

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

04/03/21
Q-464 11/5/21

WEST BENGAL
WEST BENGAL

49AB 037668

1202 2021

THIS DEVELOPMENT AGREEMENT made on this day of 11th March (2021) Two Thousand and Twenty One.

BETWEEN

SMT. INDRANI BHATTACHARJEE (Adhar No 2633 0638 2551), (Pan No ACLPC2141D), (Mobile No 9007156947) W/O **SRI BIDHAN BHATTACHARJEE** By Faith-Hindu, By Nationality- Indian, By Occupation:- House Wife, residing at Kalyani Villa, Opposite Yuba Tirtha Club, Beside Sriasti Apartment, Madhya Partabad, E.M. Dye Pass, P.O. Garia, P.S. Narendrapur, District South 24 Paraganar, Kolkata - 700084, referred to as the **LAND OWNER / VENDOR** (which terms or expression shall, unless excluded by or otherwise repugnant to the subject or context, be deemed to mean and include his heirs, successors, executors, legal representatives, administrators and /or assignees) **OF THE FIRST PART.**

256-8210212-11

F. AHAMED

Advocate
District Civil & Criminal Court

1. Name - श्री इन्दिरा भट्टाचारी
2. पता - वि. नं. 10, गंगा नगर
3. पता - वि. नं. 10, गंगा नगर
4. पता - वि. नं. 10, गंगा नगर
5. पता - वि. नं. 10, गंगा नगर

Handwritten signature

Indira Bhattachary



NCTD. 759

Indira Bhattachary



NCTD. 752 752

Prasanna Karmakar



NCTD. 760

Bannath Bannath
40 Cafe Shambhunath Bannath
Service
Rajpur, Goutam Para
No. - 70.0149.

Handwritten signature

Additional District Sub-Registrar,
Ganga South 24 Parganas

15 MAR 2014

M/S. SNIGDHANEER CONSTRUCTION, (Pan No. AAMFS 1844E), a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at Tribeni Apartment, Garia Main Road, P.O. Garia, P.S. Narendrapur, Kolkata - 700084, represented by its authorized Partner namely (1) **SRI. BIMAN BHATTACHARJEE** (Aadhar No. 818581662553), (Pan No AELEB8208C), (Mobile No 98310777323), (2) **SRI. BIDHAN BHATTACHARJEE** (Aadhar No.713940835708), (Pan No.AEPPBO666Q), (Mobile No 9831658035), By Faith-Hindu, By Nationality- Indian, By Occupation:- House Wife, residing at Kalyani, Villa, Opposite Yuba Tirtha Club, Beside Seishi Apartment, Madhya Faridabad, E.M. Bye Pass, P.O. Garia, P.S. Narendrapur, District South 24 Paraganas, Kolkata - 700084, which terms or expression shall, unless excluded by or otherwise repugnant to the subject or context, be deemed to mean and include his heirs, successors, executors, legal representatives, administrators and/or assignees **OF THE SECOND PART.**

AND WHEREAS thus being the absolute Land Owner, the aforesaid Parties of One Part have been holding and enjoying the said landed property measuring 2 Cottah 8 Chittakhs more or less referred to in the Schedule hereinafter appearing.

AND WHEREAS Smt. Indrani Bhattacharjee, have become absolute Owners herein seized and possessed of or otherwise well and sufficiently entitled to by way of registered Deed No 1143 of 2021, Area of land 2 Cottah, 8 Chittakhs, R.S. Dag No 95, L.R. Dag No 190, R.S. Khatiyan No 285, Ward No 1, Rajpur - Sonarpur Municipality, registered at ADSR Garia.

AND WHEREAS being the absolute Land Owner herein, have decided to erect an ownership building on the said area of land 2 Cottahs 8 Chittakhs and approached to the Developers herein and after having discussing it at length, the Land Owner and the Developers have agreed to construct Ownership Apartment.

AND WHEREAS the Land Owner have decided to develop and erect building of 2 Cottahs 8 Chittakhs land under their absolute ownership and possession by submitting a building plan with amalgamated other plot an intention to construct a several storied building on the said building and being corresponding to R.S. Dag No 95, R.S. Khatiyan No 285, L.R. Dag No 190, J.L. No 46, Mouza-Balia, P.S. Sonarpur now Narendrapur under Rajpur - Sonarpur Municipality, Ward No 01, Kolkata - 700084.

AND WHEREAS in pursuance of the said agreement the First Party have put the Developers in possession on the said property and has granted exclusive right to commercially exploit the property by constructing several ownership (apartment) flat in the cost and expenses of the Developers or on account of prospective Purchasers as the case may be in accordance with sanction building plan and in consideration thereof, the First Party has agreed to sell and transfer to the Developers or to the intending Purchasers, so nominated by the Developers with undivided proportionate shares in the land to each flats/Duplex together with area of respective flats/car parking spaces and their spaces and common areas in the proposed building and also authorized to receive and retain sale proceeds therefrom in respect of portion of the constructed area and the Owners shall be jointly entitled to 28% of the sanctioned F.A.R. in the form of completed flats and car parking spaces and Developers shall be jointly entitled to 72% of the sanctioned F.A.R. in the completed flats and car parking spaces.

AND WHEREAS the Developers would take up construction of the said new buildings in several blocks in accordance with the sanctioned plan of Rajpur - Sonarpur Municipality and approved by KMDA and Rajpur - Sonarpur Municipality Vide Plan No 2104/CB/43.

AND WHEREAS due to various constraints accompanied with lack of fund efforts to carry on such development project out of their own reasons the Land Owner were in search of a competent person having vast experience in development work including construction of several storied proposed building.

AND WHEREAS after knowing aforesaid intention of the aforesaid Land Owner, Second Party/Developers have approached to the Land Owner with proposal to construct such several storied building consisting with several self contained flats and car parking spaces as per sanctioned building plan and after prolog negotiations made between the parties from time to time.

Now this agreement witnesseth and it is hereby agreed by and between the Parties hereto as follows:-

ARTICLE-I- EXPLOITATION OF RIGHTS

The Land Owner hereby grant an exclusive right and deliver possession of the premises referred to in the Schedule herein subject to covenants hereunder contained to the Developers to build an Apartment ownership building in the said Premises containing self contained flats and car parking spaces and covered spaces in accordance with the building plan to be sanctioned by the Rajpur - Sonarpur Municipality and in lieu of the cost of land the Land Owner shall be jointly entitled to 28% of the sanctioned F.A.R. in the form of completed flats with car parking spaces and the Developers shall enjoy absolute rights of ownership over the rest of all other flats with car parking spaces. Both the Parties shall be entitled to hold, possess to sell and dispose of their respective allotment together with undivided proportionate share in land, with common areas and benefit. The Land Owner shall complete the mutation and separation of the herein subject of plot of land.

ARTICLE-II-DEFINITION

Unless in these presents there is source thing in the subject or context repugnant to or inconsistent therewith:-

1. **ARCHITECT**:-The Architect shall mean the authorized and registered person who may be appointed by the Developers for planning the multi storied Apartment Ownership several buildings to be constructed in the said property.
2. **BUILDING**:-The building shall mean the proposed multi storied building in several Apartments to be constructed as per the building plan to be sanctioned by the Rajpur - Sonarpur Municipality on the said property purely for residential & commercial purpose and shall include the parking and other spaces intended or meant for the enjoyment of the building and its occupants.

3. **BUILDING PLAN**:- The building plan mean such plan to be prepared by the Architect of Developers for the construction of the buildings with the approval of the Land Owner for erection thereof and to be sanctioned by the Rajpur - Sonarpur Municipality and shall include any amendment or modification thereof made or caused to be made by the Developers with approval of the Land Owner.
4. **COMMENCEMENT**:-The commencement of the above agreement shall be deemed to have come into effect on and with effect from the date first above written.
5. **COMMON FACILITIES**:- The common facilities shall include corridors, walls, stairs, passage, drive ways, common laboratories, pump room, safety tank, sewerage system, water pump, motor etc. and to other facilities which may be mutually agreed upon between the Parties and require for the establishment allocation enjoyment provision maintenance and /or management of the building ultimate roof terrace of the building.
6. **LANDOWNER**:-The Land Owner shall mean the Owner above named individually.
7. **DEVELOPERS**:-The Developers shall mean the Developers above named jointly.
8. **LAND**:- The land shall mean the land which has been comprise in the Premises more fully and particularly described in the First 'A' Schedule written below.
9. **NEW BUILDINGS** :-The buildings shall mean buildings to be constructed on the land by Developers , in pursuance hereof.
10. **MUNICIPALITY**:- The Municipality shall mean the Rajpur - Sonarpur Municipality and shall include the Kolkata METRO POLITAN DEVELOPMENT AUTHORITY and other concerned authorities which may recommend ,approved and /or sanctioned plans.
11. **SALEABLE SPACE**:- The saleable space shall mean the space in the new buildings available for independent use and occupation after making due provision for common facilities and the space required for.
12. **BUILT UP AREA**:- The built up area shall mean the area of the flat including depths of walls and proportionate area of staircase as per sanctioned plan.
13. **PROJECT**:- The project shall mean the work of development undertaken to be done by the Developers of the premises to be completed and possession to be completed and possession of the completed units is taken over the unit Land Owner.

14. **PROPORTIONATE**:- The Proportionate shall mean with its convenient variations shall be in such ratio, the covered area of any unit or units in relations to the covered area of the units is in the new building.
15. **TIME OF CONTRACT**:- The time of contract shall mean this agreement to be valid for 60 months from the date of sanctioned building plan from the competent authority and delivery of undisputed vacant possession of the premises whichever is later. The Developer shall complete the construction of the Land Owner allocated portion within the said 60 months from the date of sanction building plan. However in event of any unforeseen circumstances, due to any existence of force majeure the said period shall be deemed to have been extended for a period of 6 months from the date of expiry of 36 months as stated above and shall not carry penalty in respect of Land Owner allotted flats during the period of delay.
16. **TRANSFER OF OWNER ALLOCATION**:- The Developers shall complete the Land Owner allocated flats in a fully habitual condition within 60 (Sixty months) from the date of sanction of building plan by the competent authority. The Developers shall deliver the possession of the allocated flats to the Land Owner in writing.
17. **TRANSFER**:- The transfer mean with its grammatical variations shall include a transfer by possession and any other means adopted for effecting what is understood as a transfer of space in a ownership building to Purchasers thereof although the same may not amount to "transfer" in law.
18. **TRANSFeree**:- The Transferee shall mean a person to whom any space in the said building was being transferred.
19. **UNIT**:- The unit shall mean any flat, in the new buildings which is capable of being exclusively owned, used and/or enjoyed by the unit.
20. **MASCULINE GENDER**:- The masculine gender shall mean and include feminine gender and Vice Versa.

ARTICLE -III- BUILDING

1. The Developers shall prepare the building to get it signed by the Land Owner or through their Constituted Attorney and submit the same before the Rajpur - Sonarpur Municipality, for sanctioning the same, and collect the said building plan from Rajpur - Sonarpur Municipality. The Land Owner shall not be liable or responsible for any damage or loss suffered by any person during the construction of the proposed building.

2. The Developers is hereby authorized and empowered in relation to the said construction, so far as may be necessary for apply of quota cement, steels, bricks, other materials for the construction of the electric meter, water, drainage, other imputes and facilities required for which purpose the Land Owners hereby agree to execute in favour of the Developers such power or authority by a registered Power Of Attorney as required by the Developers to sign by the Land Owner. All such application as to be required for the purpose, in connection with the construction of the proposed building, sell of the Developer's allocated flats and car parking spaces along with the share in land will be governed by the said Power of Attorney.
3. All dealings by the Developers in respect of the construction of the building shall be in the name of the Land Owner but such dealings shall not create or foster any manner of financial, civil and/or criminal liability of the Land Owner.
4. The Developers shall be entitled to enter into separate contract or agreement in its name with the building contractor, architects and others for carrying out the development work at its risk and costs.

DEVELOPER'S ALLOCATION

The Developers shall be entitled to enjoy absolute right over the 72% (Seventy Two Percent) of the constructed area consisting of flats, car parking spaces and common area, rest of all the flats and car parking spaces in the said newly constructed building together with undivided proportionate area in land attributable thereto.

The Developers shall be at liberty to sell and dispose of all its allotted flats and car parking spaces together with undivided proportionate share of land to any intending Purchasers as he may think fit and proper and all these sale proceeds of flats and car parking spaces with proportionate share of land shall belongs to the Developers. The Developers shall be delivered its allocated 72% of the total construction of the intending Purchasers along with undivided proportionate share of land provided. The Developer shall firstly comply the obligations with the Land Owner as referred to in the Article-III above.

COMMON FACILITIES

The common areas and facilities shall be in the land, stair -case landing ,to floor roof, septic tank, underground overhead water reservoir ,water tank and service room entrance, exit passage inside the premises. The Land Owner shall pay proportionate common expenses and maintenance charges for the Land Owner allocated portions. The Developers or its nominee shall be liable to pay proportionately common expenses and maintenance charges for the flat in Developer's allocation.

ARTICLE-IV- LAND OWNER OBLIGATION

1. That during the continuance of this agreement the Land Owner shall not in any way cause impediment or obstruction whatsoever in the construction or development of the said property at the said premises by the Developers.
2. That the Land Owner shall sign all necessary papers and documents which may be required by the Developers for the purpose and development of the said property in the said premises.
3. The Land Owner shall allow the Developers to execute the construction work smoothly in accordance with the sanctioned plan to be sanctioned by the Rajpur - Sonarpur Municipality without any interference or interruption by the Land Owners nor by any person so authorized by the Land Owners in writing on his/her behalf.
4. That the except the Land Owner above named, none else will have any right, title and interest, claim or demand whatsoever or howsoever over and in respect of the said premises /land or any portion thereof.
5. That there is no attachment under the Income Tax Act or under any of the provisions of the Public Debt Recovery Act in respect of the said premises or any part thereof nor any proceeding in respect thereof of the said premises or any part thereof nor any proceeding in respect thereof is pending nor any of notice in respect of any such proceedings have been received or served upon the Land Owner or any of them to the best of their knowledge.
6. The Land Owner have absolute right and authority to enter into this agreement with the Developers in respect of the said premises agreed to be developed.
7. The Land Owner have not entered into any prior agreement for sale, transfer, lease, mortgage or Development, has not any created any charge of any nature, there is no Third Party claim in respect of the said premises, the Land Owners hereby undertaken to indemnify and keep indemnify the Developers due to defect in title of the Land Owners, for non compliance of obligation under these presents by the Land Owners, also from, against any and all actions, charges, liens, claims, encumbrances, mortgages or any Third Party having any possessory rights in the said premises arising out of or due to the negligence or non compliance of law, bye-law, rules and regulations of the Rajpur - Sonarpur Municipality, other Government or local bodies as the case may be.

8. The Developers undertakes to indemnify, keep indemnify the Land Owners from, against any, all actions, charges, liens, claims, encumbrances and mortgages or any Third Party adverse possession in the said premises out of or due to the negligence or non compliance of any law, bye-law, rules, regulations of the Kolkata Metropolitan Authority, or the RajpurSonarpur Municipality, other Government or local bodies as the case may be, shall attend to answer and be responsible for any deviation, omission, violation, regulations or any accident in or relative to the construction of the building. All costs and charges in this regard shall be borne by the Developers. It is made clear that the Land Owner shall not be liable for/ or questionable in any way for disputes of any kind, Income Tax, Govt. Revenue, K.M.C./Rajpur Sonarpur Municipality Tax or charges of water for construction, West Bengal Apartment Tax for sale and transfer of flats by the Developers other than the Land Owner Allocation.

ARTICLE-V -DEVELOPERS OBLIGATION

1. The Developers shall construct the said building in terms of his agreement and in accordance with the plan to be sanctioned by the Rajpur - Sonarpur Municipality and Kolkata Metropolitan Authority at its own costs and expenses.
2. The Developers shall complete the Land Owner allocated flats and car parking spaces tentatively within 60 months from the date of sanctioned of the building plan unless prevented by the Acts Of God and/or unforeseen circumstances. If any delay is caused due to the circumstances beyond control of the Developers in such event the Developers shall be allowed the extension for a period of 6 months depending upon the progress of the work.
3. That Developers shall construct the building at its own costs in accordance with the sanctioned plan to be sanctioned by the Rajpur -Sonarpur Municipality, deviations annexed thereto and no deviation shall be made. The Developers shall be solely liable for any deviation of the building plan and shall pay all damages, penalties, and compounding fees for making such deviator (if any) and the Land Owner shall not be liable in any manner whatsoever.
4. The Developers shall pay and bear all Municipal Taxes and other propositions payable during the period of construction of the premises till the date of delivery of possession of the flats in the newly constructed building to the Land Owner and Buyers.
5. The Developers will construct the proposed Apartment Ownership building with good quality building materials available in the market and as per specifications particularly described in the Schedule -D herein under written. If it becomes necessary and or if it is compulsorily required by the Municipality, the Developers shall take up soil testing at the cost of the Developers. The Developers shall remain further liable for all costs, expenses and damages if the building is collapsed for

non use of materials and workmanship, prescribed by the Rajpur - Sonarpur Municipal Building Rules.

6. The Developers shall not transfer or assign the benefits of this agreement or any of the portion thereof to any Developers or Promoters without the consent in writing of the Land Owners.

ARTICLE -VI- RESTRICTIONS

1. The Developers during construction shall abide by all the laws, rules and regulations of the Government, Local Bodies and/or other authorities, shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye laws and regulations.
2. The Land Owner shall abide by all the laws, rules, regulations of the Associations/Society that may be formed in the Apartment in due course by the Flat Land Owner and cooperate with the development in the matters relating to the maintenance of the Apartment.
3. The Land Owner shall not cause any obstruction, throw any accumulate any dirt, rubbish, waste or permit the same to be thrown, accumulated in, about the building, in the compound corridors or any other portion in the building.
4. The Land Owner or the Developers shall not be entitled to cancel, terminate or revoke this agreement or the concerned Power of Attorney granted or to be granted in favour of the Developers unilaterally.

ARTICLE-VII- TITLE IDEMNTIES

1. The Land Owner declare that they have a good and marketable title to the said property without any claim, right or interest in or any other person thereon and that they have not entered into any other agreement with any other person or persons and property is not subject matter of any litigation, dispute or demand of any third person or persons.
2. The Land Owner hereby declare that the subject property is free from all and any manner of charges, claims, encumbrances, liens, mortgage and attachments whatsoever, there is no notice of attachment, acquisition or requisition and no suit of any matter is pending against the property.
3. The Land Owner declare that they have not entered into any agreement of any nature with any other person or persons and shall not do the same or encumber the property during the continuance of this agreement.

4. The Developers undertakes to keep the Land Owner indemnified against all third party claims and actions arising out of any commission, omission of the Developers or in relating to the construction of the building.
5. The Land Owner undertakes to keep the Developers indemnified against and shall indemnify against any defective title of the property or against any action, claim, suit or proceedings arising out of the said property.

ARTICLE- VIII MISCELLANEOUS

1. The Land Owner and the Developers have entered into an agreement purely on a principal basis. Nothing stated herein shall be deemed to constructed a partnership between the Developers and the Owners. It shall not in any manner constitute an Association Of Persons, each party shall keep the other party indemnified from and against the same. The Agreement shall be binding on the heirs, executors, representatives and assignees thereto.
2. It is understood that from time to time to facilitate the construction of the building by the Developers various acts, matters, things not herein specified (referred to which may be required to be done by the Developers for which the Developers may require the authority of the Land Owner, various applications, other documents may be required to be signed or made by the Land Owner relating to which do specific provisions has been made herein, the Land Owner undertakes to execute all such additional Power(s) Of Attorney and/or other authorization as may be required by the Developers for the purpose, also undertakes to sign, execute all such additional applications and other documents as may be required for the purpose.
3. Upon completion of the buildings, the Developers and the Constituted Attorney of the Land Owner shall execute appropriate Sale Deeds /Conveyances /Deed of Assignment in favour of the Purchasers of the Developer's allocated portion in respect of the flats and car parking spaces, covered spaces together with undivided proportionate share in land sold by the Developers their share by the Constituted Attorney of the Land Owner.
4. If any excess /shortage of areas and shortage thereof in Land Owner Allocation, compared to the areas to be measured according to this agreement in constructed area, then such excess/short fall in area shall be adjusted in terms of money payable or receivable by the Land Owner /Developers accordingly by mutual discussion.
5. That name of the Parties hereto shall have right to terminate or cancel this agreement unilaterally.
6. The Land Vendor/Developers shall select the name of the Apartment mutually.

ARTICLE -IX- JURISDICTION

Appropriate Courts at Alipore, District South 24 Paragana(s) or Kolkata High Court have the jurisdiction to entertain all disputes and actions between the Parties.

SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL OF land containing a total area measuring about 2Cottah 8 Chittakhs more or less R.S. Dag No 95, R.S. Khatiyari No 285, L.R. Dag No 190, Mouza- Balia, J.L. No 46, Paragana - Medanmolla, R.S. No 30, Touzi No 274, Ward No 01 of RajpurSonarpur Municipality, P.S. Nazendrapur, District- 24 Paraganas (South).

THE SCHEDULE -B- ABOVE REFERRED TO (LAND OWNER ALLOCATION)

The Land Owner shall be individually entitled to 28% of the admissible F.A.R. in the form of self-contained flats. Out of total allocation preferably 1 (One) flats minimum 1400 Sq. feet as per Land Owner choice.

THE SCHEDULE-C-ABOVE REFERRED TO (DEVELOPER'S ALLOCATION)

The Developer's Allocation 72% F.A.R. and 3600 sq. ft., save & except owner's Allocation shall mean such number of units, parking spaces and all other saleable spaces, common rights and facilities in the ownership building to be constructed together with undivided proportionate share in land attributable to the Developer's allocated at the premises referred to in the Schedule 'A' herein after appearing EXCLUDING the Land Owner Allocation as stated above in the Schedule 'B' herein above.

THE SCHEDULE -D- ABOVE REFFERED TO
GENERAL SPECIFICATION

AREA ROOM	Floor finish	Wall & Ceiling finish
A. GROUND FLOOR		
1. R.C.C.	Structure	Emulsion Paint
2. Stair Case	Silver-Grey Mosaic	Emulsion Paint over Plaster of paris
B. FLAT INTERIORS		
1. LIVING/DINNING	Marble Finish	Plaster of paris
2. Dining	Flooring	Finish over Cement plaster
3. Bed Rooms	Flooring	-do-
4. KITCHEN	-do- flooring and dado black slab on kitchen counter & Sink and Mono colored Glazed tiles On the wall 2Ft above counter	-do-
5. TOILETS	Marble chowka flooring with mono coloured tiles Dado up to 6 Ft height	-do-
6. VERENDAH	M. S. Railing	-do-
7. ROOF FINISH	Roof treatment with precasting net cement	-do-
C. EXTERNAL FINISH	Stowchem /acrylic emulsion over treated Plaster surface	-do-
1. DOORS	Seal -wood frame and wooden panel door inner. Aluminum has bolt with night latch and eyeholes and Stopped buffer steel main door must be collapsible gate	-do-
2. WINDOW	Wooden frame and with panel glass or wooden patta	-do-

D. SANITARY

- | | | |
|---------------|---|------|
| 1. WASH BASIN | Parry ware colored vitreous china ware with hot
And cold water including C.P. basin mixture | -do- |
| 2. W.C | White commode W.C.
with flush valve in attached toilet | -do- |
| 3. KITCHEN | Stainless steel sink drain with
drain board and additional top
for clearing utensils (Esso Cock) .
1 (Esso Cock) and lower
Level drain guard for "4" | -do- |
| 4. ELECTRICAL | All electrical wiring are concealed type
best quality copper wire .Separate
metering system for individual flats with
miniature circuit breakers for each flat with inter com system
of the building. | -do- |

1



Government of West Bengal

Department of Finance (Revenue) Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. GARIA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16292000464115/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs INDRANI BHATTACHARJEE KALYANI VILLA MADHYA FARTABAD E M BYE PASS, P.O.- GARIA, P.S.- Sonarpur, District-South 24- Parganas, West Bengal, India. PIN - 700084	Land Lord			Indrani Bhattacharjee 4/3/21
2	Mr BIVAN BHATTACHARJEE KALYANI MADHYA FARTABAD E M BYE PASS, P.O.- GARIA, P.S.- Sonarpur, District- South 24-Parganas, West Bengal, India, PIN - 700084	Representative of Developer [SANGH ANEER CONSTRUCTION]			Bivan Bhattacharjee 04/03/21










I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr BISHAN BHATTACHARJEE KALYANI MADHYA FARTABAD E M BYE PASS, P.O.- GARIA, P.S.- Sonapur, District- South 24-Parganas, West Bengal, India. PIN - 700088	Representative of Developer [SNEGDH ANEER CONSTRUCTION]			 04/03/21
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	SOMNATH SAMANTA Son of Late SHAMBHUNATH SAMANTA RAJPUR, P.O.- RAJPUR, P.S.- Sonapur, District- South 24-Parganas, West Bengal, India. PIN - 700161	Mrs INDRANI BHATTACHARJEE, Mr BI BHATTACHARJEE, Mr BI BHATTACHARJEE			 04/03/2021

(Kulkoendu Talukdar)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
GARIA
South 24-Parganas, West
Bengal

Additional District Sub-Registrar,
Garia South 24 Parganas












18 MAR 2021

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND				X	X
	LEFT HAND					

NAME Pravin Madhup SIGNATURE Pravin Madhup

PRESENTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME Pravin Madhup SIGNATURE Pravin Madhup

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME Latika Madhup SIGNATURE Latika Madhup

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

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

SIGNED, SEALED & DELIVERED

Kolkata in the presence of:

WITNESSES:-

1. *Gomathi Ganonli*
Raypur, Goutampara
Kolkata - 700149
2. *Bikash Saha*
Sorepur.

Indrani Bhattacharjee

SMT. INDRANI BHATTACHARJEE

SIGNATURE OF THE OWNER

Diman Bhattacharjee

SRI. DIMAN BHATTACHARJEE

Jitdhan Bhattacharjee

SRI. JITHAN BHATTACHARJEE

SIGNATURE OF THE DEVELOPERS/PURCHASERS

Drafted by -

Prabin Kumar Roy
Advocate. W.O. 828/81
Alipore Criminal Court.
401-27.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2021, Page from 88693 to 88725

being No 162902058 for the year 2021.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2021.03.31 14:57:58 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2021/03/31 02:57:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)

1253

1

1294/2021

भारतीय गैर न्यायिक

दस
रुपये

TEN
RUPEES

रु.10

Rs.10



INDIA NON JUDICIAL

W
19/02/21
3732/21

V.C. Case No. - 177 of 2021

पश्चिम बंगाल न्यायिक न्यायालय WEST BENGAL

Certified that the document is submitted to registrars. The signature of the party the endorsement sheet attached with the document are the part of this document.

JOINT VENTURE AGREEMENT

Additional District Sub-Registrar,
Garia South 24 Parganas

19 FEB 2021
13 FEB 2021

This Joint Venture Agreement is made on this day of 19th February, 2021 (Two Thousand and Twenty One).

BETWEEN

SRI. KAMALESH GOVINDA SEN, (Pan No AKRPS 9256M) (AADHAR NO.760276531100)son of Late Silesh Govinda Sen, By Faith:- Hindu, By Nationality:- Indian, By Occupation:- Retired Person, residing at Paschim Balia, Garia Station Road,Garia, P.S. Narendrapur, Kolkata - 700084, District- South 24 Parganas, hereinafter collectively referred and termed as the **LAND OWNER / VENDOR** (which term or expression shall unless excluded by or otherwise repugnant to the subject or context, be deemed to mean and include his heirs, successors, executors, legal representatives, administrators and/or assignees) party of the FIRST PART.

১১১ ১১১১১১১

১১১১ - ডি পলিট নার নং ১১১
১১১ - ১১১১১, ১১, ১১, ১১১, ১১১
১১১ ১১১১ - ১১১১১
১১১১ - ১১১১ ১১ ১১১১১
১১১১১১ ১১১১১১ ১১১১/১১১ ১১-১১

F. AHAMED

১১১

১১১১১১ ১১১১১১১



১১১১ ১১১



১১১১১১ ১১১১১১১

১১১

১১১



১১১১ ১১১

১১১

Additional District Sub-Registrar,
Gota South 24 Parganas

09 FEB 2021

১১১১১১



১১১১ ১১১

Sannath Samanta
S/o Late Shambhurenath Samanta
Rajpur, Goutampara,
Kolkata - 700149
Service

09 FEB 2021

The Land Owner will appoint the constituted attorney namely Sri. Biman Bhattacharjee (Aadhar No.8385R1662551), (Mobile No 9831077323) son of Late Bimal Bhattacharjee, By Faith:- Hindu, By Nationality:- Indian, By Occupation:- Business and are residing at Kalyani, Villa, Opposite Yuba Tirtha Club, Madhya Fartabad, E.M. Bye Pass, P.O. Garia, P.S. Narendrapur, Dist. 24 Parganas (n) Kolkata - 700084, Being Deed No.499/2012, A.D.S.R. under Rajpur - Sonarpur Municipality, Ward No 01, Holding No.453,

AND

M/S.SNIGDHANEER CONSTRUCTION, (Pan No. AAMPS 1844E), a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at Tribeni Apartment, Garia Main Road, P.O. Garia, P.S.Narendrapur, Kolkata - 700084, represented by its authorized Partner **SRLBIMAN BHATTACHARJEE** (AADHAR NO.8185N1662551) (PAN NO.AELPB8208C) & **SRLBIDHAN BHATTACHARJEE** (AADHAR No.713940855708),(PAN NO.AEPPB0666Q) (Mobile No. 9831658035) son of Late Bimal Bhattacharjee, By Faith:- Hindu, By Nationality:- Indian, By Occupation:- Business and residing at Kalyani, Villa, Opposite Yuba Tirtha Club, Madhya Fartabad, E.M. Bye - Pass, P.O. Garia, P.S. Narendrapur, Dist.24 Parganas (n) Kolkata - 700084 as per Partnership Deed, hereinafter referred to as the "**DEVELOPERS / PROMOTERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors and administrators, legal representatives and his/her/their assignees) of the **SECOND PART**. Any two partner will represent out of four partners.

