof and the said landed property is now known and numbered as the K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansa Road, Kolkata - 700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. Patuli now Netajinagar, in the District of South 24 Parganas without any interruption or hindrances from others and paying all necessary taxes which is morefully described in the Schedule "A" below as "**the said property**".

**AND WHEREAS** the Second Party/ developer after proper inspection of the said land & the building thereon being interested to develop by demolishing & erecting new building/buildings thereon has approached to the First Parties/the Land Owners herein and the first party considering the proposal of joint venture programmed financially viable have agreed to do the same for their mutual benefits.

**AND WHEREAS** due to lack of experience as well as the paucity of fund the Principals/owners have entered into a registered Development Agreement on 06/05/2022, vide Book No.I, Deed No.I-160307090/2022, D.S.R.-III, Alipore, with **M/S. SREE RAM NIRMAN PRIVATE LIMITED**, a company incorporated under companies act, having its registered office at 1/78, Naktala, P.S. Jadavpur now Netajinagar, Kolkata- 700 047 now presently at 1/83, Naktala Govt. Scheme-I, P.S. Netajinagar, Kolkata - 700047, being represented by its Director **SRI. RAJIB DEY**, Son of Sri. Subhas Chandra Dey, by faith Hindu, by occupation Business, residing at 40, South Roynagar, Bansdrani, P.O. Bansdrani, P.S.- Regent Park now Bansdrani, Kolkata- 700 070, District South 24-Parganas, as a **DEVELOPER** to erect and complete the construction of a G+III storied building with lift facility in our aforesaid **SCHEDULE** mentioned property in accordance with the



Building Plan to be sanctioned from Kolkata Municipal Corporation, in our name, in order to erect a G+III storied building in the **SCHEDULE** mentioned property.

**AND WHEREAS** as we are busy in our works and being old aged ailing person 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 **M/S. SREE RAM NIRMAN PRIVATE LIMITED**, a company incorporated under companies act, having its registered office at 1/78 Naktala, P.S. Jadavpur now Netajinagar, Kolkata- 700 047 now presently at 1/83, Naktala Govt. Scheme-I, P.S. Netajinagar, Kolkata - 700047, being represented by its Director **SRI. RAJIB DEY**, Son of Sri. Subhas Chandra Dey, by faith Hindu, by occupation Business, residing at 40, South Roynagar, Banskroni, P.O. Banskroni, P.S.- Regent Park now Banskroni, Kolkata- 700 070, 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 of the **SCHEDULE** mentioned property and construction of a G+III storied building in accordance with the sanctioned Building Plan obtained from Kolkata Municipal Corporation, on our behalf in our name at the cost of the **DEVELOPER / ATTORNEY**.
- 2a. To appoint architect for preparation of building plan and LBS for supervise of the construction work and also to appoint advocate for handling the entire project including sale process of Developer's allocation.



3. To sign & submit Building Plans for sanction from Kolkata Municipal Corporation, letter's correspondences, deviation, alteration, modification, modifications, 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 the same.
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 Principals 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 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 **OWNERS** Allocation.
12. To appear and represent me 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. Five Flats i.e. Flat No.A-2, 2<sup>nd</sup> Floor, South-East Side, 2)Flat No.A-3, 3<sup>rd</sup> Floor, South-East Side, 3)Flat No.C-3, 3<sup>rd</sup> Floor, East Side, 4)Flat No.B-1, 1<sup>st</sup> Floor, North-West Side, 5)Flat No.B-2, 2<sup>nd</sup> Floor, North-West Side, and rest Car Parking spaces on the Ground Floor of the proposed G+III storied



building including undivided proportionate share of land of the premises, right of easement and undivided proportionate share in the land of the Schedule mentioned property including as per sanctioned 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 06/05/2022.

