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


District Sub-Registrar-II
Alipora, South 24 Parganas

22 JAN 2019

DEVELOPMENT AGREEMENT WITH

DEVELOPMENT POWER OF

ATTORNEY

THIS DEVELOPMENT AGREEMENT WITH
DEVELOPMENT POWER OF ATTORNEY is made on this

31st day of December, 2018 (Two Thousand Eighteen)

BETWEEN

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29 NOV 2018

Sold to.....
 for.....
 Rupees.....

ALLAHABAD
 Allahabad, South 24 Parganas
 Kolkata-27



Samiran Das
 Stamp Vender
 Allpore Police Court
 South 24 Parg., West Bengal

Atahial Banerjee



266

Atahial Banerjee



267

Atahial Banerjee



268



Madhusree Ghosh Phani

Identified by me
 Bibhan Ch. Majumdar
 Advocate
 Allpore Judges' Court
 Kot-27-

District Sub-Register-II
 Allpore, South 24 Parganas

19 JAN 2019

SMT. MADHUSREE GHOSH PHANI PAN- ATOPG4699C, wife of Sri Ayan Phani also daughter of Mahendra Nath Ghosh also grand-daughter of Late Paritosh Kumar Sarkar alias Paritosh Sarkar, by faith - Hindu, by occupation House wife, by nationality - Indian, residing at RR Plot No - 380, Anandapur, Kolkata- 700107, P.S.- previously Tiljala presently Anandapur, E.K.T.P., in the State of West Bengal, hereinafter jointly called and referred to as the **OWNER** (which term or expression shall unless repugnant to the context either expressly or impliedly shall deem to mean and include her heirs, legal representatives, successors in interest and assigns) of the **FIRST PART**.

AND

M/S. LOKENATH ENTERPRISE, a Partnership Firm having PAN - AADFL6264E, having its office at 159, Putiary Panchanan Tala Road, P.O.- Paschim Putiary, P.S- Haridevpur, Kolkata- 700041 represented by its Partners namely 1) **SRI MRINAL KANTI SUR**, PAN - ALSPS6244D, son of Late Radhaballav Sur, by faith Hindu ,by Nationality - Indian , residing at 5/37, Paschim Putiary , P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, and 2) **SRI ASHIM BANERJEE**, PAN - AGUPB1533F, son of late Benoy Kumar Banerjee, by faith



[Signature]
District Sub-Register-II
Alipore, South 24 Parganas

19 JAN 2019

Hindu, by Nationality -Indian, residing at 26, Panchanan Tala Road, P.S- Haridevpur, P.O.- Paschim Putiaiy, Kolkata- 700041, Dist.- South 24 Parganas, hereinafter also referred to as the **DEVELOPER** (which term or expression shall unless repugnant to context either expressly or impliedly shall deem to mean and include its heirs, legal representatives, successors in office) hereinafter also referred to as the **SECOND PART**.

WHEREAS all the singular number will import plural and vice-versa, and similarly the masculine gender will denote feminine gender and vice-versa.

AND WHEREAS one Smt. Sunity Bala Sarkar alias Sunity Sarkar since deceased wife of Late Paritosh Kumar Sarkar alias Paritosh Sarkar, has purchased **ALL THAT** piece and parcel of Bastu land containing an area measuring about 03 Cottahs 15 Chittaks 27sq.ft be the same a little more or less lying and situated at Mouza - Haridevpur, J.L. No. 25, Touzi No. 40, Pargana-Khaspur, Holding no-38, Putiary Panchnan Tala Road of South Suburban Municipalty, under Khatian No. 335 under Dag No. 27, under P.S.- previously Behala then Thakurpukur presently Haridevpur, presently within the limits of Kolkata

Municipal Corporation Ward No. 115, Kolkata - 700041, District - 24 Parganas together with all easementary rights over and along Eastern and Southern side common passage there on from the then Owner Sri Phani Bhusan Majumder and Sri Chandra Bhusan Majumder both sons of late Kali Prasanna Majumder, for a valuable consideration, by virtue of a registered Deed of Conveyance, recorded in Book No. I, Volume No. 58, pages 92 to 95, being No. 3076, for the year 1961 and the said deed has been registered in the office of the Joint Sub Registrar of Alipore at Behala, 24 Parganas, and subsequently after completion of construction of a residential building thereon said Smt. Sunity Bala Sarkar has mutated her name in Records of the Kolkata Municipal Corporation and the said property became known numbered and identified as K.M.C Premises No. 151, Putiary Panchanan Tala Road, P.O-Paschim Putiary corresponding to mailing address 97, Putiary Panchanan Tala Road, P.O-Paschim Putiary, P.S.- Haridevpur, Kolkata - 700041, K.M.C Ward No. 115, vide Assessee No. 411151101517 and paying taxes regularly in the concerned offices.

AND WHEREAS due to necessity for rectification the said Sunity Bala Sarkar, alias Sunity Sarkar wife of Paritosh Kumar Sarkar alias Paritosh Sarkar (both since deceased) and Sri Phanibhusan Majumder and Sri Chandra Bhusan Majumder, both sons of Late Kali Prasanna Majumder have been jointly executed a Deed of Declaration on 22.07.1961 for rectification in the aforesaid purchased deed Plan it was noted as "...Khatian No.315 in place of 335..." and also in all the part of the deed wherein as noted "...Khatian No.315 in place of 335..." all have been rectified by a Deed of Declaration and the Deed has been registered in the office of the Joint Sub-Registrar Alipore at Behala, recorded in Book No.I, Volume No.- 64, pages from 275 to 276, being No. 4773 for the year 1961.

AND WHEREAS said Smt. Sunity Bala Sarkar, alias Sunity Sarkar wife of Paritosh Kumar Sarkar alias Paritosh Sarkar, has also purchased **ALL THAT** piece and parcel of Bastu land containing an area measuring about 02 Cottahs 04 Chittaks 02 sq.ft be the same a little more or less lying and situated at Mouza - Haridevpur, J.L. No. 25, Touzi No. 40, Pargana-Khaspur, Holding no-38, Putiary Panchnan Tala Road of South Suburban

Municipality, under Khatian No. 335 under Dag No. 27, under P.S.- previously Behala then Thakurpukur presently Haridevpur, presently within the limits of Kolkata Municipal Corporation Ward No. 115, Kolkata - 700041, District - 24 Parganas, together with all easementary rights over and along Eastern and Southern side common passage there on from the then owner Sri Chandra Bhusan Majumder Son of late Kali Prasanna Majumder, for a valuable consideration, by virtue of a registered Deed of Conveyance, recorded in Book No. 1, Volume No. 125, pages 86 to 89, being No. 6858, for the year 1962 and the said deed has been registered in the office of the Joint Sub Registrar of Alipore at Behala, 24 Parganas, analogous to the western portion of the previous purchased property and subsequently the said Smt. Sunity Bala Sarkar has mutated her name in Records of the Kolkata Municipal Corporation and the said property became known numbered and identified as K.M.C Premises No. 152, Putiary Panchanan Tala Road, P.O.- Paschim Putiary corresponding to mailing address 97P, Putiary Panchanan Tala Road, P.O.- Paschim Putiary, P.S.- Haridevpur, Kolkata - 700041, K.M.C Ward No. 115, vide Assessee No. 411151101529 and

paying taxes regularly in the concerned offices and both the above said property analogous to each other.

AND WHEREAS the Owner/Vendors herein became the joint Owner of **ALL THAT** the land measuring 06 Cottahs 03 Chittaks 29 sq. ft more or less situated in Mouza - Haridevpur, J.L. No. 25, Touzi No. 40, Pargana-Khaspur, Holding no-38, Putiary Panchnan Tala Road of South Suburban Municipality, under Khatian No. 335 under Dag No. 27, under P.S.- previously Behala then Thakurpukur presently Haridevpur, presently within the limits of Kolkata Municipal Corporation Ward No. 115, K.M.C Premises No.151 & 152, Putiary Panchanan Tala Road, P.O.- Paschim Putiary corresponding to mailing address 97 & 97P, Putiary Panchanan Tala Road, P.O.- Paschim Putiary, P.S.- Haridevpur, Kolkata - 700041, District - 24 Parganas, and afterwards the said mailing address has been changed and it became 388/1C, Panchanantala Road, P.O-Paschim Putiary , P.S.- Haridevpur, Kolkata - 700041, K.M.C Ward No. 115, and afterwards the said KMC Premises no has been changed and it became 151, Putiary Panchanantala Road, P.O-Paschim Putiary ,

P.S.- Haridevpur, Kolkata - 700041, K.M.C Ward No. 115, more fully described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS the said Paritosh Kumar sarkar son of Late Saroj Sarkar died intestate on 06.11.1997 leaving behind his wife Suniti Bala Sarkar and one daughter Smt. Sikha Ghosh wife of Mahendra Nath Ghosh and another daughter namely Smt. Shampa Roy Chowdhury, wife of Sri Sandip Roy Chowdhury (the owner No.3 herein), his two sons namely Sri Prasanta Kumar Sarkar and Sri Sushanta Kumar Sarkar (the owner nos. 1 & 2 herein) as his legal heirs and successors and subsequently said Sikha Ghosh died intestate on 10.04.1997 leaving behind her husband Mahendra Nath Ghosh and two daughters Smt. Madhusree Ghosh and Smt. Anushree Ghosh.