AND WHEREAS Sri.Srikanta Mondal and Sri.Bechulal Mondal while enjoying the ownership of the land in R.S. Dag No 95, Mouza:-Balia which is more fully and particularly described in the Schedule "A" hereunder appearing with other lands gifted to Sri. Asim Kumar Mondal on 06/12/1981 by a registered Deed of Gift, registered before the Sub-Registrar, Sonarpur and written in Book No I, Volume No 12, Pages No 238-240, Being No. 699, for the year 1981.

AND WHEREAS after getting the Ownership of the aforesaid land by way of the Gift Deed, Sri. Asim Kumar Mondal had got some property in R.S. Dag No 95 by way of Law of inheritance from her mother and on 24/10/1984 Sri. Asim Kumar Mondal with other co-sharers had executed a Partition Deed for demarcating the proper share of their prospective land, the said Partition Deed was registered before the Sub-Registrar, Sonarpur and bearing Deed No 4179 for year 1984.

AND WHEREAS on 12/02/1985 Sri. Anim Kumar Mondal had transferred his ownership in respect of the land measuring about 10 decimals, R.S. Dag No.95, to Sri. Pratap Chandra Mondal, son of Sri. Srikanta Mondal by a registered Sale Deed before the Sub-Registrar, Sonarpur, Being No.1840 for the year 1985.

AND WHEREAS on 27/03/1985 Sri. Pratap Chandra Mondal had sold 2(two) Cottahs of land which is more fully and particularly described in the Schedule "A" hereunder appearing out of his total land of 10(ten) decimals to Sri. Kamallesh Govinda Sen (the Land Owner herein) by a registered Sale Deed registered before the Sub-Registrar, Sonarpur and written in Book No. I, Volume No. 20, Pages No. 403 to 408, being No.1597 for the year 1985.

AND WHEREAS after purchasing the aforesaid land measuring about 2 (two) Cottahs, the Land Owner herein had mutated his name before the Rajpur - Sonarpur Municipality and the said land had been marked as Holding No. 118 of Paschim Balia.

AND WHEREAS One Sri. Kalicharan Mondal while being the recorded Owner of 23(twenty three) decimal of land in R.S. Dag No. 93, which is more fully and particularly described in the Schedule "A" hereunder appearing, died leaving behind him his 2(two) sons namely Sri. Srikanta Mondal and Sri. Bechulal Mondal and both of them had executed a Settlement Deed with their other co-shares in respect of the aforesaid land and thereafter Sri. Srikanta Mondal and Sri. Bechulal Mondal had gifted the same land by way of a registered Deed of Gift as mentioned in the Schedule "A" herein under appearing to Sri. Ramprasad Mondal son of Sri. Srikanta Mondal on 17/12/1981 the said Gift Deed being registered before the Sub-Registrar, Sonarpur and was recorded in Book No I, Volume No 15, Page No 89 to 91, Being No 702, for the year 1981.

AND WHEREAS Sri. Ramprasad Mondal had sold the land measuring about 1 (one) Cottahs 8 (eight) Chittakhs 0 (zero) Sq.ft which after physical measurement appeared to be 1(one) Cottah 6(six) Chittakhs 34(thirty four) Sq.ft to Smt.Panna Sardar, son of Sri. Sunil Kumar Sardar by way of registered Deed of Conveyance, registered before the Sub-Registrar, Sonarpur being Deed No.3485 for the year 1992.

AND WHEREAS on 27/11/2006 Smt. Panna Sardar had transferred her absolute ownership in respect of the aforesaid land of 1(one) Cottah 6(six) Chittakhs 34 (thirty four) Sq.ft to Sri. Kamallesh Govinda Sen, (the Land Owner herein) by a registered Deed of Conveyance, registered before the Additional District Sub-Registrar, Sonarpur and recorded in Book No I, being Deed No. 2640 for the year 2007.

AND WHEREAS after purchasing the aforesaid land measuring about 1(one) Cottah 6(six) Chittakhs 34 (thirty four) Sq.ft, the Land Owner herein had mutated his name with the Rajpur- Sonarpur Municipality and the said land had been marked as Holding No.316, Paschim Balia.

AND WHEREAS thus by virtue of the aforesaid 2 (two) Cottahs Sale Deeds, the Land Owner herein became the absolute Owner of total 3 (three) Cottahs, 6 (six) Cottahs, 34(thirty four) Sq.ft of land more fully described in the Schedule "A" herein under appearing.

AND WHEREAS the property which is being described herein above is situated under the Jurisdiction of Rajpur - Sonarpur Municipality, Ward No.1, and the Land Owner at present has been enjoying the said property as more fully described in the Schedule "A" herein under written as absolute Owner-in-possession thereof, without any interruption and hindrances. The Land Owner is thus in lawful possession of the said entire land and property and adversely to the interest of anybody else and the Land Owner has every right to deal with this property with any other person in any manner whatsoever.

AND WHEREAS the Land Owner is very much desirous to construct a building on his said land measuring an area of 3 (three) Cottaks & (six) Chittakhs 34 (thirty four) Sq.ft, Ward No.1, of Rajpur - Sonarpur Municipality, within Police Station:- Sonarpur and to do and to make construction of a new building on his said land, he have no such as well as experience or expertise in the matter and so the Land Owner approached the parties of Second Part herein make construction of new building as per building plan to be sanctioned by the Rajpur - Sonarpur Municipality at the cost of the **DEVELOPER** as well as complying with the specifications annexed in the Schedule "B" hereto.

AND WHEREAS the Parties of the Second Part herein, has accepted the above offer made by the Vendors, agreed to make the construction of proposed new building in flat system for residential, other purposes in exchange of getting their cost of construction, also both the party previously made a agreement Dated 04.06.2012, now at present as per requirement again execute a fresh registered agreement dated 19.02.2021 of such construction in kind of flats, garages etc. by way of Developer's allocation after deducting or giving first the Land Owner's allocation two flats in first floor measuring area 1025 sq.ft each more or less and one parking space measuring 130 sq.ft more or less as more fully described and mentioned herein under and it is appearing as consideration for making available for construction, the Land as described in the Schedule "A" herein under written.

AND WHEREAS the Parties of the Second Part herein shall get rest of the construction of the said proposed building which will come under the Developer's allocation. It has been clearly mentioned and described as hereunder written the Parties of the Second Part shall erect the entire proposed building at his own cost and supervision and by engaging architects, engineers, labour and thereafter the reserve Land Owner's allocation to the Land Owner of the part of the building as mentioned herein to be erected according to the building plan to be sanctioned by Rajpur - Sonarpur Municipality and to the specifications as hereunder contained to meet up such expenses he shall collect the entire money from the sale of other portions flats, car parking spaces .

AND WHEREAS the Parties of the Second Part have agreed to do this project by constructing a building on the said land up to maximum height as per building plan to be sanctioned by Rajpur - Sonarpur Municipality at the cost of the Second Party and also providing for common area and other facilities/amenities for the purpose of selling of flats/apartments as described hereunder, the Party of the Second Part shall get and enjoy all other flats etc. of the proposed building to be constructed and to be comprised in Developer's allocation excluding the portions to be given to the Land Owner's by the Developer as Land Owner's allocation on the following terms and conditions hereinafter appearing and as agreed upon:-

NOW THIS INDENTURE WITNESSTH AS FOLLOWS

ARTICLE:- I:- TITLE, INDEMNITIES AND DECLARATION

- 1) The Owner hereby declares that he has good and absolute right, title to the said premises without any claim, right, or interest of any person's claiming under or in trust for the Owner. The Owner has good and marketable title to enter into this agreement with the Developer to which the Developer have become satisfied after going through original Deeds of Conveyance of the Owner. The Owner hereby undertakes to indemnify and keep indemnified the Developers against any and every part of lawful claim, action and demand whatsoever arising out of the land as mentioned in the Schedule "A" appearing hereunder.
- 2) The Developer shall construct and complete the building(s) on the said premises in a proper and workman-like manner strictly according to the sanctioned plan of Rajpur – Sonarpur Municipality and as per specifications of constructions mentioned in the Schedule "B" hereunder written.
- 3) The Owner hereby assures and declares that there is no excess vacant land within the meaning of Urban Land (Ceiling & Regulation) Act, 1976 on the said premises.
- 4) The Owner hereby undertakes that the Developers shall be entitled to construct and complete the building(s) on the said premises as agreed between the parties hereto. To and to retain the Developer's allocation therein without any interference from the Owner or any person's claiming through or under in trust for them after first handing over to the Owner's allocation as agreed upon.
- 5) It is clearly agreed and understood between the Owner and the Developer that entering in to this agreement for development of the building will not be construed as partnership between the Owner and Developer and during the period of construction of the building, the Developers shall hold the possession of the said premises as Licensee and not in any other capacity and the Owner and in the absence of the Owner the Legal heirs of the Owner hereby jointly and severally declare and undertake that they shall not cancel this agreement for any reason whatsoever except breach thereof made by the Second Party.

ARTICLE:- II:- DEVELOPMENT RIGHTS

- 1) The Owner hereby grants exclusive rights to the Developer to build upon the said premises the building/s in accordance with the sanctioned plan or the revised plan to be sanctioned by the appropriate authority with such alterations or modifications as may be thought fit by the Developer with the prior intimation to and consent of the Owner and approval of the concerned Municipal Authority.

- 2) All specifications /plans and other papers and documents shall be submitted by the Developer in the name of the Owner and the Developer who will pay all costs and fees required to be paid or deposited for sanction of the plan or for revised plan if any in respect of the building.

ARTICLE:-III:- COMMENCEMENT

This agreement shall be deemed to have come into effect from this day and all acts, deeds and things to be done by the Developer on the basis of the terms and conditions herein contained are subject to ratification by this agreement.

ARTICLE:- IV:- BUILDING

- 1) The Developer shall at his own cost construct the building on the said premises with first class building materials.
- 2) The Developer shall also provide the building facilities in terms of the sanctioned building plan or under any revised sanctioned plan or approval in respect of the construction of the building on the said premises.
- 3) The construction of the building will be completed within 10(Years) from the date of Agreement and immediately start the construction work on the Schedule "A" premises. Extension of time for completion of the project by the Second Party hereof for valid reasons may be considered seriously and readily by the Land Owner accordingly as the circumstances may reasonably demand.

ARTICLE:- V:- SPACE ALLOCATION

On the basis of the total area comprised in the said premises and as per the rules and regulations of the Rajpur - Sonarpur Municipality and it has been agreed that the said super built up area shall be divided and allocated between the Owner and the Developer hereinafter called and referred to as the "OWNER'S ALLOCATION" and "DEVELOPERS ALLOCATION" wherein the Land Owner solely will be entitled to 2 (two) Flats each of them measuring 1025 Sq. ft super built up area on the First Floor in and one Car parking space on the Ground Floor measuring 135 (one hundred thirty five) Sq.ft will be allotted towards Owner's share of allocation.

PART:- 1**OWNER ALLOCATION:-**

2(two) flats each measuring 1025 Sq.ft super build up area as per the sanctioned plan will be provided to the Land Owner on the First Floor and a garage space of 135 Sq. ft on the ground floor. Be it clearly mentioned that the Developers shall give and the Owner will accept the possession of the Owner's allocation immediately after the completion of the work of the Owner's allocation. The Developer will inform the same to the Owner by a written notice requesting him to take possession of the Owner's allocation fixing the date and time. Be it clearly mentioned that the Developers will give possession to the Land Owner at first before giving possession to the other Purchaser of flats. On the basis of the completion certificate to be issued by the concerned municipal authority, the Developers shall issue a letter for obtaining possession and the Owner shall take possession of the Owner's allocation on the strength of that letter forthwith.

PART:-II**DEVELOPERS ALLOCATION:-**

Balance /remaining built up area other than the Land Owner's allocation, expecting the areas included in the common areas and facilities. Total area 4783 sq.ft

The Developer shall be entitled to sell, transfer, let out or enter into any agreement in respect of said Developers allocation.

No further consent or authority shall be required from the Owner to enable the Developer to enter into any Agreement for Sale or transfer and/or letting out and/or deal with the said Developers allocation and the Owner hereby consent the same.

It is specifically mentioned that before delivering the Owner's allocation, the Developers will not be entitled to execute any Sale Deed and to deliver any portion of the Developers allocation to any Purchaser.

ARTICLE:-VI:- CONSIDERATION AND PAYMENT

- 1) All costs, charges and expenses for construction and/or development of the proposed building shall be paid, borne and discharged by the Developers alone and the Owner shall have no responsibility in the manner whatsoever.
- 2) In consideration of the Owner having agreed to allow the Developer to develop the said premises according to the terms, conditions and covenants of these presents and to appropriate the Developer's Allocation, the Owner shall not be liable to make any payment on account of the Owner allocation save and except the payments as mentioned in the Article IX appearing hereafter.

- 3) In consideration of the Developers bearing all costs, charges, expenses for construction and development of the proposed building on the said premises, the Developers shall not be liable or required to make any payment on account of the land/said premises /Developer's allocation except as what has been stated in the recital part and Article V, Part I and Article VIII given below.

ARTICLE:-VII:- OWNER OBLIGATION

- 1) The Owner shall be permit or allow the Developer the right to commercially exploit the said premises by causing building or buildings to be constructed at its own cost at the said premises subject to the terms and conditions as herein contained.
- 2) The Developers shall execute the Deed(s) of Conveyance in respect of the undivided proportionate share and interest in the land attributable to the Developer's allocation in favour of the Purchasers or their nominees in such part or parts as the Developer shall require only after handing over the entire Owner's allocation to the Land Owner.
- 3) The Owner shall make over vacant possession of his entire land to the Developer simultaneously with the signing of this agreement and as when a suitable accommodation within the enclosure of the worksite as agreed upon by the Developer as the residence for the Owner and members of his family will be made free of cost is made available to the Owner, the shifting costs, both ways being paid by the Developers. The Owner shall have the right to demolish his old residential building and get sale proceeds of the old building materials, fixture and fittings thereto by his own arrangement.
- 4) The Owners shall have to pay one -time charge which will be fixed between the Land Owner and the Developer in respect of the flats in the Owner's allocation for installations of generators, common electric meter, transformer, individual meter etc.

ARTICLE:- IX:- COMMON FACILITIES

- 1) The Owner shall pay all areas, rates and taxes in respect of the property subjected property up to date of execution of this agreement and if the Owner fails to pay such arrears, rates and taxes with penalty if any, all such money will be paid by the Developers and shall be recovered from the Owner. The rates and taxes for the premises shall be paid by the Developer during this period of the construction as long as the land remains under their possession and the Owner's allocation is not handed over to the Owner. The Owner and the Developer upon completion of the building shall pay and bear all taxes and /or other dues and outgoings in respect of their respective allocation proportionately, and also such common maintenance charges shall be fixed on later date after mutual consultation, agreement and such common expenses shall be paid by the Owner from the date of taking possession of his allocation in the proposed new building.

- 2) As soon as the building is completed and certified by the architect to be fit for occupation, the Developer shall give written notice with 10 years from the date of registration said agreement to the Owner requesting him to take possession of the Owner allocation in the building and on from the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all municipal, property taxes, rates, duties and other public outgoings and impositions whatsoever payable in respect of the Owner's allocation as may be separately assessed by the concerned authorities in his behalf.
- 3) The Owner and Developers shall punctually, regularly pay the said rates to the concerned authorities in consultation with each other, each of them shall keep indemnified the other against all actions, claims, demands, costs, charges, expenses, proceedings, whatsoever directly, indirectly instituted against or suffered incurred by the Owner/Developers.

ARTICLE:-IX:- MISCELLANEOUS

- 1) Vis Major shall mean flood earthquake, riot, tempest, war, storm, civil commotion, strike, lockout, Tsunami, drought, famine and any other act or omission which is beyond the control of the party affected Party thereby.
- 2) Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof or the building to be built thereon to the Developer or as creating any right, title or interest in respect thereof in the Developer other than an exclusive licence to the Developer to commercially exploit the same as per mutually agreed plan or constructions in terms thereof.
- 3) All dues in respect of the said premises for and up to the date of this agreement shall be paid/shall be payable by the Owner.
- 4) The Owner shall hereby declares and states that he has no objection if the Developers takes up with the concerned Municipal Authority for amalgamation of his aforesaid property along with his adjacent property along with his adjacent property for the purpose of construction of new building on the amalgamated property.
- 5) The Parties hereto have agreed to register this instrument as and when required at the cost and expensed to be borne by the Developer.

- 6) The First Party shall execute and register a General Power of Attorney in favour of Sri.Biman Bhattacharjee S/o Late Bimal Bhattacharjee residing at 608, Kalyani, Mardhya Fartabad, E.M. By - Pass, P.O.Garia, P.S.Sonarpur, Kolkata - 700084 bearing No.499/2012, ADSR, - IV, Alipore. Second Party at their (Developers) cost and responsibility to carry on the construction work and for conveying the flats out of the Developer's Allocation to the Purchaser of the flats by executing and registering the Deeds of Conveyance.

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of land containing a total area of about 3 Cottahs 6 Chittakhs 34 Sq. feet . and 2 Cottahs R.S. Dag No 95,L.R Dag-190 R.S. Khatiyan No. 285,L.R Khatiyan 1585 , and 1 Cottah 6 Chittakhs 34 Sq. feet R.S. Dag No. 93, L,R Dag 192,R.S.Khatiyan No.285, L.R Khatiyan 1585, both in Mouza:-Bulia, J.L. No 46, Paraganas:-Medani Molla, R.S. No. 30, Touzi No. 274, Ward No. 01, Holding No. 435 (New) under Rajpur - Sonarpur Municipality, P.S. Narendrapur & S.R.O. Garia, District:- South 24 Paraganas butted and bounded as follows:-

- North:- R.S. Dag No. 94 & 16 feet wide road
 South:- R.S. Dag No. 89, 93 (P),
 East:- R.S. Dag No. 231, 90
 West:- R.S. Dag No. 94 & 16 feet wide Road.

THE SCHEDULE "B" ABOVE REFERRED TO **(SPECIFICATION OF CONSTRUCTION)**

1) **FOUNDATION STRUCTURE:-**

- a) RCC framed structure
- b) RCC framed structure on concrete piles.

2) **WALLS:-**

- (a) Paste of Paris interior
- (b) Attractive external finish with best quality cement plaster.

3) **WINDOWS:-** Aluminium sliding windows with large glass panes and grill.

4) DOORS:-

- (a) Doors frames should be Sal Wood
- (b) Solid core commercial hot pressed phenol banded flush doors with accessories.

5) FLOORING:- Mosaic floor /square sized flooring.**6) KITCHEN:-**

- (a) Coloured /designed ceramic tiles up to height of 3 (Three) feet.
- (b) Guddapa Stone Kitchen counter top (Tap -2 Nos; Sink -1 No.)
- (c) provision for exhaust fan (Power point 15 AMP-2 Nos).

7) BATHROOMS:-

- (a) Coloured/designed ceramic tiles up to the door -height
- (b) Concealed plumbing system using standards make pipes and fittings.
- (c) White sanitary ware of ISI mark with C.P. fittings.
- (d) Provision of the adjust fan.

8) LIFTS:- 5 passengers lift for all Co-Owners.**9) ELECTRICALS:-**

- a) P.V.C. conduct pipes with copper wiring.
- (b) 15 & 5 AMP points- one each in living rooms, bed rooms, bath rooms and Kitchen
- (c) Electrical calling bell point at entrance of residential flats
- (d) Concealed telephone point in living room.
- (e) T.V. point in living rooms.

10) SPECIFIC FEATURES:-

- (a) Common staff toilet in ground floor.
- (b) Boundary walls with decorative grill and gate.
- (c) Overhead tank.
- (d) Roof treatment for water proofing.

IN WITNESS WHEREOF the Parties had herein put their respective signature, hand and seal date, month and year first above written.

IN THE PRESENCE OF :-

WITNESSES:-

ADDRESS:-

WITNESSES:-

1) *Zoramath Samanta*
Rajpur, Goutampara
Kolkata - 700149

2) *Arindam Choudhury*
W.B. No. 828(B)

Prabir Kumar Roy
as constituted attorney
Kamlesh Govinda Sen

SIGNATURE OF THE LAND OWNER

[Signature]










[Signature]

SIGNATURE OF THE DEVELOPER

Drafted and typed by me,

Prabir Kumar Roy
Advocate W.B. 828(B)
Alipora Criminal Court.
No. - 27.












Type By
Subhadip Mukherjee

PRESENTANT:		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND				X	X
	LEFT HAND					

NAME Bhim Bahadur Thapa SIGNATURE _____

PRESENTANT:		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND				X	X
	LEFT HAND					

NAME Bhim Bahadur Thapa SIGNATURE Bhim Bahadur Thapa

PRESENTANT:		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME Bhim Bahadur Thapa SIGNATURE Bhim Bahadur Thapa

PRESENTANT EXECUTANT:		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2021, Page from 46178 to 46207

being No 162901294 for the year 2021.



Digitally signed by KRISHNENDU
TALUKDAR

Date: 2021.02.25 15:05:03 +05:30

Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2021/02/25 03:05:03 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

West Bengal.

(This document is digitally signed.)

1033

1

11/2/2021



पश्चिमवङ्ग पश्चिमवङ्गाल WEST BENGAL

15
 Certified that this document is submitted
 to registration. The stamp affixed and
 the endorsement & date attached with this
 document are the part of this document. 684629

[Handwritten Signature]

Additional District Sub-Registrar,
 Garha South 24 Parganas 8 FEB 2021
 12/2 FEB 2021

[Handwritten notes]
 402/21
 17.54 PM
 0-250 65/21

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 12th day of February, Two Thousand and Twenty One

BETWEEN

(1) SMT. SUKHLA BHATTACHARJEE W/O Sri. Bijan Bhattacharjee (2) SMT. KALPANA BHATTACHARJEE W/O Sri. Bijan Bhattacharjee. (3) SMT. SHRABANTI BHATTACHARJEE W/O Sri. Bipul Bhattacharjee, (4) SMT. MOUMITA BHATTACHARJEE D/O Sri. Bijan Bhattacharjee and (5) SMT. SANCHITA BHATTACHARJEE D/O Sri. Bijan Bhattacharjee all By Faith- Hindu, By Nationality- Indian, residing at Katyani, Villa, Opposite Vajra Tirtha Club, Beside Sechtri Apartment, Madhya Fartabad, E.M. Bye Pass., P.O. Garha, P.S. Narandrapur, Dist. 24 - Parganas (x) Kolkata - 700084 hereinafter collectively referred and termed as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators representatives and assignees) of the party of **FIRST PART.**

[Vertical handwritten note]
 Sukhla Bhattacharjee

11 FEB 2021

11 FEB 2021

Sl. No. 1263 Date

Smt. Sukla Bhattacharjee
Kalyani villa 57, Salt Lake, Kolkata, C/A B.S. 102
5820
Smt. Sukla Bhattacharjee
Kalyani Villa 57, Salt Lake, Kolkata
C/A B.S. 102
5820



Sukla Bhattacharjee


 NCTR. 561


Sukla Bhattacharjee

 NCTR. 562

Kalyani Bhattacharjee

Shrabanti Bhattacharjee  NCTR. 563

Moumita Bhattacharjee  NCTR. 564

Indira Bhattacharjee  NCTR. 570
NCTR. 565

Asindan Choudhary
S/o. Sri. G.R. Choudhary
Haripur, P.O. Chakraborty




Additional District Sub-Registrar,
Garia South 24 Parganas

12 FEB 2021

AND

M/S. SNIGDHANEER CONSTRUCTION, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at Tribeni Apartment, Garia Main Road, P.O. Garia, P.S. Narendrapur, Kolkata - 700084, (Pan No.AAMFS 1844E), represented by its authorized Partner (1) **SRI. BIJAN BHATTACHARJEE** (Aadhar No.946048811451), (Mobile No 9836029301), (2) **SRI. BIMAN BHATTACHARJEE** (Aadhar No. 818581662551), (Mobile No. 9831977323), (3) **SRLBIDHAN BHATTACHARJEE** (Aadhar No.7179408557108), (Mobile No 9831658035) and 4) **SRI. BIPUL BHATTACHARJEE** (Aadhar No.SI3009868568), (Mobile No 9831999904) all By Faith:- Hindu, By Nationality:- Indian, By Occupation:- Business and all Kalyani, Villa, Opposite Yuba Tirtha Club, Beside Srishti Apartment, Madhya Fardah, E.M. Bye Pass, P.O. Garia, P.S. Narendrapur, Dist. 24 - Parganas (v) Kolkata - 700084 hereinafter referred to as the **"DEVELOPERS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors and administrators, legal representatives and his/her/their assigns) of the **SECOND PART**. Any two partners shall represent other partners.

AND WHEREAS thus being the absolute Owners, the aforesaid Parties of One Part have been holding and enjoying the said landed property measuring 4 Cottah 12 Chittakhs more or less referred to in the Schedule hereinafter appearing.


AND WHEREAS Smt.Sukhla Bhattacharjee, Smt.Kalpna Bhattacharjee and Smt. Shrabanti Bhattacharjee have become absolute Owners herein seized and possessed of or otherwise well and sufficiently entitled to by way of registered Deed No 3533 of 2010, Area of land 3 Cottah, Dag No 91 & 92, Khatiyan No 285 registered at DSR IV, Alipora.

AND WHEREAS Miss Moumita Bhattacharjee and Miss Sanchita Bhattacharjee are Owners herein seized and possessed of or otherwise well and sufficiently entitled to by way of Deed No 3477 of 2012, Area of land 4 Cottah 12 Chittakhs, Dag No 88, Khatiyan No 285 duly registered at DSR IV, Alipora.

AND WHEREAS being the absolute Owners the aforesaid Parties have been holding and enjoying the said landed property measuring 4 Cottah 12 Chittakh decimal land referred to in the Schedule hereinafter appearing.

AND WHEREAS being the absolute Owners herein, have decided to erect an ownership building on the said area of land 4 Cottahs 12 Chittakhs decimal and approached to the Developers herein and after having discussing it at length, the Owners and the Developers have agreed to construct Ownership Apartment.

AND WHEREAS the Owners have decided to develop and erect building comprising of 4 Cottahs 12 Chittakhs land under their absolute ownership and possession by submitting a building plan with an intention to construct a several storied building on the said building and

 NETD 566

~~131-11011-11011~~

 NETD 559

Disarium



 NETD 568

11/11/11


Additional District Sub-Inspector,
Gadgaon 28 February
11 FEB 2021

 NETD 569
11/11/11

being corresponding to R.S. Dag No 88/91,92, R.S. Khariyan No 285, L.R. Khariyan No 111, 283,322,828,849, L.R. Dag No 196, R.S. Khariyan No 285, J.L. No 46, Mouza-Bafia, P.S. Sonarpur now Narendrapur under Rajpur - Sonarpur Municipality, Ward No 01, Kolkata 700-084.

AND WHEREAS in pursuance of the said agreement the First Party have put the Developers in possession on the said property and has granted exclusive right to commercially exploit the property by constructing several ownership (apartment) flat in the cost and expenses of the Developers or on account of prospective Purchasers as the case may be in accordance with sanction building plan and in consideration thereof, the First Party has agreed to sell and transfer to the Developers or to the intending Purchasers, so nominated by the Developers with undivided proportionate shares in the lands each flats/Duplex together with area of respective flats/car parking spaces and their spaces and common areas in the proposed building and also authorized to receive and retain sale proceeds therefrom in respect of portion of the constructed area and the Owners shall be jointly entitled to 28% of the sanctioned F.A.R. in the form of completed flats and car parking spaces and Developers shall be jointly entitled to 72% of the sanctioned F.A.R. in the completed flats and car parking spaces.

AND WHEREAS the Owners have granted a registered Power of Attorney in favour of the Developers Being No _____ Dated No _____ in order to give effect to the terms and conditions of the Development Agreement and to proportionate flats allotted to the Developers (except Owner's Allocation) together with the undivided proportionate share of land and common parks and to receive and retain sale proceeds therefrom Vide Power of Attorney Being No 110 and recorded in _____

AND WHEREAS the Developers would take up construction of the said new buildings in several blocks in accordance with the sanctioned plan of Rajpur - Sonarpur Municipality and approved by KMDA and Rajpur - Sonarpur Municipality Vide Plan No 2104/CB-43.