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 06/05/2022 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, execute 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. Five Flats i.e. Flat No.A-2, 2<sup>nd</sup> Floor, South-East Side, 2)Flat No.A-3, 3<sup>rd</sup> Floor, South-East Side, 3)Flat No.C-3, 3<sup>rd</sup> Floor, East Side, 4)Flat No.B-1, 1<sup>st</sup> Floor, North-West Side, 5)Flat No.B-2, 2<sup>nd</sup> Floor, North-West Side, and rest Car Parking spaces on the Ground Floor of the proposed G+III storied building to intending Purchaser or Purchasers from District Registrar-I, Alipore, D.S.R.-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 06/05/2022



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 my 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 06/05/2022.
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 my behalf.
20. To appear and represent us Registrar of Assurances, District Registrar at D.S.R.-I, 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 06/05/2022 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 our 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, vakalathamas, warrant, 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 act as our Attorney in relation to all matters touching my said Premises and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as we would do if we personally present.

**AND We** the **PRINCIPALS** herein hereby ratify and confirm and agree or undertake and whatsoever my said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of

SREE RAM CONSTRUCTION

Proprietor



or by virtue at these presents including such confirming and other works till the completion of the whole deal / transaction as per Development Agreement dated 06/05/2022.

**SCHEDULE - "A"**  
**(Description of the entire land)**

**ALL THAT** a piece of parcel of Land measuring 5 Cottahs 09 Chittacks 14 Sq. Ft. be the same or a little more or less together with structure measuring about 1610 Sq. Ft. be the same or a little more or less being the K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansa Road, Assessee No.211000401321, Kolkata - 700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. Patuli now Netajinagar, in the District of South 24 Parganas, Being butted and bounded by :-

- On the East : By Premises No.23A/2B D.P.P. Road & Premises No.87/11/D-4 Raja S.C. Mullick Road.
- On the West : By 16 feet wide Road and Premises No.23A/2 D.P.P. Road & Premises No.87/11N Raja S.C. Mullick Road.
- On the North : By Premises No.87/11D/2 Raja S.C. Mullick Road & Passage.
- On the South : By 16 Feet wide K.M.C Road.

**SCHEDULE - "B"**  
**(Owners' Allocation)**

**Details of owner's allocation** : on completion of the said Building in all respects the developer shall handover to the owners herein 1) Flat No.A-1, 1<sup>st</sup> Floor, South Side, 2) Flat No.B-3, 3<sup>rd</sup> Floor, North-West Side and one Car Parking Space measuring 130 Sq. Ft. More or less, 3) Flat No.C-1, 1<sup>st</sup> Floor, East side, measuring 450 Sq. Ft. More or less (built-up) consisting of one bed room, drawing space, one privy kitchen, one bathroom, one balcony and one Car Parking Space measuring 130 Sq. Ft. More or less, 4) Flat No.C-2, 2<sup>nd</sup> Floor, East Side, measuring an area of about 500 Sq. Ft. covered area consisting of One bed room one privy one kitchen one balcony and one Car Parking Space measuring an area of 130 Sq. Ft. in addition to that the owner no.3 Rupa Paul shall be entitled to get and the developer shall pay a sum of Rs.10,00,000/- (Rupees Ten Lakhs only) out of which a sum of Rs.7,00,000/- has already paid and balance Rs.3,00,000/- (Rupees Three



Lakhs)only will be paid simultaneously with the execution of this agreement of the G+III storied building including undivided proportionate share of land of the premises together with common rights of the common portion and areas of the building and common amenities facilities, rights and benefits of the said proposed building at K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansha Road, Kolkata - 700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. Patuli now Netajinagar, 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.