AND WHEREAS said Smt, Sunity Bala Sarkar @ Suniti Sarkar died intestate on 23.11.2016 leaving behind her two sons namely Sri Prasanta Kumar Sarkar and Sri Sushanta Kumar Sarkar and one daughter Smt. Shampa Roy Chowdhury and two granddaughters namely Smt. Madhusree Ghosh and Smt. Anushree Ghosh as her legal heirs and successors.

AND WHEREAS the Sri Prasanta Kumar Sarkar jointly with other Owner owned, seized, possessed undivided share of land measuring about 01 Cottah 08 Chittaks 41 sq. ft. together with undivided share of construction measuring 50 sq. ft. out of the total landed property of 06 Cottahs 03 Chittaks 29 sq. ft. together with a total construction area of 200 sq. ft. being K.M.C Premises No. 151, Putiary Panchanantala Road, P.O-Paschim Putiary , P.S.-Haridevpur, Kolkata - 700041, K.M.C Ward No. 115, South 24 Parganas, by law of inheritance.

AND WHEREAS the Sri Sushanta Kumar Sarkar jointly with other Owner owned, seized, possessed undivided share of land measuring about 01 Cottah 08 Chittaks 41 sq. ft. together with undivided share of construction measuring 50 sq. ft. out of the total landed property of 06 Cottahs 03 Chittaks 29 sq. ft. together with a total construction area of 200 sq. ft. being K.M.C Premises No. 151, Putiary Panchanantala Road, P.O-Paschim Putiary , P.S.-Haridevpur, Kolkata - 700041, K.M.C Ward No. 115, South 24 Parganas, by law of inheritance.

AND WHEREAS the Smt. Shampa Roy Chowdhury jointly with other Owner owned, seized, possessed undivided share of land measuring about 01 Cottah 08 Chittaks 41 sq. ft. together with undivided share of construction measuring 50 sq. ft. out of the total landed property of 06 Cottahs 03 Chittaks 29 sq. ft. together with a total construction area of 200 sq. ft. being K.M.C Premises No. 151, Putiary Panchanantala Road, P.O-Paschim Putiary, P.S.- Haridevpur, Kolkata - 700041, K.M.C Ward No. 115, South 24 Parganas, by law of inheritance.

AND WHEREAS the Owner namely Smt. Madhusree Ghosh and Smt. Anushree Ghosh jointly with other Owner owned, seized, possessed undivided share of land measuring about 01 Cottah 08 Chittaks 41 sq. ft. together with undivided share of construction measuring 50 sq. ft. equivalent to each having an area of 560.5 sq. ft. i.e. 12 Chittaks 20.5 sq. ft. of land and 25 sq. ft. of construction area out of the total landed property of 06 Cottahs 03 Chittaks 29 sq. ft. together with a total construction area of 200 sq. ft. being K.M.C Premises No. 151, Putiary Panchanantala Road, P.O-Paschim Putiary, P.S.- Haridevpur,

Kolkata - 700041, K.M.C Ward No. 115, South 24 Parganas, by law of inheritance.

AND WHEREAS the Sri Prasanta Kumar Sarkar and Sri Sushanta Kumar Sarkar, Smt. Shampa Roy Chowdhury and Smt. Anushree Ghosh have decided to develop the said property by raising a G+III storied building having several flats and car parking space and for the purpose of development of the said property, they have appointed the Developer herein as the exclusive Developer for construction of a new building on the said property together with the benefit of sanctioned plan duly sanctioned by the Kolkata Municipal Corporation (hereinafter called the said plan and revised plan) for the consideration and on the terms and conditions hereinafter appearing in the registered Development Agreement with Development Power of Attorney, dated 07.12.2018 which was registered at the office of D.S.R.-II, Alipore, recorded in Book No. I, Volume No. 1602-2018, pages from 395769 to 396844, Being No. 160211842 for the year 2018 wherein all the salient features, terms, conditions, allocations of both parties are mentioned therein.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO AS
FOLLOWS:-

1. **DEFINITION:** unless there is anything repugnant to the subject or context the term:
 - a) **OWNER:** shall mean **SMT. MADHUSREE GHOSH PHANI**, wife of Sri Ayan Phani also daughter of Mahendra Nath Ghosh also grand-daughter of Late Paritosh Kumar Sarkar alias Paritosh Sarkar, residing at RR Plot No - 380, Anandapur, Kolkata-700107, P.S.- previously Tiljala presently Anandapur, E.K.T.P., in the State of West Bengal, and her legal heirs, executors, administrators and legal representatives.
 - b) **DEVELOPER:** shall mean **M/S. LOKENATH ENTERPRISE**, a Partnership Firm, having its registered office at 159, Putiary Panchanan Tala Road, P.O.- Paschim Putiary, P.S- Haridevpur, Kolkata- 700041 represented by its Partners namely 1) **SRI MRINAL KANTI SUR**, son of Late Radhaballav Sur, by faith Hindu ,by Nationality - Indian, residing at 5/37, Paschim Putiaiy , P.S- Haridevpur,

P.O.- Paschim Putiary, Kolkata- 700041, and 2) **SRI ASHIM BANERJEE**, son of late Benoy Kumar Banerjee, by faith Hindu, by Nationality -Indian, residing at 26, Panchanan Tala Road, P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, Dist.- South 24 Parganas and successor-in-office.

- c) **LAND**: shall mean and include the entire demarcated plot i.e. **ALL THAT** the land measuring 12 Chittaks 20.5 sq. ft. more or less out of total land area of 06 Cottahs 03 Chittaks 29 sq. ft. together with undivided share of construction measuring 25 sq. ft. out of total construction area 200 sq. ft. situated in Mouza - Haridevpur, J.L. No. 25, Touzi No. 40, Pargana- Khaspur, Holding no-38, Putiary Panchnan Tala Road of South Suburban Municipality, under Khatian No. 335 under Dag No. 27, under P.S.- previously Behala then Thakurpukur presently Haridevpur, presently within the limits of Kolkata Municipal Corporation Ward No. 115, K.M.C Premises No.151 & 152, Putiary Panchanan Tala Road, P.O.- Paschim Putiary corresponding to mailing address 97 & 97P, Putiary Panchanan Tala Road, P.O.- Paschim Putiary, P.S.- Haridevpur, Kolkata - 700041,

District - 24 Parganas. and afterwards the said mailing address has been changed and it became 388/1C, Panchanantala Road, P.O-Paschim Putiary , P.S.- Haridevpur, Kolkata - 700041, K.M.C Ward No. 115, and afterwards the said KMC Premises no has been changed and it became 151, Putiary Panchanantala Road, P.O- Paschim Putiary , P.S.- Haridevpur, Kolkata - 700041, K.M.C Ward No. 115, Dist.- South 24 Parganas.

- d) **BUILDING**: Shall mean proposed G+III storied buildings to be constructed at the aforesaid land in accordance with the plan sanctioned by the Kolkata Municipal Corporation comprising of several self contained flats, car parking space and other spaces etc.
- e) **COMMON FACILITIES AND AMENITIES**: Shall mean corridors, roof, stair-ways, passage ways, drain, Lift, pump room, overhead tank, water pump, motor room/space and other paths and passage left for common use including establishment and enjoyment and the cost of maintenance

and/or management of the building to be borne by all lawful Owner/occupier.

- f) **OWNER'S ALLOCATION**: shall mean in 6.25% share, right, title, interest of the said G+III storied building together with the proportionate share of land and together with all the common facilities, amenities attached thereto to be erected in accordance with the sanctioned building plan from K.M.C at the said premises undivided **ALL THAT** the land measuring 12 Chittaks 20.5 sq. ft. more or less out of total land area of 06 Cottahs 03 Chittaks 29 sq. ft. together with undivided share of construction measuring 25 sq. ft. out of total construction area 200 sq. ft. situated in Mouza - Haridevpur, J.L. No. 25, Touzi No. 40, Pargana-Khaspur, Holding no-38, Putiary Panchnan Tala Road of South Suburban Municipality, under Khatian No. 335 under Dag No. 27, under P.S.- previously Behala then Thakurpukur presently Haridevpur, presently within the limits of Kolkata Municipal Corporation Ward No. 115, K.M.C Premises No.151 & 152, Putiary Panchanan Tala Road, P.O.- Paschim Putiary corresponding to mailing

address 97 & 97P, Putiary Panchanan Tala Road, P.O.- Paschim Putiary, P.S.- Haridevpur, Kolkata - 700041, District - 24 Parganas and afterwards the said mailing address has been changed and it became 388/1C, Panchanantala Road, P.O-Paschim Putiary, P.S.- Haridevpur, Kolkata - 700041, K.M.C Ward No. 115, and afterwards the said KMC Premises no has been changed and it became 151, Putiary Panchanantala Road, P.O-Paschim Putiary, P.S.- Haridevpur, Kolkata - 700041, K.M.C Ward No. 115, hereinafter referred to as the Owner's Allocation which is morefully and particularly described in the **SCHEDULE-'B'** hereunder written **AND** if the Owner get any additional area of construction except from the **SCHEDULE 'B'** in that event the Owner are bound to repay by cash for the said additional area of construction at the present market price and also the Owner also agreed to purchase the additional area except from the Schedule 'B' at the local market rate from the Developer.