AND WHEREAS due to various constraints accompanied with lack of fund efforts to carry on such development project out of their own reasons the Owners were in search of a competent person having vast experience in development work including construction of several storied proposed building.

AND WHEREAS after knowing aforesaid intention of the aforesaid Owners, Second Party/Developers have approached to the Owners with proposal to construct such several storied building consisting with several self contained flats and car parking spaces as per sanctioned building plan and after prolog negotiations made between the parties from time to time.

Now this agreement witnesseth and it is hereby agreed by and between the Parties herein as follows:-

ARTICLE- I-EXPLOITATION OF RIGHTS

The Owners hereby grant an exclusive right and deliver possession of the premises referred to in the Schedule herein subject to covenants hereunder contained to the Developers to build an Apartment ownership building in the said Premises containing self contained flats and car parking spaces and covered spaces in accordance with the building plan to be sanctioned by the Rajpur - Sonarpur Municipality and in lieu of the cost of land the owners shall be jointly entitled to 28% of the sanctioned F.A.R. in the form of completed flats and car parking spaces and also provide a cash cheque of Rs _____/- (Rupees Only) adjustable advance to the Owner and the Developer shall enjoy absolute rights of ownership over the rest of all other flats and car parking spaces and both the parties shall be entitled to hold, possess to sell and dispose of their respective allotment together with undivided proportionate share in land, with common areas and benefit. The Owners shall complete the mutation and separation of the herein subject of plot of land.

ARTICLE-II-DEFINITION

Unless in these presents there is source thing in the subject or context repugnant to or inconsistent therewith:-

1. **ARCHITECT**:-The Architect shall mean the authorized and registered person who may be appointed by the Developers for planning the multi storied Apartment Ownership several buildings to be constructed in the said property.
2. **BUILDING**:-The building shall mean the proposed multi storied building in several Apartments to be constructed as per the building plan to be sanctioned by the Rajpur - Sonarpur Municipality on the said property purely for residential & commercial purpose and shall include the parking and other spaces intended or meant for the enjoyment of the building and its occupants.
3. **BUILDING PLAN**:- The building plan mean such plan to be prepared by the Architect of Developer for the construction of the buildings with the approval of the Vendor for erection thereof and to be sanctioned by the Rajpur - Sonarpur Municipality and shall include any amendment or modification thereof made or caused to be made by the Developers with approval of the Vendors.
4. **COMMENCEMENT**:-The Commencement of the above agreement shall be deemed to have come into effect on and with effect from the date first above written.
5. **COMMON FACILITIES**:- The common facilities shall include corridors, walls, stairs, passage, drive ways, common laboratories, pump room, safety tank, sewerage system, water pump, motor etc. and to other facilities which may be

mutually agreed upon between the Parties and require for the establishment, allocation, enjoyment, provision, maintenance and/or management of the building, ultimate roof terrace of the building.

6. **JOINTOWNERS**:-The Joint Owners shall mean the Owners above named jointly.
7. **DEVELOPERS**:-The Developer shall mean the Developers above named jointly.
8. **LAND**:- The land shall mean the land which has been comprise in the Premises more fully and particularly described in the First 'A' Schedule written below.
9. **NEW BUILDINGS**:-The buildings shall mean buildings to be constructed on the land by Developers, in pursuance hereof.
10. **MUNICIPALITY**:- The Municipality shall mean the Rajpur - Sonapur Municipality and shall include the Kolkani METRO POLITAN DEVELOPMENT AUTHORITY and other concerned authorities which may recommend, approved and/or sanctioned plans.
11. **SALEABLE SPACE**:- The Saleable Space shall mean the space in the new buildings available for independent use and occupation after making due provision for common facilities and the space required for.
12. **BUILT UP AREA**:-The built up area shall mean the area of the flat including depths of walls and proportionate area of staircase as per sanctioned plan.
13. **PROJECT**:-The project shall mean the work of development undertaken to be done by the Developers of the premises to be completed and possession to be completed and possession of the completed units is taken over the unit Owners.
14. **PROPORTIONATE**:-The Proportionate shall mean with its correlative variations shall be in such ratio, the covered area of any unit or units in relation to the covered area of the units in the new building.
15. **TIME OF CONTRACT**:- The time of contract shall mean this agreement to be valid for 60 months from the date of sanctioned building plan from the competent

authority and delivery of undisputed vacant possession of the premises whichever is later. The Developer shall complete the construction of the Vendor's i.e. Owners allocated portion within the said 60 months from the date of sanction building plan. However in event of any unforeseen circumstances, due to any existence of force majeure the said period shall be deemed to have been extended for a period of 6 months from the date of expiry of 36 months as stated above and shall not carry penalty in respect of Owner's allotted flats during the period of delay.

16. **TRANSFER OF OWNER'S ALLOCATION**-The Developer shall complete the Owners allocated flats in a fully habitual condition within 60(Sixty months) from the date of sanction of building plan by the competent authority. The Developers shall deliver the possession of the allocated flats to the Owners in writing.

17. **TRANSFER**- The transfer mean with its grammatical variations shall include a transfer by possession and any other means adapted for effecting what is understood as a transfer of space in a ownership building to Purchasers thereof although the same may not amount to "transfer" in law.

18. **TRANSFeree**:- The Transferee shall mean a person to whom any space in the said building was being transferred.

19. **UNIT**:-The unit shall mean any flat, in the new buildings which is capable of being exclusively owned, used and/or enjoyed by the unit.

20. **MASCULINE GENDER**:- The masculine gender shall mean and include feminine gender and Vice Versa.

ARTICLE -III- BUILDING

1. The Developers shall prepare the building to get it signed by the Owners or through their Constituted Attorney and submit the same before the Rajpur - Sonarpur Municipality, for sanctioning the same, and collect the said building plan from Rajpur - Sonarpur Municipality. The Owners shall not be liable or responsible for any damage or loss suffered by any person during the construction of the proposed building.

2. The Developers is hereby authorized and empowered in relation to the said construction, so far as may be necessary for apply of quota cement, steel, bricks, other materials for the construction of the electric meter, water, drainage, other inputs and facilities required for which purpose the Vendors hereby agree to execute in favour of the Developers such power or authority by a registered Power Of Attorney as required by the Developers to sign by the Owners. All such application as to be required for the purpose, in connection with the construction of the proposed building, sell of the Developer's allocated flats and car parking spaces along with the share in land will be governed by the said Power of Attorney.
3. All dealings by the Developers in respect of the construction of the building shall be in the name of the Owners but such dealings shall not create or foster anymanner of financial, civil and/or criminal liability of the Owners.
4. The Developers shall be entitled to enter into separate contract or agreement in its name with the building contractor, architects and others for carrying out the development work at its risk and costs.

DEVELOPER'S ALLOCATION

The Developers shall be entitled to enjoy absolute right over the 72% (Seventy Two Percent) of the constructed area consisting of flats, car parking spaces and common area, rest of all the flats and car parking spaces in the said newly constructed building together with undivided proportionate area in land attributable thereto.

The Developers shall be at liberty to sell and dispose of all its allotted flats and car parking spaces together with undivided proportionate share of land to any intending Purchasers as he may think fit and proper and all these sale proceeds of flats and car parking spaces with proportionate share of land shall belongs to the Developer. The Developers shall be delivered its allocated 72% of the total construction of the intending Purchasers along with undivided proportionate share of land provided. The Developer shall firstly comply the obligations with the Owners as referred to in the Article-III above.

COMMON FACILITIES

The common areas and facilities shall be in the lift, stair-case landing, so floor roof, septic tank, underground overhead water reservoir, water tank and service room entrance, exit passage inside the premises. The Owners shall pay proportionate common

expenses and maintenance charges for the Owners allocated portions. The Developers or its nominee shall be liable to pay proportionately common expenses and maintenance charges for the flat in Developer's allocation.

ARTICLE-IV- OWNERS OBLIGATION

1. That during the continuance of this agreement the Owners shall not in any way cause impediment or obstruction whatsoever in the construction or development of the said property at the said premises by the Developers.
2. That the Owners shall sign all necessary papers and documents which may be required by the Developers for the purpose and development of the said property in the said premises.
3. The Vendors shall allow the Developers to execute the construction work smoothly in accordance with the sanctioned plan to be sanctioned by the Rajgarh - Sonapur Municipality without any interference or interruption by the Vendors nor by any person so authorized by the Vendors in writing on his/her behalf.
4. That the except the Vendors (Owners above named) none else will have any right, title and interest, claim or demand whatsoever or howsoever over and in respect of the said premises /land or any portion thereof.
5. That there is no attachment under the Income Tax Act or under any of the provisions of the Public Debt Recovery Act in respect of the said premises or any part thereof nor any proceeding in respect thereof, of the said premises or any part thereof nor any proceeding in respect thereof is pending nor any of notice in respect of any such proceedings have been received or served upon the Owners or any of them to the best of their knowledge.
6. The Vendors have absolute right and authority to enter into this agreement with the Developers in respect of the said premises agreed to be developed.
7. The Vendors have not entered into any prior agreement for sale, transfer, lease, mortgage or Development, has not any created any charge of any nature, there is no Third Party claim in respect of the said premises, the Vendors hereby undertakes to indemnify and keep indemnify the Developers due to defect in title of the Vendors, for non compliance of obligation under these presents by the Vendors, also from, against any and all actions, charges, liens, claims, encumbrances, mortgages or any

Third Party having any possessory rights in the said premises arising out of or due to the negligence or non compliance of law by-law, rules and regulations of the Rajpur Sonarpur Municipality, other Government or local bodies as the case may be.

8. The Developers undertakes to indemnify, keep indemnify the Vendors from, against any, all actions, charges, liens, claims, encumbrances and mortgages or any Third Party adverse possession in the said premises out of or due to the negligence or non compliance of any law by-law, rules, regulations of the Kolkata Metropolitan Authority, or the Rajpur - Sonarpur Municipality, other Government or local bodies as the case may be, shall attend to answer and be responsible for any deviation, omission, violation, regulations or any accident in or relative to the construction of the building. All costs and charges in this regard shall be borne by the Developers. It is made clear that the Owners shall not be liable for or questionable in any way for disputes of any kind, Income Tax, Govt. Revenue, K.M.C./Rajpur - Sonarpur Municipality Tax or charges of water for construction, West Bengal Apartment Tax for sale and transfer of flats by the Developers other than the Owners Allocation.

ARTICLE-V-DEVELOPERS OBLIGATION

1. The Developers shall construct the said building in terms of his agreement and in accordance with the plan to be sanctioned by the Rajpur - Sonarpur Municipality and Kolkata Metropolitan Authority at its own costs and expenses.
2. The Developers shall complete the Owners allocated flats and car parking spaces tentatively within 60 months from the date of sanctioned of the building plan unless prevented by the Acts Of God and/or unforeseen circumstances. If any delay is caused due to the circumstances beyond control of the Developers in such event the Developers shall be allowed the extension for a period of 6 months depending upon the progress of the work.
3. That Developers shall construct the building at its own costs in accordance with the sanctioned plan to be sanctioned by the Rajpur - Sonarpur Municipality, deviations annexed thereto and no deviation shall be made. The Developers shall be solely liable for any deviation of the building plan and shall pay all damages, penalties, and compounding fees for making such deviator (if any) and the Owners shall not be liable in any manner whatsoever.

4. The Developers shall pay and bear all Municipal Taxes and other propositions payable during the period of construction of the premises till the date of delivery of possession of the flats in the newly constructed building to the Owners and Buyers.
5. The Developers will construct the proposed Apartment Ownership building with good quality building materials available in the market and as per specifications particularly described in the Schedule -D herein under written. If it becomes necessary and or if its compulsorily required by the Municipality, the Developers shall take up soil testing at the cost of the Developers. The Developers shall remain further liable for all costs, expenses and damages if the building is collapsed for non use of materials and workmanship prescribed by the Rajpur - Sonapur Municipal Building Rules.
6. The Developers shall not transfer or assign the benefits of this agreement or any of the portion thereof to any Developers or Promoters without the consent in writing of the Vendors.

ARTICLE -VI- RESTRICTIONS

1. The Developers during construction shall abide by all the laws, rules and regulations of the Government, Local Bodies and/or other authorities, shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye laws and regulations.
2. The Owners shall abide by all the laws, rules, regulations of the Associations/Society that may be formed in the Apartment in due course by the Flat Owners and cooperate with the development in the matters relating to the maintenance of the Apartment.
3. The Owners shall not cause any obstruction or throw any accumulation any dirt, rubbish, waste or permit the same to be thrown or accumulated in or about the building or in the compound corridors or any other portion in the building.
4. The Owners or the Developers shall not be entitled to cancel, terminate or revoke this agreement or the concerned Power of Attorney granted or to be granted in favour of the Developers unilaterally.

ARTICLE-VII-TITLE IDEMNITIES

1. The Owners declare that they have a good and marketable title to the said property without any claim, right or interest in or any other person thereon and that they have not entered into any other agreement with any other person or persons and property is not subject matter of any litigation, dispute or demand of any third person or persons.
2. The Owners hereby declare that the subject property is free from all and any manner of charges, claims, encumbrances, liens, mortgage and attachments whatsoever, there is no notice of attachment, acquisition or requisition and no suit of any matter is pending against the property.
3. The Owners declare that they have not entered into any agreement of any nature with any other person or persons and shall not do the same or encumber the property during the continuance of this agreement.
4. The Developers undertakes to keep the Owners indemnified against all third party claims and actions arising out of any commission or omission of the Developers, or in relating to the construction of the building.
5. The Owners undertakes to keep the Developers indemnified against and shall indemnify against any defective title of the property or against any action, claim, suit or proceedings arising out of the said property.

ARTICLE- VIII MISCELLANEOUS

1. The Owners and the Developers have entered into an agreement purely on a principal basis. Nothing stated herein shall be deemed to constitute a partnership between the Developers and the Owners. It shall not in any manner constitute an Association Of Persons, each party shall keep the other party indemnified from and against the same. The Agreement shall be binding on the heirs, executors, representatives and assigns thereto.
2. It is understood that from time to time to facilitate the construction of the building by the Developers various acts, matters, things not herein specified /referred to which may be required to be done by the Developers for which the Developers may require the authority of the Owners, various applications, other documents may be required to be signed or made by the Owners relating to which no specific provisions has been made herein, the Owners undertakes to execute all such additional Powers Of Attorney and/or other authorization as may be required by the Developers for the purpose, also

undertakes to sign, execute all such additional applications and other documents as may be required for the purpose.

3. Upon completion of the buildings the Developers and the Constituted Attorney of the Owners shall execute appropriate Sale Deeds /Conveyances /Deed of Assignment in favour of the Purchasers of the Developer's allocated portion in respect of the flats and car parking spaces, covered spaces together with undivided proportionate share in land sold by the Developers or the Constituted Attorney of the Owners, ~~Being—No XXXXXX.~~
4. If any excess /shortage of areas and shortage thereof in Owner's Allocation, compared to the areas to be measured according to this agreement in constructed area, then such excess/short fall in area shall be adjusted in terms of money payable or receivable by the Owners /Developers accordingly by mutual discussion.
5. That name of the Parties hereto shall have right to terminate or cancel this agreement unilaterally.
6. The Vendors/Developers shall select the name of the Apartment mutually.

ARTICLE -IX- JURISDICTION

Appropriate Courts at Alipore, District South 24 Paraganas) or Kolkata High Court have the jurisdiction to entertain all disputes and actions between the Parties.

THE SCHEDULE -A- ABOVE REFERRED ABOVE

ALL THAT piece and parcel of land containing area of 4Cottahs 12 Chittaks decimal little more or less corresponding to R.S. Dag No 88,91 &92, R.S. Khariyan No 285, L.R. Khariyan No 11), 283, 322, 828, 849, L.R. (Jug No 196, L.L. No 46 lying and situated at Mouza- Balia, at present P.S. Narandrapur - District- South 24 Paraganas) within the limits of Rajpur - Sonmurti Municipality, Ward No 01, Kolkata 700-084, Nearest Road name Balia Main Road.

Minimum setbacks

Flatted and bounded by :-
 ON THE NORTH : R.S. Dwg No 95 (F)
 ON THE SOUTH : R.S. Dwg No 95 (F)
 ON THE EAST : R.S. Dwg No 95 (F)
 ON THE WEST : 2' Common Storage

THE SCHEDULE -B- ABOVE REFERRED TO
(OWNERS ALLOCATION)

The Owners shall be jointly entitled to 20% of the admissible F.A.R. in the form of self-contained flats. Out of total allocation preferably 5 (Five) flats (Three Bed Room Flat each) minimum 1400 Sq. feet as per Owners choice.

THE SCHEDULE-C-ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The Developer's Allocation 77% F.A.R., that is rest F.A.R. save and except Owner's Allocation shall mean such number of units, parking spaces and all other saleable spaces, common rights and facilities in the ownership building to be constructed together with undivided proportionate share in land attributable to the Developer's allocated at the premises referred to in the Schedule 'A' herein after appearing EXCLUDING the Owners Allocation as stated above in the Schedule 'B' herein above.

THE SCHEDULE -D- ABOVE REFFERRED TO
GENERAL SPECIFICATION

AREA ROOM	Floor finish	Wall & Ceiling finish
A. GROUND FLOOR		
1. R.C.C.	Structure	Emulsion Paint
2. Stair Case	Silver-Gray Mosaic	Emulsion Paint over Plaster of paris
B. FLAT INTERIORS		
1. LIVING/DINNING	Marble Finish	Plaster of paris
2. Dining	Flooring	Finish over
3. Bed Rooms Flooring	-do-	Cement plaster

4. KITCHEN -do- flooring and dado black slab on kitchen counter -do-
& Sink and Mono colored Glazed tiles On the wall 2ft above counter
5. TOILETS Marble chowka flooring with mono coloured tiles -do-
Dado up to 6 Ft height
6. VERENDAH M. S. Railing -do-
7. Roof Finish: Roof treatment with presisting net cement: -do-
- C. EXTERNAL FINISH "Imperchem" acrylic emulsion over treated -do-
Plaster surface
1. DOORS Seal -wood frame and wooden panel door inner -do-
Aluminum has bolt with night latch and eyeholes and
Stopped buffer steel main door must be collapsible gate
2. WINDOW Wooden frame and with panel glass or wooden panel -do-
- D. SANITARY
1. WASH BASIN/Pary ware colored vitreous china ware with hot -do-
And cold water including C.P. basin mixture
2. W.C. White composite W.C. -do-
with flush valve in attached toilet
3. KITCHEN Stainless steel sink, drain with -do-
drain board and additional tap
for cleaning utensils (Esco Cock),
1 (Esco Cock) and lower Level drain guard for "4"
4. ELECTRICAL- All electrical wiring are concealed type -do-
best quality copper wire. Separate
metering system for individual flats with
miniature circuit breakers for each flat with inter com system
of the building.

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

SIGNED, SEALED & DELIVERED

Kolkata in the presence of:

WITNESSES:-

1. Somnath Banerjee
Rajpur, Goutampara
Kolkata - 149

2. Arindam Choudhury
Flam-pur, P.S. Chhapli
P.S. Sonarpur, 21/4/25

Sukla Bhattacharjee

SMT. SUKLA BHATTACHARJEE

Kalpana Bhattacharjee

SMT. KALPANA BHATTACHARJEE

Shrabanti Bhattacharjee

SMT. SHRABANTI BHATTACHARJEE


Moumita Bhattacharjee

SMT. MOUMITA BHATTACHARJEE

Sanchita Bhattacharjee

SMT. SANCHITA BHATTACHARJEE

SIGNATURE OF THE OWNERS


SRI. BIJAN BHATTACHARJEE


SRI. HIMAN BHATTACHARJEE


SRI. BIDHAN BHATTACHARJEE


SRI. BIPUL BHATTACHARJEE

SIGNATURE OF THE DEVELOPERS

Drafted by Me :-

Prabin Kumar Roy
Advocate, W. O. 82/81
Alipora Criminal Court.
No-27.







Typed By Me :-

Subhalip Mukherjee


J.

S

(3)

PRESENTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
	RIGHT HAND					
	LEFT HAND					












NAME Dipak Datta Chakrabarti SIGNATURE Dipak Datta Chakrabarti

CLAIMANT EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
	RIGHT HAND					
	LEFT HAND				X	X












NAME Dipak Datta Chakrabarti SIGNATURE Dipak Datta Chakrabarti

CLAIMANT EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
	RIGHT HAND					
	LEFT HAND					












NAME Dipak Datta Chakrabarti SIGNATURE Dipak Datta Chakrabarti

CLAIMANT EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
	RIGHT HAND					
	LEFT HAND					












NAME Dipak Datta Chakrabarti SIGNATURE Dipak Datta Chakrabarti

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					












NAME Sakshi Bhattacharya SIGNATURE Sakshi Bhattacharya

CLAIMANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME Kalpana Bhattacharya SIGNATURE Kalpana Bhattacharya

CLAIMANT EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME Maimata Ghatacharya SIGNATURE Maimata Ghatacharya

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SANCHITA BHATTACHARYA SIGNATURE Sanchita Bhattacharya

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		INSIDE				
	OUTSIDE					

NAME Shravanthi Challaiah SIGNATURE Shravanthi Challaiah

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		INSIDE				
	OUTSIDE					

NAME _____ SIGNATURE _____

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		INSIDE				
	OUTSIDE					

NAME _____ SIGNATURE _____

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		INSIDE				
	OUTSIDE					

NAME _____ SIGNATURE _____





1202 034

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. GARIA, District Name :South 24-Parganas

Signature / LT Sheet of Query No/Year 162920002506152021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SUKLA BHATTACHARJEE KALYANI VILLA OPPOSITE YUBA TIRTHA CLUB BESIDE SRI, P.O:- GARIA, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord			 12.2.21
2	Mrs KALPANA BHATTACHARJEE KALYANI VILLA OPPOSITE YUBA TIRTHA CLUB BESIDE SRI, P.O:- GARIA, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord			 12.2.21

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs SHRABANTI BHATTACHARJEE KALYANI VILLA OPPOSITE YUBA TIRTHA CLUB BESIDE SRI, P.O:- GARIA, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700064	Land Lord			<i>Shrabanti Bhattacharjee</i> 12.2.2021
4	Mrs MOUMITA BHATTACHARJEE KALYANI VILLA OPPOSITE YUBA TIRTHA CLUB BESIDE SRI, P.O:- GARIA, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700064	Land Lord			<i>Moumita Bhattacharjee</i> 12.2.2021
5	Mrs SANCHITA BHATTACHARJEE KALYANI VILLA OPPOSITE YUBA TIRTHA CLUB BESIDE SRI, P.O:- GARIA, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700064	Land Lord			<i>Sanchita Bhattacharjee</i> 12.2.2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr BIJAN BHATTACHARJEE KALYANI VILLA OPPOSITE YUSA TIRTHA CLUB BESIDE SRISHTI APARTMENT MADHYA FARTABAD E M BYE PASS, P.O.- GARIA, P.S.- Sonarpur, District-South 24- Parganas, West Bengal, India. PIN - 700084	Represent ative of Developer (SNGDH ANEER CONSTR UCTION)			
7	Mr BIMAN BHATTACHARJEE KALYANI VILLA OPPOSITE YUSA TIRTHA CLUB BESIDE SRISHTI APARTMENT MADHYA FARTABAD E M BYE-PASS, P.O.- GARIA, P.S.- Sonarpur, District-South 24- Parganas, West Bengal, India. PIN - 700084	Represent ative of Developer (SNGDH ANEER CONSTR UCTION)			 12.02.24
8	Mr BIDHAN BHATTACHARJEE KALYANI VILLA OPPOSITE YUSA TIRTHA CLUB BESIDE SRISHTI APARTMENT MADHYA FARTABAD E M BYE PASS, P.O.- GARIA, P.S.- Sonarpur, District-South 24- Parganas, West Bengal, India. PIN - 700084	Represent ative of Developer (SNGDH ANEER CONSTR UCTION)			

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant.	Category	Photo	Finger Print	Signature with date
8	M/ BIPUL BHATTACHARJEE KALYANI VILLA OPPOSITE YUBA TIRTHA CLUB BESIDE SRIHITI APARTMENT MADHYA FARTABAD E M BYE PASS, P.O:- GARSA, P.S.- Sonarpur, District- South 24- Parganas, West Bengal, India, PIN - 700084	Represent ative of Developer [SNIGDH- ANEER CONSTR UCTION]			 (8-2-21)
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Arindam Chowdhury Son of Mr S.R. Chowdhury Sonarpur, P.O:- Sonarpur, P.S.- Sonarpur, Kolkata, District- South 24- Parganas, West Bengal, India, PIN - 700150	Mrs SUKLA BHATTACHARJEE, Mrs KALPANA BHATTACHARJEE, Mrs SHRABANTI BHATTACHARJEE, Mrs MOUNITA BHATTACHARJEE, Mrs SANCHITA BHATTACHARJEE, Mr BIJAN BHATTACHARJEE, Mr BIMAN BHATTACHARJEE, Mr DIDHAN BHATTACHARJEE, Mr BIPUL BHATTACHARJEE			 (8-2-2021)

(Kishorendu Talukdar)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
GARSA
South 24-Parganas, West
Bengal

Additional District Sub-Registrar,
Garsa South 24 Parganas

১৯২১ সালের ২৩
ফেব্রুয়ারি

১৯২১ সালের ২৩

২ FEB 2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
0	Mr BIPUL BHATTACHARJEE KALYANI VILLA OPPOSITE YUBA TIRTHA CLUB BESIDE SRISHTI APARTMENT MADHYA FARTABADI M BYE PASS, P.O.- GARSA, P.S.- Sonarpur, District-South 24- Parganas, West Bengal, India, PIN - 700054	Representative of Developer (SNGDH ANEER CONSTRUCTION)			 18-2-21
Sl No.	Name and Address of identifier:	Identifier of	Photo	Finger Print	Signature with date
1	Mr Anindam Chowdhury Son of Mr S R Chowdhury Sonarpur, P.O.- Sonarpur, P.S.- Sonarpur, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700190	Mrs SUKLA BHATTACHARJEE, Mrs KALPANA BHATTACHARJEE, Mrs SHRABANTI BHATTACHARJEE, Mrs MOLITA BHATTACHARJEE, Mrs SANCHITA BHATTACHARJEE, Mr BIJAN BHATTACHARJEE, Mr BIMAN BHATTACHARJEE, Mr SIDHAN BHATTACHARJEE, Mr BIPUL BHATTACHARJEE			 18-2-2021

(Kishorendu Talukdar)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
GARSA
South 24-Parganas, West
Bengal

Additional District Sub-Registrar,
Garsa South 24 Parganas

১৮/০২/২০২১

১৮/০২/২০২১

১৮/০২/২০২১

13985

3665/2020

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

V. C. Case No. - 452 for 2020 256322

पश्चिम बंगाल WEST BENGAL

17/10/20
8.30

6 - 2/12/2015/15

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

Additional District Sub-Registrar,
Garia South 24 Parganas

05 NOV 2020

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made on this 13th day of October, this year 2020.

Sl. No. 6725
Name Sri. Patsi. Pabua Mondal
Sector Balia West Gana 2485
Value 5000

10 SEP 2010

Sub-Registrar
SRIYASACHI DEB
D.S.R.O. No. 150

Pabua Mondal



N.E.S. 1363

Pabua Mondal

N.E.S. 1364

Pabua Mondal

Additional District Sub-Registrar,
Gana South 24 Parganas

3 OCT 2010

N.E.S. 1365

Pabua Mondal

N.E.S. 1366

Pabua Mondal

Soumitra Mondal
S/o Late Shankar Nath Mondal
Raipur, Goutampara
P.O. Raipur, P.S. Jorajpur
Kolkata - 7000



--(2)--

BETWEEN

(1) SRI PATIT PABAN MONDAL son of Late Sudhas Chandra Mondal by faith - Hindu, by occupation- Retired (2) SRI SWAPAN MONDAL by occupation Service (3) SRI TAPAN MONDAL, by occupation Business (4) SRI KRISHNADHAN MONDAL and (5) SRI DILIP MONDAL all are Indian and all sons are Late Pancharan Mondal residing at Balia, West Garia, Kolkata 700084 hereinafter collectively referred to as the "OWNERS" (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, administrators, representative and assignees) of the ONE PART.

AND

M/S SNIGDHANEER CONSTRUCTION having its office at Tribeni Apartment, Garia Main Road, P.O.Garia, P.S.Narendrapur, Kolkata - 700084, having represented by its partners namely (1) Sri Bijan Bhattacharjee (2) Sri Biman Bhattacharjee and (3) Sri Bidhan Bhattacharjee and (4) Sri Bipul Bhattacharjee, all are the sons of Late Bimal Bhattacharjee, all by faith - Hindu, by occupation - Business, all are residing at Kalyani, 608 E.M. By - Pass, Madhya Fartabad, P.O.Garia, P.S.Narendrapur, Kolkata - 700084, executed by their Authorized Signatory said (1) Sri Biman Bhattacharjee and (2) Sri Bidhan Bhattacharjee, Sons of Late Bimal Bhattacharjee, both by faith Hindu, by Nationality Indian, by Occupation Business, hereinafter referred to as the "DEVELOPER" (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, administrators, representative and assignees) of the OTHER PART.