**SCHEDULE - "C"**  
**(Developer allocation)**

**Details of Developer's allocation :** on completion of the said Building in all respects the Developer is entitled to get Five Flats i.e. Flat No.A-2, 2<sup>nd</sup> Floor, South-East Side, 2)Flat No.A-3, 3<sup>rd</sup> Floor, South-East Side, 3)Flat No.C-3, 3<sup>rd</sup> Floor, East Side, 4)Flat No.B-1, 1<sup>st</sup> Floor, North-West Side, 5)Flat No.B-2, 2<sup>nd</sup> Floor, North-West Side, and rest Car Parking spaces on the Ground Floor of the proposed G+III storied building including undivided proportionate share of land of the premises as described in the Schedule 'A' below written together with common rights of the common portion and areas of the building and common amenities facilities, rights and benefits of the said proposed building at K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansha Road, Kolkata - 700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. Patuli now Netajinagar, 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 have hereunto set and subscribed our hands and this 15<sup>th</sup> day of May, Two Thousand Twenty Two (2022).

IN PRESENCE OF THE WITNESSES :-

1.  
Hera Kawstar  
D/o Nesar Ahmed Khan  
Alipore Police Court  
Kolkata - 700027

Shyamali Deb  
Pranati Banerjee Adies  
Pranati Banerjee  
Rupa Paul

2. SK. Jahin Ullah  
S/o - SK. Rusfan Ali  
Vill - Gazipur.  
P.S. - Bishnupur  
P.O. - Kaganbaria  
Dist - 24 P.G.S (S)

SIGNATURES OF THE PRINCIPALS

SREERAM NIRMAN (P) LTD

*R. N. S.*  
Director

SIGNATURE OF THE ATTORNEY












As per the documents and instructions available drafted by: -

Rajat Das  
Advocate  
WB/429/2007

Alipore Police Court  
Kolkata - 700027












SREERAM CONSTRUCTION  
*R. N. S.*  
Proprietor



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












Name... SHYAMALI DEB

Signature... Shyamali Deb

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

Name... PRONATI BANERJEE







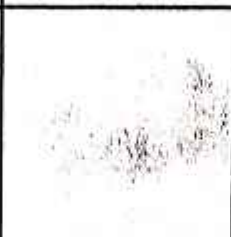




Signature... Pronati Banerjee Alias Pronati Banerjee

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

Name... RUPA PAUL



Signature... Rupa Paul



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

Name..... RAJIB DEY .....

Signature..... Rajib Dey .....

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

Name..... RAJAT DAS .....

Signature..... Rajat Das .....

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

Name.....

Signature.....



## Major Information of the Deed

Deed No.	I-1603-07336/2022	Date of Registration	17/05/2022
Deed No./Year	1603-8001400769/2022	Office where deed is registered	
Query Date	12/05/2022 2:05:17 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	RAJAT DAS Thana : Allpore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830013215, Status : Advocate		
Transaction	Additional transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Self Forth value	Market value		
Rs. 2/-	Rs. 1,29,14,938/-		
Stamp duty Paid (SD)	Registration Fee Paid		
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]:- 160307090/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Patull, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Durga Prasanna Paramhansa Road, , Premises No: 23A/1/1, , Ward No: 100 Pin Code : 700047

Sch No.	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 9 Chatak 14 Sq Ft	1/-	1,16,99,938/-	Width of Approach Road: 16 Ft., , Project Name :
<b>Grand Total :</b>				<b>9.2102Dec</b>	<b>1 /-</b>	<b>116,99,938 /-</b>	

### Structure Details :

Sch No.	Structure Details	Area of Structure	Self Forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	1/-	12,15,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 920 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete  Floor No: 1, Area of floor : 880 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1800 sq ft</b>	<b>1 /-</b>	<b>12,15,000 /-</b>	



