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North 24 Parganas, Barasat

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**DEVELOPMENT POWER OF ATTORNEY AFTER  
THE REGISTRATION OF DEVELOPMENT &  
CONSTRUCTION AGREEMENT**

THIS DEVELOPMENT POWER OF ATTORNEY is made on  
this the 20<sup>th</sup> day of December, 2019 (Two Thousand Nineteen)  
A.D.

ক্রমিক নং ৯৯৭

২২/১১/১৯

তাং

ক্রেতার নাম

S.S Associates  
3/A N.D.P-1 Sarojinipally, Nabapally,  
Barasat Kd-700126

সাং

মূল্য

টাকা মাত্র

ভেস্তার সেখ

এ. ডি. এস আর, অফিস

কদম্বরগাছি

বারাসাত, উঃ ২৪ পরগণা

ক্রয়ের তারিখ

২৬/৭/১৭

টি. ডি. নং

মোট মূল্য

৭০

ক্রেতারি অফিস - বারাসাত

স্বাক্ষর - সেখ শাহ নাওয়াজ হোসেন



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Amr kum Das.

S/o, P.K. Das.

S/12, Sarojini Pally,

Barasat, Kd-126



**TO ALL TO WHOM THESE PRESENTS SHALL COME** WE, (1) SMT. SAPTAPARNA DAS (PAN - APLPD2481E) (Aadhaar No. - 9678 9034 7179), wife of Sri Arnab Kumar Das of 5/12 Sarojinipally, Nabapally, P.S.- Barasat, District- North 24 Parganas, & (2) SRI SAIBAL DUTTA (PAN - AGAPD6456H) (Aadhaar No. - 2429 3470 3316), son of Late Santosh Kumar Dutta, residing at Nabapally, Baluria Colony, P. O. - Nabapally, P. S. - Barasat, District - North 24 Parganas, Kolkata - 700126, hereinafter jointly called and referred to as the **LAND OWNERS/ APPOINTERS/ EXECUTANTS** send greetings:-

**WHEREAS** Kamala Bala Nandi, wife of Late Kamalesh Chandra Nandi, the predecessor-in-interest of the present Vendors/ Owners herein, become the sole and absolute owner of all that piece and parcel of land measuring an area of 04 Cottah, lying and situated under Mouza - Noapara, J. I. No. - 83, Re. Sa. No. - 137, Touzi No. - 146, Pargana - Anowarpur, L. O. P. No. - 137 comprised in C. S. Dag No. - 1606, R. S. Dag No. - 1102, under C. S. & R. S. Khatian No. - 342, within the limit of Barasat Municipality, P. S. - Barasat, A. D. S. R. O. Kadambagachi in the District of North 24 Parganas, by a Registered Deed of Gift being Gift Deed No. - 818, executed on 12/10/1988 registered on 13/10/1988, executed and registered by Refugee Relief and Rehabilitation Department, Government of West Bengal, and the said Deed was registered with the office of A. D. R., North 24 Parganas, Barasat, copied in Book No. - I, Volume No. - VIII, Pages from 4190 to 4193, being No. - 818 for the year 1988.

**AND WHEREAS** after becoming the sole and absolute owner of the said 04 Cottah of land said Kamala Bala Nandi got her name duly mutated in the office of local Barasat Municipality, under Ward No. - 3, Holding No. - 412, premises at Shalbagan Road (2 No. Sarani), and she also constructed a one storied building over the said plot of land and she had been possessing and



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enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from all encumbrances.

**AND WHEREAS** thereafter said Kamala Bala Nandi died intestate on 21/11/2004 leaving behind her four sons and three daughters namely Sri Dipak Kumar Nandi, Sri Pradip Kumar Nandi, Sri Sankar Nandy, Smt. Madhuchhanda Halder (Nandi), Smt. Chhanda Das (Nandi), Smt. Tapasi Dam (Nandi) & Dilip Nandi as her legal heirs and successors to inherit the said 04 Cottahs of land with one storied building, in equal  $1/7^{\text{th}}$  share each, left by said deceased Kamala Bala Nandi, with the provisions of Hindu Succession Act, 1956.

**AND WHEREAS** thereafter said Dilip Nandi died intestate on 10/08/2009 leaving behind his wife Smt. Sadhana Nandi and two sons namely Sri Abhijit Nandi & Sri Prasenjit Nandy as his legal heirs and successors to inherit the undivided  $1/7^{\text{th}}$  share of said property, in equal share each, left by said deceased Dilip Nandi with the provisions of Hindu Succession Act, 1956.