NR 5, 1367

Topu Haldol

NR 5, 1368

Wishuodhan Mondal

NR 5, 1369

Dilip Kumar Mondal

NR 5, 1370

Somnath Samanta



Additional District Sub-Registrar,
Garia South 24 Parganas

13 OCT 2020

AND WHEREAS

One Bhuban Mondal had seized and possessed a vast land total area measuring about an area of 64 decimal of scheduled below property was the recorded Owners of the C.S. record of rights comprising of C.S. Khatian No. 57, Touzi No 274, R.S. No. 30, Khanda Khatian No.281, R.S. Dag No 230 & 231, J.L. No- 46 lying and situated at Mouza - Balia at present P.S. Sonarpur, District- South 24 Paraganas.L.R.Dag No.201 & 201/909, L.R.Khatian No.1360.

While thus seized and possessed of the aforesaid leased property, said Bhuban Mondal died intestate leaving behind his three sons namely Sri Kali Charan Mondal, Sudas Mondal and Bama Charan Mondal who had jointly inherited the said intestate leaving the said intestate property of 64 decimal in equal share, each became entitled to 21.33 decimal of land.

After death of said Sri Sudhas Mondal, Sri.Patit Paban Mondal and Sri Panchanan Mondal being sole heirs and successors inherited $1/3^{\text{rd}}$ share of late Sudhas Mondal.

After death of said Late Panchanan Mondal and his wife Late Kunti Bala Mondal their four son and four daughters Vendor No1 being the sole legal heirs of $1/6^{\text{th}}$ share of total land i.e. (64 decimal) that means 10.66 Decimal.

Thus Vendor No. 1 possessed of 10.66 decimal landed property and Vendor No 2-5 possessed of 5.33 decimal of landed property jointly Owner of 1-5 Nos. thus enjoyed 15.99 decimal of land in R.S. Dag. No 230 & 231, Khatian No R.S. No. 30, Khanda Khatian No. 281, Mouza- Balia, L.R. Khatian No.1360.

L.R.Dag No.201 & 201/909 Ward No. 1, under Rajpur - Sonarpur Municipality, acquired by inheritance.

> The share of land for four daughters of Late Panchaman Mondal namely Smt. Archana Sardar, W/o Late Bhudhar Sardar, Kalpana Naskar W/o Monmotha Sardar, Pratima Halder W/o Kanailal Halder and Nitima Baidya W/o Shyamal Baidya were drawn in favour of Bijan Bhattacharjee, Bidhan Bhattacharjee and Bipul Bhattacharjee, Being No.4695, 4696, 4697 and 00885 in the year 2017 at A.D.S.R., Garia area of land measuring 5.33 Decimal, R.S.Dag No.230 & 231, L.R.Dag No.201 & 201/909, L.R.Khatian No.1365, 1353, 1354, 1355, 1356.

AND WHEREAS thus being absolute OWNERS, the party of the ONE PART have been holding and enjoying the said landed property having measurement of 15.99 decimal in the ratio of the Vendor No 1, Vendor No 2-4 respectively undivided share of land referred to in the Schedule hereinafter appearing vendor No.1 in 10.66: 1.33 in vendor No.2 to 5 each decimal total 15.99 Decimal.

AND WHEREAS the OWNERS have decided to develop such land their absolute ownership and possession by submitting a building plan as agreement dated 11.05.2007 with the intention to construct a several storied building on the said being C.S. Dag No- 211 & 212, C.S. Khatian No. 57 corresponding to R.S. Dag No. 230 & 231, R.S. Khatian No. 30, Khanda Khatian No. 281, Mouza- Balia, P.S. Sonarpur under Rajpur - Sonarpur Municipality, Kolkata 700084.

AND WHEREAS due to various constraints accompanied with lack of fund, efforts to carry on such development project out of their own resources, the

OWNERS were in search of a competent person having vast experience in development work including construction of several storied building.

AND WHEREAS after knowing aforesaid intention of the aforesaid OWNERS; SECOND PARTY/Developer approached to the OWNERS with a proposal to construct such several storied building consisting of several self contained flats and car parking space as per sanctioned building plan, after prolonged negotiations made between the parties from time to time.

Now this Agreement Witnessed and it is hereby agreed by and between the parties hereto as follows:-

ARTICLE-1 EXPLOITATION OF RIGHTS

The Owners hereby grant an exclusive right and deliver possession of the premises referred to in the Schedule herein subject to covenants hereunder contained to the Developer to build an Apartment Ownership Building in the said Premises containing self contained flats and car parking spaces and covered spaces in accordance with the Building Plan to be sanctioned by the Rajpur - Sonarpur Municipality and in lieu of the cost of land the Owners shall be jointly entitled to 25% of the sanctioned F.A.R. in the form of completed flats and car parking spaces and received Cash / Cheque for Rs.2,00,000/- (Rupees Two Lakhs Only) as an adjustable advance from the Developer and the Parties shall be entitled to hold, possess to sell and dispose of their respective allotment together with undivided proportionate share in land, with common areas and benefit. The Owners shall complete the mutation and separation of the herein subject of plot of land.

ARTICLE-II DEFINITION

ARCHITECT :- The Architect shall mean the authorized and registered person who may be appointed by the Developer planning of the multi storied Apartment Ownership several buildings to be constructed in the said Property.

BUILDING :-The building shall mean the proposed multi storied building in several Apartments to be constructed as per the building plan to be sanctioned by the Rajpur - Sonarpur Municipality on the said property purely for residential &commercial purpose and shall include the parking and other spaces intended or meant for the enjoyment of the building and its occupants.

BUILDING PLAN :-The building plan mean such plan to be prepared by the Architect of Developer for the construction of the buildings with the Approval of the Vendors for erection thereof and to be sanctioned by the Rajpur - Sonarpur Municipality and shall include any amendment or modification thereof made or caused to be made by the Developer with approval of the Vendors.

COMMENCEMENT :-The Commencement of the above Agreement shall be deemed to have come into effect on and with effect from the date first above written.

COMMON FACILITIES :- The Common Facilities shall include corridors, walls, stairs, passage, drive ways, common laboratories, pump room, safety tank, sewerage system, water pump, motor etc. and to other

facilities which may be mutually agreed upon between the Parties and require for the establishment allocation enjoyment provision maintenance and /or management of the building ultimate roof terrace of the building.

JOINT OWNERS- The Owners shall mean Owners above named jointly.

DEVELOPER-The Developer shall mean the Develop above named.

LAND- The land shall mean the land which has been comprise in the Premises more fully and particularly described in the First 'A' Schedule written below.

NEW BUILDINGS-The buildings shall mean buildings to be constructed on the Land by Developer , in pursuance hereof.

MUNICIPALITY-The Municipality shall mean the Rajpur - Sonarpur Municipality and shall include the Kolkata METRO POLITAN DEVELOPMENT AUTHORITY and other concerned authorities which may recommend, approved and /or sanctioned plans.

SALEABLE SPACE-The Saleable Space shall mean the space in the new buildings available for independent use and occupation after making due provision for common facilities and the space required for.

BUILT UP AREA- Built Up Area shall means the area of flat including depths of walls and proportionate area of staircase as per sanctioned plan.

PROJECT :- The project shall mean the work of development undertaken to be done by the Developer of the premises to be completed and possession to be completed and possession of the completed units is taken over the Unit Owners.

PROPORTIONATE:- The Proportionate shall mean with its convenient variations shall be in such ratio, the covered area of any unit or units in relations to the Covered area of the units is in the new building.

15. TIME OF CONTRACT:- The time of contract shall mean this agreement to be valid for 60 months from the date of execution of the completion of said agreement from the Competent Authority and deliver of undisputed vacant possession of the premises whichever is later. The Developer shall complete construction of the Vendor's i.e. Owner Allocated Portion within the said 60 months from the date of this agreement. However, in the event of any unforeseen circumstances, due to any existence of force majeure the said period shall be deemed to have been extended for period of 6 months from the date of expiry of 12 months as stated above and shall carry penalty in respect of Owner's allocated flats during period of delay.

TRANSFER: The transfer mean with its grammatical variations shall include a transfer by possession and any other means adopted for effecting what is understood as a transfer of space in a ownership building to Purchasers thereof although the same may not amount to transfer in law.

TRANSFEEE: The Transferee shall mean a person to whom any space in the said building was being transferred.

UNIT: The Unit shall mean any flat, in the new Buildings which is capable of being exclusively owned, used and /or enjoyed by the Unit.

MASCULINE GENDER: The Masculine Gender shall mean and include Feminine gender and Vice Versa.

ARTICLE:-III-BUILDING

The Developer shall prepare the building to get it signed by the Owners or through their Constituted Attorney and submit the same before the Rajpur - Sonarpur Municipality, for sanctioning the same and collect the said building plan from Rajpur -Sonarpur Municipality. The Owners shall not be liable or responsible for any damage or loss suffered by any person during the construction of the proposed building.

The Developer is hereby authorized and empowered in relation to the said construction, so far as may be necessary for apply of Quota Cement, Steels, bricks, other materials for the construction of the electric meter water & drainage, other imputes and facilities required for which purpose the

Vendors hereby agree to execute in favour of the Developer such power or authority by a registered Power of Attorney as required by the Developer to sign by the Owners. All such application as to be required for the purpose and in connection with the construction of the proposed building and sell of the Developer Allocated Flats and car Parking Spaces with the share in land will be governed by Power of Attorney registered at A.R.A. III, and recorded in Book No. 1, Volume No. 43, Pages 7 to 12, Being No.2640 in the year 2007.

All dealings by the Developer in respect of the construction of the Building shall be in the name of the Owners but such dealings shall not create or foster any manner any financial, civil and/or criminal liability of the Owners.

The Developer shall be entitled to enter into separate contract or agreement in its name with the building contractor, architects and others for carrying out the Development work at its risk and costs.

ARTICLE-IV BUILDING ALLOCATION

(OWNER'S ALLOCATION AND CONSIDERATION)

The Owners shall be jointly entitled to 28% of admissible F.A.R. in the form of self contained flats and car parking spaces including facilities of common areas and parts.

The Developer shall be entitled to sell, transfer and/or otherwise deal with the Developer Allocation without interference or obstruction from the Vendors for which purpose the Developer shall be entitled to enter into agreements and arrangements in the name of the Owners, without any

financial liability of the Vendors.

In consideration of the Developer having agreed to built, erect and complete the said premises and to make it available to the Owners Allocation as well as the Developer which shall be entitled to sale the Developer Allocation, receive and retain full more sale proceeds from the respective Purchasers in his own account.

(DEVELOPER ALLOCATION)

The Developer shall be entitled to enjoy absolute right over the 72% of the total constructed area consisting of flats, car parking spaces and common parts rest of all the flats and car parking spaces in the said newly constructed building together with undivided proportionate area in land attributable thereto. The Developer shall be at liberty to sell and dispose of all its allotted flats and car parking spaces together with undivided proportionate share of land to any intending Purchaser he may think fit proper and all these sale proceeds of flats and car parking spaces with proportionate share of land shall belongs to the Developer. The Developer shall be delivered its allocated 72% of the total construction of the intending Purchaser along with undivided proportionate share of land provided. The Developer shall firstly comply the obligations with the Owners as referred to in the Article-III above.

COMMON FACILITIES

The Common areas and Facilities shall be in the land, stair-case landing ,to floor roof, septic tank, underground overhead water reservoir ,water tank

and service room entrance, exit passage inside the premises. The Owners shall pay proportionate common expenses and maintenance charges for the Owner's allocated portions. The Developer or its nominee shall be liable to pay proportionately common expenses and maintenance charges for the flat in Developer Allocation.

ARTICLE-V OWNER'S ALLOCATION

That during the continuance of this Agreement the Owners shall not in any way cause impediment or obstruction whatsoever in the construction or development of the said property at the said property at the said premises by the Developer.

That the Owners shall sign all necessary papers and documents which may be required by the Developer for the purpose and development of the said property in the said premises.

The Vendors shall allow the Developer to execute the construction work smoothly in accordance with the sanctioned plan to be sanctioned by the Rajpur - Sonarpur Municipality without any interference or interruption by the Vendors nor by any person so authorized by the Vendors in writing on his/her behalf.

The Owners hereby already grant a registered General Power of Attorney Being No.2640 in favour of the said Developer to facilitate to sign and execute on all papers and documents, relating to the said building plan construction of the development and for taking all essential connections of

water, sewerage, drainage, etc. and to enable the Developer to enter into an agreement for flats and car parking spaces together with proportionate share in land every portion together with execution and registration of Sale Deed in favour of the Purchasers on behalf of the Owners. In case of unfortunate death of any of the Owners, the deceased Owners heirs and successors shall be remain bound to execute and registrar and equal Power Of Attorney in favour of the Developer for construction of the building and to deal with the Developer allocated portion in the same manner i.e. to enter into an agreement for sale, to receive all earnest money, full sale proceeds, to execute, sign and register Deeds of Conveyance together with proportionate share of land or flats, car parking spaces, in Developer Allocation.

That the except the Vendors / Owners above named, none else will have any right title and interest, claim or demand whatsoever or howsoever over and in respect of the said premises / Land or any portion thereof.

That there is no attachment under the Income Tax Act or under any of the provisions of the Public Debt Recovery Act in respect of the said premises or any of part thereof nor any proceeding in respect thereof of the said premises or any part thereof nor any proceeding in respect thereof is pending nor any of notice in respect of any such proceedings have been received or served upon the Owners or any of them to the best of their knowledge.

The Owners have absolute right and authority to enter into this agreement with the Developer in respect of the said premises agreed to be developed.

The Owners has not entered into any prior agreement for sale, transfer, lease, mortgage or Development and has not any created any charge of any nature and there is no Third Party claim in respect of the said premises and the Vendors hereby undertakes to indemnify and keep indemnify the Developer due to defect in title of the Vendors and for non compliance of obligation under these presents by the Vendors and also from and against any and all actions, charges, liens, claims, encumbrances and mortgages or any Third Party having any possessory rights in the said premises arising out of or due to the negligence or non compliance of obligation under these presents by the Vendors and also from and against any and all actions, charges, liens, claims, encumbrances and mortgages or any Third Party having any possessory rights in the said premises arising out of or due to the negligence or non compliance of any law, bye-law, rules and regulations of the Rajpur - Sonarpur Municipality, other Government or local bodies as the case may be.

The Developer undertakes to indemnify and keep indemnify the Vendors from and against any and all actions, charges, liens, claims, encumbrances and mortgages or any Third Party adverse possession in the said premises out of or due to the negligence or non compliance of any law, bye-law, rules and regulations of the Kolkata Metropolitan Authority and or the Rajpur - Sonarpur Municipality, other Government or local bodies as the case may be and shall attend to answer and be responsible for any deviation, omission, violation, regulations or any accident in or relative to the construction of the building. All costs and charges in this regard shall be borne by the Developer. It is made clear that the Owners shall not be liable for or questionable in any way for disputes of any kind, Income Tax, Govt.

Revenue K.M.C./Rajpur - Sonarpur Municipality Tax or charges of water for construction, West Bengal Apartment Tax for sale and transfer of flats by the Developer other than the Owner's Allocation.

ARTICLE VI: DEVELOPER OBLIGATION

The Developer shall construct the said building in terms of his agreement and in accordance with the plan to be sanctioned by the Rajpur - Sonarpur Municipality and Kolkata Metropolitan Authority at its own costs and expenses.

The Developer shall complete the Owners allocated flats and car parking spaces tentatively within 60 months from the date of the completion of said agreement unless prevented by the Acts Of God and/or unforeseen circumstances. If any delay is caused due to the circumstances beyond control of the Developer in such event the Developer shall be allowed the extension for a period of 6 months depending upon the progress of the work.

That Developer shall construct the building at its own costs in accordance with the sanctioned plan to be sanctioned by the Rajpur - Sonarpur Municipality and deviations annexed thereto and no deviation shall be made. The Developer shall be solely liable for any deviation of the building plan and shall pay all damages, penalties, and compounding fees for making such deviator (if any) and the Owners shall not be liable in any manner whatsoever.

The Developer shall pay and bear all Municipal Taxes and other propositions payable during the period of construction of the premises till the date of delivery of possession of the flats in the newly constructed building to the Owners and buyers.

The Developer will construct the proposed Apartment Ownership building with good quality building materials available in the market and as per specifications particularly described in the Schedule -D herein under written. If it becomes necessary and or if it compulsory by the Municipality, the Developer shall take up soil testing at the cost of the Developer. The Developer shall remain further liable for all costs, expenses and damages if the building is collapsed for non use of materials and workmanship prescribed by the Rajpur - Sonarpur Municipality building rules.

The Developer shall not transfer or assign the benefits of this agreement or any of the portion thereof to any Developer or Promoter without the consent in writing of the Vendors.

ARTICLE- VII RESTRICTIONS

The Developer during construction shall abide by all the laws, rules and regulations of the Government, Local Bodies and/or other authorities, shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye laws and regulations.

The Owners shall abide by all the laws, rules and regulations of the Associations/Society that may be formed in the Apartment in due course by the Flat Owners and cooperate with the development in the matters relating to the maintenance of the Apartment.

The Owners shall not cause any obstruction or throw any accumulate any dirt, rubbish, waste or permit the same to be thrown or accumulated in or about the building or in the compound corridors or any other portion in the building.

ARTICLE - VIII TITLE INDEMNITIES

The Owners declare that they have a good and marketable title to the said property without any claim, right or interest in or any other person thereon and that they have not entered into any other agreement with any other person or persons and property is not subject matter of any litigation, dispute or demand of any third person or persons.

The Owners hereby declare that the subject property is free from all and any manner of charges, claims, encumbrances, liens, mortgage and attachments whatsoever and there is no notice of attachment, acquisition or requisition and no suit of any matter is pending against the property.

The Owners declare that they have not entered into any agreement of any nature with any other person or persons and shall not do the same or encumber the property during the continuance of this agreement.

The Developer undertakes to keep the Owners indemnified against all third party claims and actions arising out of any commission or omission of the Developer or in relating to the construction of the building.

The Owners undertakes to keep the Developers indemnified against and shall indemnify against any defective title of the property or against any action, claim, suit or proceedings arising out of the said property.

ARTICLE- IX MISCELLANEOUS

The Owners and the Developer had entered into an agreement purely on a Principal basis. Nothing stated herein shall be deemed to constructed a partnership between the Developer and the Owners. It shall not in any manner constitute an Association Of Persons, each party shall keep the other party indemnified from and against the same. The Agreement shall be binding on the heirs, executors, representatives and assignees thereto.

It is understood that from time to time to facilitate the construction of the building by the Developer various acts, matters and things not herein specified /referred to which may be required to be done by the Developer for which the Developer may require the authority of the Owners, various applications and other documents may be required to be signed or made by the Owners relating to which do specific provisions has been made herein, the Owners undertakes to execute all such additional Power(s) of Attorney and/or other authorization as may be required by the Developer for the purpose and also undertakes to sign, execute all such additional applications and other documents as may be required for the purpose.

Upon completion of the buildings, the Owners and the Constituted Attorney of the Owners shall execute appropriate sale deeds /conveyances/ Deed of Assignment in favour of the Purchasers of the Developer allocated portion also owners partition in respect of the flats and car parking spaces covered spaces together with undivided proportionate share in land sold by the Developer or the Constituted Attorney of the Owners and Developer sale owners portion but consideration may be deposit into owners account

If any excess /shortage of areas and shortage thereof in Owner's Allocation, compared to the areas to be measured according to this agreement in constructed area, then such excess/short fall in area shall be adjusted in terms of money payable or receivable by the Owners /Developer accordingly by mutual discussion.

That none of the Parties hereto shall have the right to terminate or cancel this agreement unilaterally.

The Owners/ Developer shall select the name of the Apartment mutually.

ARTICLE - XII JURISDICTION

Appropriate Courts at Allipore, District South 24 Paragana(s) or Kolkata High Court to entertain all disputes and actions between the parties.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area of 15.99 decimal out of which 1.625 decimals land in C.S. Dag No. 211, R.S. Dag No. 230, L.R. Dag

No. 201 and rest 13.47 decimals land in C.S. Dag No. 212, R.S. Dag No. 231, L.R. Dag No. 201/909, L.R.Khatian No.1365, 1353, 1354, 1355 & 1356, R.S. Khanda Khatian No. 281, Touzi No 274, R.S. No 30, J.L. No. 46 lying and situated at Mouza-Balia, P.S.Sonarpur presently Narendrapur, A.D.S.R.O. Garia, District - South 24 Paragana (S), Ward No 01 within the limits of Rajpur - Sonarpur Municipality.

THE SCHEDULE - B - ABOVE REFERRED TO
(OWNERS ALLOCATION)

All that Owner shall be jointly entitled to 28% of the sanctioned F.A.R. in the form of self contained flat.

That the Developer shall also be provided Rs.2,00,000/- (Rupees Two Lakhs Only) in Cash or by way of Cheque to the Owners at the time of signing of this agreement towards adjustable advance and the Owners shall repay or adjust the said amount without any interest with the Developer at the time of transfer of possession of Owners allocated flats without any dispute.

THE SCHEDULE - C - ABOVE REFERRED TO
(DEVELOPER ALLOCATION)

The Developer's Allocation 72% F.A.R. shall mean such number of units, parking spaces and all other saleable spaces, common rights and facilities in the ownership building to be constructed together with undivided proportionate share in land attributable to the Developer allocated at the premises referred to in the Schedule 'A' herein after appearing EXCLUDING the Owner Allocation as stated above in the Schedule 'B' herein above.

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

SIGNED, SEALED & DELIVERED

Kolkata in the presence of:

1. *Bomrath Samanta*
Raipur, Goutampara,
P.O. Raipur, P.S. Sonarpur
KOL-700149

2. *Sambhu Mandal*
Sonarpur,
Kamrabati
Taradaganj
W-150

SIGNATURE OF THE OWNERS

[Signature]
OWNER

[Signature]
OWNER

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

Received from within named Purchaser /Developer within mentioned sum of Rs. 2,00,000/- (Rupees Two Lacs only) towards as adjustable.

Patit Aban Mandal

Witness:-

1. *Bomrath Samanta*
Raipur, Goutampara
P.O. Raipur, P.S. Sonarpur
Kolkata-700149

2. *Sambhu Mandal*
Sonarpur, Kamrabati
Taradaganj
W-150

Swapan Ban. Mandal

Tapan Mandal

Krishnakanta Mondal

Bipin Kumar Mandal

SIGNATURE OF THE OWNERS

Drafted by me:
Prabin Kumar Roy
A-10/10, W.B. 828/81

THE FOURTH SCHEDULE ABOVE REFERRED TO
GENERAL SPECIFICATION

Area/Room	Floor Finish	Wall & Ceiling Finish
A. GROUND FLOOR		
1. R.C.C.	Structure	
2. STAIR CASE	Silver- Grey Mosaic	Emulsion paint over plaster of paris.
B. FLAT INTERIORS:-		
A. LIVING/ DINNING ROOMS	Marble finish Flooring	Plaster of Paris Finish over cement as well as plaster of paris
B. BED ROOMS	Do.	Do.
C. KITCHEN	Do. On Kitchen counter & sink and Mosaic colored Glazed tiles on the wall 2 ft. above counter.	Flooring and dado black slab
D. TOILETS	Marble chivka flooring with mono coloured tiles dado upto 6 ft. height.	Do.
E. VERENDAH	M.S. Railing.	Do.
3. Roof Finish	Roof treatment with peccasting wet cement	Do.
4. EXTERNAL FINISH	"Sanwchem" acrylic emulsion over treated plaster surface	
5. DOORS	Self- wood frame and wooden panel door inner aluminium has bit with night latch and eyeholes and stopped, buffer steel main door must be collapsible gate	
6. WINDOWS	Wooden frame and with panel glass or wooden palls	
7. SANITARY		
A. WASH BASIN	Porry ware coloured vitreous china ware with hot and cold water including C.P. basin mixture.	
B. W.C.	White Commode. W.C. with flush valve in attached toilet.	

C. KITCHEN	Stainless steel sink drain with drain board and additional top for cleaning utensils (Easo Cock), 1 Essex Top and lower level drain Guard for "4"	
E. ELECTRICAL	All electrical wiring are concealed type best quality copper wire. Separate metering system for individual flats with metering system for individual flats with miniature circuit breakers for each flat with inter com system of the building.	

SPECIMEN FORM FOR TEN FINGER PRINTS

					
	(Left Hand)				
					
	(Right Hand)				

Name Pottu Palani Mardal

Signature Pottu Palani Mardal

					
	(Left Hand)				
					
	(Right Hand)				

Name Topan Mardal

Signature Topan Mardal

					
	(Left Hand)				
					
	(Right Hand)				

Name Dilip Kumar Mardal

Signature Dilip Kumar Mardal



NAME K. Vishwanath SIGNATURE K. Vishwanath



NAME Satyanarayan Mondal SIGNATURE Satyanarayan Mondal



NAME Biswas Arindhan SIGNATURE Biswas Arindhan



Major Information of the Deed

Deed No :	I-1629-03665/2020	Date of Registration :	06/11/2020
Query No / Year	1629-2001201515/2020	Office where deed is registered	
Query Date	25/09/2020 12:23:17 PM	1629-2001201515/2020	
Applicant Name, Address & Other Details	S R Chowdhury Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 9838496904, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than immovable Property, Receipt Rs : 2,00,000/-		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 1,32,28,095/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,001/- (Article:48(g))	Rs. 2,007/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Balia Main Road, Mouza: Balia, JI No: 46, Pin Code: 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-201 (RS >)	LR-1355	Bastu	Bastu	0.504 Dec	50,000/-	4,18,946/-	Width of Approach Road: 25 Ft.,
L2	LR-201 (RS >)	LR-1353	Bastu	Bastu	0.504 Dec	50,000/-	4,18,946/-	Width of Approach Road: 25 Ft.,
L3	LR-201 (RS >)	LR-1354	Bastu	Bastu	0.504 Dec	50,000/-	4,18,946/-	Width of Approach Road: 25 Ft.,
L4	LR-201 (RS >)	LR-1355	Bastu	Bastu	0.504 Dec	50,000/-	4,18,946/-	Width of Approach Road: 25 Ft.,
L5	LR-201 (RS >)	LR-1358	Bastu	Bastu	0.504 Dec	50,000/-	4,18,946/-	Width of Approach Road: 25 Ft.,
L6	LR-201/909 (RS >)	LR-1355	Bastu	Bastu	2.694 Dec	1,50,000/-	22,28,673/-	Width of Approach Road: 25 Ft.,
L7	LR-201/909 (RS >)	LR-1353	Bastu	Bastu	2.694 Dec	1,50,000/-	22,28,673/-	Width of Approach Road: 25 Ft.,
L8	LR-201/909 (RS >)	LR-1354	Bastu	Bastu	2.694 Dec	1,50,000/-	22,28,673/-	Width of Approach Road: 25 Ft.,
L9	LR-201/909 (RS >)	LR-1355	Bastu	Bastu	2.694 Dec	1,50,000/-	22,28,673/-	Width of Approach Road: 25 Ft.,
L10	LR-201/909 (RS >)	LR-1356	Bastu	Bastu	2.694 Dec	1,50,000/-	22,28,673/-	Width of Approach Road: 25 Ft.,
	TOTAL :				15.99Dec	10,00,000 /-	132,28,095 /-	
	Grand Total :				15.99Dec	10,00,000 /-	132,28,095 /-	

Lord Details :

	Name,Address,Photo,Finger print and Signature
1	Mr PATTI PABAN MONDAL Son of Late SUDHAS CHANDRA MONDAL BALIA WEST GARIA, P.O.- GARIA, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Pvt. Residence
2	Mr SWAPAN MONDAL Son of Late PANCHANAN MONDAL BALIA WEST GARIA, P.O.- GARIA, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Pvt. Residence
3	Mr TAPAN MONDAL Son of Late PANCHANAN MONDAL BALIA WEST GARIA, P.O.- GARIA, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Pvt. Residence
4	Mr KRISHNADHAN MONDAL Son of Late PANCHANAN MONDAL BALIA WEST GARIA, P.O.- GARIA, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Pvt. Residence
5	Mr DILIP MONDAL Son of Late PANCHANAN MONDAL BALIA WEST GARIA, P.O.- GARIA, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SNIGDHANEER CONSTRUCTION TRIBENI APARTMENT GARIA MAIN ROAD, P.O.- GARIA, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

- | | |
|---|--|
| 1 | Mr BIMAN BHATTACHARJEE (Presentant)
Son of Late BIMAL BHATTACHARJEE 608 E M BY PASS MADHYA FARTABAD, P.O:- GARIA, P.S:-
Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu,
Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative,
Representative of : SNIGDHANEER CONSTRUCTION (as) |
| 2 | Mr BIDHAN BHATTACHARJEE
Son of Late BIMAL BHATTACHARJEE 608 E M BY PASS MADHYA FARTABAD, P.O:- GARIA, P.S:-
Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu,
Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative,
Representative of : SNIGDHANEER CONSTRUCTION |

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOMNATH SAMANTA Son of Late SAMBUNATH SAMANTA RAJPUR, P.O:- RAJPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149			

Identifier Of Mr PATIT PABAN MONDAL, Mr SWAPAN MONDAL, Mr TAPAN MONDAL, Mr KRISHNADHAN MONDAL,
Mr DILIP MONDAL, , Mr BIMAN BHATTACHARJEE, Mr BIDHAN BHATTACHARJEE.