**Attorney Details :**

Name, Address, Photo, Fingerprint and Signature

1	<b>Smt SHYAMALI DEB</b> Daughter of Late Suresh Chandra Gupta 30/2, Phool Bagan Road, City:- Not Specified, P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx1K, Aadhaar No: 39xxxxxxxx3901, Status :Individual, Executed by: Self, Date of Execution: 15/05/2022 . Admitted by: Self, Date of Admission: 15/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/05/2022 . Admitted by: Self, Date of Admission: 15/05/2022 ,Place : Pvt. Residence
2	<b>Smt PRONATI BANERJEE</b> Daughter of Late Jitendra Kumar Mollal 23A/1/1, D.P.P Road, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BRxxxxxx5B, Aadhaar No: 65xxxxxxxx8208, Status :Individual, Executed by: Self, Date of Execution: 15/05/2022 . Admitted by: Self, Date of Admission: 15/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/05/2022 . Admitted by: Self, Date of Admission: 15/05/2022 ,Place : Pvt. Residence
3	<b>Smt RUPA PAUL</b> Daughter of Late Tushar Kanti Mukherjee 260A/1, N.S. C Bose Road, City:- Not Specified, P.O:- NAKTALA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx1M, Aadhaar No: 98xxxxxxxx3642, Status :Individual, Executed by: Self, Date of Execution: 15/05/2022 . Admitted by: Self, Date of Admission: 15/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/05/2022 . Admitted by: Self, Date of Admission: 15/05/2022 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name, Address, Photo, Fingerprint and Signature
1	<b>SREE RAM NIRMAN PRIVATE LIMITED</b> 178, Naktala, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AAxxxxxx3D, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name, Address, Photo, Fingerprint and Signature
1	<b>Mr RAJIB DEY (Presentant )</b> 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: 22xxxxxxxx3553 Status : Representative, Representative of : SREE RAM NIRMAN PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAJAT DAS</b> Son of Late SWAPAN DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			



Smt SHYAMALI DEB, Smt PRONATI BANERJEE, Smt RUPA PAUL, Mr RAJIB DEY

Transfer of Property for		
Sl.No	From	To. with area (Name-Area)
1	Smt SHYAMALI DEB	SREE RAM NIRMAN PRIVATE LIMITED-1.53503 Dec,-1.53503 Dec
2	Smt PRONATI BANERJEE	SREE RAM NIRMAN PRIVATE LIMITED-1.53503 Dec,-1.53503 Dec
3	Smt RUPA PAUL	SREE RAM NIRMAN PRIVATE LIMITED-1.53503 Dec,-1.53503 Dec

Transfer of Property for		
Sl.No	From	To. with area (Name-Area)
1	Smt SHYAMALI DEB	SREE RAM NIRMAN PRIVATE LIMITED-300.00000000 Sq Ft,-300.00000000 Sq Ft
2	Smt PRONATI BANERJEE	SREE RAM NIRMAN PRIVATE LIMITED-300.00000000 Sq Ft,-300.00000000 Sq Ft
3	Smt RUPA PAUL	SREE RAM NIRMAN PRIVATE LIMITED-300.00000000 Sq Ft,-300.00000000 Sq Ft



On 15-05-2022

**Certificate of Market Value (WBPUA) Rule 100**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,29,14,938/-

*Dhar*

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

On 15-05-2022

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

Presented for registration at 11:00 hrs on 15-05-2022, at the Private residence by Mr RAJIB DEY .

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

Execution is admitted on 15/05/2022 by 1. Smt SHYAMALI DEB, Daughter of Late Suresh Chandra Gupta, 30/2, Phool Bagan Road, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 2. Smt PRONATI BANERJEE, Daughter of Late Jitendra Kumar Motilal, 23A/1/1, D.P.P Road, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 3. Smt RUPA PAUL, Daughter of Late Tushar Kanti Mukherjee, 260A/1, N.S. C Bose Road, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife

Identified by Mr RAJAT DAS, , Son of Late SWAPAN DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-05-2022 by Mr RAJIB DEY, DIRECTOR, SREE RAM NIRMAN PRIVATE LIMITED, 1/78, Naktala, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Mr RAJAT DAS, , Son of Late SWAPAN DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

*Dhar*

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

On 17-05-2022

**Certificate of Admissibility (Rule 49 W.B. Registration Rules, 1962)**

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

**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/-



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 274448 to 274481

being No 160307336 for the year 2022.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2022.05.24 18:13:07 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/05/24 06:13:07 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)