**AND WHEREAS** thus by way of inheritance as depicted above said Sri Dipak Kumar Nandi, Sri Pradip Kumar Nandi, Sri Sankar Nandy, Smt. Madhuchhanda Halder (Nandi), Smt. Chhanda Das (Nandi), Smt. Sadhana Nandi, Sri Abhijit Nandi, Sri Prasenjit Nandy & Smt. Tapasi Dam (Nandi), become the absolute joint owners of all that piece and parcel of land measuring an area 04 Cottah, be the same a little more or less, along with one storied pucca building measuring an area of 805 sq.ft., more or less, standing thereon, lying and situated under Mouza - Noapara, J. I. No. - 83, Re. Sa. No. - 137, Touzi No. - 146, Pargana - Anowarpur, L. O. P. No. - 137 comprised in C. S. Dag No. - 1606, R. S. Dag No. - 1102, under C. S. & R. S. Khatian No. - 342, within the limit of Barasat Municipality, P. S. - Barasat, A. D. S. R. O. - Kadambagachi in the District of North 24 Parganas, and they got their names duly mutated in the office of local Barasat Municipality under





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Ward No. - 3, Holding No. -412, Premises at Shalbagan Road (2 No. Sarani) and they jointly, in their respective share each, had been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority.

**AND WHEREAS** by a Registered Deed of Gift, being No. - 152508439, executed on 24/09/2018 and registered on 26/09/2018, said **SMT. TAPASI DAM**, wife of Sri Chanchal Kumar Dam and daughter of Late Kamallesh Chandra Nandi, gifted **ALL THAT** piece and parcel of undivided **BAGAN** land (proposed Bastu) measuring an area of **09 Chittaks 6.43 sq.ft.** along with part of one storied cemented finished flooring building measuring an area of 115 sq.ft., as her undivided  $1/7^{th}$  share, out of the total land measuring an area of 04 Cottah, be the same a little more or less, along with one storied pucca cemented finished flooring building measuring an area of 805 sq.ft., more or less, standing thereon, lying and situated under Mouza - Noapara, I. O. P. No. - 137 comprised in C. S. Dag No. - 1606, R. S. Dag No. - 1102, under C. S. & R. S. Khallan No. - 342, within the limit of Barasat Municipality, under Ward No. - 3, Holding No. -412, Premises at Shalbagan Road (2 No. Sarani), P. S. - Barasat, A. D. S. R. O. - Kadambagachi in the District of North 24 Parganas, in favour of said Sri Dipak Kumar Nandi, Sri Pradip Kumar Nandi, Sri Sankar Nandy, Smt. Madhuchhanda Halder (Nandi), Smt. Chhanda Das (Nandi), Smt. Sadhana Nandi, Sri Abhijit Nandi, Sri Prasenjit Nandy, the Vendors/ Owners herein, and delivered khas possession in their favour, and the said Deed of Gift was registered with the office of D. S. R. - III, North 24 Parganas, Barasat, copied in Book No. - I, Volume No. - 1525-2018, Pages from 238588 to 238643, being No. - 152508439 for the year 2018.

**AND WHEREAS** thus by way of inheritance and by way of gift, as depicted above, said Sri Dipak Kumar Nandi, Sri Pradip Kumar Nandi, Sri Sankar Nandy, Smt. Madhuchhanda Halder (Nandi), Smt. Chhanda Das (Nandi),



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Smt. Sadhana Nandi, Sri Abhijit Nandi, Sri Prasenjit Nandy, become the absolute joint owners of **ALL THAT** piece and parcel of measuring an area of 04 Cottah, be the same a little more or less, along with one storied pucca cemented finished flooring building measuring an area of 805 sq.ft., more or less, standing thereon, lying and situated under Mouza - Noapara, L. O. P. No. - 137 comprised in C. S. Dag No. - 1606, R. S. Dag No. - 1102, under C. S. & R. S. Khatian No. - 342, within the limit of Barasat Municipality, P. S. - Barasat, A. D. S. R. O. - Kadambagachi in the District of North 24 Parganas and said Sri Dipak Kumar Nandi, Sri Pradip Kumar Nandi, Sri Sankar Nandy, Smt. Madhuchhanda Halder (Nandi), Smt. Chhanda Das (Nandi), Smt. Sadhana Nandi, Sri Abhijit Nandi, Sri Prasenjit Nandy, jointly seized, possessed and sufficiently entitled to all that piece and parcel of land measuring an area of 08 Chittaks, be the same a little more or less, lying and situated under Mouza - Noapara, L. O. P. No. - 137 comprised in C. S. Dag No. - 1606, R. S. Dag No. - 1102, under C. S. & R. S. Khatian No. - 342, within the limit of Barasat Municipality, P. S. - Barasat, A. D. S. R. O. - Kadambagachi in the District of North 24 Parganas.