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr PATIT PABAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec
2	Mr SWAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec
3	Mr TAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec
4	Mr KRISHNADHAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec
5	Mr DILIP MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec

Transfer of property for L10

Sl.No	From	To, with area (Name-Area)
1	Mr PATIT PABAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
2	Mr SWAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
3	Mr TAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
4	Mr KRISHNADHAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
5	Mr DILIP MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Mr PATIT PABAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec
2	Mr SWAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec
3	Mr TAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec

Mr KRISHNADHAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec
Mr DILIP MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	Mr PATIT PABAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec
2	Mr SWAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec
3	Mr TAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec
4	Mr KRISHNADHAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec
5	Mr DILIP MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec

Transfer of property for L4

Sl.No	From	To, with area (Name-Area)
1	Mr PATIT PABAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec
2	Mr SWAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec
3	Mr TAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec
4	Mr KRISHNADHAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec
5	Mr DILIP MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec

Transfer of property for L5

Sl.No	From	To, with area (Name-Area)
1	Mr PATIT PABAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec
2	Mr SWAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec
3	Mr TAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec
4	Mr KRISHNADHAN MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec
5	Mr DILIP MONDAL	SNIGDHANEER CONSTRUCTION-0.1008 Dec

Transfer of property for L6

Sl.No	From	To, with area (Name-Area)
1	Mr PATIT PABAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
2	Mr SWAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
3	Mr TAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
4	Mr KRISHNADHAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
5	Mr DILIP MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec

Transfer of property for L7

Sl.No	From	To, with area (Name-Area)
1	Mr PATIT PABAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
2	Mr SWAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
3	Mr TAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
4	Mr KRISHNADHAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
5	Mr DILIP MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec

Lot of property for L8

From	To, with area (Name-Area)
Mr PATIT PABAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
Mr SWAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
Mr TAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
Mr KRISHNADHAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
Mr DILIP MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec

Transfer of property for L9

Sl.No	From	To, with area (Name-Area)
1	Mr PATIT PABAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
2	Mr SWAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
3	Mr TAPAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
4	Mr KRISHNADHAN MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec
5	Mr DILIP MONDAL	SNIGDHANEER CONSTRUCTION-0.5388 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR SONARPUR, Road: Balia Main Road, Mouza: Balia, JI No: 46, Pin Code : 700084

Sub No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 201, LR Khatian No:- 1365	Owner: পতিত পাবন মন্ডল, Gurdian: পূর্ণা . Address: বিহা , Classification: কৃষ্ণ, Area: 0.08000000 Acre.	Mr PATIT PABAN MONDAL
L2	LR Plot No:- 201, LR Khatian No:- 1353	Owner: তপন মন্ডল, Gurdian: তপন , Address: বিহা , Classification: কৃষ্ণ, Area: 0.01000000 Acre.	Mr TAPAN MONDAL
L3	LR Plot No:- 201, LR Khatian No:- 1354	Owner: স্বপন মন্ডল, Gurdian: স্বপন , Address: বিহা , Classification: কৃষ্ণ, Area: 0.01000000 Acre.	Mr SWAPAN MONDAL
L4	LR Plot No:- 201, LR Khatian No:- 1355	Owner: কৃষ্ণাধন মন্ডল, Gurdian: কৃষ্ণাধন , Address: বিহা , Classification: কৃষ্ণ, Area: 0.01000000 Acre.	Mr KRISHNADHAN MONDAL
L5	LR Plot No:- 201, LR Khatian No:- 1356	Owner: দিলীপ মন্ডল, Gurdian: দিলীপ , Address: বিহা , Classification: কৃষ্ণ, Area: 0.01000000 Acre.	Mr DILIP MONDAL
L6	LR Plot No:- 201/909, LR Khatian No:- 1365	Owner: পতিত পাবন মন্ডল, Gurdian: পূর্ণা . Address: বিহা , Classification: কৃষ্ণ, Area: 0.02000000 Acre.	Mr PATIT PABAN MONDAL

	LR Plot No:- 201/809, LR Khatian No:- 1353	Owner: ତପନ ମଠା, Gurdian: ସଫାଳ , Address: ମିତା , Classification: ଗାଈ,	Mr TAPAN MONDAL
L3	LR Plot No:- 201/809, LR Khatian No:- 1354	Owner: ସଫାଳ ମଠା, Gurdian: ସଫାଳ , Address: ମିତା , Classification: ଗାଈ, Area: 0.01000000 Acre,	Mr SWAPAN MONDAL
L8	LR Plot No:- 201/809, LR Khatian No:- 1355	Owner: କୃଷ୍ଣାଧନ ମଠା, Gurdian: ସଫାଳ , Address: ମିତା , Classification: ଗାଈ,	Mr KRISHNADHAN MONDAL
L10	LR Plot No:- 201/809, LR Khatian No:- 1356	Owner: ଦିଲିପ ମଠା, Gurdian: ସଫାଳ , Address: ମିତା , Classification: ଗାଈ, Area: 0.01000000 Acre,	Mr DILIP MONDAL

Endorsement For Deed Number : I - 162903665 / 2020

13-10-2020

Representation(Under Section 52 & Rule 22A(3) 4E(1) W.B. Registration Rules, 1962)

Presented for registration at 20:30 hrs. on 13-10-2020, at the Private residence by Mr BIMAN BHATTACHARJEE .,

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

Execution is admitted on 13/10/2020 by 1. Mr FATIT PABAN MONDAL, Son of Late SUDHAS CHANDRA MONDAL, BALIA WEST GARIA, P.O: GARIA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 2. Mr SWAPAN MONDAL, Son of Late PANCHANAN MONDAL, BALIA WEST GARIA, P.O: GARIA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 3. Mr TAPAN MONDAL, Son of Late PANCHANAN MONDAL, BALIA WEST GARIA, P.O: GARIA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 4. Mr KRISHNADHAN MONDAL, Son of Late PANCHANAN MONDAL, BALIA WEST GARIA, P.O: GARIA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 5. Mr DILIP MONDAL, Son of Late PANCHANAN MONDAL, BALIA WEST GARIA, P.O: GARIA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business
Identified by Mr SOMNATH SAMANTA, ., Son of Late SAMBHUNATH SAMANTA, RAJPUR, P.O: RAJPUR, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Service

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

Execution is admitted on 13-10-2020 by Mr BIMAN BHATTACHARJEE, ., SNIGDHANEER CONSTRUCTION, TRIBENI APARTMENT GARIA MAIN ROAD, P.O:- GARIA, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr SOMNATH SAMANTA, ., Son of Late SAMBHUNATH SAMANTA, RAJPUR, P.O: RAJPUR, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Service

Execution is admitted on 13-10-2020 by Mr BIDHAN BHATTACHARJEE,

Identified by Mr SOMNATH SAMANTA, ., Son of Late SAMBHUNATH SAMANTA, RAJPUR, P.O: RAJPUR, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Service

Debash Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA

South 24-Parganas, West Bengal

On 14-10-2020

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 1,32,28,095/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,007/- (B = Rs 2,000/-, E = Rs 7/-) and Registration Fees paid by by online = Rs 2,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/10/2020 8:00PM with Govt. Ref. No: 192020210113595841 on 12-10-2020, Amount Rs: 2,007/-, Bank Allahabad Bank (ALLAU210031), Ref. No. 121020018438070 on 12-10-2020, Head of Account 0030-03-104-001-15

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,001/- and Stamp Duty paid by online = Rs. 20,001/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/10/2020 8:00PM with Govt. Ref. No: 182020210113505941 on 12-10-2020, Amount Rs: 15,001/-, Bank:
Allahabad Bank (ALLA0210031), Ref. No. 121020016438070 on 12-10-2020, Head of Account 0030-02-103-003-02



Debashish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 06-11-2020

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,001/- and Stamp Duty paid by Stamp Rs 5,000/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 6725, Amount: Rs.5,000/-, Date of Purchase: 30/09/2020, Vendor name:
Sobyrasachi Deb



Debashish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2020, Page from 130380 to 130436

being No 162903665 for the year 2020.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2020.11.13 12:58:11 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/11/13 12:58:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)

9/6

11-2201/2020

2564/2020



22-2-2020
 1-00
 0/294346
 Co.

W.C. Case No. - 110/2020

WEST BENGAL

41AB 205303

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made on the ^{22nd} day of ~~February~~ 2020 (1) SRI. PREMANGSHU MONDAL (2) SRI. HIMANGSHU MONDAL (3) SRI. DEBANGSHU MONDAL all sons of Late Bechvial Mondal, residing at Balia West, Garia, P.S. Narendrapur, Kolkata-700084, (4) SMT. LATIKA MONDAL, Wife of Sri Bibekananda Mondal By Faith- Hindu, By Nationality- Indian, By Occupation- House Wife, residing at Fartabad, (West) P.O. Garia, P.S. Narendrapur, District South 24 Paraganas (5) SMT. SUPRIYA MONDAL, Wife of Debangshu Mondal residing at West-Balia, P.S. Narendrapur, Kolkata 700084 and (6) SMT. BABY MONDAL Wife of Premangshu Mondal residing at West-Balia, P.S. Narendrapur, Kolkata - 700084 hereinafter referred to as the 'OWNERS' (which

Handwritten signature

Certified that the document is embodied in registration. The signature stamp and the endorsement stamp attached with this document are the part of this document.

Handwritten signature

Assistant District Sub-Registrar,

259 29.01.2020

Smigdhamban Construction

Name _____
Address _____
Stand Vendor _____

SUPRASHAT NASKAR
BARUIPUR CIVIL COURT
SOUTH 24 BURGANS

Gyan A

Kel - 84.

Kuchingha Mandal

VE + 451

Kuchingha Mandal

VE + 452

Kuchingha Mandal

VE + 453

Kuchingha Mandal

VE + 454

Kuchingha Mandal



Somnath Samanta
S/o Sambhu Nath Samanta
Rajpur, Goutam para
Kel - 149
Occupation - Service

Additional District Sub Registrar,
Gana South 24 Bargarh 22 FEB 2020

22 FEB 2020

terms or expression shall unless be excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the ONE PART:

AND

(1) SRI BIMAN BHATTACHARJEE AND (2) SRI BISHAN BHATTACHARJEE partners of M/S SNIGDHANER CONSTRUCTION having its registered office at Tribeni Apartment, Garia, Main Road, Kolkata 700084 represented by its Partners, both are the sons of Late. Bimal Bhattacharjee By Faith- Hindu, By Nationality- Indian, By Occupation - Business, residing at Kalyani Villa, Opposite Yuga Tirtha Club, Beside Srisri Apartment, E.M. Bye -Pass, Madhya Fartabad, P.O. Garia, P.S. Narendrapur, District South 24 Paraganas, Kolkata - 700084 hereinafter referred to as the 'DEVELOPER' (which terms or expression shall unless be excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the OTHER PART

WHEREAS

- 1) One Bhuban Mondal seized and possessed of a vert landed total measuring an area of 64 Decimal, L.R. Dag No.201,201/909, L.R.Khatyan no.1361 to 1364 and 1366 of Schedule below Property and was recorded owner in the C.S. Records of Righty comprising in C.S. Dag No 211& 212 under C.S. Khatyan No 57, Town No 274 P.S. No 30, J.L. No 46, lying and situate at Mouza Baha, at present P.S. Sonarpur, District South 24 Paraganas.
- 2) While thus the seized and possessed of the aforesaid said landed property Bhuban Mondal died intestate leaving behind his three sons, namely Kali Charan Mondal, Sudas Mondal and Rama Charan Mondal of 64 Decimal Property in equal share each entitled to 21.33 Decimal.
- 3) After the death of the Kali Charan Mondal, Bechulal Mondal and Srikanth Mondal being sole legal heirs and successors inherited the 1/3rd share of Late Kali Charan Mondal.
- 4) On 22.04.1974 said Srikanth Mondal and Bechulal Mondal jointly sold and conveyed their said inherited share in the landed property measuring an area of 21.33 Decimal to one Haripada Mondal by a registered Khasra duly registered on at SHO Sonarpur and recorded in Book No 1, Volume No 23, Pages 6 to 7 being at 1438 for the year 1974.
- 5) After the death of said Haripada Mondal and his wife Kalimoni Mondal, their only daughter duly named Rama Mondal being the sole and legal heiress and successor inherited the share of Late Haripada Mondal.

terms or expression shall unless be excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the ONE PART:

AND

[1] SRI BIMAN BHATTACHARJEE AND [2] SRI BISHAN BHATTACHARJEE partners of M/S SNIGDHANER CONSTRUCTION having its registered office at Tribeni Apartment, Garia, Main Road, Kolkata 700084 represented by its Partners, both are the sons of Late Bimal Bhattacharjee By Faith-Hindu, By Nationality-Indian, By Occupation - Business, residing at Kalyani Villa, Opposite Yuga Tirtha Club, Beside Srishti Apartment, E.M. Bye -Pass, Madhya Fartabad, P.O. Garia, P.S. Narendrapur, District South 24 Paraganas, Kolkata - 700084 hereinafter referred to as the 'DEVELOPER' (which terms or expression shall unless be excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the OTHER PART

WHEREAS

- 1) One Bhuban Mondal seized and possessed of a vert landed total measuring an area of 64 Decimal, L.R.Dag No.201,201/905, L.R.Khatyan no.1361 to 1364 and 1366 of Schedule below Property and was recorded owner in the C.S. Records of Rights comprising in C.S. Dag No 211& 212 under C.S. Khatyan No 57, Town No 274, P.S. No 30, J.L. No 46, lying and situate at Mouza Baha, at present P.S. Sonarpur, District South 24 Paraganas.
- 2) While thus the seized and possessed of the aforesaid said landed property Bhuban Mondal died intestate leaving behind his three sons, namely Kali Charan Mondal, Sudas Mondal and Rama Charan Mondal, of 64 Decimal Property in equal share each entitled to 21.33 Decimal.
- 3) After the death of the Kali Charan Mondal, Bechulal Mondal and Srikantha Mondal being sole legal heirs and successors inherited the 1/3rd share of Late Kali Charan Mondal.
- 4) On 22.04.1974 said Srikantha Mondal and Bechulal Mondal jointly sold and conveyed their said inherited share in the landed property measuring an area of 21.33 Decimal to one Harpada Mondal by a registered Kholala duly registered on at SRO Sonarpur and recorded in Book No 1, Volume No 23, Pages 6 to 7 being at 1438 for the year 1974.
- 5) After the death of said Harpada Mondal and his wife Kalimoni Mondal, their only daughter duly married Rama Mondal being the sole and legal heiress and successor inherited the share of Late Harpada Mondal.

VETD. 455

Latha Mondal

VETD. 456

Prasanna Mondal

VETD. 457

Prasanna Mondal

VETD. 458

Prasanna Mondal



Additional District Sub-Registrar,
Gana South 24 Parganas

22 FEB 2020

- 6) The said Rama Mondal died intestate on 19.07.1984 leaving behind her husband namely Sri Bechulal Mondal the Owner No 1 and three sons namely Premangshu Mondal, Owner No 2 Himangshu Mondal, Owner No 3 Debangshu Mondal, the Owner No 4 and the only married daughter, Latika Mondal, the Owner No 5 of the party herein who jointly became the Owners of the said landed property measuring 21.33 Decimal left by Late Hariapada Mondal.
- 7) Another Co-sharer, Rama Charan Mondal sold and transferred his 100% share to One Jyotsna Modak by a Registered Deed Of Kobala which was registered at Barulpur and recorded in Book No 1, Volume No 12 at Pages 126 to 128. Being No 6435 in the Year 1968.
- 7A) One T.S.54/74 decided Jyotsna Modak originally 1/3rd share holder because Ramacharan Mondal only 1/3rd share holder.
- 8) On 14.08.03 the said Jyotsna Modak sold and conveyed 21.33 Decimal land 1/3rd share comprising in C.S. Dag No.2118/212 under C.S. Khatiyon No 57 corresponding to R.S. Dag No 230 & 231 corresponding to R.S. Dag No 230 & 231 L.R. Dag No. 201, 201/909 corresponding to R.S. Khatiyon No 32 (Khanda Khatiyon No 281) Touzi No 274, R.S. No 30, 31, No 46 lying and situated in Mouza - Balia, at present, P.S. Sonarpur, District - South 24 Paraganas in favour of Bechulal Mondal by a registered Deed, and recorded at A.D.S.R.O. - IV Alipore in Book No 1 Being No. 5922 for the year 2006 Book No 1.
- 9) Thus being acquired partly by way of inheritance and partly by purchase the Owners, the Party being of the One Part herein joint Owners of total land area of 42.66 Decimal as absolute owners in possession L.R. Dag No.201,201/909 and L.R. Khatiyon No. 1361 to 1364 and 1366, owners and developers jointly decided to develop the said land mutually settle owners share 30% and developer share 70% ratio of sanction FAR.

WHEREAS the Owners (1) Premangshu Mondal, (2) Himangshu Mondal, (3) Sri. Debangshu Mondal, (4) Latika Mondal, (5) Smt. Baby Mondal and (6) Smt. Supruva Mondal and are the absolute owners of individual of other land of L.R. Dag No.200,199 (1) 15.25 Decimals (2) 1.5 Decimals (3) 15.25 Decimals and (4) 8.79 Decimals (5) 7 Decimal (6) 7 Decimal = 54.79 Decimal

WHEREAS Premangshu Mondal are the absolute owner of land measuring 7 Decimals that he had gifted his wife in the name of Baby Mondal, out of 22.5 Decimal L.R. Dag No. 200, L.R. Khatiyon No. 459 Being Deed No. 3281/13 Mouza - Balia, P.S. Narendrapur. Debangshu Mondal had gifted same land in favour of his wife Supruva Mondal L.R. Dag No 200 being Deed No. 3319/13.

WHEREAS Latika Mondal had purchase 8.79 Decimals land by way of Deed No.7855 of 1991 L.R. Dag No 199 L.R.Khatian No,1585 and Himangshu Mondal had purchase 1.5 Decimal land by way of Deed No.1246 of 1996. L.R. Dag No.199 Mouza-Balia, P.S. Narendrapur.

AND WHEREAS thus being absolute owners, the party of the One Part have been holding and enjoying the said landed property having measurement of L.R. Dag No.201,201/909, L.R. Khatian No 1361 to 1364 and 1366, 42.66 Decimal land respectively undivided share of land referred to in the Schedule hereinafter appearing.

AND WHEREAS after the death of Bechulal Mondal, Premangshu Mondal, Debangshu Mondal, Himangshu Mondal and Latika Mondal inherit Bechulal's Mondal share proportionately (equally).

WHEREAS the Owner (1) Premangshu Mondal, (2) Himangshu Mondal, (3) Debangshu Mondal, (4) Latika Mondal, (5) Smt Baby Mondal and (6) Smt. Supruva Mondal are the absolute owners of individual of other land of L.R. Dag No.200 & 199 (1) 22.25 Decimals, (2) 1.5 Decimals, (3) 22.25 Decimals and (4) 87.9 Decimals, Total 54.79 Decimals.

WHEREAS Premangshu Mondal are the absolute owner of land measuring 7 Decimals that he had gifted his wife in the name of Baby Mondal, out of 22.25 Decimal L.R. Dag No .200, L.R. Khatian No.459 Being Deed No.3281 of 2018, Mouza -Balia, P.S. Narendrapur. Debangshu Mondal had gifted same land in favour of his wife Supruva Mondal L.R. Dag No 200 being Deed No.3319/19.

WHEREAS Latika Mondal had purchase 8.79 Decimals land by way of Deed No.7855/1991, L.R. Dag No 199 L.R.Khatian No,1585 and Himangshu Mondal had purchase 1.5 Decimal land by way of Deed No.1246 of 1992. L.R. Dag No.199 Mouza-Balia, P.S. Narendrapur. The Owners Premangshu Mondal, Debangshu Mondal, Baby Mondal, Supruva Mondal, Himangshu Mondal and Latika Mondal are the absolute owner of land 8.79 Decimal land + 15.25 Decimal + 15.25 Decimal + 1.5 Decimal + 7 Decimal + 7 Decimal = 54.79 Decimal land L.R. Dag No.200, L.R. Khatian No.459 and 295 and +1.5 Decimal + 8.79 Decimal, L.R. Dag No.199 L.R. Khatian No.1585, Mouza- Balia, P.S. Narendrapur, Total land area = 54.79 Decimal in the ratio of 35% owners share and 65% Developers share respectively with undivided share of land & Car Parking area referred to in the Schedule herein after appearing.

AND WHEREAS the owners have decided to develop such land under their absolute ownership and possession by submitting a building plan with an intention to construct a several storied building on the said land being L.R. Dag No 200,201,201/909 and 199 L.R. Khatian No 295,459,1585,1361 to 1364 and 1366 at Mouza- Balia, P.S. Sonarpur at present, Narendrapur under Rajpur - Sonarpur Municipality, Kolkata 700084.

AND WHEREAS due to various constraint accompanied with lack of fund efforts to carry on such development project out of their own reasons, the Owners are in search of a competent person having best experience in development work including construction of a several storied proposed building.

AND WHEREAS after knowing aforesaid intention of the aforesaid owners ; Second Party/Developer approached to the Owners with a proposal to construct such several storied building consisting with several self contained flats and car parking space as per sanctioned building plan and after prolong negotiations made between the parties from time to time.

WHEREAS the said Owners decided to develop such land under their schedule land and amalgamated this land for development of this project.

Now this agreement Witnesseth and it is hereby agreed by and between the parties hereto as follows:

THE ARTICLE- I-EXPLOITATION OF RIGHTS

The Owners hereby grant an exclusive right and deliver possession of the premises referred to in the Schedule herein subject to covenants hereunder contained to the Developer to build an Apartment Ownership Building in the said Premises containing self contained flats and car parking spaces and covered spaces in accordance with the Building Plan to be sanctioned by the Rajpur Sonarpur Municipality and in lieu of the cost of land the owners shall be jointly entitled to 30% and 35 % of the sanctioned F.A.R. in the form of completed flats and car parking spaces and land area 42.66 and 54.79 decimal and the Owner and the Developer shall entitle absolute rights of ownership over the rest of 70% and 65% construction area with form of flats and car parking spaces and both the parties shall be entitled to hold, possess to sell and dispose of their respective allotment together with undivided proportionate share in land with common areas and benefit. The Owners shall complete the mutation and separation of the herein subject of plot of land.

- (1) Whereas Owner Premangshu Mondal inherited land measuring 10.667 Decimal land bearing L.R.Dag No.201, 201/199 ; 15.25 Decimal Land received by gift L.R.Dag No.200, total land 25.91 Decimal.
- (2) Owner Himangshu Mondal inherited land measuring 10.667 Decimal bearing L.R.Dag No. 201,201/199 and 1.5 Decimal by purchase Deed bearing L.R.Dag No.199, total land area 12.167 Decimal.
- (3) Owner Debangshu Mondal inherited land measuring 10.667 Decimal and gifted land 15.25 Decimal total 25.91 Decimal bearing L.R.Dag No. 201,201/199 and 200.

(4) Owner Latika Mondal inherited land measuring 10.667 Decimal and Purchased land 8.79 Decimal total 19.457 Decimal bearing L.R.Dag No. 201,201/199,199.

(5) Owner Babu Mondal gifted land 7 Decimal bearing L.R.Dag No. 200.

(6) Owner Suprova Mondal gifted land 7 Decimal bearing L.R.Dag No. 200.

After construction developer identified the owners total allocation.

(1) Premangshu Mondal, total Consideration as per said ratio 10.667 Decimal -30% out of Total sanction FAR and 15.25 Decimal - 35% out of Total Sanction FAR.

(2) Himangshu Mondal, total Consideration as per said ratio 10.667 Decimal -30% out of Total sanction FAR and 1.5 Decimal - 35% out of Total Sanction FAR.

(3) Debangshu Mondal, total Consideration as per said ratio 10.667 Decimal -30% out of Total sanction FAR and 15.25 Decimal - 35% out of Total Sanction FAR.

(4) Latika Mondal, total Consideration as per said ratio 10.667 Decimal -30% out of Total sanction FAR and 8.79 Decimal - 35% out of Total Sanction FAR.

(5) Babu Mondal, total Consideration as per said ratio 7 Decimal -35% out of Total sanction FAR.

(6) Suprova Mondal, total Consideration as per said ratio 7 Decimal -35% out of Total sanction FAR.

Sanctioned FAR as per approve Building Plan 2.5 or total sanction area $17675 \text{ mtr}^2 / 190253.7 \text{ sq.ft}$ total land area 174.73 Decimal.

Sanctioned Area 190253.7

$174 \text{ Decimal Land} \times 42.66 \times 30\% / 4 = 46627 / 100 \times 30 / 4 = 3497 \text{ sq.ft}$

Land area 42.66 Decimals

1093 sq.ft for one Decimal

Or 46627 for 42.66 decimal

Or 30% of 46627 sq.ft = $13988 / 4 = 3497 \text{ Sq.ft}$ each.

1. Premangshu Mondal = 3497 sq.ft

2. Himangshu Mondal = 3497 sq.ft

3. Debangshu Mondal = 3497 sq.ft

4. Latika Mondal = 3497 sq.ft

$54.79 \text{ or } 190253.7 \text{ sq.ft} / 174 \times 54.79 \times 35\% = 59685 \text{ sq.ft} \times 35\% = 20959 \text{ Sq.ft} / 54.79 = 382.53 \text{ sq.ft}$

(A) Land area 54.79 Decimal

- (1) Premangshu Mondal $382.53 \times 15.25 = 5833$ sq.ft
- (2) Himangshu Mondal $382.53 \times 1.5 = 574$ sq.ft
- (3) Debangshu Mondal $382.53 \times 15.25 = 5833$ sq.ft
- (4) Latika Mondal $382.53 \times 8.79 = 3363$ sq.ft
- (5) Baby Mondal $382.53 \times 7 = 2678$ sq.ft
- (6) Suprova Mondal $382.53 \times 7 = 2678$ sq.ft

(7)

Total:	(1) Premangshu Mondal	= 3497 sq.ft + 5833 sq.ft	= 9330 Sq.ft
	(2) Himangshu Mondal	= 3497 sq.ft + 574 sq.ft	= 4071 Sq.ft
	(3) Debangshu Mondal	= 3497 sq.ft + 5833 sq.ft	= 9330 Sq.ft
	(4) Latika Mondal	= 3497 sq.ft + 3363	= 6860 Sq.ft
	(5) Baby Mondal	= 382.53 sq.ft x 7	= 2678sq.ft
	(6) Suprova Mondal	= 382.53 sq.ft x 7	= 2678sq.ft

Grand Total (A+B) = 13988 + 20959 = 34947 sq.ft with proportionate car parking area 30% + 35%. After Construction developer identified the owners allocation and delivered handed over the same.

ARTICLE-II DEFINITIONS

Unless in these presents there is source thing in the subject or context repugnant to or inconsistent therewith:

1. **ARCHITECT** : The Architect shall mean the authorized and registered person who may be appointed by the Developer planning of the multi storied Apartment Ownership several buildings to be constructed in the said Property.
2. **BUILDING** : The building shall mean the proposed multi storied building in several Apartments to be constructed as per the building plan to be sanctioned by the Rajpur - Sonarpur Municipality on the said property purely for residential & commercial purpose and shall include the parking and other spaces intended or meant for the enjoyment of the building and its occupants.
3. **BUILDING PLAN**: The building plan mean such plan to be prepared by the Architect of Developer for the construction of the building with the Approval of the Vendor for erection thereof and to be sanctioned by the Rajpur Sonarpur Municipality, Plan No. 145/REV/CB/01/05 dated - 24.04.2015 and shall include any amendment or modification thereof made or caused to be made by the Developer with approval of the Vendor.
4. **COMMENCEMENT** :The Commencement of the above Agreement shall be deemed to have come into effect on and with effect from the date first above written.