- g) **DEVELOPER'S ALLOCATION**: shall mean 4.4% share, right, title, interest of the said G+III storied building

together with the proportionate share of land and together with all the common facilities, amenities attached thereto to be erected in accordance with the sanctioned building plan from K.M.C at the said premises undivided **ALL THAT** the land measuring 12 Chittaks 20.5 sq. ft. more or less out of total land area of 06 Cottahs 03 Chittaks 29 sq. ft. together with undivided share of construction measuring 25 sq. ft. out of total construction area 200 sq. ft. situated in Mouza - Haridevpur, J.L. No. 25, Touzi No. 40, Pargana-Khaspur, Holding no-38, Putiary Panchnan Tala Road of South Suburban Municipality, under Khatian No. 335 under Dag No. 27, under P.S.- previously Behala then Thakurpukur presently Haridevpur, presently within the limits of Kolkata Municipal Corporation Ward No. 115, K.M.C Premises No.151 & 152, Putiary Panchanan Tala Road, P.O.- Paschim Putiary corresponding to mailing address 97 & 97P, Putiary Panchanan Tala Road, P.O.- Paschim Putiary, P.S.- Haridevpur, Kolkata - 700041, District - 24 Parganas and afterwards the said mailing address has been changed and it became 388/1C, Panchanantala Road, P.O-Paschim Putiary . P.S.-

Deeds, any legal process etc. regarding the project on the said premises.

- k) **TRANSFER**: with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act. 1882.
- l) **TRANSFeree**: Shall mean the person/persons firm/limited company, association being purchaser / purchasers /vendee/vendees to whom any legitimate space in the building has been lawfully transferred.
- 2) **THE OWNER DECLARES as follows:-**
- a) That they are the absolute joint Owner seized and possessed of and/or well and sufficiently entitled to the Said property under Kolkata Municipal Corporation.
- b) That the said property is free from all encumbrances and the OWNER have a good marketable title in respect of the said premises.

- c) That the said property is free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.
- d) That Developer shall have no more demand or claim from the Owner in future in any circumstances save an except Developer's Allocation mentioned hereunder.
- e) That the Owner shall no more demand or claim from the Developer in future in any circumstances save an except Owner's Allocation mentioned hereunder.
- f) The owner shall handover all the original documents, of title relating to the schedule 'A' property at the time of signing this Development Agreement.
- 3) **THE OWNER AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT as follows :-**
- a) That the Owner have hereby grant exclusive right to the DEVELOPER and to undertake that new construction on the said premises to be constructed by the DEVELOPER

in accordance with the plan sanctioned by the Kolkata Municipal Corporation at their cost and responsibility.

- b) **OWNER' ALLOCATION**: the DEVELOPER shall give the OWNER as OWNER' Allocation as described in the **SCHEDULE "B"** hereunder written.
- c) That all applications, plans and revised plans and other papers and documents as may be required by the DEVELOPER for the purpose of obtaining necessary approval of alternation/ modification/verification of the sanctioned building plan the appropriate authorities shall be prepared signed and submitted by the DEVELOPER for and in the name of the OWNER at the cost of DEVELOPER and if any alteration/modification of making further plans for proposed construction are required the OWNER shall give such written permission to the DEVELOPER without any interruption.
- d) For all that purpose of sanction of Building Plan, revised building plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or

further plans to be approved by the appropriate authorities the DEVELOPER shall appear, represent, sign before the concerned authorities on behalf of the OWNER in their name and on their behalf in connection with any or all of the matters aforesaid and the OWNER in such circumstances shall give assistance/ corporation/ signatures when necessary to the DEVELOPER for the interest of the proposed project. Be it noted that the Developer will be liable for all costs, risks, etc. which may arise at that time or in future and in no case the Owner will be liable.

- e) The DEVELOPER shall have the right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of promoting and developing the said property in order to make it perfect in all respect for construction of G+III storied buildings thereon in accordance with the building plan sanctioned by the Kolkata Municipal Corporation and the OWNER shall have no objection in the said respect whatsoever.

That in the event of demise of the OWNER and the DEVELOPERS during the subsistence of this Agreement, the legal heirs of the OWNER and the DEVELOPERS shall be bound to sign, execute and produce all or any papers and/or documents for inspection as asked for and found necessary by the DEVELOPER for completion of the project being the subject matter of this Agreement and always act and do all the necessary acts and things which the OWNER are under and obligation to do under these presents at all material times without any hindrance.

g) The DEVELOPER shall make, build, construct, supervise and carry out all the acts through contractors or sub-contractors or in such manner as may be thought fit and proper by him for such construction of the said proposed buildings according to the building plan sanctioned by the Kolkata Municipal Corporation referred to in this Agreement and according to specifications annexed hereto and also as per instruction of the Engineer on the said Property and shall file applications for obtaining water, electricity, sewerage and other connection/s and

other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed over the said property in terms of this agreement and the DEVELOPER shall have right to enter into an agreement with any financial Organization for taking loan for the interest of the proposed project but the Developer shall be liable to repay the same loan, interest etc. in full and the Owner shall not have any responsibility in this regard.

- h) The DEVELOPER shall sign and submit all applications for and in the name of the OWNER as may be required for the purpose of obtaining necessary permission plan and/or revised plan from K.M.C, consent and/or certificates for C.E.S.C and all Government Departments and other authorities relating to the proposed construction of the buildings on the said land and property and or in connection with the supply of electricity, water, sewerage and/or other amenities to the said property and the Developer shall pay all such expenses with no concern of the Owner.

- i) That the OWNER and the DEVELOPER shall be exclusively entitled to their respective share of allocation in the proposed buildings with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others and the OWNER/DEVELOPER shall not in any way interfere or disturb the project and peaceful possession and disposal of the DEVELOPER'S ALLOCATION/ OWNER'S ALLOCATION in the manner their wishes lawfully.
- j) The DEVELOPER shall apply the name of the OWNER and represent them before the Government Authorities, and public bodies, if required, in connection with the construction work of the proposed building in terms of this agreement and the OWNER shall not raise any objection for it on the contrary the OWNER shall give full co-operation for facilitating this matter.
- k) That the DEVELOPER shall at its own costs construct and complete the proposed building in all respects on the said land in accordance with the Sanctioned Building Plan.

sanctioned by the Kolkata Municipal Corporation and confirming to such hereby annexed specifications.

- m) That the DEVELOPER shall install, in the said building at its own costs, tube well, pump operated water connection, water storage tanks, overhead water reservoir with suitable pump, electric wiring, and installations of Lift, Road and Pathways, drains connected to Municipal drain, Septic Tank, and other facilities as are required to be provided in the proposed building constructed for sale of the flats and other space therein on Ownership basis and as mutually agreed upon. The Developer shall be bound to use and /or cause to be used such standard material as specified by the Engineer or shall conform to L.S. Specification and the Building rules regulation in force for the time being.
- n) The DEVELOPER shall institute, conduct or prosecute any suit or legal proceeding in the name of the OWNER that may be found necessary to be filed against the adjoining OWNER of the said property and/or any person or persons

in connection with the said property or portion thereof and the building to be constructed thereon and also shall defend any suit or proceedings on behalf of the OWNER and shall give necessary instruction of the OWNER' behalf and the OWNER shall sign Vakalatnama Plaints, Petition, Affidavits and other Pleadings and Papers that may be required to be filed in connection with such Suits and Proceedings and shall verify and affirm the same and do all other acts, deeds, matters and things as may be necessary for proper conduct thereof and preserving the best interest of both the OWNER and the said DEVELOPER and all costs and responsibility are to be borne by the Developer with no financial concern of Owner.

- o) That OWNER shall bear the all taxes, rents proportionately after getting OWNER' Allocation and possession from the Developer. But during the construction and before giving possession of Owner' Allocation to the Owner as well as the other Purchaser/s the whole taxes and other expenses regarding development shall be borne by the Developer.

- p) Before construction of the building, a registered supplementary agreement to be made between the Owner and developer for demarcation of their share and allocation.
- 4) THE OWNER HEREBY AGREED AND COVENANTS WITH DEVELOPER as follows:-
- a) Not to cause any interference or hindrance whatsoever in the construction of the proposed building at the said property by the DEVELOPER, provided the same is conducted in accordance with plan sanctioned by the said Municipality and specification annexed hereto.
- b) Not to do any act or thing whereby the DEVELOPER may be prevented from selling, assigning and/or disposing of any of the DEVELOPER'S ALLOCATION portion in the proposed building at the said holding/property mentioned herein.
- c) The OWNER shall positively give vacant possession of the entire premises as mentioned in the **SCHEDULE 'A'** hereunder to the DEVELOPER for making construction

work of the proposed building as per Building Plan Sanctioned by the Kolkata Municipal Corporation as per specification annexed hereto at the cost of the DEVELOPER.