**AND WHEREAS** to establish their (Sri Dipak Kumar Nandi, Sri Pradip Kumar Nandi, Sri Sankar Nandy, Smt. Madhuchhanda Halder (Nandi), Smt. Chhanda Das (Nandi), Smt. Sadhana Nandi, Sri Abhijit Nandi, Sri Prasenjit Nandy) peaceful respective possession over the said property and also to avoid future complication and after careful consideration of their physical possession and satisfied about their respective possession and enjoyment of the property, the Concerned B. L. & L. R. O was pleased to record the names of Sri Dipak Kumar Nandi, Sri Pradip Kumar Nandi, Sri Sankar Nandy, Smt. Madhuchhanda Halder (Nandi), Smt. Chhanda Das (Nandi), Smt. Sadhana Nandi, Sri Abhijit Nandi, Sri Prasenjit Nandy, in the previous R. S. Records



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in respect of said 04 Cottah 08 Chittaks of land of Mouza – Noapara, J. L. No. – 83, L. O. P. No. – 137, and the details are as under :-

Name	R/ No.	R. S. Khatian No.	R. S. Dag No.	Area of Land	Classification of Land
Dipak Kumar Nandi	12/83/2019	342	1102	1.24 Dec.	BASTU
Pradip Kumar Nandi	11/83/2019	342	1102	1.24 Dec.	BASTU
Sankar Nandy	8/83/2019	342	1102	1.24 Dec.	BASTU
Madhuchhanda Halder (Nandi)	10/83/2019	342	1102	1.24 Dec.	BASTU
Chhanda Das (Nandi)	6/83/2019	342	1102	1.24 Dec.	BASTU
Sadhana Nandi	5/83/2019	342	1102	.42 Dec.	BASTU
Abhijit Nandi	7/83/2019	342	1102	.41 Dec.	BASTU
Prasenjit Nandy	9/83/2019	342	1102	.41 Dec.	BASTU
Total Land – 7.44 Dec. equivalent to 04 Cottah 08 Chittaks (M/L)					

AND said Sri Dipak Kumar Nandi, Sri Pradip Kumar Nandi, Sri Sankar Nandy, Smt. Madhuchhanda Halder (Nandi), Smt. Chhanda Das (Nandi), Smt. Sadhana Nandi, Sri Abhijit Nandi, Sri Prasenjit Nandy, also got their names duly mutated in the office of local Barasat Municipality, under Ward No. – 3, Holding No. – 412, Premises at Shalbagan Road (2 No. Sarani) and jointly had been possessing and enjoying the same peacefully, without





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interruption of others, free from all encumbrances, charges, liens, mortgages whatsoever.

**AND WHEREAS** by a Registered Deed of Conveyance, being No. - 152509667, submitted on 21/11/2018 and registered on 22/11/2018, said Sri Dipak Kumar Nandi, Sri Pradip Kumar Nandi, Sri Sankar Nandy, Smt. Madhuchhanda Halder (Nandi), Smt. Chhanda Das (Nandi), Smt. Sadhana Nandi, Sri Abhijit Nandi, Sri Prasenjit Nandy jointly sold, transferred and conveyed all that the said piece and parcel of land measuring an area of 04 (Four) Cottah 08 (Eight) Chittaks, be the same a little more or less, along with one storied pucca cemented finished flooring building measuring an area of 805 sq.ft., more or less, standing thereon, lying and situated under Mouza - Noapara, J. L. No. - 83, Re. Sa. No. - 137, Touzi No. - 146, Pargana - Anowarpur, comprised in C. S. Dag No. - 1606, R. S. Dag No. - 1102, under C. S. & R. S. Khatian No. - 342, within the limit of Barasat Municipality, P. S. - Barasat, A. D. S. R. O. - Kadambagachi in the District of North 24 Parganas in favour of **SMT. SAPTAPARNA DAS**, wife of Sri Arnab Kumar Das & **SRI SAIBAL DUTTA**, son of Late Santosh Kumar Dutta, the Land Owners' herein, and delivered khas possession in their favour and the said Deed was registered with the office of D. S. R. - III, North 24 Parganas, Barasat, copied in Book No. - I, Volume No. - 1525-2018, Pages from 273392 to 273457, being No. - 152509667 for the year 2018.

**AND WHEREAS** after purchasing the said property said **SMT. SAPTAPARNA DAS & SRI SAIBAL DUTTA**, the Land Owners' herein, got their names duly recorded their names in the office of local B. L. & L. R. O., BST - I, and the name of Smt. Saptaparna Das recorded under L. R. Khatian No. - 1719, R. S. & L. R. Dag No. - 1102, Area of Land - 3.71 Decimals, Nature of Land - BASTU (Vide Case No. - 57/2019) & the name of Sri Saibal Dutta recorded under L. R. Khatian No. - 1720, Area of Land - 3.72 Decimals,



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Nature of Land – BASTU, (Vide Case No. – 58/2019) and they also got their names duly mutated in the office of local Barasat Municipality, under Ward No. – 03, Holding No. – 412, Premises at Shaibagan Road, and they also sanctioned a multi-storied (G + 4) building plan from the local Barasat Municipality, (Vide Sanctioned Serial No. – 1435, dated – 29/06/2019) and they jointly have been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority and the said property is free from all encumbrances, charges, liens, mortgages whatsoever.

**AND WHEREAS** the Appointers are now desirous of developing the said premises by constructing a multi-storied building (G+4) over the said plot of land as per building plan already sanctioned by the Barasat Municipality but the Owner due to financial stringency, it will neither be practical nor possible for them to develop the said premises by constructing a Multi Storied building (G+4) thereat in accordance with the building plan is in the lookout for a responsible and reputable Promoter/Developer/ Builder/Contractor in conjunction with the Owner.