5. **COMMON FACILITIES:** The Common Facilities shall include corridors, walls, stairs, passage, drive ways, common laboratories, pump room, safety tank, sewerage system, water pump, mirror etc. and to other facilities which may be mutually agreed upon between the Parties and require for the establishment allocation, enjoyment, provision, maintenance and/or management of the building ultimate roof terrace of the building.
6. **JOINT OWNERS :** The Joint Owners shall mean the Owner above named.
7. **DEVELOPER :** The Developer shall mean the Develop above named.
8. **LAND:** The land shall mean the land which has been comprise in the Premises more fully and particularly described in the First 'A' Schedule written below.
9. **NEW BUILDINGS :** The buildings shall mean buildings to be constructed on the Land by Developer, in pursuance herof.
10. **MUNICIPALITY:** The Municipality shall mean the Rajpur Sonarpur Municipality and shall include the Kolkata METRO POLITAN DEVELOPMENT AUTHORITY and other concerned authorities which may recommend, approved and/or sanctioned plans.
11. **SALEABLE SPACE :** The Saleable Space shall mean the space in the new buildings available for independent use and occupation after making due provision for common facilities and the space required for.
12. **BUILT UP AREA** shall mean the area of the flat including depths of walls and proportionate area of staircase as per sanctioned plan.
13. **PROJECT :** The project shall mean the work of development undertaken to be done by the Developer of the premises to be completed and possession to be completed and possession of the completed units is taken over the Unit Owners.
14. **PROPORTIONATE:** The Proportionate shall mean with its convenient variations shall be in such ratio, the covered area of any unit or units in relations to the COVERED AREA of the units is in the new building.
15. **TIME OF CONTRACT:** The time of contract shall mean this agreement to be valid for 60 months from the date of execution of the said supplementary development agreement. The Developer shall complete construction of the Vendor's i.e. Owner's Allocated Portion within the said 60 months from the date of execution of

said supplementary development agreement and also the Developer sell the said Owner's allocation with the consent of the owner at the rate of present market value (Government) except Eight No reserve Flat, Block No. B. Flat at 5th Floor, 1000 sq.ft each. The Developer transfer the Owner's allocation except said Eight Flats and value will be deposited in their individual account, Account No. _____ at the time of registration. Otherwise that owners portion of the sale will not be valid and purchaser duly hand over the possession to the owners because non payment of the consideration money. However, in the event of any unforeseen circumstances, due to existence of force majeure the said period shall be deemed to have been extended for a period of 6 months from the date of expiry of 60 months as stated above and shall carry penalty in respect of Owner's Allocated Flats during the period of delay. After construction developer identified the total owners allocation accordingly and with the consent of the owners and sign the same on the said sale deed.

Dr. Anurag Kumar

16. **TITLE DEED** :The title deed shall mean the registered Kobala duly registered at the time of office of SRO Sonarpur Alpur, South 24 Paraganas and Being No. 1438/74, 5922/06, 701/81, 697/81, 7855/91, 1246/92, 3281/18 and 3319/19 executed by the then lawful Owner of Sri. Srikantha Mondal & Sri Bechulal Mondal in favour of Haripatha Mondal by the lawful Owner Smt Jyotsna Modak in favour of Sri Bechulal Mondal Premangshu Mondal in favour of Babu Mondal, Debangshu Mondal in favour of Suprova Adhir Mondal, Anu Bose in favour of Latika Mondal.

17. **TRANSFER OF OWNER'S ALLOCATION :**

Developer submit Building Plan to Rajpur Sonarpur Municipality, again Rajpur Sonarpur Municipality approve the said Plan being Plan No. 145/REV/CB/01/05 dated - 24.04.2015 sanction FAR-17675-m² land area 171 Decimal owners entitle 17675m²/ 171 x 42.66 = 4409m² and 1/675m²/171 x 55.5 = 5737m².

The Developer shall complete the Owner's Allocated Flats in a fully habitual condition within 60 (Sixty Months) from the date of execution of said supplementary development agreement. Developers shall identified the total portion /Flat and deliver the possession of the allocated flats to the Owners in writing.

18. **TRANSFER**: The transfer mean with its grammatical variations, shall include a transfer by possession and any other means adopted for effecting what is understood as a transfer of space in a Ownership Building to Purchasers thereof although the same may not amount to transfer in land.

19. **TRANSFeree**: The Transferee shall mean a person to whom any space in the said building was being transferred.

20. **UNIT**: The Unit shall mean any flat, in the new Buildings which is capable of being exclusively owned, used and /or enjoyed by the Unit.

21. **MASCULINE GENDER:** The Masculine Gender shall mean and include Feminine gender and Vice Versa.

ARTICLE - III - BUILDING

1. The Developer shall prepare the building to get it signed by the Owners or through their Constituted Attorney and submit the same before the Rajpur - Sonarpur Municipality, for sanctioning the same, and collect the said building plan from Rajpur - Sonarpur Municipality. The Owners shall not be liable or responsible for any damage or loss suffered by any person during the construction of the proposed building.
2. The Developer is hereby authorized and empowered in relation to the said construction so far as may be necessary for apply of Quota Cement, Steels, Bricks, other materials for the construction of the electric meter waster & drainage, other imputes and facilities required for which purpose the Vendor hereby agree to execute in favour of the Developer such power or authority by a registered Power Of Attorney as required by the Developer to sign by the Owner all such application as to be required for the purpose and in connection with the construction of the proposed building and sell of the Developer's Allocated Flats and car Parking Spaces with the share in land.
3. All dealings by the Developer in respect of the construction of the Building shall be in the name of the Owners but such dealings shall not create or foster any manner any financial, civil and/or criminal liability of the Owner.
4. The Developer shall be entitled to enter into separate contract or agreement in its name with the building contractor, architects and others for carrying out the Development work at its risk and costs.

ARTICLE - IV - BUILDING ALLOCATION
OWNER'S ALLOCATION

The Owners shall be jointly entitled to 30% + 35% of the admissible F.A.R. in the form of self-contained flats and carparking area Land area 42.66 Decimal land L.R. Dag No 201 and 201/909 and 54.79 Decimal land L.R. Dag No 200 and 199 ratio 35% and car parking spaces including facilities of common areas and parts. Out of the total allocable flats all out of efforts will be made to provide Eight flats in the 5th floor & 6th floor, southern side of the Block - B buildings of the said project with a minimum 1000 Sq Feet (Built Up Area) with four car parking spaces for one each flat in the same building, shall be completed as per specifications of the Developer.

The identification and location of the flats and measurement thereof shall be recorded in supplementary agreement to be executed between the parties hereto on getting sanctioned building plan and the remaining 70% and 65% area of the Developer's share will be sold and disposed off by the Developer in favour of intending purchaser.

1. The Developer shall be entitled to sell, transfer his share 70 % and 65% and/or except owners allocation
2. The Developer shall be entitled to sell, transfer and/or otherwise deal with the Developer's Allocation without interference or obstruction from the Vendor for which purpose the Developer shall be entitled to enter into agreements and arrangements in the name of the Vendor, without any financial liability of the Developer receive and retain consideration money from the Purchasers for which no further consent of the Vendor shall be required.
3. In consideration of the Developer having agreed to built, erect and complete the said premises and to make it available to the Owners Allocation as well as the Developer which shall be entitled to sale the Developer's Allocation, Owner's account only Owner's Allocation sell price, Developer's Allocation sell price deposit in the Developer's Account, Owner's Allocation to sell the sell price should be deposited in the Owner's Accounts only and proper account i.e measurement & sale price given to the owners with the consent of the owners.

DEVELOPER'S ALLOCATION

The Developer shall be entitled to enjoy absolute right to sell of his allocation over the 70% (Seventy Percent) + 65% respectively land area i.e. 42.66 Decimal L.R. Dag No. 201, 203/909 and 65% respectively land area 55.5 Decimal L.R. Dag No 200 & 199 of the constructed area consisting of flats, car parking spaces and common parts rest of all the flats and car parking spaces in the said newly constructed building together with undivided proportionate area in land attributable thereto.

The Developer shall be at liberty to sell and dispose of all its allotted flats and car parking spaces together with undivided proportionate share of land to any intending Purchaser he may think fit proper and all the sale proceeds of flats and car parking spaces with proportionate share of land shall belongs to the Developer. The Developer shall be delivered its allocated 65% +70% of the total construction of the intending Purchaser along with undivided proportionate share of land provided. The Developer shall firstly comply the obligations with the Owners as referred to in the Article above.

COMMON FACILITIES

The Common areas and Facilities shall be in the land, stair-case landing, to floor roof, septic tank, underground overhead water reservoir, water tank and service room entrance, exit passage inside the premises. The Owners shall pay proportionate common expenses and maintenance charges for the Owner's allocated portions. The Developer or its nominee

shall be liable to pay proportionately common expenses and maintenance charges for the flat in Developer's Allocation.

ARTICLE OWNERS OBLIGATION

1. That during the continuance of this Agreement the Owners shall not in any way cause impediment or obstruction whatsoever in the construction or development of the said property at the said property at the said premises by the Developer.
2. That the Owners shall sign all necessary papers and documents which may be required by the Developer for the purpose and development of the said property in the said premises.
3. The Vendor shall allow the Developer to execute the construction work smoothly in accordance with the sanctioned plan to be sanctioned by the Rajpur Sonarpur Municipality without any interference or interruption by the Vendor nor by any person so authorized by the Vendor in writing on his/her behalf.
4. WHEREAS the Owners had executed a separate Power of Attorney previously, Attorney No.2311 of 2008, in favour of the Developer. The said Power of Attorney had cancelled because one of the Owner i.e. Bichulal Mondal had died dated 25.08.2019 and another two Power of Attorney No. 561 of 2018 and 416 of 2019 had executed by Baby Mondal and Suprava Mondal. This Power of Attorney had revoked because it is not a development Power.
5. The Owners hereby agreed to grant a registered General Power Of Attorney in favour of the said Developer to facilitate to sign and execute on all papers and documents, Deed of Conveyance received consideration relating to the said construction of the development and for taking all essential constructions of water, sewerage, drainage, etc. and to enable the Developer to enter into an agreement for flats and car parking spaces together with proportionate share in land out of the Developer's allocated portion together with undivided land.
6. That the except the Vendors /Owners above named, none else will have any right, title and interest, claim or demand whatsoever or howsoever over and in respect of the said premises /Land or any portion thereof.
7. That there is no attachment under the Income Tax Act or under any of the provisions of the Public Debt Recovery Act in respect of the said premises or any of part thereof nor any proceeding in respect thereof of the said premises or any part thereof nor any proceeding in respect thereof is pending nor any of notice in respect of any such proceedings have been received or served upon the Owner or any of them to the best of their knowledge.
8. The Vendors have absolute right and authority to enter into this agreement with the Developer in respect of the said premises agreed to be developed.

9. The Vendor has not entered into any prior agreement for sale, transfer, lease, mortgage or Development and has not any created any charge of any nature and there is no Third Party claim in respect of the said premises and the Vendor hereby undertakes to indemnify and keep indemnify the Developer due to defect in title of the Vendor and for non compliance of obligation under these presents by the Vendor and also from and against any and all actions, charges, liens, claims, encumbrances and mortgages or any Third Party having any possessory rights in the said premises arising out of or due to the negligence or non compliance of obligation under these presents by the Vendor and also from and against any and all actions, charges, liens, claims, encumbrances and mortgages or any Third Party having any possessory rights in the said premises arising out of or due to the negligence or non compliance of any law, bye-law, rules and regulations of the Rajpur Sonarpur Municipality, other Government or local bodies as the case may be.
10. The Developer undertakes to indemnify and keep indemnify the Vendor from and against any and all actions, charges, liens, claims, encumbrances and mortgages or any Third Party adverse possession in the said premises out of or due to the negligence or non compliance of any law, bye-law, rules and regulations of the Kolkata Metropolitan Authority and or the Rajpur Sonarpur Municipality, other Government or local bodies as the case may be and shall attend to answer and be responsible for any deviation, omission, violation, regulations or any accident in or relative to the construction of the building. All costs and charges in this regard shall be borne by the Developer. It is made clear that the Owner shall not be liable for or questionable in any way for disputes of any kind, Income Tax, Govt. Revenue, K.M.C./Rajpur Sonarpur Municipality Tax or charges of water for construction, West Bengal Apartment Tax for sale and transfer of flats by the Developer other than the Owner's Allocation.

ARTICLE _____ DEVELOPER'S OBLIGATION

The Developer shall construct the said building in terms of his agreement and in accordance with the plan to be sanctioned by the Rajpur Sonarpur Municipality and Kolkata Metropolitan Authority at its own costs and expenses.

The Developer shall complete the Owner's allocated flats and car parking spaces tentatively within 09 months from the date of the execution of said supplementary development agreement unless prevented by the Acts Of God and/or unforeseen circumstances. If any delay is caused due to the circumstances beyond control of the Developer in such event the Developer shall be allowed the extension for a period of 6 months depending upon the progress of the work.

1. That Developer shall construct the building at its own costs in accordance with the sanctioned plan to be sanctioned by the Rajpur Sonarpur Municipality and deviations apposed thereto and no deviation shall be made. The Developer shall be solely liable for any deviation of the building plan and shall pay all damages, penalties, and compounding

- fees for making such deviation (if any) and the Owner shall not be liable in any manner whatsoever.
2. The Developer shall pay and bear all Municipal Taxes and other propositions payable during the period of construction of the premises till the date of delivery of possession of the flats in the newly constructed building to the Owners and Buyers.
3. The Developer will construct the proposed Apartment Ownership building with good quality building materials available in the market and as per specifications particularly described in the Schedule -D hereinafter under written _____ if it becomes necessary and or if it compulsory by the Municipality, the Developer shall take up soil testing at the cost of the Developer. The Developer shall remain further liable for all costs, expenses and damages if the building is collapsed for non use of materials and workmanship prescribed by the Rajpur Sonarpur Municipality.
4. The Developer shall not transfer or assign the benefits of this agreement or any of the portion thereof to any Developer or Promoter without the consent in writing of the Vendor.

ARTICLE RESTRICTIONS

1. The Developer during construction shall abide by all the laws, rules and regulations of the Government, Local Bodies and/or other authorities, shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye laws and regulations.
2. The Owners shall abide by all the laws, rules and regulations of the Association/Society that may be formed in the Apartment in its course by the Flat Owners and cooperate with the development in the matters relating to the maintenance of the Apartment.
3. The Owners shall not cause any obstruction or throw any accumulate any dirt, rubbish, waste or permit the same to be thrown or accumulated in or about the building or in the compound corridors or any other portion in the building.

ARTICLE-TITLE JOEMNITIES

1. The Owners declare that they have a good and marketable title to the said property without any claim, right or interest in or any other person thereon and that they have not entered into any other agreement with any other person or persons and property is not subject matter of any litigation, dispute or demand of any third person or persons.
2. The Owners hereby declare that the subject property is free from all and any manner of charges, claims, encumbrances, liens, mortgage and attachments whatsoever and there is no notice of attachment, acquisition or requisition and no suit of any matter is pending against the property.

3. The Owners declare that they have not entered into any agreement of any nature with any other person or persons and shall not do the same or encumber the property during the continuance of this agreement.
4. The Developer undertakes to keep the Owners indemnified against all third party claims and actions arising out of any commission or omission of the Developer or in relating to the construction of the building.
5. The Owners undertakes to keep the Developers indemnified against and shall indemnify against any defective title of the property or against any action, claim, suit or proceedings arising out of the said property.

ARTICLE - MISCELLANEOUS

1. The Owners and the Developer had entered into an agreement purely on a Principal basis. Nothing stated herein shall be deemed to constitute a partnership between the Developer and the Owners. It shall not in any manner constitute an Association Of Persons, each party shall keep the other party indemnified from and against the same. The Agreement shall be binding on the heirs, executors, representatives and assignees thereto.
2. It is understood that from time to time to facilitate the construction of the building by the Developer various acts, matters and things not herein specified /referred to which may be required to be done by the Developer for which the Developer may require the authority of the Owners, various applications and other documents may be required to be signed or made by the Owners relating to which do specific provisions has been made herein, the Owners undertakes to execute all such additional Power(s) Of Attorney and/or other authorization as may be required by the Developer for the purpose and also undertakes to sign, execute all such additional applications and other documents as may be required for the purpose.
3. Upon completion of the buildings, the Owners and the Constituted Attorney of the Owners shall execute appropriate sale deeds /conveyances /Deed of Assignment in favour of the Purchasers of the Developer's allocated portion in respect of the flats and car parking spaces, covered spaces together with undivided proportionate share in land sold by the Developer or the Constituted Attorney of the Owners.
4. If any excess /shortage of area and shortage thereof in Owner's Allocation, compared to the areas to be measured according to this agreement in constructed area, then such excess/short fall in area shall be adjusted in terms of money payable or receivable by the Owners /Developers accordingly by mutual discussion.

ARTICLE - JURISDICTION

Appropriate Courts at Allipore, District South 24 Paraganacor, Kolkata High Court to entertain all disputes and actions between the parties.

THE SCHEDULE - A- ABOVE REFERRED TO

All, THREE piece and parcel of land measuring an area of 42.66 Decimal comprising in L.R. Dag No. 201, 201/909 under L.R. Khatiyan No 1361 to 1364 and 1366, and 55.5 Decimal land L.R. Dag No. 199, 200 L.R. Khatiyan No. 295, 459, 1585, Touzi No 274, R.S. No 30, J.L. No 46 lying and situated at Mouza- Baia, at present P.S. Narendrapur, District- South - 24 Paraganas within the limits of Rajpur Sonarpur Municipality, Ward No 01, Holding No 453.

THE SCHEDULE - B
(OWNERS ALLOCATION)

All that Owners shall be jointly entitled to 30% will included 42.66 Decimal land L.R. Dag No. 201, 201/909 and 35% will included 55.5 Decimal Land L.R. Dag No. 199 & 200 of the sanctioned F.A.R. in the form of self contained flat. Out of total allocation except preferable B (Eight) flats should be on the 5th & 6th Floor. Southern Side of the buildings of the said project with a minimum 1000 Sq Feet (Built up Area) with car parking spaces in Block - B in the same building facilities of common areas and common parts and the flats shall be completed as per specification of the Developer. The identification and location of the flats and commencement thereof shall be recorded in a supplementary Agreement to be executed between the parties thereto on getting a sanctioned building plan and the said plan and the said flats will be completed with all internal buildings with all internal, electrical and external fittings, flooring, etc with all and general qualities of an Ownership Building.

This Supplementary Development Agreement is a part of previous agreement dated 19.02.2007.

THE SCHEDULE - C-
(DEVELOPER'S ALLOCATION)

The Developer's Allocation will included 42.66 Decimal land L.R. Dag No 201, 201/909 and 65% will included 55.5 Decimal land L.R. Dag No. 199 & 200 of the F.A.R. shall mean such number of units, parking spaces and all other saleable spaces, common rights and facilities in the ownership building to be constructed together with undivided proportionate share in land attributable to the Developer's allocated at the premises referred to in the Schedule 'A' herein after appearing EXCLUDING the Owner's Allocation as stated above in the Schedule 'B' herein above.

FOURTH SCHEDULE ABOVE REFERRED TO
GENERAL SPECIFICATION

AREA ROOM	Floors Finish	Wall & ceiling Finish
A. GROUND FLOOR		
1. R.C.C.	Structure	Emulsion Paint
2. STAIR CASE	Marble	Emulsion Paint over Plastic of paint.
B. FLAT INTERIORS		
1. LIVING/DINNING	Marble Finish	Plaster of Paris Finish over Cement Plaster
2. BED ROOMS	Floor Tiles	Plaster Of Paris Finish over Cement Plaster
3. KITCHEN	Marble Finish flooring and Dark black slab on kitchen counter & 10x10 and Mond colored Glazed tiles On the wall 2ft above counter	Plaster Of Paris Finish over Cement Plaster
4. TOILETS	Marble chinska flooring with mono Color of this wall up to 6 ft height	Plaster of Paris finish Over Cement Plaster
5. VERENDAH	11.5. Kaling	Plaster of Paris over Cement plaster
E. Roof Finish	Roof treatment with precasting net cement	Plaster of paris over Cement Plaster

- C. EXTERIOR FINISH** "Snowchem" Acrylic emulsion over treated plaster surface
- do
- 1. DOORS** Solid wood frame and wooden panel door inner
- do
- Aluminium has bolt with night latch and eyeholes and
- do
- Grouped buffer steel main door must be collapsible gate.
- 2.**
- 3. WINDOW** Wooden frame and with panel glass or wooden palis
- do
- D. SANITARY**
- 1. WASH BASIN** Parry ware colored vitreous china ware with hot
- do
- And cold water including C.P. basin mixture
- 2. W.C.** White ceramic W.C. with flush valve in attached toilet
- do
- 3. KITCHEN** Stainless steel sink with drain board and additional
- do
- Top for cleaning utensils (Esco Cock), 1 Esco Top and lower level drain galled for "4"
- 4. ELECTRICAL** All electrical wiring are concealed type best quality Copper wire. Separate metering system for individual flats with isolating circuit breakers for each flat intercom System of the building.

THE UNDERSIGNED OF the parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

WITNESSES DELIVERED
In the presence of

1. Jyoti Bhanu Samanta
Raypur, Goutampara
KOL - 149.

2. Rajni Mandal
Gangachha, P.O. Gauri
KOL - 149.

Premangshu Mondal

Sri Premangshu Mondal

Himangshu Mondal

Sri Himangshu Mondal

Debangshu Mondal

Sri Debangshu Mondal

Latika Mondal

Smt Latika Mondal

Supriya Mondal

S. Smt Supriya Mondal

Baby Mondal
S. Smt Baby Mondal



SIGNATURE OF THE VENDORS / OWNERS

Name: Pratik Mondal

Signature: [Signature]

SMIDHANEER CONSTRUCTION

Partner

Partner

SIGNATURE OF THE DEVELOPER



Little



Thumb

SIGNATURE OF THE PURCHASER

Name: PREETANSHU A

Signature: [Signature]

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

SIGNED, SEALED & DELIVERED

Kolkata in the presence of

Witness:

1. Premangshu Mondal
Rajpur, Goutampara
KOL - 149

2. Rajni Mondal
Gangachha PO Garia
KOL - 80

Premangshu Mondal

Sri Premangshu Mondal

Himangshu Mondal

Sri Himangshu Mondal

Debangshu Mondal

Sri Debangshu Mondal

Latika Mondal

Smt Latika Mondal

Suprava Mondal

S Smt Suprava Mondal

Baby Mondal

S Smt Baby Mondal

SIGNATURE OF THE VENDORS / OWNERS

SNIGDHANEER CONSTRUCTION

Partner

Partner

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER

RECORDER FORM FOR TEN-FINGER PRINTS



Name *Prakash K. Kulkarni*

Signature *Prakash K. Kulkarni*



Name *P. Kulkarni*

Signature *P. Kulkarni*



Name *Prakash K. Kulkarni*

Signature *Prakash K. Kulkarni*

SPECIMEN FORM FOR TEN FINGER PRINTS



Little Ring Middle Fore Thumb

(Left Hand)



Thumb Fore Middle Ring Little

(Right Hand)

Name: DEBANGSHU MONDAL

Signature: Debangshu Mondal



Little Ring Middle Fore Thumb

(Left Hand)



Thumb Fore Middle Ring Little

(Right Hand)

Name: HIMANGSHU MONDAL

Signature: Himangshu Mondal



Little Ring Middle Fore Thumb

(Left Hand)



Thumb Fore Middle Ring Little

(Right Hand)

Name: LATIKA MONDAL

Signature: Latika Mondal

SPECIMEN FORM FOR TEN FINGER PRINTS



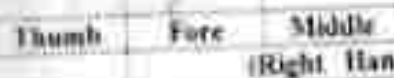
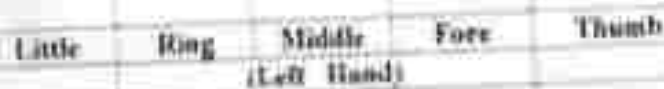
Name: SURAJA MONDAL

Signature: Suraja Mondal



Name: _____

Signature: _____



Name: _____

Signature: Rounath Samanta



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2020, Page from 90084 to 90132

being No 162902564 for the year 2020.



Digitally signed by DEBASISH DHAR
Date: 2020.08.24 14:54:16 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/08/24 02:54:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)

1063

1074/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL V.C. (S.A.S.) - 71 Feb 2022 AG 68055

34/01/22
214309/22

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

Addl District Reg - Registrar Garia
Barrack 24 Pnn.

16 FEB 2022

SUPPLEMENTARY JOINT VENTURE AGREEMENT

THIS SUPPLEMENTARY JOINT VENTURE AGREEMENT is made on this the 31 day of January TWO THOUSAND TWENTY TWO

42636

27 JAN 2022

To:.....Rs. **100/-** Date.....

Name: Kamlesh Gobinda Sen

Address: Chichan Baba

Vendor:.....
Allpur Collectorate, 24 Pgs. 191

SUEHANKAR DAS
STAMP VENDOR
Allpur Police Court, Kal-27

Goma Etn. Rd
Kal. 27

[Handwritten signature]



NOTE 197

[Handwritten signature]



NOTE 198

[Handwritten signature]

[Handwritten signature]



NOTE 199

Kamlesh Gobinda Sen

Adl District Off - Registrar Office
Kal-24-191

16 FEB 2022

31 JAN 2022



NOTE
200

Identified by
Subrah Manjun
Ramesh
Allpur District Court
Kal-27
Sd/- Smt. Manjun

BETWEEN

SRI KAMALESH GOBINDA SEN, (Aadhaar No. 760276531100 PAN No. AKRPS9256M, Mobile No. 9051234271) son of Late Suresh Gobinda Sen, by faith Hindu, by Occupation a retired person, residing at Paschim Balia, Garia Station Road, Garia, P.S. Sonarpur, Kolkata - 700 084, District 24 Parganas (South), hereinafter called and referred to as the "**LAND OWNER**" (which term or expression shall, unless excluded by or otherwise repugnant to the subject or context, be deemed to mean and include his heirs, successors, executors, legal representatives, administrators and/or assignees) **PARTY OF THE FIRST PART.**

AND

M/S SNIGDHANEER CONSTRUCTION, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at Tribeni Apartment, Garia Main Road, P.O. Garia, P.S. Narendrapur, (PAN NO. AAMFS1844E) Kolkata - 700 084, represented by its authorized partners namely **SRI BIMAN BHATTACHARJEE**, (Aadhaar No. 818581662551),



A handwritten signature in blue ink, consisting of a large, stylized initial 'R' followed by a smaller 'a'.

Advt District Sub - Registrar Genl
South 24/Pes.

18 FEB 2022

31 JAN 2022

PAN No. AELPB8208C, Mobile No. 9831077323) and **SRI BIDHAN BHATTACHARJEE**, (Andhar No. 713940855708 , PAN No. AEPPB0666Q, Mobile No. 9831658035) both are sons of Late Bimal Bhattacharyee, by faith - Hindu, by Nationality- Indian, by Occupation- Business and both are residing at Kallyani Villa, Opposite Yuba Tirtha Club, Madhya fatabad, E.M. Bye Pass, P.O. Garia, P.S. Narendrapur, District 24 Parganas (S), Kolkata- 700084 as per partnership Deed, hereinafter called and referred to as the **"DEVELOPER/PROMOTER"** (which term or expression shall, unless excluded by or repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-office, legal representatives and/assignees)

PARTY OF THE SECOND PART.

WHEREAS in continuation to the Joint Venture Agreement executed on 04-06-2012 by and between the Owner namely **SRI KAMALESH GOBINDA SEN** and **SNIGDHANEER CONSTRUCTION**, a partnership firm, represented by its partners namely **SRI BIMAN BHATTACHARJEE** and **SRI BIDHAN BHATTACHARJEE**, the Developers herein for developing the land as mentioned in the **Schedule-'A'** herein below appearing with certain terms and conditions contained therein.

WHERE AS before the date of expiry of the said Joint venture Agreement dated 04-06-2012 after detail discussion between the parties of the agreement



Registrar General
Shivamogga

19-6-58-0220
29 JAN 2022

consensus arrived at by both the parties that in the event the project could not be completed within the time as mentioned in the said Joint Venture Agreement executed on 04-06-2012 for insurmountable difficulty such as disputes in regard the entire land on which building / buildings would be raised except the land of the Owner mentioned herein after, the period of completion of the project shall be extended up to convenient dates within which the construction work could be completed. This is now is being reduced in writing.

The settlement of land dispute as stated above with one owner of the land on which the project work would be done, took a long time. And the dispute has since been settled by this process long 9 years have already been elapsed the reasons for which cannot be attributable to the First party/ Owner of the Joint Venture Agreement executed on 04-06-2012.

It was also settled that this consensus between the parties will be reduce in writing in any future date when the circumstances will enable the Developers/ Second Party to proceed with the work of construction as the Developers/ Second Party have expressed their desire to proceed with the construction work both the parties to the Joint Venture Agreement have further agreed to amend the said agreement along in the manner following.

NOW THIS DEED WITNESSETH as follows :-

1. The Developers/Second Party shall under take to complete the construction work within a period of 2 more years i.e within the period of the year 2024.

2. As the First Party has sustained pecuniary loss and suffer from immense mental agony, the Developers/ Second Party shall pay to the First Party the amount of Rs. 3 Lac as non refundable onetime payment. And thereby indemnifying the Owner/ First Party for losses sustained by him. The said amount to be within the month of May 2022.
3. That in addition to the above The Developers / Second Party shall also arrange to deliver an additional Garage free of cost to the First Party of the Joint Venture Agreement dated 04-06-2012 the Developer thus arrange to deliver two garages instead of one as was mentioned in the said agreement dated 04-06-2012. And the allocations of the Owner / First Party and Developers/Second Party are being clearly and more fully mentioned **Schedule 'B'** and **Schedule 'C'** herein below appearing.
4. That in the said Joint Venture Agreement dated 04-06-2012 in place of **Article V Space Allocation and Article VIII Develop's Obligation** it was specifically mentioned there that " the Second Party agrees to pay him (the Owner herein) a refundable advance of Rs. 200000/- (Rupees Two Lac) only to be paid in easy installments and which will be not any



A handwritten signature in black ink, consisting of a large, sweeping initial 'U' followed by a smaller, stylized name.