- d) The DEVELOPER shall sell the flats of the proposed building, being the DEVELOPER'S ALLOCATION as described in the **SCHEDULE - 'C'** hereunder written together with proportionate undivided share of land of the said premises and the common portions and proportionate service of common places and benefits receiving advances, from the Intending Purchasers of the relative flats and/or other portions from the DEVELOPER'S ALLOCATION except the OWNER'S ALLOCATION as per terms and conditions, at its own risk and responsibilities and the Owner will not be liable for any such advance, agreement, deed, act etc. what So ever. The DEVELOPER shall decide and fix up the consideration money upon his allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyance, Deeds or Agreement for sale in favour of the Intending Purchaser/s

only upon the DEVELOPER'S ALLOCATION except OWNER' ALLOCATION.

- e) The OWNER hereby empowers and authorizes the DEVELOPER by virtue of a registered General Power of Attorney to do the Joint Venture Project in connection with the said Premises as described in the Schedule hereunder written such as to sell DEVELOPER'S ALLOCATION through registered deeds to advertise the project through any media, to appoint different persons for the project to get sanction of the building plan as well sewerage plan and to take water or electric connection therein and to execution any document declaration or affidavit for the interest of the proposed project etc.
- f) The OWNER shall bound to handover the physical possession of the **SCHEDULE 'A'** property and alongwith all the relevant documents of title in favour of the Developer herein on the date of signing of this Development Agreement.

5) **THE DEVELOPER HEREBY AGREED AND COVENANT WITH OWNER as follows :-**

- a) To get maximum sanction area from the Kolkata Municipal Corporation, the DEVELOPER will take all necessary steps and such sanction shall be done at the DEVELOPER'S cost.
- b) The Developer shall be bound to handover possession of the Owner' allocated area which would be according to the allocation and the Developer may/can sign agreement for sale and hand over physical possession or execute the Sale Deed of their allocated portion to their prospective purchasers before delivery of physical possession of the owner's allocation.
- c) The construction of the said G+III storied building shall be completed within 24 (Twenty four) months from the date of Sanction from the Kolkata Municipal corporation Ltd unless prevented by the circumstances as beyond the control of the Developer. In case the developer fails to complete the construction in all manner within the stipulated period as aforesaid, the Owner shall extend a grace period of 06 (six) months and even thereafter the developer fails to complete the construction of the building in all manner,

the Owner shall be entitled to a monthly compensation of Rs. 100/- (Rupees One Hundred) only Per month till the completion of the new building.

- d) The Developer confirms that the buildings are to be constructed at their cost and responsibility and handover the Owner, their allocated portion in above scheduled time.
- e) To refrain from transferring and/or assigning the benefits of this agreement or any portion thereof without the written consent of the OWNER.
- f) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- g) Not to do any act, deed or thing from the part of the OWNER hereby the DEVELOPER is prevented from enjoying selling, assigning and/or disposing of any of the DEVELOPER'S ALLOCATION in the said building.

- h) The Developer shall bear the installing charges of Common Electric Meter to be installed in the proposed building.
 - i) That the time period for the construction of the proposed new building shall be subject to, regarding availability of building materials and such other Government or statutory impositions relating to their availability " AND ALSO SUBJECT TO FORCE MAJEURE" condition, like , flood, earthquake, water, storm, tempest, civil commotion, strike, riot or war and other acts of God and when the obligation of the Developer in regard to period of completion of construction shall remain suspended for the duration of the " Force Majeure".
- 6) **MUTUAL COVENANT AND INDEMNITIES:**
- a) The OWNER hereby undertakes that the DEVELOPER shall be entitled to raise the said construction and shall enjoy his allocated space without interference or disturbances, provided the DEVELOPER perform and fulfill all the terms and conditions herein contained strictly on his part.

- b) The OWNER shall execute the registered a Development Power of Attorney in favour of the DEVELOPER to complete the project and register conveyance Deed in favour of the intending Purchaser/s and the DEVELOPER shall execute and registered the Deed of Conveyance in favour of the intending Purchaser/s out of the Developer's Allocation. The said power shall remain in force till the registration of the Developer's Allocation.
- c) The Developer will have the right and to execute and register the Deed of Conveyance(s) or any other documents unto through the Developer's Advocate and in favour of the intending/prospective purchaser(s) on the basis of the Registered Development Power of Attorney in respect of the flats/car parking spaces etc. belonging to the Developer (i.e. Developer's allocation). The Owner shall have no right and to revoke cancel or rescind this agreement or the Registered Development Power of Attorney until the registration of the Developer's Allocation. The Owner hereby are agreed to make themselves available at the time of registration of the Deed of Conveyance(s) in favour of the Purchaser to execute the

same as the Owner/Vendor in respect of the property under reference.

- d) All the Flat Owner will enjoy, along with the DEVELOPER proportionately save an except roof right, common places and undivided share of land, as a whole of the proposed building.
- e) The Owner herein will not raise objection or will not make any additional claim from the Developer, if the Developer amalgamate the said two properties into one property by way of a Registered Deed of Exchange and a Deed of Amalgamation required for the same by the K.M.C to be executed by the present Owner.
- f) That the Owner will get all the debris from the said premises.

7) INDEMNITY :

- i) That the Developer hereby undertakes to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or commission of the

Developer in or relative to the construction of the said new building.

- ii) That the Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs and proceedings and claims that may arise out of the Developer actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect herein. For any matter raised under this clause, only developer will be responsible to solve the matter legally.
- 8) ARBITRATION: If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents of determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration, in case the parties agree to the case otherwise to two arbitrators, one to be appointed by each of the parties in dispute and the same be deemed to be referred within the meaning of the

Arbitration Act, 1996 or any statutory modification there under in force. It is strictly to note here that the both the Owner and Developer shall extend their hands of co-operation to have happy solution of all disputes, differences and problems in mutual way first. Further, both are allowed to recruit one arbitrator of their each.

- 9) **JURISDICTION** : Appropriate Court at Hooghly District or Kolkata High Court shall have the jurisdiction to entertain all disputes and actions between the parties herein.

THE SCHEDULE "A" ABOVE REFERRED TO:

(Entire Land and Building)

ALL THAT the land measuring 12 Chittaks 20.5 sq. ft. more or less out of total land area of 06 Cottahs 03 Chittaks 29 sq. ft. together with undivided share of construction measuring 25 sq. ft. out of total construction area 200 sq. ft. situated in Mouza - Haridevpur, J.L. No. 25, Touzi No. 40, Pargana-Khaspur, Holding no-38, Putiary Panchnan Tala Road of South Suburban Municipality, under Khatian No. 335 under Dag No. 27, under P.S.- previously Behala then Thakurpukur presently Haridevpur,

presently within the limits of Kolkata Municipal Corporation Ward No. 115, K.M.C Premises No.151 & 152, Putiary Panchanan Tala Road, P.O.- Paschim Putiary corresponding to mailing address 97 & 97P, Putiary Panchanan Tala Road, P.O.- Paschim Putiary, P.S.- Haridevpur, Kolkata - 700041, District - 24 Parganas South , vide Assessee No. 411151101529 and 411151101517, and afterwards the said mailing address has been changed and it became 388/1C, Panchanantala Road, P.O-Paschim Putiary , P.S.- Haridevpur, Kolkata - 700041, K.M.C Ward No. 115, and afterwards the said KMC Premises no has been changed and it became 151, Putiary Panchanantala Road, P.O-Paschim Putiary , P.S.- Haridevpur, Kolkata - 700041, K.M.C Ward No. 115, being Assessee no 411151101517 District - 24 Parganas South which is butted and bounded as follows:-

ON THE NORTH : 12' feet wide K.M.C Road;

ON THE SOUTH : 8' feet wide K.M.C Road;

ON THE EAST : 13' feet wide K.M.C Road;

ON THE WEST : Land of Nemai Charan Ash.

THE SCHEDULE "B" ABOVE REFERRED TO:

(Owner's Allocation)

OWNER shall get 6.25% share, right, title, interest of the said G+III storied building together with the proportionate share of land and together with all the common facilities, amenities attached thereto to be erected in accordance with the sanctioned building plan from K.M.C at the said premises **ALL THAT** the land measuring 12 Chittaks 20.5 sq. ft. more or less out of total land area of 06 Cottahs 03 Chittaks 29 sq. ft. together with undivided share of construction measuring 25 sq. ft. out of total construction area 200 sq. ft. situated in Mouza - Haridevpur, J.L. No. 25, Touzi No. 40, Pargana-Khaspur, Holding no-38, Putiary Panchnan Tala Road of South Suburban Municipalty, under Khatian No. 335 under Dag No. 27, under P.S.- previously Behala then Thakurpukur presently Haridevpur, presently within the limits of Kolkata Municipal Corporation Ward No. 115, K.M.C Premises No.151 & 152, Putiary Panchanan Tala Road, P.O.- Paschim Putiary corresponding to mailing address 97 & 97P, Putiary Panchanan Tala Road, P.O.- Paschim Putiary, P.S.-

Haridevpur, Kolkata - 700041, and afterwards the said mailing address has been changed and it became 388/1C, Panchanantala Road, P.O-Paschim Putiary, P.S.- Haridevpur, Kolkata - 700041, K.M.C Ward No. 115, and afterwards the said KMC Premises no has been changed and it became 151, Putiary Panchanantala Road, P.O-Paschim Putiary, P.S.- Haridevpur, Kolkata - 700041, K.M.C Ward No. 115, being Assessee no 411151101517 District - 24 Parganas South hereinafter referred to as the Owner's Allocation which is morefully and particularly described in the SCHEDULE-'B' hereunder written.