**AND WHEREAS** with a view to construct a Multi Storied Building (G+4) over the said First schedule of property the Appointer hereto entered into a Registered Development Agreement, being No. – I-152511877, dated – 20/12/2019, registered with the office of D. S. R. – III, North 24 Parganas, Barasat, with “S. S. ASSOCIATES”, a Partnership firm, having its Trade License, incorporated under the Indian Partnership Act., having its office at 3A, N.D.P. –I, Sarojinipally, P.O. – Nabapally, P.S. – Barasat in the District of North 24 Parganas, Kolkata – 700126, represented by its partners namely 1) **SMT. SAPTAPARNA DAS**, wife of Sri Arnab Kumar Das, residing at 5/12, Sarojini Pally, P.O. – Nabapally, P.S. – Barasat, Dist. – North 24 Parganas, Kolkata – 700126, 2) **SRI SAIBAL DUTTA**, son of Late



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Santosh Kumar Dutta, residing at Nabapally, Baluria Colony, P. O. – Nabapally, P. S. – Barasat, District – North 24 Parganas, Kolkata – 700126, under some terms and conditions embodied therein.

**AND WHEREAS** the said Developer requires an appropriate Power of Attorney for the authorization and conducting the development works with construction of the said new Multi storied building smoothly without any hindrance from any corner whatsoever.

**AND WHEREAS NOW BE THESE PRESENTS** that We, the Appointers/ Executants do hereby nominate constitute and appoint : “S. S. ASSOCIATES” (PAN – ADVFS8067P), a Partnership firm, having its Trade License, incorporated under the Indian Partnership Act., having its office at 3/A, N.D.P. -I, Sarojinipally, P.O. – Nabapally, P.S. – Barasat in the District of North 24 Parganas, Kolkata – 700126, represented by its partners namely 1) **SMT. SAPTAPARNA DAS** (PAN No. - APLPD2481E), wife of Sri Arnab Kumar Das, residing, at 5/12, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, 2) **SRI SAIBAL DUTTA** (PAN – AGAPD6456H), son of Late Santosh Kumar Dutta, residing at Nabapally, Baluria Colony, P. O. – Nabapally, P. S. – Barasat, District – North 24 Parganas, Kolkata – 700126, both are by faith – Hindu, by Nationality – Indian, by Occupation – Business, to be our true and lawful Attorney in our names and on our behalf and We authorize them to do the acts, deeds, matters and things in our names and on our behalf as mentioned hereinafter specifically.

**AND WHEREAS** it has been agreed in terms of the said Development & Construction Agreement that We shall appoint the Developer as our Attorney for the purposes herein stated.

1. To enter into hold and defend possession of the said property and every part thereof and also manage, maintain and administer the said property





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and every part thereof subject to a restriction of clauses regarding termination of agreement & consequences of termination.

2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plans as may be required for having the **plan modified and/or altered by the local Barasat Municipal authority.**
3. To appear and represent us before the necessary authorities including the Barasat Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of sanctioned Plan.
4. To pay fees obtain such other orders and permission from the necessary authorities/ Barasat Municipality as to be expedient for sanction, modification and/or alteration of the Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
5. To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plans to any authority or authorities.
6. To develop the said premises by making lawful construction of building thereon as per sanctioned plans already approved by the Barasat Municipality and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the premises.
7. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises



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and/or make alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney incidental to and connected with the development work.

8. To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof or save and except the Owners' allocation, details of which is in the Second Schedule of this indenture.
10. To appear and represent us before all authorities including those under the Barasat Municipality for fixation and/or finalization of the annual valuation of the said premises and for 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.
11. To enter into agreement for sale of flats only developer's allocation, details of which is in the Third Schedule of this indenture, with the intending purchaser/ purchasers and nominee or nominees of the attorney and to receive the earnest money or the full amount of consideration from the intending Purchasers.
12. To apply for mutation and to record the name of respective flat Owners of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.



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13. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
14. To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle refer to arbitration abandon submit to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.
15. To affix sign Board or install any Hoardings on the schedule property in the name of Attorney.
16. To advertise in the newspaper for procuring Purchaser for selling the flats in the proposed lawful building.
17. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of us or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof.
18. To comprise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications thereof.
19. To sign declare and/or affirm any plaint written statement, petition, affidavit, verification, Vokalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
20. To execute and registrar any Agreement or Bainapatra in respect of Developer's allocation, details of which is in the Third Schedule of this





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indenture, and in that effect and to execute and register the Deed of Sale/ Conveyance in favour of the prospective purchaser or purchasers, nominee/nominees by writing our names thereto at its own risk and responsibilities.