Aditi Dhanraj Saha - Program Chair
School of Education

1267 FEB 8 2022

31 JAN 2022

interest" to be deleted, as consequential change in view of the provision of non refundable onetime payment of Rs. 3 Lac as herein before mentioned and as clearly mentioned in the **Schedule 'B'** herein below appearing, and the all other terms and condition of the said joint venture agreement dated 04-06-2012 shall remain in force without prejudicing to the first party in any way.

SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of land containing a total area of about 3 (three) cottahs, 6 (six) chittacks and 34 (thirty four) square feet out of which 2 (two) cottahs, 0 (zero) chittack and 0 (zero) square feet in R.S. Dag No. 95, R.S. Khatian No, 285, and 1 (one) cottah 6 (six) chittacks and 34 (thirty four) square feet in R.S. Dag No. 93, R.S. Khatian No. 285, both in Mouza Balia, J.L. No. 46, Pargana-Medeamulla, R.S. No. 30, Fouzi No. 274, under Ward No. 1 of Rajpur-Sonarpur Municipality, and the said lands are recorded in the said Municipality under holding Nos.



Addl District Sub - Registrar Garia
South 24-Pgt.

৩১ জানু ২০২২

31 JAN 2022

118 and 316 Paschim Balia respectively, P.S. and S.R.O. Sonarpur,
District 24 Parganas (South), butted and bounded by on the: -

NORTH : R.S. Dag No. 94 & 16 feet wide Road;

SOUTH : R.S. Dag No. 89, 93 (P);

EAST : R.S. Dag No. 231, 90;

WEST : R.S. Dag No. 94 & 16 feet wide Road;

Adjacent to Balia Garia Road

SCHEDULE 'B' ABOVE REFERRED TO
(OWNER'S ALLOCATION)

The Owner will get 3 (Three) flats each measuring 700 (Seven hundred) square feet built up area as per sanctioned plan and the same will be provided to the Landowner on the first floor south eastern side contiguously and in addition two garage space of 150 (one hundred and fifty) square feet each on the ground floor along with Rs.600000/- (Six Lakhs) out of which Rs. 300000/- (Three Lakhs) has already been paid to the Owner at the time of execution of the said Joint Venture Agreement dated 04-06-2012 and balance Rs. 300000/- (Three Lakhs)



A handwritten signature in blue ink, consisting of a large, sweeping initial 'R' followed by a smaller, more complex signature.

ಅಧಿಕಾರಿಗಳು ಮತ್ತು ಶಿಕ್ಷಣ ಇಲಾಖೆ
ಬೆಂಗಳೂರು

12/01/2022

31 JAN 2022

will be paid to the Owner within month of May 2022, after the execution of the instant Supplementary Joint Venture Agreement as per memo of consideration herein below appearing. And the Developers will provide temporary accommodation free of cost as per Owner's choice from date of handing over the vacant land of the Owner as mentioned in the **Schedule 'A'** to the Developers till the Owner takes possession of the Owner's allocation as mentioned above of the newly constructed building and shifting cost therefor of both ways will be paid by the Developers. Be it clearly mentioned that the Developer shall give and the Owner will accept the possession of the Owner's allocation immediately after completion of the work of the Owner's allocation. The Developer will inform the same to the Owner by a written Notice requesting him to take possession of the Owner's allocation fixing the date and time. Be it also clearly mentioned that the Developer will give possession to the Land Owner first before giving possession to the other purchaser of flats. On the basis of the completion certificate to be issued by the concerned Municipal Authority, the Developers shall issue a letter for obtaining possession and the Owner shall take possession of the Owner's allocation as mentioned above on the strength of that letter forthwith.



Aditi District Sals - Registrar Gurgaon
South 24-Pgs.

25 FEB 2022

31 JAN 2022

SCHEDULE 'C' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

Balance/ remaining built up area save and except Land Owner's Allocation, excepting the areas included in the common areas and facilities.

The Developer shall be entitled to sell, transfer, let out or enter into any Agreement in respect of the said Developer's allocation.

No further consent or authority shall be required from the Owner to enable the Developer to enter into any Agreement for Sale or transfer and / or letting out and / or to deal with the said Developer's Allocation and the Owner hereby consent to the same.

It is specifically mentioned that before delivering the Owner's Allocation, the Developer will not be entitled to execute any Sale Deed and to deliver any portion of the Developer's Allocation to any purchaser or purchasers.



Dr. D. D. Srinivas - Registrar
Karnataka State

19 FEB 2022

31 JAN 2022

IN WITNESSETH WHEREOF the parties herein have put their respective signature, hand and seal on this the day, month and year first above written.

IN PRESENCE OF WITNESSES

AT KOLKATA

WITNESSES: -

Kamlesh Gobinda Sen
SIGNATURE OF THE LAND OWNER

1. Subrata Mukherjee
Advocate
Alipore Judges Court
Kol - 27

[Signature]
WITNESS

[Signature]
WITNESS

SIGNATURE OF THE DEVELOPERS

2. Abhijit Chatterjee
Advocate, Kol - 27

Drafted and typed by me,

[Signature]
23/12/1999

Jayantish Biswas
Advocate
Alipore Judges' Court,
Kolkata - 700 027.



Addl District Sub - Registrar Genl
South 21-Ppt.

2022 FEB 1 2022

3 1 JAN 2022

MEMO OF CONSIDERATION

Received the sum of Rs.300000/- (Three Lakhs) out of Rs. 600000/- (Six Lakhs) from the within named Developers/Party of Second Party as and by way of non-adjustable consideration in the manner following:-

- | | | |
|----|---|--------------|
| 1. | By Cheque being No.012643
Dated 04/06/2012 drawn on
Allahabad Bank Patuli branch. | RS. 300000/- |
| 2. | To be paid by the developers
Within month of May 2022. | RS. 300000/- |
| | | RS. 600000/- |

Total Six Lakhs only

WITNESS

1. *Sobran Nath*
Adv.
Alipore Judges Court
Kol - 22

Kamlesh Golanda Sen

SIGNATURE OF THE LAND
OWNER

2. *Atishit Anand*
Charia, Kol-24



Addl. District Officer - Registration Group
Bund. 24/1/21

17.01.2022

31 JAN 2022



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

Name

Signature



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

Name K. G. Gokulakrishna Gowda

Signature [Handwritten Signature]



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand				X	X

Name

Signature [Handwritten Signature]



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

Name

Signature [Handwritten Signature]



Addis District Sub - Registrar: Garis
South 24 Pgs.

3202 FEB 1 2022

31 JAN 2022



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220170889428 Payment Mode: Online Payment (SBI Epay)
GRN Date: 26/01/2022 18:57:31 Bank/Gateway: SBIEpay Payment Gateway
BRN: 9009584072320 BRN Date: 26/01/2022 19:01:01
Gateway Ref ID: CH15484188 Method: State Bank of India NB
Payment Status: Successful Payment Ref. No: 2000214309/1/2022
(Query No*/Query Year)

Depositor Details

Depositor's Name: SNIGDHANEE CONSTRUCTION
Address: TRIBENI APARTMENT 2369 GARIA MAIN ROAD WARD-29
Mobile: 9831077323
Depositor Status: Buyer/Claimants
Query No: 2000214309
Applicant's Name: Mr JAYAJISH BISWAS
Identification No: 2000214309/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000214309/1/2022	Property Registration-Stamp duty	0030-03-103-003-02	6921
2	2000214309/1/2022	Property Registration-Registration Fees	0030-03-104-001-16	6021
			Total	12942

IN WORDS: TWLEVE THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1629-01074/2022	Date of Registration	18/02/2022
Query No./Year	1629-2000214309/2022	Office where deed is registered	
Query Date	20/01/2022 4:33:42 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	JAYATISH BISWAS ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980255958, Status : Advocate		
Transaction	Additional Transaction		
(0110) Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration (No of Declaration : 2), [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 43,88,998/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,021/- (Article 48(g))	Rs. 6,021/- (Article E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Balia Gana Road, Mouza: Balia, Ward No: 001, Holding No:118 JI No: 48, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	LR-190 (RS-95)	(RS-285/0)	Bastu	Bastu	2 Katha	3,00,000/-	25,84,998/-	Width of Approach Road: 16 Ft. Adjacent to Metal Road.

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Balia Gana Road, Mouza: Balia, Ward No: 001, Holding No:316 JI No: 48, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (in Rs.)	Market Value (in Rs.)	Other Details
L2	LR-192 (RS-93)	(RS-285/0)	Bastu	Bastu	1 Katha 6 Chatak 34 Sq Ft	2,00,000/-	18,23,998/-	Width of Approach Road: 16 Ft. Adjacent to Metal Road.
Grand Total :					5.6487Dec	5,00,000/-	43,88,998/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Kamallesh Gobinda Sen Son of Late Satesh Gobinda Sen Paschim Balla, Garia Station Road, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No :- AKxxxxx6M, Aadhaar No: 76xxxxxxx1100, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/01/2022 Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Snigdhaner Construction Tribeni Apartment, Garia Main Road Now PS Narendrapur, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No:- AAxxxxx4E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Biman Bhattacharjee (Presentant) Son of Mr Bidhan Bhattacharjee Kalyani Villa, Madhya Faratabad, E. M. Bye Pass Now PS Narendrapur, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No:- AExxxxxx8C, Aadhaar No: 61xxxxxxx2551 Status : Representative, Representative of : Snigdhaner Construction (as Partner)</p>
2	<p>Mr Bidhan Bhattacharjee Son of Late Bimal Bhattacharjee Kalyani Villa, Madhya Faratabad, E. M. Bye Pass Now PS Narendrapur, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No:- AExxxxxx6Q, Aadhaar No: 71xxxxxxx5T08 Status : Representative, Representative of : Snigdhaner Construction (as partner)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Subrata Naskar Son of Sri/ Sankar Naskar Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>			
Identifier Of Shri Kamallesh Gobinda Sen, Mr Biman Bhattacharjee, Mr Bidhan Bhattacharjee			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Kamallesh Gobinda Sen	Snigdhaneeer Construction-3.3 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Kamallesh Gobinda Sen	Snigdhaneeer Construction-2 34667 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Balla Gara Road, Mouza: Balla, Ward No: 001, Holding No:116 JI No: 46, Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No- 190		Seller is not the recorded Owner as per Applicant.

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Balla Gara Road, Mouza: Balla, Ward No: 001, Holding No:315 JI No: 46, Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No- 152		Seller is not the recorded Owner as per Applicant.

On 31-01-2022

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

Presented for registration at 10:40 hrs. on 31-01-2022, at the Private residence by Mr. Biman Bhattacharjee,

Certificate of Market Value (WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 43,88,998/-

Admission of Execution (Under Section 53, W.B. Registration Rules, 1962)

Execution is admitted on 31/01/2022 by Shri Kamalash Gobinda Sen, Son of Late Sitash Gobinda Sen, Paschim Bala Garia Station Road, P.O: GARIA, Thana: Sonarpur, City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person

Intituled by Mr. Subrata Naskar, Son of Shri Sankar Naskar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 53, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 31-01-2022 by Mr. Biman Bhattacharjee, Partner, Saigihanear Construction (Partnership Firm), Tribeni Apartment, Garia Main Road New PS Narendrapur, City:-, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Intituled by Mr. Subrata Naskar, Son of Shri Sankar Naskar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST-BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 31-01-2022 by Mr. Biman Bhattacharjee, partner, Saigihanear Construction (Partnership Firm), Tribeni Apartment, Garia Main Road New PS Narendrapur, City:-, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Intituled by Mr. Subrata Naskar, Son of Shri Sankar Naskar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 16-02-2022

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 1999.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,021/- (B = Rs 6,000/-, E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/01/2022 7:00PM with Govt. Ref. No: 162021220170889428 on 26-01-2022, Amount Rs: 6,021/-, Bank SBI EPay (SBIPay), Ref. No: 9009584072120 on 26-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 6,921/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 42896, Amount: Rs. 100/-, Date of Purchase: 27/01/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 26/01/2022 7:00PM with Govt. Ref. No: 192021220170859426 on 26-01-2022, Amount Rs: 6,921/-, Bank: SBI EPay | SBiPay, Ref. No. 9009664072320 on 26-01-2022, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

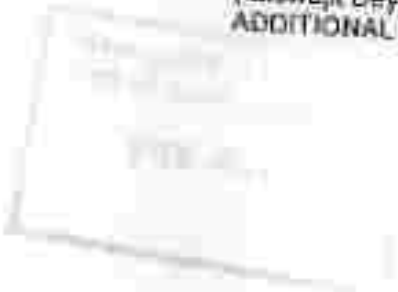


Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District-South 24-Parganas

Endorsement For Deed Number : 1 - 08371 of 2013
Serial No. 10238 of 2013 and Query No. 1608L000015935 of 2013)

1. Biman Bhattacharjee, son of Lt. Bimal Bhattacharjee, Snigdhaner Apartment, Bala, Garia, Thana: Sonarpur, District-South 24-Parganas, WEST BENGAL, India, Pin -700084 By Caste Hindu By Profession: Business as the constituted attorney of 1. Bechulal Mondal alias Bechuram Mondal 2. Dilip Mondal 3. Archana Sarder 4. Kalpana Naskar 5. Pralima Halder 6. Nilima Baidya 7. Bidhan Bhattacharjee 8. Bijon Bhattacharjee 9. Bipu Bhattacharjee 10. Sudda Bhattacharjee 11. Kalpana Bhattacharjee 12. Premangshu Mondal 13. Shrabani Bhattacharjee 14. Kamallesh Gobinda Sen 15. Ranjan Bhattacharjee 16. Debanshu Mondal 17. Himangshu Mondal 18. Latika Mondal 19. Patil Pabari Mondal 20. Tapen Mondal 21. Swapan Mondal 22. Krishnachan Mondal is admitted by him
 2. Biman Bhattacharjee, son of Lt. Bimal Bhattacharjee, Snigdha Neer Apartment, Bala, Thana: Sonarpur, P.O. -Garia, District-South 24-Parganas, WEST BENGAL, India, Pin -700084 By Caste Hindu By Profession: Business as the constituted attorney of 1. Sova Ganguly 2. Palash Saha 3. Mounita Bhattacharjee 4. Sanchita Bhattacharjee 5. Ram Prasad Mondal 6. Anali Chatterjee is admitted by him.
- Identified By: Tarun Kanij Chakraborty, son of, Banipur Court, Thana: Banipur, District-South 24-Parganas, WEST BENGAL, India, Pin -700144, By Caste Hindu, By Profession: Advocate.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR





Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District: South 24-Parganas

Endorsement For Dead Number : J - 08371 of 2013
(Serial No. 10238 of 2013 and Query No. 1508L000015936 of 2013)

1. Binan Bhattacharjee, son of Lt. Binai Bhattacharjee, Snigdhaner Apartment, Balia, Garia, Thana-Sonarpur, District-South 24-Parganas, WEST BENGAL, India, Pin :-700084 By Caste Hindu By Profession: Business, as the constituted attorney of 1. Bechulal Mondal alias Bechuram Mondal 2. Dilip Mondal 3. Archana Sardar 4. Kalpana Naskar 5. Prajima Haider 6. Nilima Baidya 7. Bidhan Bhattacharjee 8. Bijon Bhattacharjee 9. Bidul Bhattacharjee 10. Sukla Bhattacharjee 11. Kalsana Bhattacharjee 12. Premangshu Mondal 13. Shrabanti Bhattacharjee 14. Kamallesh Gobinda Sen 15. Ranjan Bhattacharjee 16. Debanshu Mondal 17. Himangshu Mondal 18. Latika Mondal 19. Palli Patan Mondal 20. Tapan Mondal 21. Swapan Mondal 22. Krishnachon Mondal is admitted by him.
 2. Binan Bhattacharjee, son of Lt. Binai Bhattacharjee, Snigdha Near Apartment, Balia, Thana-Sonarpur, P.O. :-Garia, District-South 24-Parganas, WEST BENGAL, India, Pin -700084 By Caste Hindu By Profession: Business, as the constituted attorney of 1. Soha Ganguly 2. Palash Saha 3. Mounita Bhattacharjee 4. Sanchita Bhattacharjee 5. Ram Prasad Mondal 5. Arati Chatterjee is admitted by him.
- Identified By: Tarun Kant Chakraborty, son of . . . Barulpur Court, Thana-Barulpur, District-South 24-Parganas, WEST BENGAL, India, Pin :-700144, By Caste: Hindu, By Profession: Advocate.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



B.D.
 (Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR
 Endorsement Page 2 of 2

Andl. 2112 2013
Societate: 24 Pp.
7 JUL 2013



A.S.S.R. Ganga, D-2132/2022, Vol-1620-2022

भारतीय गैर न्यायिक

दस
रुपये
₹.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

65AB 511273

568 / 2022

25.04.2022

COST OF FEES

Name.....
 F(1) 2.00.....
 F(11) 2.00.....
 C(a) 247.00.....
 C(b).....
 Xerox.....
 Plan.....
 Stamp 10.00.....
 C.F.S. 10.00.....
 Total 271.00.....



Addl District Sub - Registrar Genl
South 24-Pga.

25-04-2022

2112

2132/2022



पश्चिम बंगाल
21/04/22
21/04/22

पश्चिम बंगाल WEST BENGAL

H 016971

Check that the document is correct
to registration. The registration officer
has endorsed the document as the part of this document.

Additional District Registrar - Registrar General
Kolkata 700004

05 APR 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on the day of 27th January, 2022 (Two Thousand and Twenty Two) between SRL HIMANGSHU MONDAL (AADHAR NO 7220 8542 3569) (PAN NO. AIFXP7237M) son of Late Bechhal Mondal, residing at Balin West, Garia, P.S. Narendrapur, Kolkata - 700084, hereinafter referred to as the 'OWNER/VENDOR/FIRST PARTY' (which terms or expression shall unless be excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the ONE PART:-

2

AND

(1) **SRI BIMAL BHATTACHARJEE** (Pan No AELPHR208C), (Aadhar No. 8185 8166 2551) and (2) **SRI BIDHAN BHATTACHARJEE** (Pan No. AEPFB 0066Q), (Aadhar No. 7139 4083 2551) and partners of **MS SNIGDHANER CONSTRUCTION** (Pan No.AAMFS 1844E) having its registered office at Tribeni Apartment, Garin, Main Road, Kolkata 700-084 represented by its partners, both are son of Late Bimal Bhattacharjee. By Faith- Hindu, By Nationality- Indian, By Occupation - Business, residing at - Kalyani Villa, Opposite Yuba Tirna Club, Beside Sristi Apartment, E.M. Byram, Midhya Faridabad, P.O. Garin, P.S. Narandrapur, District South 24 Paraganas, Kolkata - 700084 hereinafter referred to as the '**DEVELOPERS/SECOND PARTY**' (which terms or expression shall unless be excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **SECOND PART**.

AND

SRI ASIM MONDAL, son of Late Late Srikanta Mondal By Faith- Hindu, By Nationality- Indian, By Occupation:- Business residing at Balu-West, Garin Station Road, P.S. Narandrapur, Kolkata- 700-084, hereinafter referred and called as **CONFIRMING PARTY/THIRD PARTY**. Sri Asim Mondal is one of the Owner of plot No. C, land area 23 decimal, R.S. Dag No. 95, of the **THIRD PART**. *who is not selling any consideration or allocation*

Minister Chandra

AND WHEREAS One Kanchanan Mondal owned and possessed of vast land property measuring an area of 55 decimal of schedule below property and recorded Owner in the R.S. records of rights comprising in R.S. Dag No. 95 & 96 L.R. Dag No. 188 & 190 under L.R. Khattyan No. 897/2, Touzi No. 274, R.S. No. 30, J.L. No. 46, land area 17 decimal Dag No. 95 consists of 5 decimal land, Dag No. 96 lying and situated at Minara Balu, at present P.S. Narandrapur, District South 24 Paraganas,

AND WHEREAS While this total land owned and possessed of the aforesaid said landed property namely Kanchanan Mondal, Kanchanan Mondal had died intestate leaving behind his wife, three son and daughter namely Anoda Bala Sankar, Srikanta Mondal, Bechhal Mondal, Sobodh Mondal and wife Haridani Mondal. They are the jointty Owner of 55 decimal with others landed property in equal share and each are entitled to R.S. Dag No. 95 & 96.

AND WHEREAS the legal heirs of Kalicharan Mondal had jointly partition the said land with other land. Partition Deed No 15/1978 in favour of Bechhal Mondal and Seikanta Mondal kin property. Bechhal Mondal and Seikanta Mondal son of late Kalicharan Mondal had jointly gifted 55 decimal land, R.S. Dag No. 95 & 96 in favour of Himangshu Mondal and Asim Mondal by way of 2 Gift. Gift Deed No 699/1981 and 695. Himangshu Mondal had received land measuring Dag No 96 full and 95 part. Total land is 22 decimal more or less i.e. 13 Cottah 4 Chatak 43 Sq. Ft.

AND WHEREAS Himangshu Mondal had gifted 7 Cottah 16 Sq. Ft. land to his son and wife namely Sri. Sayan Mondal and Smt. Deepali Mondal. The balance land i.e. 15 Cottah 29 Sq. Ft. consists of R.S. Dag No. 95 and R.S. Dag No. 96 is reserved for some other purpose. Total land is 8 Cottah. The land area is 8 Cottah plot B. But Dag No 95 & 96 consists of total land 8 Cottah inside the boundary wall. The above land i.e. 15 Chatak 29 Sq. Ft. Dag No. is 96. 7 Cottah 16 Sq. Ft. consists of Dag No. 95. Remaining land on the boundary of plot A is on eastern side, plot A 5 Cottah 4 Chatak 36 Sq. Ft. Total land 13 Cottah 4 Chatak 43 Sq. Ft. land. Dag No. is 95 & 96 had decided to develop and erect multi-storied building by the Owner, plot A. The Owner had agree to develop the said land jointly with the help of M/S Sridhancer Construction. The consideration will be Owner allocation i.e. 40% and Developers allocation will be 60 % as per sanctioned F.A.R. of 4,000 Sq. Ft. of the said area demarcation will be done after the plan will be sanction through supplementary agreement.

AND WHEREAS thus being absolute Owner, the party of the one part have been holding and enjoying the said landed property having measurement of 5 Cottah 4 Chatak 36 Sq. Ft. land, L.R. Dag No. 188 & 190 L.R. Khattian No. 1972, R.S. Dag No 95 & 96 R.S. Khattian No. 385.

AND WHEREAS due to various constraint accompanied due to lack of fund and efforts to carry on such development project out of their own reasons, the Owner is in search of a competent person having best experience in development work including construction of a several storied proposed building.

AND WHEREAS after knowing all round situation of the aforesaid Owner, the second Party/Developers had approached to the Owner with a proposal to construct such several storied building consisting with several self contained flats, car parking space as per sanctioned building plan and after prolong negotiations made between the Parties from time to time.

AND WHEREAS the said Owner had decided to develop such land under their schedule land and amalgamated with others land for development of this project.

Now this agreement Witnesseth and it is hereby signed by and between the parties hereto as follows:-

THE ARTICLE-1-EXPLOITATION OF RIGHTS

The Owner hereby grant an exclusive right and deliver possession of the premises referred to in the schedule herein subject to covenants hereunder contained to the Developers to build an apartment ownership building in the said premises containing self contained flats, car parking spaces, covered spaces in accordance with the building plan to be sanctioned by the Rajpur Sonarpur Municipality, in lieu amalgamation with others land of the cost of building bear by the Developers. The Owner shall be entitled to 40% of the sanctioned 2.5 F.A.R. basis in the form of completed flats and car parking spaces. The Owner and the Developers shall enjoy absolute rights of ownership over the rest of all other flats as well as car parking spaces. Both the parties shall be entitled to hold, possess to sell and dispose of their respective allotment together with undivided proportionate share in land, with common areas and benefit. The Owner shall complete the mutation and separation of the herein subject of plot of land.

AND WHEREAS the Owner Himangida Mondal is the absolute Owner of individual of other land of L.R. Dag No 188 & 190, R.S. Dag No 95 consists of 17 decimal land and 5 decimal land consists of R.S. Dag No. 96.

AND WHEREAS the said Owner also decided to develop such land under their schedule land and amalgamated with other land for development of this project.

AND WHEREAS Owner and Developers had decided to develop the said 5 Cutah land R.S. Dag No. 95 & 96 under Rajpur Sonarpur Municipality and in lieu of the cost of land. The Owner shall be entitled to 40% approx or 4000 Sq. Ft. of the sanctioned 2.5 F.A.R. basis in the form of complete building and car parking space. The Developers shall be entitled to 60% F.A.R. in the form of complete flat and parking space.

ARTICLE-II DEFINITIONS

Unless in these presents there is some thing in the subject or context repugnant to or inconsistent therewith:-

1. **ARCHITECT** :- The architect shall mean the authorized and registered person who may be appointed by the Developers planning of the multi storied apartment ownership several buildings to be constructed in the said property.
2. **BUILDING** :- The building shall mean the proposed multi storied building in several apartment to be constructed as per the building plan to be sanctioned by the Rajpur Sonarpur Municipality on the said property purely for residential as well as for commercial purpose. It shall include the parking and other spaces intended or meant for the enjoyment of the building and its occupants.

3. **BUILDING PLAN** :- The building plan shall mean such plan to be prepared by the architect of Developers for the construction of the buildings with the approval of the Vendor for erection thereof and to be sanctioned by the Rajpur - Sonurpur Municipality. It shall include any amendment, modification thereof made or caused to be made by the Developers with approval of the Vendor.
4. **COMMENCEMENT** :- The commencement of the above agreement shall be deemed to have come into effect on and with effect from the date first above written.
5. **COMMON FACILITIES**:- The common facilities shall include corridors, walls, stairs, passage, drive ways, common laboratories, pump room, safety tank, sewerage system, water pump, motor etc. other facilities which may be mutually agreed upon between the parties, require for the establishment allocation enjoyment for provision maintenance and /or management of the building to the ultimate roof terrace of the building.
6. **DEVELOPERS** :-The Developers shall mean as the Owners allocation, delivered and handover the same.
7. **LAND**:- The land shall mean the land which has been comprise in the premises more fully and particularly described in the First 'A' schedule written below.
8. **NEW BUILDINGS** :- The buildings shall mean buildings to be constructed on the land by Developers , in pursuance hereof.
9. **MUNICIPALITY**:- The municipality shall mean the Rajpur Sonurpur Municipality and shall include the Kolkata METRO POLITAN DEVELOPMENT AUTHORITY, other concerned authorities which may recommend, approved and /or sanctioned plans.
10. **SALEABLE SPACE** :-The saleable space 60% of Developers Allocation shall mean the space in the new buildings available for independent use and occupation after making due provision for common facilities and the space required for.
11. **BUILT UP AREA**:- The built up area shall mean the area of the flat including depth of walls and proportionate area of staircase as per sanctioned plan.
12. **PROJECT** :-The project shall mean the work of development undertaken to be done by the Developers of the premises to be completed, possession to be completed and possession of the completed units is taken over by the unit Owner.

13. **PROPORTIONATE**:- The proportionate shall mean with its convenient variations shall be in such ratio as the covered area of any unit or units in relations to the COVERED AREA of the units in the new building.

14. **TIME OF CONTRACT**:- The time of contract shall mean this agreement to be valid for 60 months from the date of execution of the said supplementary development agreement. The Developers shall complete construction of the Vendor i.e. Owner allocated portion within the said 60 months from the date of execution of said supplementary development agreement. The Developers had sell the said Owner allocation by prior permission from the Owner at the rate of present market value (Government) except 2 reserve flat, Flat at 8th Floor, 1000 Sq. Ft. each. The Developers had transfer the Owner allocation except 3 flats and deposited in their individual account, A/C No:-..... at the time of registration otherwise that Owners portion of sale will not be valid and Purchaser will handover the possession to the Owners because of non payment of consideration money. However, in the event of any unforeseen circumstances, due to existence of force majeure the said period shall be deemed to have been extended for a period of 6 months from the date of expiry of 60 months as stated above and shall carry penalty in respect of Owners allocated flats during the period of delay. After construction, the Developers had identified the total Owners allocation accordingly with the consent of the Owners and sign the same on the above sale Deed.

15. **TITLE DEED** :-The title deed shall mean the registered Khatola duly registered at the time of office of SRO Sonarpur, Alipur, South-24 Parganas Being No. 1458/74, 5922/06, 701/81, 697/81, 7855/91, 1246/92, 3281/18 and 3319/19 had executed by the lawful Owner namely Sri. Sankanta Mondol and Sri. Bechhal Mondol had executed in favor of Sri. Haripada Mondol. By the then lawful Owner namely Smt. Jyotsna Mondal had executed in favor of Sri. Bechhal Mondol. Sri. Premangshu Mondol had executed in favor of Smt. Baby Mondol. Sri. Dehingshu Mondol had executed in favor of Smt. Suptina Mondol and Smt. Anu Bose had executed in favor of Smt. Laiku Mondol. All the above deed are executed for purpose of amalgamation.