THE SCHEDULE "C" ABOVE REFERRED TO:

(Developer' Allocation)

DEVELOPER shall get 4.4% share, right, title, interest of the said G+III storied building together with the proportionate share of land and together with all the common facilities, amenities attached thereto to be erected in accordance with the sanctioned building plan from K.M.C at the said premises **ALL THAT** the land measuring 12 Chittaks 20.5 sq. ft. more or less out of total land area of 06 Cottahs 03 Chittaks 29 sq. ft. together with undivided share of construction measuring 25 sq. ft. out of total

construction area 200 sq. ft. situated in Mouza - Haridevpur, J.L. No. 25, Touzi No. 40, Pargana- Khaspur, Holding no-38, Putiary Panchnan Tala Road of South Suburban Municipality, under Khatian No. 333 under Dag No. 27, under P.S.- previously Behala then Thakurpukur presently Haridevpur, presently within the limits of Kolkata Municipal Corporation Ward No. 115, K.M.C Premises No.151 & 152, Putiary Panchanan Tala Road, P.O.- Paschim Putiary corresponding to mailing address 97 & 97P, Putiary Panchanantola Road, P.O.- Paschim Putiary, P.S.- Haridevpur, Kolkata - 700041, and afterwards the said mailing address has been changed and it became 388/1C, Panchanantala Road, P.O-Paschim Putiary , P.S.- Haridevpur, Kolkata - 700041, K.M.C Ward No. 115, and afterwards the said KMC Premises no has been changed and it became 151, Putiary Panchanantala Road, P.O-Paschim Putiary , P.S.- Haridevpur, Kolkata - 700041, K.M.C Ward No. 115, being Assessee no 411151101517 District - 24 Parganas South hereinafter referred to as the Developer's Allocation which is morefully and particularly described in the SCHEDULE-'C' hereunder written.

THE SCHEDULE "D" ABOVE REFERRED TO

(The Common Portions)

1. Entrance and exit and roof of the building.
2. Boundary walls and main gate.
3. Entrance lobby, electric utility space.
4. Water pump space.
5. Staircase and staircase landing on the ground floor.
6. Drainage and sewerage line and other installations for the same except only those which are installed within the exclusive area of any unit exclusively for its use.
7. Electric Sub-Station and electrical wirings and other fittings exclusively only those as are installed within the exclusive area of any unit exclusively for its use.
8. Water pump, water reservoir, together with all common plumbing installation for carriage of water excluding only such parts of installations and fittings as are exclusively within and for the unit.
9. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or around the land and buildings are necessary for passage to and/or user of the units in common by the co-Owner.

10. The ultimate roof.
11. The area of common portion may be varied or decreased as per the further modification and/or change the plan for making further construction before delivery of possession.

SCHEDULE "E" REFERRED TO AS ABOVE

(Common expenses)

1. The expenses of maintaining, repairing, redecorating etc. of the building, gutters and rain water pipes of the building, water pipes, sanitary pipes, gas pipes and electric pipes, wires and installation, under or upon the building and enjoyed or used by the purchaser in common with the Owner and the other occupier/ purchaser and the main entrance, passage, landing and staircase of the building as enjoyed by the purchaser or used by the Purchaser in common as aforesaid and the boundary walls of the premises and its compound etc.
2. The costs of cleaning and lighting the passage landing staircase and other parts of the building and enjoyed or used by the purchaser/s in common as aforesaid.
3. The costs of the decorating the exterior of the building.

4. The costs or the salaries of care-takers, clerks, bill collector, chowkidars, sweepers, malis, mistries etc. if any, to be appointed by the Association of the OWNER of the flat and before formation of such Association by the OWNER.
5. The costs of working and maintenance of light and service charges of the common areas and facilities.
6. The costs of working and maintenance of pump and equipments.
7. Municipal and other taxes and/or any levies.
8. Insurance of the building and pumps against all types of risks.
9. Capital or recurring expenditure for replacement of all or any item comprised in the general common parts and portions and common facilities including lift.
10. Common other expenses as necessary or incidental for the maintenance of the said building and/or other taxes until separately assessed.

Maintenance cost of flat/unit will be borne by the respective holder/Owner of the flat/unit. But common maintenance cost will be borne by the flat Owner jointly for the common area & service.

SCHEDULE "F" REFERRED TO AS ABOVE**SPECIFICATIONS OF CONSTRUCTION****FOUNDATION :**

- a) The building is designed for G+IV on R.C.C. footing and frame as per Sanction plan from concerning Authority.
- b) All concrete work with 1st approved cement and steel reinforcement.

WALL:

- a) All the External walls shall be 200 mm. thick brick wall with both side plaster .
- b) All Internal and Partition walls shall be 75 mm & 125 mm. thick brick wall with both side cement plaster.

DOOR: All door's frame will be Sal Wood with primer. All door shutters shall be of 32 mm. thick water proof phenol bond Ply Flash doors and lamination(main door) with all fittings.viz: vision aperture (main door), magnet stopper/ stopper, buffer, Hass bolt, Tower bolt, Hings(steel), Ring, Hash Bolt (main door).

WINDOWS: All the windows shall be of M.S. Grill with primer and Aluminum channel window with smoke glass panels.

FLOORING: All the Flooring shall be 2'x 2' size vitrified tiles / marble and 4" Skirting. Stair Areas shall be of kota/marble finish.

TOILETS & W.C: 6'-0" & 5'-0" height luster joint free tiles on all sides. One white Basin and one white Pan and / or Commode with a sit cover & cistern in Toilet & W.C. Door frame & sutters shall be laminated P.V.C door.

KITCHEN : 3'-0" high luster tiles on kitchen table top with a table of Black Stone top and also a Steel Sink with pillar cock.

INTERNAL FINISH TO WALLS : All internal walls, ceiling rooms, stair case shall be in Plaster of Parish.

EXTERNAL PAINTING : All external wall will be 2 coats cement primer and Whether proof paints as per elevation.

SANITARY & PLUMBING : All the internal horizontal soil and waste water pipes shall be 50 mm. and 100 mm. dia C.I./P.V.C. pipes joined in cement. All the vertical soil bent and waste water pipes joint with cement mortar and exposed to walls. All the rain water pipes shall be 100 mm dia in ISO aproved P.V.C. All the water supply pipes shall be within (Oriplast) concealed to walls.

- a) All the toilet of 1 no. Shower with Hot & cold water provision, bath room fittings such as stop-cock, bib-cock etc. and W.C. of only bip cock and stop cock will be in C.P. Bursh.
- b) One bip cock and one pillar cock will be provided in kitchen.
- c) One pillar cock will be provided for Basin.

ELECTRIFICATION : All the internal wiring shall be concealed in polythene conduit, all wires shall be of fire proof, all switch boards of M.S. flash with walls with "ACRYLIC "cover and all switches of priti brand.

- a) Bed room shall be provided with 3 light point, 1 fan point and 1 plug point.
- b) Drawing room shall be provided with 2 nos light point, 1/2 no/'s fan points, one 15 Amp plus one 5 Amp plug point, one T.V Point and 1 call-bell point.
- c) kitchen shall be provided with 1 light point plus 1 plug point and 1 exhaust point.
- d) Toilet & W.C. shall be provided with one light point, 1 exhaust point each and one 15 amp plug point only toilet.
- e) Verandah shall be provided with 1 light point, 1 no 5 Amp plug point.
- f) Staircase will be provided with 1 light point of every landing.
- g) Common area shall be provided light point as per requirement.

WATER SUPPLY: Each flat shall be provided with water supply line from P.V.C. overhead water tank shall be filled-up by water from Arambag Municipality water or deep tube-well any one.

OTHER FACILITIES : One lift of Standard Quality carrying 4/5nos of passenger with all necessary work, device and installation.

GENERAL : All the internal Approach roads shall be of cement concrete (Jhama) and on edge of 75 mm brick point, brick boundary wall up to a height of 5' with both side plaster. Each flat shall be separate WBSEB meter and the cost of the same will be borne by the flat owner or purchaser.

All above specification are for one building and same will be applicable for the other also. Anything extra is demanded by the Intending Purchaser apart from the technical specification given in Schedule that shall be made or done by the cost of the Intending Purchaser payable in advance according to the market price. Extra cost is to be paid in advance to developer.

DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS THAT SMT. MADHUSREE GHOSH PHANI PAN- ATQPG4699C, wife of Sri Ayan Phani also daughter of Mahendra Nath Ghosh also grand-daughter of Late Paritosh Kumar Sarkar alias Paritosh Sarkar, by faith - Hindu, by occupation House wife, by nationality - Indian, residing at RR Plot No - 380, Anandapur, Kolkata-700107, P.S.- previously Tiljala presently Anandapur, E.K.T.P., in the State of West Bengal, **SEND GREETINGS.**

WHEREAS, I the Owner have entered into a Development Agreement to develop my aforesaid **SCHEDULE** property upon certain terms and conditions with **M/S. LOKENATH ENTERPRISE**, a Partnership Firm having PAN - AADFL6264E, having its office at 159, Putiary Panchanan Tala Road, P.O.- Paschim Putiary, P.S- Haridevpur, Kolkata- 700041 represented by its Partners namely (1) **SRI MRINAL KANTI SUR** son of Late Radhaballav Sur, residing at 5/37, Paschim Putiary , P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, and (2) **SRI ASHIM BANERJEE** son of late Benoy Kumar Banerjee, residing

at 26, Panchanan Tala Road, P.S- Haridevpur, P.O.- Paschim Putiaiy, Kolkata- 700041, Dist.- South 24 Parganas.

AND WHEREAS now We appoint, nominate and constitute, the said one of the Developer **M/S. LOKENATH ENTERPRISE**, a Partnership Firm having PAN - AADFL6264E, having its office at 159, Putiary Panchanan Tala Road, P.O.- Paschim Putiary, P.S- Haridevpur, Kolkata- 700041 represented by its Partners namely 1) **SRI MRINAL KANTI SUR** son of Late Radhaballav Sur, residing at 5/37, Paschim Putiaiy, P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, and 2) **SRI ASHIM BANERJEE** son of late Benoy Kumer Banerjee, residing at 26, Panchanan Tala Road, P.S- Haridevpur, P.O.- Paschim Putiaiy, Kolkata- 700041, Dist.- South 24 Parganas, as my lawful **ATTORNEY** to look after all affairs relating to the said property as more particularly described in the **SCHEDULE** hereunder written in my names and on my behalf of the said development work and all other necessary jobs in relating to the said Development Agreement.

NOW KNOW BY THESE PRESENTS that we the above named Principals do hereby nominate, constitute and

appoint M/S. LOKENATH ENTERPRISE, a Partnership Firm having PAN - AADFL6264E, having its office at 159, Putiary Panchanan Tala Road, P.O.- Paschim Putiary, P.S- Haridevpur, Kolkata- 700041 represented by its Partners namely 1) SRI MRINAL KANTI SUR son of Late Radhaballav Sur, residing at 5/37, Paschim Putiary , P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, and 2) SRI ASHIM BANERJEE son of late Benoy Kumar Banerjee, residing at 26, Panchanan Tala Road, P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, Dist.- South 24 Parganas, as my true and lawful constituted Attorney for me in my names and on my behalf to do or cause to be done all acts, deeds, matters and things whatsoever in all matters concerning development my said property, inter alia, as set forth herein below :-

- 1) To look after, manage, supervise and do all and every matters and things necessary or in any manner connected with or having reference to the said property belonging to me in my names and on my behalf.
- 2) To represent me and to appear on my behalf in all Original, Appellate, Civil and Criminal Court/s, Revenue

Office's, in the Collectorate's Offices, Revisional Settlement Offices, Settlement Offices, Kolkata Municipal Corporation, Police Stations, and Tribunals and other Offices within Union of India and to do on my behalf all necessary works which requires to be done by me in respect of the said property or any part thereof.

- 3) To sign and verify all Plaints or Written Statements, Written Objections and to sign and affirm Petition or Petitions, Memorandum of Appeals Petitions and Applications of all kinds and to file them in any Court/Courts or Office/Offices and to swear Affidavit/ Declaration etc. and to compromise, dispose off, withdraw of suits, matters, cases or proceedings, if necessary, in respect of my said property.
- 4) To accept service of all notices, summons and papers and documents, Orders or Writs, if any, from Settlement Offices, Revenue Offices, K.M.C. and all other Offices and Courts within Union of India for the mutation and getting the sanction plan and to institute and to defend all cases

and to prefer Appeals upto the Highest Tribunals and Courts and to do all such acts, deeds and things relating to the management, protection and preservation of the aforesaid property and my interest therein.

5) To apply for and obtain from the CESC Ltd, Concerned Municipality, Telephones and other appropriate authority or authorities the connection of electricity, water supply, sewerage, drainage, telephone and other connection or utility at the said property, either temporary or permanent and / or to make alteration therein and to close down and / or disconnect the same and for that to sign, execute and submit all papers, applications, documents and plan and to do all other acts, deeds and things as may be found deem, fit and proper by the said Attorney.

6) To sign in the G+III storied building plan or plans, revised plan if necessary on my behalf and to submit the same before the KMC and also to sign in the KMC declarations, KMC affidavit, KMC gift if necessary by attending before the Registration Offices.

- 7) To construct G+III storied building upon the said land as per sanction building plan by appointing labour, masons, machine and also to appoint contractor or contractors for completion of newly multi flat building upon the said land and obtained Completion Certificate if necessary from the competent Authority.
- 8) To negotiate and to enter into any agreement for sale, sale deed, deed of conveyance in favour of any intending purchaser or purchasers in respect of developer's allocation as per the Registered Development Agreement.
- 9) To take booking amount, earnest money, full and final consideration amount towards sale of the developer's allocation as per the Registered Development Agreement from the intending purchaser or purchasers and use the said amount as it think fit and proper.
- 10) To represent me before the Registration Offices and to sign in agreement for sale, deed of conveyance, deed of sale by attending before the Registration Offices and put

- 7) To construct G+III storied building upon the said land as per sanction building plan by appointing labour, masons, machine and also to appoint contractor or contractors for completion of newly multi flat building upon the said land and obtained Completion Certificate if necessary from the competent Authority.
- 8) To negotiate and to enter into any agreement for sale, sale deed, deed of conveyance in favour of any intending purchaser or purchasers in respect of developer's allocation as per the Registered Development Agreement.
- 9) To take booking amount, earnest money, full and final consideration amount towards sale of the developer's allocation as per the Registered Development Agreement from the intending purchaser or purchasers and use the said amount as it think fit and proper.
- 10) To represent me before the Registration Offices and to sign in agreement for sale, deed of conveyance, deed of sale by attending before the Registration Offices and put

necessary sign in the documents on my behalf in respect of developer's allocations as per the agreement.

- 11) To submit and show all the documents before any Financial Institution on my behalf for disposal of flat and other spaces in respect of developer's allocation as per the development agreement.
- 12) To file or cause to be filed any suit, application, complain case Civil & Criminal Cases on my behalf to protect my interest in respect of the said landed property or of the said building to be constructed on the said land and sign plaint, verification and Affidavit on my behalf.
- 13) That the said Attorney are entitled to mutate my property in my names in the records of the B.L. & L.R.O, Kolkata Municipal Corporation and they are also entitled to amalgamate my property into one plot of landed property by registering the Deed of Exchange and also other necessary documents which are required for Amalgamation of my property and for preparing building sanctioned plan and obtained the same.

AND GENERALLY to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever which in the opinion of my said Attorney ought to be done execute and performed in relation to the said property standing in my names or my concern, engagements or affairs ancillary and incidental thereto as fully and effectually as we could do the same if we personally present.

AND I, do hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney under the power in that behalf hereinbefore contained, shall lawfully and bonafide do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of this Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the land measuring 12 Chittaks 20.5 sq. ft. more or less out of total land area of 06 Cottahs 03 Chittaks 29 sq. ft. together with undivided share of construction measuring 25 sq. ft. out of total construction area 200 sq. ft. situated in Mouza - Haridevpur, J.L. No. 25, Touzi No. 40, Pargana-Khaspur, Holding no-38, Putiary Panchnan Tala Road of South Suburban Municipality, under Khatian No. 335 under Dag No. 27, under

P.S.- previously Behala then Thakurpukur presently Haridevpur, presently within the limits of Kolkata Municipal Corporation Ward No. 115, K.M.C Premises No.151 & 152, Putiary Panchanan Tala Road, P.O.- Paschim Putiary corresponding to mailing address 97 & 97P, Putiary Panchanan Tala Road, P.O.- Paschim Putiary, P.S.- Haridevpur, Kolkata - 700041, District - 24 Parganas South, vide Assessee No. 411151101529 and 411151101517, and afterwards the said mailing address has been changed and it became 388/1C, Panchanantala Road, P.O.- Paschim Putiary, P.S.- Haridevpur, Kolkata - 700041, K.M.C Ward No. 115, and afterwards the said KMC Premises no has been changed and it became 151, Putiary Panchanantala Road, P.O.-Paschim Putiary, P.S.- Haridevpur, Kolkata - 700041, K.M.C Ward No. 115, being Assessee no 411151101517 District - 24 Parganas South which is butted and bounded as follows:-

- | | | |
|---------------------|---|---------------------------|
| ON THE NORTH | : | 12' feet wide K.M.C Road; |
| ON THE SOUTH | : | 8' feet wide K.M.C Road; |
| ON THE EAST | : | 13' feet wide K.M.C Road; |
| ON THE WEST | : | Land of Nemai Charan Ash. |

IN WITNESSETH WHEREOF the parties herein put their respective sign and seal on the day month and year first above written.