21. To pay all arrears and current rents of the properties concerned and to take receipt thereof and also to any other tax or taxes or cess or rents or taxes, Income taxes if any in respect of the said properties.
22. To execute and present the document or documents as required for the transfer of the said property to properties in any Registry Office or A.D.S.R. Office, D.R. Office and to admit the Execution thereof and to take back the said document after the registration of the same.
23. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.
24. To enter into agreement for sale in respect of Developer's allocation only, details of which is in the Third Schedule of this indenture, and to receive advance/earnest money consideration in respect of the Developer's allocation and the proportionate share in the land or and to hand over the copies of the relevant documents in regard to our title of the premises to such intending Purchaser or Purchasers as the case may be. It is to be noted that in such case the advance receivable by our attorney will not be demanded by us and at the same time we shall not be liable for any such transaction.
25. To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbor's plot of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces



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within Developer's Allocation in the proposed building/s in favour of the intending purchaser/s in terms of the present Agreement for Development. To take finance/loan in their names (Developer's name) or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat / flats /garages from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, units and / or car parking spaces in the proposed building in favour of the intending purchaser/s relating to Developer's Allocation.

26. That Attorneys/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.

27. For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.

28. This Power of Attorney vests the Developer with all statutory power that will be required for the development & construction of the building, sale of the developed building except the land Owners' allocation, details of which is in the Second Schedule of this indenture, within the ambit & scope of the agreement between the land Owners and the developer and shall be limited within the four corners of the agreement.

#### **FIRST SCHEDULE REFERRED TO ABOVE**

##### **(SAID PROPERTY)**

ALL THAT piece and parcel of BASTU land measuring an area of 04 Cottah 08 Chittaks but in physical measurement (According to Sanctioned Building



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Plan (Vide Sanctioned Serial No. - 1435, dated - 29/06/2019), the land area stands 04 (Four) Cottahs 07 (Seven) Chittaks 35 (Thirty Five) Sq.ft., be the same a little more or less, lying and situated under Mourza - Noapara, J. L. No. - 83, Re. Sa. No. - 137, Touzi No. - 146, Pargana - Anowarpur, comprised in C. S. Dag No. - 1606, R. S. & L. R. Dag No. - 1102, under C. S. & R. S. Khatian No. - 342 corresponding to L. R. Khatian No. - 1719 (Stands in the name of Saptaparna Das) & 1720 (Stands in the name of Saibal Dutta), within the limit of Barasat Municipality, under Ward No. - 03, Holding No. - 412, Premises at Shalbagan Road, P. S. - Barasat, A. D. S. R. O. - Kadambagachi in the District of North 24 Parganas, upon which the proposed multi-storied building (G + 4) with lift facility will be erected in accordance with the sanction plan already sanctioned from the Barasat Municipality (Vide Sanctioned Serial No. - 1435, dated - 29/06/2019).

Butted and bounded by :-

On the North - 22 feet wide Lane.

On the South - Padma Rani Sarkar.

On the East - Antalin Apartment.

On the West - 22 Feet wide Shalbagan 2 No. Sarani.

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

It is agreed by and between the parties to this agreement that the Land Owners shall be entitled to receive the following allocation in the said proposed multi storied building and the said proposed multi storied building to be constructed in accordance with the sanctioned building plan already sanctioned from the Barasat Municipality, together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building and the space allocation will be in the following manner :-





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Floor/ Position	No. of Flat/ Shop/ Garage	Super Built Up Area (M/L)
Third Floor/ South- East Side	01 Flat, being No. – C3	913 sq.ft.
Fourth Floor/ South- East Side	01 Flat, being No. – C4	913 sq.ft.
Fourth Floor/ North - West Side	01 Flat, being No. – A4	841 sq.ft.

in the said proposed multi-storied building, together with undivided and impartible proportionate share of land, interest including the facilities of enjoyment the right of all common facilities.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(Developer's Allocation)**

The Developer shall be entitled to get all Parts and portions of the proposed multi storied building save and except the Owners' allocation mentioned in the Second Schedule and proportionate share of the said land fully described in the first schedule **TOGETHER WITH** common areas and facilities.



1

District Sub-Registrar-III  
North 24-Parganas, Barasat

20 DEC 2019



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

Signed, sealed and Delivered in presents of following :-

WITNESSES :-

1. Anand Kumar Das,  
5/12, Sarmini Pally  
Barasat, Kd-125.

2. Jamirul Rehaman.  
Shikderpukhuria.  
P.O. - Shikderpukhuria.  
P.O. - Chotojura.  
Dist. - North 24 Parganas.

Drafted by:-

Shreyasee Biswas

Advocate

District Judges' Court, Barasat

Enrolment No. -

**Shreyasee Biswas**  
Advocate

Judge's Court Barasat, 24 Pgs.(N)  
Enroll. No.- F/628/382/2012

Composed by-

*[Signature]*  
Barasat.

1. Saptaparna Das

2. Sarbas Dulm

SIGNATURE OF  
THE OWNERS/ APPOINTERS

**S. S. ASSOCIATES**

Saptaparna Das

1. Partner  
**S. S. ASSOCIATES**

2. Sarbas Dulm

Partner

SIGNATURE OF  
THE ATTORNEY



District Sub-Registrar-III  
North 24-Parganas, Barasat  
**20 DEC 2019**

# UNDER RULE 44A OF THE I. R. ACT 1990

(1)

Name - SMT. SAPTAPARNA DAS

Status - Presentant



## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the above named person and attested by the said person.

Saptaparna Das

Signature of the presentant

(2)

Name - SRI SAIBAL DUTTA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/



## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the above named person and attested by the said person.

Saibal Dutta

Signature of the Presentant/Executant

Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)





7

District Sub-Registrar-III  
North 24-Parganas, Barasat

20 DEC 2019



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SAPTAPARNA DAS

BISWANATH GHOSH

07/12/1984

Permanent Account Number

APLPD2481E

*Saptaparna Das*  
Signature







ভারতের নির্বাচন কমিশন  
পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

CKW2791986



নির্বাচকের নাম : সপ্তপর্ণী দাস

Elector's Name : Saptaparna Das

স্বামীর নাম : অর্নব কুমার দাস

Husband's Name : Arnab Kumar Das

লিঙ্গ/Sex : স্ত্রী/F

জন্ম তারিখ  
Date of Birth : 07/12/1984

CKW2791986

ঠিকানা:  
5/12, সারোজিনী পল্লী, নবপাল্লী, বারাসাত, বৈষ্ণব ২৪  
পারগানা-700126

Address:  
5/12, SAROJINI PALLY, NABAPALLY,  
BARASAT, NORTH 24  
PARGANAS-700126

Date: 31/01/2011

119-বারাসাত নির্বাচন অফিসের নির্বাচন নিয়ন্ত্রক  
আধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
119-Barasat Constituency

কিছুটা পরিবর্তন হলে নতুন ঠিকানায় চলার আগে নতুন ও পুরনো  
নথায় নতুন মাসিক পরিচালনা পত্রিকা এবং নির্বাচন নথি এই  
পরিচালনা পত্রিকা নথিটি দেখান হওয়া।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

1450080



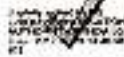
ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভালিকাভুক্তির নম্বর/Enrolment No.: 2016/00674/26445

Download Date: 28/07/2017  
Generation Date: 28/07/2017

To  
সপ্তপর্ণা দাস  
SAPTAPARNA DAS  
W/O Arnab Kumar Das  
5/12,  
Sarojini pally  
Barasat - I  
North 24 Parganas Nabapally  
West Bengal - 700126  
9531935807

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

9678 9034 7179

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



সপ্তপর্ণা দাস  
SAPTAPARNA DAS  
জন্ম তারিখ / DOB: 07/12/1984  
মহিলা / FEMALE



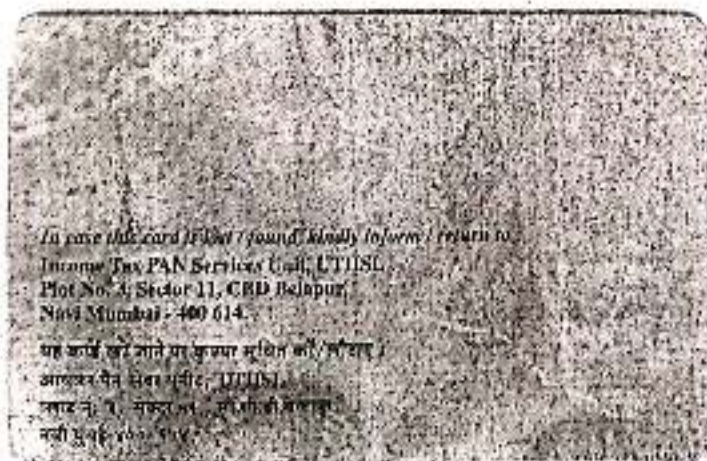
9678 9034 7179

আমার আধার, আমার পরিচয়





*Saibal Dutta*



**সংবিধান**  
**GOVERNMENT OF INDIA**



নাম/Name  
**Saibal Dutta**

পিতা: সন্তোষ কুমার দত্ত  
Father: SANTOSH KUMAR DUTTA

জন্ম তারিখ/Year of Birth: 1982


লিঙ্গ/Gender: Male

2429 3470 3316

আধার - সাধারণ মানুষের অধিকার


*Saibal Dutta*


**সংবিধান**  
**GOVERNMENT OF INDIA**


  
আধার


সেবা, কঠোর বসতি, কর্মসূচী  
বাসস্থল (এস), নারায়ী, উত্তর পশ্চিম  
পশ্চিমবঙ্গ, 703125

Address: BALURIA  
COLONY, NABAPALLY,  
Bardhaman - I, Nadapalli, North  
Twenty Four Parganas, West  
Bengal, 703125


  
1977  
1800-180-1947



  
saibal@adg.gov.in

  
www.aadhaar.gov.in

  
S.O. No. 16/1947,  
Dated: 10/01/2017



  
 भारत के निर्वाचन आयोग  
 Election Commission of India  
 IDENTITY CARD  
 CKW0354258


निर्वाचक नाम : सैबल दल  
 Elector's Name : Saibal Datta  
 निर्वाचक नाम : सन्तोष दल  
 Elector's Name : Santosh Datta  
 लिंग / Sex : पुरुष / M.  
 जन्म तिथि / Date of Birth : XX/XX/1966