SIGNED, SEALED & DELIVERED

in presence of WITNESSES :

1) Sagar Bera
273T, Ustad Amirz Khan Sarani
Kolkata - 700082

2) Pankaj Kr Das
11/12, Saranagar
Paschim Putia
Kolkata - 700041.

Drafted by :

Abin Ch. Majumdar
Enrolment No - 2277/44/98

Advocate

Alipore Judges' Court,
Kolkata - 700 027

Computer typed by :

Sulif Kalyan
Alipore Judges' Court,
Kolkata - 700 027.

Madhusree Ghosh Phani
SIGNATURE OF THE OWNER

LOKENATH ENTERPRISE
Ashim Bandyopadhyay
Partner
Bimal Kanti Saha
Partner

SIGNATURE OF THE DEVELOPER

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name
Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name
Signature *Madhusree Ghosh Phani*

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name
Signature *Pranab Kumar*

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name
Signature *Atish Banerjee*

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

19-201819-033131388-1

Payment Mode Online Payment

Date: 18/01/2019 22:28:00

Bank : State Bank of India

IK00WWJXV5

BRN Date: 18/01/2019 22:29:18

DEPOSITOR'S DETAILS

Id No. : 16020001928723/6/2018
(Query No./Query Year)

Name : BIBHAS CHANDRA MAJUMDAR
Contact No. :
E-mail : advocatedebnath@gmail.com
Address : ALIPORE JUDGES COURT KOLKATA 27
Applicant Name : Mr BIBHASH MAJUMDER
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16020001928723/6/2018	Property Registration- Stamp duty	0030-02-103-003-02	5070
2	16020001928723/6/2018	Property Registration- Registration Fees	0030-03-104-001-16	60
Total				5130

In Words : Rupees Five Thousand One Hundred Thirty only

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MADHUSREE GHOSH

MAHENDRA NATH GHOSH

21/09/1987

Permanent Account Number
ATOPG4699C

Madhusree Ghosh

Signature



07/00010

Madhusree Ghosh.

यदि कार्ड में त्रुटि / अशुद्धि है / कोई
असमझ है तो कृपया सूचित करें / लेखक
विकास बैंक इन्फो, एन एन सी एन
विकास भवन, सराफा बजार,
बनारस टेलिफोन एक्सचेंज के समीप,
बनारस, पिन - 221 045

If this card is lost / incorrect / lost card is found
Please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Bandh Telephone Exchange,
Banar, Pin - 221 045

Tel: 91-20-2721 8016, Fax: 91-20-2721 8081
e-mail: nsdl@pan.ernet.in



ভাৰতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

আধিকারিক আই ডি / Enrollment No.: 1040/19982/01662

To
মধুশ্রী ঘোষ
Madhusree Ghosh
RR PLOT 380 ANANDAPUR
E.K.T.P
E.K.T.S.O
E.k.i
Kolkata
West Bengal 700107



আপনার আধার সংখ্যা / Your Aadhaar No. :

5730 5259 4036

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

মধুশ্রী ঘোষ
Madhusree Ghosh
পিতা : মহেন্দ্র নাথ ঘোষ
Father : MAHENDRA NATH GHOSH
জন্ম সাল / Year of Birth : 1987
সঙ্গী / Female



5730 5259 4036

আধার - সাধারণ মানুষের অধিকার

Madhusree Ghosh.

তথ্য

- আধার পরিচয়ের প্রমাণ, বাপটিকরের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ কামান।

INFORMATION

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

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



ভাৰতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
আর আর প্লট ৩৮০, আনন্দপুর, ই
কে টি পি, ই.কে.টি.পি এস.ও.
কলকাতা, পশ্চিমবঙ্গ, ৭০০১০৭
Address
RR PLOT 380, ANANDAPUR,
E.K.T.P, E.K.T.S.O, E.k.i, Kolkata,
West Bengal, 700107

5730 5259 4036





ভাৰতীয় নিৰ্বাচন কমিছন
পৰিচালিত পত্ৰ
ELECTION COMMISSION OF INDIA
IDENTITY CARD

LLH4531513



নিৰ্বাচকের নাম : মধুশ্ৰী ঘোষ
Elector's Name : Madhusree Ghosh
পিতার নাম : মহেন্দ্ৰ নাথ ঘোষ
Father's Name : Mahendra Nath Ghosh
পিতা/Sex : ঔ/ F
জন্ম তারিখ : 21/09/1987
Date of Birth :

LLH4531513

ঠিকানা:
380, R.E. PLOT ANANDATUX E.M.T.P.
KOLKATA MUNICIPAL CORPORATION,
TEJALA, KOLKATA - 700107


Address:
380, R.E. PLOT ANANDATUX E.M.T.P.
KOLKATA MUNICIPAL CORPORATION,
TEJALA, KOLKATA - 700107

Date: 14/11/2013
149-কাস্ৰা বিধান সভা বিধান সভা নিৰ্বাচন
ৱাৰ্ডের মধ্যস্থিত
Facsimile Signature of the Electoral
Registration Officer for
149-Kasba Constituency

বিধি অনুযায়ী এই পত্ৰ ভাঙা পত্ৰে পঠানো হলে এটি
অবৈধ। যখন যেকোনো পরিবর্তন হলে তা পত্ৰে
অভিযোজনা করা হবে।
In case of change in address mention this Card No.
in the relevant Form for affixing your name at the
new or the changed address and to return the card
with same number.

Madhusree Ghosh.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
 AGUPB1533F



THE NAME
 ASHIM BANERJEE

FATHER'S NAME
 BINOY KUMAR BANERJEE

DATE OF BIRTH
 16-03-1962

SIGNATURE
Ashim Banerjee

श्री अशिम (एस. एस.) बनर्जी
 COMMISSIONER OF INCOME TAX, KOLKATA

इस कार्ड के साथ मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें (सर्वोच्च अधिकार प्रमाण/सर्वोच्च प्रमाण)।
 पते-7,
 चौराहा स्क्वायर,
 कोलकाता - 700 069.
 In case this card is lost/found kindly inform/return to the issuing authority.
 Joint Commissioner of Income-tax, Systems & Technology,
 7-7,
 Chouraha Square,
 Calcutta-700 069.

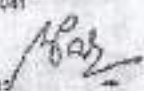

 भारतीय निर्वाचन आयोग
 Election Commission of India
IDENTITY CARD
 WB/18/112/402457




निर्वाचक नाम : असिम ब्यानाखी
 Elector's Name : Asim Garajee
 निवास : बिनय ब्यानाखी
 Poller's Name : Binoy Garajee
 लिंग/Sex : पुरु/ M
 जन्म तिथि/Date of Birth : 14/03/1982

WB/18/112/402457
 Group
 25-30/18/112/402457/18/112/402457/18/112/402457/18/112/402457

Address:
 25 PASCHIM PUTIARI PANCHANAN
 TALA ROAD, KOLKATA MUNICIPAL
 CORPORATION, HARIDVAPUR,
 KOLKATA-700041

Date: 14/03/2012
 

18/112/402457/18/112/402457/18/112/402457/18/112/402457/18/112/402457
 Faksimile Signature of the Electoral
 Registration Officer for
 183-Behala Purba Constituency

In case of change in address, change the Card No.
 in the address Part by striking out the name in
 full at the changed address and re-apply for card
 with form 183/12



ভারত সরকার
GOVERNMENT OF INDIA



নাম/Name
Ashim Banerjee
পিতা: বিনয় কুমার
Father: Binoy Kumar Banerjee

জন্ম/Year of Birth: 1962
সঙ্গ/Sex: Male



9612 0082 5574

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিনিয়োগ নিয়ন্ত্রণ-প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

কোচিন, ২৬, পান্চানান
তালারোড, পশ্চিম
পুর্বাঞ্চল, কলকাতা, পশ্চিমবঙ্গ
৭০০০৪১

Address: 26, PANCHANAN
TALA ROAD, Paschim
Purba S.O, Paschim Purba,
Kolkata, West Bengal,
700041

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 081

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MRINAL KANTI SUR
RADHABALLAV SUR

36/07/1965
Permanent Account Number
ALSP86244D

Mrinal Kanti Sur
Signature



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

यदि यह कार्ड खोया/प्राप्त हो, कृपया सूचित करें/वापस करें -
आयकर सेवा सेवा केंद्र, UPEESI,
प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,
नवी मुंबई - 400 614.


 ভারতের নির্বাচন কমিশন
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/18/112/408406





নির্বাচকের নাম : মৃগাল কান্তি সুর
 Elector's Name : Mrinal Kantil Sur
 পিতার নাম : রাধা বল্লাভ সুর
 Father's Name : Radha Ballabh Sur
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ/ Date of Birth : 16/07/1963

WB/18/112/408406

ঠিকানা:
 ১৩৩, পশ্চিম পুটিয়ারি কলোনি, পশ্চিম পুটিয়ারি, কোলকাতা নগরপালিকা, দক্ষিণ ২৪ পরগণা, ৭০০০৪১

Address:
 133, PASCHIM PUTIYARI COLONY,
 KOLKATA MUNICIPAL CORPORATION,
 THAKURPUKUR, SOUTH 24
 PARGANAS, 700041



Date: 16/1/2011

153-সংখ্যক পূর্ব নির্বাচন সচিবালয় সিস্টেম
 সফটওয়্যার দ্বারা স্বাক্ষরিত
 Facsimile Signature of the Electoral
 Registration Officer for
 153-Bahala Purba Constituency

(How to change your address: Contact your local office or visit
 the office in person to change your address and to obtain the card
 with your new address.)
 In case of change of address, visit the local office
 to the relevant Form for including your name to the
 roll of the changed address and to obtain the card
 with your new address.



ভারতীয় শিথিল পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

ইউআরএন আইডি: Enrolment No. : 1040/19899/23555

To
MRINAL KANTI SUR
কুমার কান্তি সুর
3337
PASCHIM PUTIARY
Paschim Putari S.O
Paschim Putari, Kolkata
West Bengal - 700041



KL2106050690F

21060506



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2832 1308 5242

আধার - সাধারণ মানুষের অধিকার



তথ্য

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

INFORMATION

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

- আধার মাত্রা দেশে খেলা।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



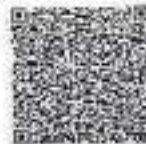
ভারত সরকার
GOVERNMENT OF INDIA



কুমার কান্তি সুর
MRINAL KANTI SUR
শ্রী. কুমার সুর
Father: RADHABALLAV SUR

জন্ম/Year of Birth: 1955
লিঙ্গ, Male

2832 1308 5242



আধার - সাধারণ মানুষের অধিকার



ভারতীয় শিথিল পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

কুমার কান্তি সুর
কুমার কান্তি সুর, কলকাতা, পশ্চিম
বঙ্গ

Address: 3337, PASCHIM
PUTIARY, Paschim Putari S.
O, Paschim Putari, Kolkata,
West Bengal, 700041



1347
1800 121 1347



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1347
Kolkata-700 001





তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রতিক্রিয়া তৈরী পর

INFORMATION

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

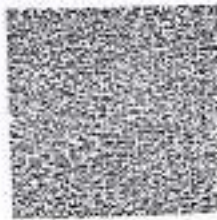
- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রদিকরণ
Unique Identification Authority of India

ঠিকানা:
D/O Mahendra Nath Ghosh, S/F P 3, Durgachak
Housing, Haldia (M), Purba Medinipur,
পশ্চিম বঙ্গ - 721002

Address:
D/O Mahendra Nath Ghosh, S/F P 3, Durgachak
Housing, Haldia (M), Purba Medinipur,
West Bengal - 721002



5730 5259 4036

Madhusree Ghosh Phani



ভারত সরকার
Unique Identification Authority of India
Government of India

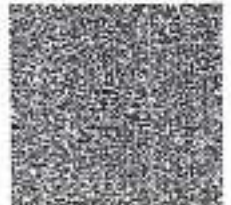
ভাষিকভুক্তির নম্বর/ Enrolment No.: 2189/69242/76680

Download Date: 04/04/2018

To
মধুস্রী গোস্বামী
Madhusree Ghosh Phani
D/O Mahendra Nath Ghosh
S/F P 3
Durgachak Housing
Haldia (M)
Durgachak
Purba Medinipur West Bengal - 721002
9804249818

Generation Date: 02/04/2018

Signature valid



আমনার আধার সংখ্যা / Your Aadhaar No. :

5730 5259 4036

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



মধুস্রী গোস্বামী
Madhusree Ghosh Phani
জন্মতারিখ/DOB: 21/09/1987
লিঙ্গ: FEMALE



5730 5259 4036

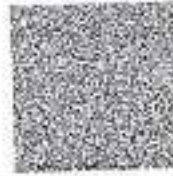
আমার আধার, আমার পরিচয়

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ATQPG4699C



नाम / Name
MADHUSREE GHOSH PHANI

पिता का नाम / Father's Name
MAHENDRA NATH GHOSH

जन्म की तारीख /
Date of Birth
21/06/1987

Madhusree Ghosh
Phani
हस्ताक्षर / Signature

23112018

इस कार्ड के खोने/किसी को इसका कतई नुकसान होने/नष्ट होने पर
आयकर सेवा केंद्र पर, एन एन सी यू
5 वीं मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कॉलोनी, नज़्द डीप बंगला चौक,
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 Banglow Chowk,
Pune - 411 016.

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



Madhusree Ghosh Phani

Major Information of the Deed

Deed No :	I-1602-00539/2019	Date of Registration	22/01/2019
Query No / Year	1602-0001928723/2018	Office where deed is registered	
Query Date	23/12/2018 8:23:53 PM	D.S.R. - 4 SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BIBHASH MAJUMDER Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9088480417, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 7,69,549/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,080/- (Article:48(g))	Rs. 60/- (Article:E, E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Putiary Panchanan Tala Road, Premises No: 151, , Ward No: 115 Pin Code : 700041

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		12 Chatak 20.5 Sq Ft	1/-	7,39,549/-	Width of Approach Road: 13 Ft.
Grand Total :					1.2845Dec	1/-	7,39,549 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	30,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt MADHUSREE GHOSH PHANI Wife of Shri AYAN PHANI RR Plot No - 380, Anandapur, P.O:- ANANDAPUR, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen India, PAN No.: ATQPG4699C, Status : Individual, Executed by: Self, Date of Execution: 31/12/2018, Admitted by: Self, Date of Admission: 19/01/2019, Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/12/2018, Admitted by: Self, Date of Admission: 19/01/2019, Place : Pvt. Residence

Major Information of the Deed :- I-1602-00539/2019-22/01/2019

oper Details :

Name,Address,Photo,Finger print and Signature

LOKENATH ENTERPRISE

159, Putiary Panchanan Tala Road, P.O:- PASCHIM PUTIARY, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700041, PAN No :- AADFL6264E, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature

SI No	Name,Address,Photo,Finger print and Signature
1	Shri MRINAL KANTI SUR Son of Late RADHABALLAV SUR 5/37, Paschim Putiary, P.O:- PASCHIM PUTIARY, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALSPS6244D Status : Representative, Representative of : LOKENATH ENTERPRISE (as PARTNERS)
2	Shri ASHIM BANERJEE (Presentant) Son of Late BENOY KUMAR BANERJEE 26, Panchanan Tala Road,, P.O:- PASCHIM PUTIARY, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGUPB1533F Status : Representative, Representative of : LOKENATH ENTERPRISE (as PARTNERS)

Identifier Details :

Name & address

Mr BIBHASH CHANDRA MAJUMDER
Son of Mr :
ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt MADHUSREE GHOSH PHANI, Shri MRINAL KANTI SUR, Shri ASHIM BANERJEE

Transfer of property for L1

SI.No	From	To, with area (Name-Area)
1	Smt MADHUSREE GHOSH PHANI	LOKENATH ENTERPRISE-1.28448 Dec

Transfer of property for S1

SI.No	From	To, with area (Name-Area)
1	Smt MADHUSREE GHOSH PHANI	LOKENATH ENTERPRISE-100.00000000 Sq Ft

Major Information of the Deed :- I-1602-00539/2019-22/01/2019

Endorsement For Deed Number : I - 160200539 / 2019

18-01-2019

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 7,69,549/-

S-a

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 19-01-2019

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

Presented for registration at 12:00 hrs on 19-01-2019, at the Private residence by Shri ASHIM BANERJEE ,

380, Anandapur, P.O: ANANDAPUR, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by

caste Hindu, by Profession House wife
Indetified by Mr BIBHASH CHANDRA MAJUMDER, , Son of Mr , ALIPORE JUDGES COURT, P.O: ALIPORE,
Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocat

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

Execution is admitted on 19-01-2019 by Shri MRINAL KANTI SUR, PARTNERS, LOKENATH ENTERPRISE
(Partnership Firm), 159, Putiary Panchanan Tala Road, , P.O:- PASCHIM PUTIARY, P.S:- Thakurpukur, District:-Sc
24-Parganas, West Bengal, India, PIN - 700041

Indetified by Mr BIBHASH CHANDRA MAJUMDER, , Son of Mr , ALIPORE JUDGES COURT, P.O: ALIPORE,
Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocat

Execution is admitted on 19-01-2019 by Shri ASHIM BANERJEE, PARTNERS, LOKENATH ENTERPRISE
(Partnership Firm), 159, Putiary Panchanan Tala Road, , P.O:- PASCHIM PUTIARY, P.S:- Thakurpukur, District:-Sc
24-Parganas, West Bengal, India, PIN - 700041

Indetified by Mr BIBHASH CHANDRA MAJUMDER, , Son of Mr , ALIPORE JUDGES COURT, P.O: ALIPORE,
Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advoca

S-a

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUT
PARGANAS
South 24-Parganas, West Ben

On 22-01-2019

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 1
(g) of Indian Stamp Act 1899.

Major Information of the Deed :- I-1602-00539/2019-22/01/2019

Deed No I - 160200539 / 2019. Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2019, Page from 20580 to 20659
being No 160200539 for the year 2019.



Digitally signed by Samar Kumar
Pramanick
Date: 2019.01.24 15:42:36 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 24/01/2019 15:42:23
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)