*Saibal Datta*

CKW0354258

ठिकाना:  
 बलाक अवनी, न.प. 27 बारासत ईस्ट 24 पार्गना  
 700126

Address:  
 Balaka avanui, Ncpalli 27 Barasat  
 North 24 Parganas 700126



Date: 02/05/2007  
 60-बारासत निर्वाचन क्षेत्र निर्वाचन अधिकारी  
 Periodic Signature of the Electoral  
 Registration Officer for  
 60-Barasat Constituency

निर्वाचन अधिकारी को नए मतदाता के लिए यह  
 फॉर्म भेजना है और नए मतदाता को यह फॉर्म  
 भेजना है।  
 In case of change in address change the Card No.  
 in the relevant Form for including your name in the  
 roll and change address and to obtain the card  
 with new name.





ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

CKW3859717



নির্বাচকের নাম : অর্নব কুমার দাস

Elector's Name : Arnab Kumar Das

পিতার নাম : প্রফুল্ল কুমার দাস

Father's Name : Prafulla Kumar Das

লিঙ্গ/Sex : পুরুষ M

জন্ম তারিখ : 03/01/1971  
Date of Birth :

CKW3859717

ঠিকানা:

৪১২, বারোজি পল্লী, বারাসাত, উত্তর ২৪  
পার্শ্বাঞ্চল-৭০০১২৬

Address:

৪১২ BAROJIN PALLY, BARASAT,  
NORTH 24 PARGANAS-700126

*(Signature)*

Date: 01/03/2014

|| ১৯-বারোজি পল্লী, বারোজি পল্লী

ফ্যাক্সিলাইটের মাধ্যমে স্বাক্ষর

Facsimile Signature of the Electoral  
Registration Officer for

\*119-Barasat Constituency

বিজ্ঞপ্তি: নির্বাচন কমিশন কর্তৃক প্রদত্ত পরিচয় পত্রটি সঠিকভাবে ব্যবহার করা  
করা হবে। এটি, নির্বাচন কমিশন কর্তৃক প্রদত্ত পরিচয় পত্রটি  
নির্বাচন কমিশন কর্তৃক প্রদত্ত পরিচয় পত্রটি

In case of change in address mention this Card No.  
in the relevant form for updating your name in the  
roll at the changed address and to obtain the card  
with same number

231/0280

# Major Information of the Deed

Deed No / Year	I-1525-11889/2019	Date of Registration	20/12/2019
Deed Date	1525-1000267495/2019	Office where deed is registered	D.S.R. - III NORTH 24-PARGANAS, District North 24-Parganas
Applicant Name, Address & Other Details	Shreyasee Biswas Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 7003203706, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth Value	Rs. 1/-	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Stampduty Paid(SD)	Rs. 100/- (Article:48(g))	Market Value	Rs. 45,00,003/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152511877/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		
		Registration Fee Paid	Rs. 53/- (Article:E, E, M(b), H)

## Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Shal Bagan Road, Mouza: Napara, Ward No: 3, Holding No:412 Pin Code : 700126

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1102	RS-342	Bastu	Bastu	4 Katha B Chatak	1/-	45,00,003/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
Grand Total :					7.425Dec	1/-	45,00,003 /-	



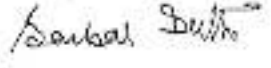
## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt Saptaparna Das (Presentant)</b> Wife of Shri Arnab Kumar Das Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office	 20/12/2019	 LTI 20/12/2019	 20/12/2019





Sarojinipally Nabapally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APLPD2481E, Aadhaar No: 96xxxxxxx7179, Status :Individual, Executed by: Self, Date of Execution: 20/12/2019  
 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office

2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Saibal Dutta</b> Son of Late Santosh Kumar Dutta Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office	 <small>20/12/2019</small>	 <small>LTI 20/12/2019</small>	 <small>20/12/2019</small>
Nabapally Baluria Colony, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGAPD6456H, Aadhaar No: 24xxxxxxx3316, Status :Individual, Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Office				



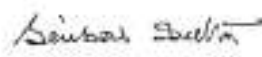
#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>S S Associates</b> 3/A N D P- I Sarojinipally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 , PAN No.:: ADVFS8067P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <tr> <td><b>Name</b></td> <td><b>Photo</b></td> <td><b>Finger Print</b></td> <td><b>Signature</b></td> </tr> <tr> <td> <b>Smt Saptaparna Das</b>            Wife of Shri Amab Kumar Das            Date of Execution - 20/12/2019 , , Admitted by: Self, Date of Admission: 20/12/2019 , Place of Admission of Execution: Office         </td> <td>    <small>Dec 20 2019 1:54PM</small> </td> <td>    <small>LTI 20/12/2019</small> </td> <td>    <small>20/12/2019</small> </td> </tr> </table>	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>	<b>Smt Saptaparna Das</b> Wife of Shri Amab Kumar Das Date of Execution - 20/12/2019 , , Admitted by: Self, Date of Admission: 20/12/2019 , Place of Admission of Execution: Office	 <small>Dec 20 2019 1:54PM</small>	 <small>LTI 20/12/2019</small>	 <small>20/12/2019</small>
<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>						
<b>Smt Saptaparna Das</b> Wife of Shri Amab Kumar Das Date of Execution - 20/12/2019 , , Admitted by: Self, Date of Admission: 20/12/2019 , Place of Admission of Execution: Office	 <small>Dec 20 2019 1:54PM</small>	 <small>LTI 20/12/2019</small>	 <small>20/12/2019</small>						
5/12- Sarojini Pally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APLPD2481E, Aadhaar No: 96xxxxxxx7179 Status : Representative, Representative of : S S Associates (as Partner)									



Name	Photo	Finger Print	Signature
<b>Shri Saibal Dutta</b> Son of Late Santosh Kumar Dutta Date of Execution - 20/12/2019, , Admitted by: Self, Date of Admission: 20/12/2019, Place of Admission of Execution: Office			
	Dec 20 2019 1:55PM	LT1 20/12/2019	20/12/2019
Nabapally Baluria Colony, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGAPD6456H, Aadhaar No: 24xxxxxxxx3316 Status : Representative, Representative of : S S Associates (as Partner)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Shri Arnab Kumar Das</b> Son of Shri Prafulla Kumar Das 5/12- Sarojinipally Nabapally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126			
	20/12/2019	20/12/2019	20/12/2019
Identifier Of Smt Saptaparna Das, Shri Saibal Dutta, Smt Saptaparna Das, Shri Saibal Dutta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Saptaparna Das	S S Associates-3.7125 Dec
2	Shri Saibal Dutta	S S Associates-3.7125 Dec

Endorsement For Deed Number : I - 152511889 / 2019

On 20-12-2019

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

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

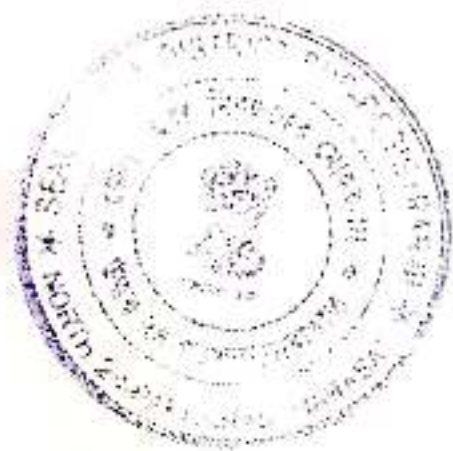
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13:49 hrs on 20-12-2019, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Smt Saptaparna Das , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 45,00,003/-





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

Execution is admitted on 20/12/2019 by 1. Smt Saptaparna Das, Wife of Shri Arnab Kumar Das, 5/12- Sarojinipally Nabapally, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession Business, 2. Shri Saibal Dutta, Son of Late Santosh Kumar Dutta, Nabapally Baluria Colony, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession Business

Indetified by Shri Arnab Kumar Das, , Son of Shri Prafulla Kumar Das, 5/12- Sarojinipally Nabapally, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Service

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

Execution is admitted on 20-12-2019 by Smt Saptaparna Das, Partner, S S Associates, 3/A N D P- I Sarojinipally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126

Indetified by Shri Arnab Kumar Das, , Son of Shri Prafulla Kumar Das, 5/12- Sarojinipally Nabapally, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Service

Execution is admitted on 20-12-2019 by Shri Saibal Dutta, Partner, S S Associates, 3/A N D P- I Sarojinipally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126

Indetified by Shri Arnab Kumar Das, , Son of Shri Prafulla Kumar Das, 5/12- Sarojinipally Nabapally, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Service

**Payment of Fees**

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

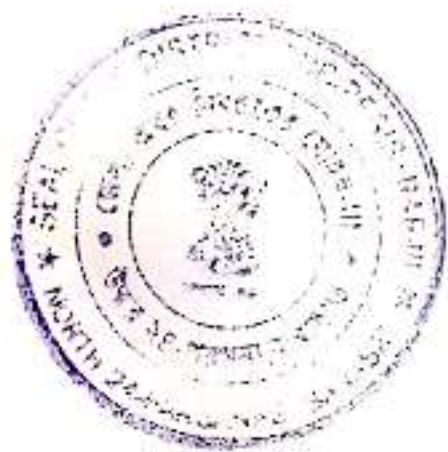
**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 777, Amount: Rs.100/-, Date of Purchase: 19/12/2019, Vendor name: S N Hossion

*Handwritten signature*

Ananda Mohan Nandi  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III NORTH 24-  
PARGANAS  
North 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1525-2019, Page from 334267 to 334300  
being No 152511889 for the year 2019.



Digitally signed by ANANDA MOHAN  
NANDI  
Date: 2019.12.23 12:55:14 +05:30  
Reason: Digital Signing of Deed.

*Nandi*

(Ananda Mohan Nandi) 2019/12/23 12:55:14 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)