The above deed is entered in Book No. I, Volume No. II, Page No. 254-256, Being No. 695 for the year 1981. This above deed is executed for development purpose.

16. TRANSFER OF OWNER'S ALLOCATION :-

The Developers shall submit building plan to Rajpur Sonarpur Municipality. Rajpur Sonarpur Municipality had approve the building plan. The Owner is entitled to 4,000 Sq. Ft. build up area and proportionate car parking space. The Developers shall complete the Owner allocated flats in a fully habitable condition within 60 (Sixty months) from the

date of execution of said supplementary development agreement. The Developers shall deliver the possession of the allocated flats to the Owner in writing.

17. **TRANSFER:** -The transfer mean with its grammatical variations shall include a transfer by possession and any other means adopted for effecting what is understood as a transfer of space in a ownership building to Purchasers thereof although the same may not amount to transfer in law.
18. **TRANSFeree:**- The transferee shall mean a person to whom any space in the said building was being transferred.
19. **UNIT:**- The unit shall mean any flat, in the new buildings which is capable of being exclusively owned, used and/or enjoyed by the unit.
20. **MASCULINE GENDER:**- The masculine gender shall mean and include feminine gender and vice versa.

ARTICLE -III- BUILDING

1. The Developers shall prepare the building to get it signed by the Owner or through their constituted attorney, submit the same before the Rajpur Sonarpur Municipality, for sanctioning the same, and collect the said building plan from Rajpur Sonarpur Municipality. The Owner shall not be liable or responsible for any damage or loss suffered by any person during the construction of the proposed building.
2. The Developers is hereby authorized and empowered in relation to the said construction, so far as may be necessary for supply of quota cement, steel, bricks, other materials for the construction of the electric meter water, drainage, other inputs and facilities required for which purpose the Vendor hereby agree to execute in favour of the Developers, such power or authority by a registered Power of Attorney as required by the Developers to sign by the Owner all such application as to be required for the purpose, in connection with the construction of the proposed building, sell the Developer's allocated flats and car parking spaces with the share in land.
3. All dealings will be made by the Developers in respect of the construction of the building shall be in the name of the Owner but such dealings shall not create or incur in any manner any financial, civil and/or criminal liability of the Owner.
4. The Developers shall be entitled to enter into separate contract or agreement in its name with the building contractor, architects and others for carrying out the development work at its risk and cost.

ARTICLE-IV- BUILDING ALLOCATION

The Owner shall be entitled to 40% of the admissible 2.5 F.A.R. basis or not less than 4,000 Sq. ft. build up area in the form of self-contained flats. The land area is 5 Cotah 4 Chutaka 45 Sq. Ft. land L.R. Dng No. 188 & 190, R.S. Dng No 95 & 96, L.R. Khaliyan No 8972, rate 60% entitled to Developers and car parking spaces including facilities of common areas and parts. Out of the total allocable flats all out of efforts will be made by the Developers. The identification, location of the flats and measurement thereof shall be recorded in supplementary development agreement. This supplementary agreement had execute after sanctioning of building plan. It is to be executed between the parties hereto on getting sanctioned building plan. 60% and 40% 60% Developers allocation, 40% Owner allocation area of the Developer's share will be sold and disposed off by the Developers in favour of intending Purchaser.

1. The Developers shall be entitled to sell, transfer and/or otherwise deal except Owner allocation.
2. The Developers shall be entitled to sell, transfer and/or otherwise deal with the Developer's allocation without interference or obstruction from the Vendor for which purpose the Developers shall be entitled to enter into agreements and arrangements in the name of the Vendor, without any financial liability of the Vendor receive and retain consideration money from the Purchaser for which no further consent of the Vendor shall be required.
3. In consideration of the Developers having agreed to build, erect and complete the said premises and to make it available to the Owner allocation as well as the Developers allocation which shall be entitled to sell the Developer's allocation, receive and retain more sale proceeds from the respective Purchaser and Developer's deposit to sale price in the own account only. The Developer's allocation sale price will deposit in the Developer's account. The Owner allocation sale price will deposited in Owner account and it will approved by the Owner himself.

(THE DEVELOPER'S ALLOCATION)

The Developers shall be entitled to enjoy absolute right over the 60% (Sixty percent) F.A.R. land area i.e. 5 Cotah 4 Chutaka 45 Sq. Ft. L.R. Dng No. 188 & 190 of the constructed area consisting of flats, car parking spaces, common part, rest of all the flats and car parking spaces in the said newly constructed building together with undivided proportionate area in land attributable thereto.

The Developers shall be at liberty to sell and dispose of all its allotted flats and car parking spaces together with undivided proportionate share of land to any intending Purchaser as he may think fit, proper, all these sale proceeds of flats and car parking spaces with proportionate share of land shall belong to the Developers. The Developers shall be

delivered to Owner allocation its allocated 40% or 4,000 Sq. ft. build up area. The balance 60% of the total construction transfer in favour of the intending Purchaser along with undivided proportionate share of land provided. The Developers shall firstly comply with the obligations of the Owner allocations.

COMMON FACILITIES

The common areas and facilities shall be in the land, stair -case landing, no floor roof, supply tank, underground overhead water reservoir, water tank and service room, entrance, exit passage inside the premises. The Owner shall pay proportionate common expenses and maintenance charges for the Owner allocated portions. The Developer or its nominee shall be liable to pay proportionately common expenses and maintenance charges for the flat in Developer's allocation.

ARTICLE _____ OWNER OBLIGATION

1. That during the continuance of this agreement the Owner shall not in any way cause impediment or obstruction whatsoever in the construction or development of the said property at the said property at the said premises by the Developers.
2. That the Owner shall sign all necessary papers and documents which may be required by the Developers for the purpose and development of the said property in the said premises.
3. The Vendor shall allow the Developers to execute the construction work smoothly in accordance with the sanctioned plan to be sanctioned by the Rajpur - Simarpur Municipality without any interference or interruption by the Vendor nor by any person so authorized by the Vendor in writing on his/her behalf.
4. The Owner hereby agreed to grant a registered General Power Of Attorney in favour of the said Developers to facilitate to sign, execute on all papers, documents, relating to the said building plan, construction of the development, for taking all essential connections of water, sewerage, drainage, etc. to enable the Developers to enter into an agreement for flats and car parking spaces together with proportionate share in land out of the Developer's allocated portion together with execution and registration of sale deed in favour of the Purchaser on behalf of the Owner. In case of unfortunate death of the Owner, the deceased Owner heirs and successors shall be remain bound to execute, register an equal Power of Attorney in favour of the Developers for construction of the building, to deal with the Developer's allocated portion in the same manner i.e. to enter into an agreement for sale, to receive all earnest money, full sale proceeds, to execute, sign and register Deeds of Conveyance together with proportionate share of land or flats, car parking spaces, in Developers allocation.

5. That the except the Vendor /Owner above named, none else will have any right title and interest, claims or demand whatsoever or howsoever over and in respect of the said premises/land or any portion thereof.
6. That there is no attachment under the Income Tax Act or under any of the provisions of the Public Debt Recovery Act in respect of the said premises or any of part thereof nor any proceeding in respect thereof of the said premises or any part thereof nor any proceeding in respect thereof is pending nor any of notice in respect of any such proceedings have been received or served upon the Owner or any of them to the best of their knowledge.
7. The Vendor have absolute right and authority to enter into this agreement with the Developers in respect of the said premises agreed to be developed.
8. The Vendor has not entered into any prior agreement for sale, transfer, lease mortgage in development and has not any created any charge of any nature and there is no Third Party claim in respect of the said premises. The Vendor hereby undertakes to indemnify, keep indemnify from the Developers due to defect in title of the Vendor, for non compliance of obligation under these presents by the Vendor, also from against any, all actions, charges, liens, claims, encumbrances, mortgages or any Third Party having any possessory rights in the said premises arising out of or due to the negligence or non compliance of obligation under these presents by the Vendor, also from against any, all actions, charges, liens, claims, encumbrances, mortgages or any Third Party having any possessory rights in the said premises arising out of or due to the negligence or non compliance of any law, bye-law, rules, regulations of the Rajpur Sonarpur Municipality, other Government or local bodies as the case may be.
9. The Developers undertake to indemnify and keep indemnify the Vendor from and against any and all actions, charges, liens, claims, encumbrances, mortgages or any Third Party adverse possession in the said premises out of or due to the negligence or non compliance of any law, bye-law, rules, regulations of the Kolkata Metropolitan Authority and or the Rajpur - Sonarpur Municipality, other Government or local bodies as the case may be, shall attend to answer, be responsible for any deviation, omission, violation, regulation, any accident in or relative to the construction of the building. All cost and charges in this regard shall be borne by the Developers. It is made clear that the Owner shall not be liable for or questionable in any way for disputes of any kind, Income Tax, Govt. Revenue, K.M.C. Rajpur Sonarpur Municipality Tax or charges of water for construction, West Bengal Apartment Tax for sale and transfer of flats by the Developers other than the Owner allocation.

ARTICLE DEVELOPER'S OBLIGATION

1. The Developers shall construct the said building in terms of his agreement and in accordance with the plan to be sanctioned by the Rajpur Sonarpur Municipality and Kolkata Metropolitan Authority at its own costs and expenses.
2. The Developers shall complete the Owner allocated flats and car parking spaces tentatively within 60 months from the date of the execution of said supplementary development agreement unless prevented by the Acts of God and/or unforeseen circumstances. If any delay is caused due to the circumstances beyond control of the Developers in such event the Developers shall be allowed the extension for a period of 6 months depending upon the progress of the work.
3. That Developers shall construct the building at its own costs in accordance with the sanctioned plan to be sanctioned by the Rajpur Sonarpur Municipality and deviations annexed thereto and no deviation shall be made. The Developers shall be solely liable for any deviation of the building plan and shall pay all damages, penalties, and compounding fees for making such deviator (if any) and the Owner shall not be liable in any manner whatsoever.
4. The Developers shall pay and bear all Municipal Taxes and other propositions payable during the period of construction of the premises till the date of delivery of possession of the flats in the newly constructed building to the Owner and Buyers.
5. The Developers will construct the proposed Apartment Ownership building with good quality building materials available in the market and as per specifications particularly described in the Schedule -D herein under written. If it becomes necessary and/or if it compulsory by the Municipality, the Developers shall take up soil testing at the cost of the Developer. The Developers shall remain further liable for all costs, expenses and damages if the building is collapsed for non use of materials and workmanship prescribed by the Rajpur Sonarpur Municipality.
6. The Developers shall not transfer or assign the benefits of this agreement or any of the portion thereof to any Developer or Promoter without the consent in writing of the Vendor.

ARTICLERESTRICTIONS

1. The Developers during construction shall abide by all the laws, rules and regulations of the Government, local bodies and/or other authorities shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye laws and regulations.
2. The Owner shall abide by all the laws, rules and regulations of the Associations/Society that may be formed in the apartment in due course by the flat Owner and cooperate with the development in the matters relating to the maintenance of the apartment.
3. The Owner shall not cause any obstruction or throw any dirt, rubbish, waste or permit the same to be thrown or accumulated in or about the building or in the compound corridors or any other portion in the building.
4. The Owner or the Developers shall not be entitled to cancel, terminate or revoke this agreement or the concerned Power of Attorney granted or to be granted in favour of the Developers unilaterally.

ARTICLE-TITLE IDEMNITIES

1. The Owner declare that they have a good and marketable title to the said property without any claim, right or interest in or any other person thereon and that they have not entered into any other agreement with any other person or persons and property is not subject matter of any litigation, dispute or demand of any third person or persons.
2. The Owner hereby declare that the subject property is free from all and any manner of charges, claims, encumbrances, liens, mortgage and attachments whatsoever and there is no notice of attachment, acquisition or requisition and no suit of any matter is pending against the property.
3. The Owner declare that they have not entered into any agreement of any nature with any other person or persons and shall not do the same or encumber the property during the continuance of this agreement.
4. The Developers undertakes to keep the Owner indemnified against all third party claims and actions arising out of any commission or omission of the Developer or in relating to the construction of the building.

3. The Owner undertakes to keep the Developers indemnified against and shall indemnify against any defective title of the property or against any action, claim, suit or proceedings arising out of the said property.

ARTICLE- MISCELLANEOUS

1. The Owner and the Developer had entered into an agreement purely on a principal basis. Nothing stated herein shall be deemed to constitute a partnership between the Developers and the Owner. It shall not in any manner constitute an association of persons, each party shall keep the other party indemnified from and against the same. The agreement shall be binding on the heirs, executors, representatives and assigns thereof.
2. It is understood that from time to time to facilitate the construction of the building by the Developers various acts, matters and things not herein specified /referred to which may be required to be done by the Developers for which the Developers may require the authority of the Owner, various applications and other documents may be required to be signed or made by the Owner relating to which no specific provisions has been made herein. The Owner undertakes to execute all such additional Power(s) of Attorney and/or other authorization as may be required by the Developers for the purpose and also undertakes to sign, execute all such additional applications and other documents as may be required for the purpose.
3. Upon completion of the building, the Owner and the constituted attorney of the Owner shall execute appropriate sale deeds / conveyances / Deed of Assignment in favour of the Purchaser of the Developer's allotted portion in respect of the flats and car parking spaces, covered spaces together with undivided proportionate share in land sold by the Developers or the constituted attorney of the Owner.
4. If any excess /shortage of areas and /shortage /surplus in Owner Allocation, compared to the areas to be measured according to this agreement in constructed area, then such excess/short fall in area shall be adjusted in terms of money payable or receivable by the Owner /Developers accordingly by mutual discussion.

ARTICLE- JURISDICTION

Appropriate Courts at Barisal, District South 24 Pargana(s) or Kolkata High Court to entertain all disputes and actions between the parties.

THE SCHEDULE -A- ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area of 5 Cottah 4 Chitraks 45 Sq. Ft land comprising in L.R. Dag No 188 & 190 under L.R. Khatayan No 897/2 and corresponding to R.S. Dag No 93 & 96, corresponding to R.S. Khatayan No 285, Tour No 274, R.S. No 30, J.L. No 46, decimral being and situated at Mouza- Balis, at present P.S. Narendrapur, District- South 24 Paraganas) within the limits of Rajpur Souarguz Municipality, Ward No 01.

OWNERS ALLOCATION

The Owner shall be entitled to 40% F.A.R. basis more or less 4,000 Sq. Ft. land area 5 Cottah 4 Chitraks 45 Sq. Ft. L.R. Dag No. 188 & 190, L.R. Khatayan No. 897/2.


THE SCHEDULE -C-
(DEVELOPER'S ALLOCATION)

The Developer's allocation 60% F.A.R. to construct a building. land area 5 Cottah 4 Chitraks 45 Sq. Ft. L.R. Dag No. 188 & 190 shall mean such number of units, parking spaces and all other saleable spaces, common rights and facilities in the ownership building to be constructed together with undivided proportionate share in land attributable to the Developer's allocated portion at the premises referred to in the Schedule 'A' herein after appearing EXCLUDING the Owner allocation as stated above in the Schedule 'B' herein above.

THE SCHEDULE -D- ABOVE REFFERRED TO

GENERAL SPECIFICATION

AREA ROOM	Floors Finish	wall & ceiling Finish
A. GROUND FLOOR		
1. R.C.C.	Structure	Emulsion Paint
2. STAIR CASE	Silver-Grey Mosaic	Emulsion Paint over Plastic of paint
B. FLAT INTERIORS		
1. LIVING/DINNING	Marble Finish	Plaster of Paris Finish over Cement Plaster
2. BED ROOMS	Marble Finish	Plaster of Paris Finish over Cement Plaster
3. KITCHEN	Marble finish flooring and Finish over Dado block slab on kitchen counter & Sink and Mosaic colored Glazed tiles On the Wall 2ft above counter	Plaster of Paris Cement Plaster
4. TOILETS	Marble chawka flooring with mirror Colored tiles dado up to 6ft height	Plaster of Paris finish Over Cement Plaster
5. VERENDAH	M. S. Railing	Plaster of Paris Over Cement Plaster

6. Roof Finish	Roof treatment with presulating net cement Plaster of paris over Cement Plaster	
C. EXTERNAL FINISH "Snowwhite" / acrylic emulsion over treated Plaster surface		
1. DOORS	Seal -wood frame and wooden panel door inner Aluminum has bolt with night latch and cycholes and Stopped buffer steel main door must be collapsible gate	-do-
2. WINDOW	Wooden frame and with panel glass or wooden pallis	-do-
D. SANITARY		
1. WASH BASIN	Party ware colored vitreous china ware with hot And cold water including C.P. basin mixture	-do-
2. W.C	White commode W.C. with flush valve in attached toilet	-do-
3. KITCHEN	Stainless steel sink drain with drain board and additional Top for cleaning utensils (Esco Cook) Esco Top and lower Level drain guard for "4"	-do-
4. ELECTRICAL	All electrical wiring are concealed type best quality Copper wire Separate metering system for individual Flats with miniature circuit breakers for each flat interent System of the building.	

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals on the day month and year first above written.
SIGNED, SEALED & DELIVERED
Kollats in the presence of:-

1. *Leela Choudh*
Sonaip 249693

Hirangshu Sekha Mondal

Sri. Hirangshu Mondal

(SIGNATURE OF THE VENDOR / OWNER)
I had not been informed at the time of the sale

[Signature]

ENDORSEMENT / CORRECTIVE

[Signature]
Partner

2. *Raju Chakraborty*
Scholarship
Sark 24 pgs

SIGNATURE OF THE DEVELOPERS

Alex Mondal

Controlling Party

Drafted By -
Prabin Kumar Roy
ADVOC. N.B. 823/81
Alipore Criminal Court.
X-1-27.

SPECIMEN FORM FOR TEN FINGER PRINTS

					
	(Left Hand)				
				X	X
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Name: Himanshu Sekhar Mondal

Signature: Himanshu Sekhar Mondal

					
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Name: Himanshu Sekhar Mondal

Signature: _____

					
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Name: Himanshu Sekhar Mondal




Signature: Himanshu Sekhar Mondal

SPECIMEN FORM FOR TEN FINGER PRINTS

					
	(Left Hand)				
					
(Right Hand)					








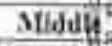


Name.....

Signature *Asim Mardal*

					
	(Left Hand)				
					
(Right Hand)					

Name.....

Signature *Arindam Choudhary*

PHOTO					
	(Left Hand)				
					
(Right Hand)					

Name.....

Signature.....





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2022, Page from 76468 to 76500

being No 162902132 for the year 2022.



Digitally signed by KRISHNENDU
TALUKDAR

Date: 2022.04.05 16:32:32 +05:30

Reason: Digital Signing of Deed

(Krishnendu Talukdar) 2022/04/05 04:32:32 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

West Bengal.

Checked By

25.04.2022

Certified to be a True Copy

And. Dist. Sub-Registrar, Garia
South 24 Parganas

25.04.2022

(This document is digitally signed.)



पश्चिम बंगाल WEST BENGAL

2540/2016 Date 25.10.16

02AB 688971

COST OF FEES

Fit	7-00
FCR	7-00
GR	195-00
GR	
Plan	
Stamp	10-00
C.F.S.	10-00
Total	218-00

Refers two hundred
Nineteen only.

D.S.R. 112, Bidan
South 24 Parganas

25.10.16



073881

Social No.....
Name..... S. C. MAZUMDER (ADV.)
Address..... All India Patents Court
Kolkata - 700 027
11, Park Street, (Hocor No-14)
Kolkata - 700 016

19 OCT 2016

Machine and Stamp Vendor:
S. GANAP



893 16/12/13 5000/-
नं. 1/5 - Deep Construction
विवरण
सा. 14, Mahanga Bahia, Garia - Cal. 84



शुद्ध कुमार सरकार
सामान्य प्रबंधक
सेवाएं/पुनर्वास विभाग, अखिल
भारत, 28, बंगला

[Handwritten signature]



[Handwritten signature]
13 DEC 2013

Laxmi Das
Advocate
High Court, Calcutta

- 2 -

AND

M/S. DEEP CONSTRUCTION, a partnership firm having its registered office at 14, Malliya Balia, Garia, Kolkata - 700084, having PAN No. AAGFD0321F, represented by its partners, namely (1) **SMT. SAGORIKA SARKAR**, wife of Sri Dehabansi Sarkar, by birth - Hindu, by occupation - Business, residing at Balia, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084 and (2) **SRI SALEN MONDAL**, son of Late Anrilal Mondal, by birth - Hindu, by occupation - Business, residing at Kaitala, Garia, Police Station - Sonarpur, Kolkata - 700084, hereinafter called and referred to as the **"DEVELOPER/SECOND PARTY"** (which terms or expressions shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its/their administrators, legal representatives, successor(s)-in-interest in office and assigns) of the **SECOND PART**.

WHEREAS the Owner herein is the absolute owner of the land measuring about 19 decimal be the same a little more or less and the said land has been more fully described in the First Schedule written hereunder:

AND WHEREAS in the Revisional Settlement Record-of-Rights (Parcha) the name of Kalicharan Mondal, son of Bhishan Mohan Mondal has been published as the recorded owner in respect of the land total measuring about 50 decimal in R.S. Dag No. 95 appertaining to R.S. Khata No. 285 inter-alia other plots of land Mouza - Balia, J.L. No. 46, Police Station - Sonarpur, District - 24 Parganas presently South 24 Parganas and after the death of the said Kalicharan Mondal on 07/08/1961 his wife Haridarsi Mondal, 3 direct sons namely (1) Subash Chandra Mondal, (2) Srikanth Mondal, (3) Bechhal Mondal and only daughter Anita Bala Sarkar, wife of Anil Bechari Sarkar became the joint owners of the aforesaid landed property.

AND WHEREAS on 03/01/1978 the aforesaid legal heirs of Kalicharan Mondal executed a Deed of Partition amongst themselves which was registered before District Registrar, Alipore and recorded in Book No. 1, Volume No. 36, Pages 54 to 65, Being No. 15 for the year 1978 and being the "Second Party" and as per "Schedule - Kha" of that said Deed of Partition Srikanth Mondal and Bechhal Mondal got the joint ownership of the land measuring about 50 decimal in R.S. Dag No. 95 appertaining to R.S. Khata No. 285, Mouza - Balia, J.L. No. 46, Police Station - Sonarpur, District - 24 Parganas presently South 24 Parganas.

AND WHEREAS in 16/02/1981 Sanku Mondal and Bechulal Mondal jointly gifted the land measuring 30 decimal out of total 30 decimal in R.S. Dag No. 95, appertaining to R.S. Khata No. 285, of Mouza - Balia to Sri Ashim Kumar Mondal (the Owner herein) by virtue of a registered Deed of Gift registered before A.D.S.R. Sonarpur and recorded in Book No. 1, Volume No. 12, Pages 238 to 240, Being No. 692, for the year 1981.

AND WHEREAS that by virtue of the aforesaid Deed of Gift Sri Ashim Kumar Mondal became the owner of the land measuring about 30 decimal and thereafter Sri Ashim Kumar Mondal (the Owner herein) mutated his name before the B.L.&L.R.O., Sonarpur, South 24 Parganas and L.R. Record-of-Rights (Parcha) has been published in his name in respect of the said land at L.R. Dag No. 100 appertaining to L.R. Khata No. 1070 of Mouza - Balia and while enjoying the ownership of 30 decimal land in R.S. Dag No. 95 of Mouza - Balia, II, No. 46, Police Station - Sonarpur, District - South 24 Parganas Sri Ashim Kumar Mondal (the Owner herein) sold 10 decimal of land to Sri Pradip Chandra Mondal by a registered Sale Deed registered on 12/02/1985 before District Registrar, Alipore recorded in Book No. 1, Being No. 1840, for the year 1985 and presently while enjoying the ownership of the rest of the land of 19 decimal Sri Ashim Kumar Mondal (the Owner herein) at present has been in possession and enjoyment of 19 decimals in L.R. Dag No. 100 appertaining to L.R. Khata No. 1070 corresponding to R.S. Dag No. 95 appertaining to R.S. Khata No. 285 of Mouza - Balia, II, No. 46, Ward No. 01 of the Rajpur - Sonarpur Municipality, Police Station - Sonarpur, District - South 24 Parganas.

AND WHEREAS the land which is being described hereinabove within these presents is situated under the Jurisdiction of the Rajpur - Sonarpur Municipality, Ward No. 1, and the Landowner at present has been enjoying the said land as more fully described in the First Schedule hereunder written without any interruption and hindrance and the Landowner is thus in lawful possession of the said entire land and adversely to the interest of any body else and the Landowner has every right to deal with this land with any other person.

AND WHEREAS the Owner is very much desirous to construct a building on maximum availability of FAR as per existing rule of the Rajpur - Sonarpur Municipality on his land specifically mentioned in the First Schedule hereunder written and to make construction of a new buildings on his said land, but due to financial difficulties and technical knowledge the said owner herein is unable to construct building upon the said plot of

land and he has decided to enter into an agreement with the developer, and for that the Owner First Party expressed his willingness to enter into an agreement with the developer in respect of construction of building upon the said premises. The Developer/Second Party herein having had the information with regard to the willingness of the said Owner First Party proposed to construct apartment ownership building upon the aforesaid premises in accordance with the approved building plan to be sanctioned by the appropriate authority at the cost and/or expenses of the developer, and the Owner accepted the proposal of the Developer with the terms and conditions specifically mentioned hereunder.

AND WHEREAS the parties hereto have further agreed to enter into an agreement for construction of the proposed building so as to allocate parts portion of the proposed building to the parties hereto as well as its specified terms and conditions as mutually agreed to by and between them.

NOW THIS AGREEMENT WITNESSETH and the parties hereto have agreed to and abide by the terms and conditions mentioned herein below :-

ARTICLE-1
(DEFINITION)

- 1.1 Owner and Developer shall include their respective transferees/ nominees.
- 1.2 Premises shall mean more or less 19 decimals Darga land in L.R. Dtg No. 190 appertaining to L.R. Khatun No. 1070 corresponding to R.S. Dtg No. 95 appertaining to R.S. Khatun No. 285 of Moha - Baha, J.L. No. 44, Ward No. 01 of the Rajpur - Sonapur Municipality, Police Station - Sonapur, District - South 24 Parganas.
- 1.3 Owner shall mean Sri Ashim Kumar Mondal, son of Late Srikanth Mondal and include his heirs, executors, administrators, legal representatives and assigns.
- 1.4 Developer shall mean M/S. Deep Construction having its office at 14, Mudhya Baha, Grest, Kollima - 700064 and include its executors, administrators, successors in interest in office and assigns.
- 1.5 Proposed building shall mean and include commercial and/or residential building to be constructed on the said plot of land in accordance with the plan to be sanctioned by the appropriate Authority; and with necessary additional structures as will be required and

- shall include the car parking and other spaces/ commercial spaces intended for the enjoyment by the occupants of the building.
- 1.6 Common facilities and amenities shall mean and include the facilities specifically mentioned in Article - X.
 - 1.7 Saleable Space mean the space in the proposed building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
 - 1.8 Owner's allocation shall mean 42% F.A.R. of the proposed building to be constructed upon the allocated plot of land.
 - 1.9 Developer's allocation shall mean the entire proposed building along with proportionate share in land, common parts, portions facilities and amenities excluding the owner's allocated portions i.e. 58% F.A.R. of the proposed building to be constructed upon the allocated plot of land.
 - 1.10 Architect shall mean any qualified person or persons or firm or firms to be appointed or nominated by the Developer as Architect of the building for designing and planning of the proposed building at the said premises.
 - 1.11 Building plan shall mean such plan or plans for construction of the new building to be sanctioned by the appropriate authority and shall include any amendments thereto and/ or modified thereof duly sanctioned by the appropriate authority.
 - 1.12 Transfer, with its grammatical variations shall include transfer by possession and by any other means adopted for effecting sale or considered as a transfer of space in Multi-Storeed buildings to purchasers thereof and will include the meaning of the said terms as defined in Income Tax Act, 1961.
 - 1.13 Transferee shall mean a person or persons, firm or association of persons to whom any space in the Building to be transferred.
 - 1.14 Words importing singular shall include plural and vice versa.
 - 1.15 Words importing masculine gender shall include feminine and neuter genders. Likewise, words importing feminine gender shall include masculine and neuter genders.

ARTICLE-II
(TITLE AND INDEMNITIES)

- 2.1 The owner hereby declares that the owner has marketable title in the said premises and the owner has good right and title to enter into this Agreement with the Developer and the owner hereby undertakes to indemnify and keep the Developer indemnified against any and all third party claims, actions and demands whatsoever.
- 2.2 The owner is in continuous physical possession of the premises which is free from all and any manner of liens, charges, loans, attachments, claims, encumbrances or mortgages whatsoever or howsoever and is in the exclusive possession of the owner and the owner hereby undertakes to indemnify and keep indemnified the Developer from and against any and all actions, charges, loans, claims, encumbrances and mortgages or any third party possessory right in the said premises.
- 2.3 The Owner hereby also undertakes that the Developer shall be entitled to construct and complete the building on the said premises and to retain and enjoy the Developer's possession therein without any interruption or interference from the owner or any person or persons lawfully claiming through or under the Owner and the Owner undertakes to indemnify and keep the Developer indemnified against all losses and damages and costs, charges and expenses incurred as a result of any breach of this undertaking.
- 2.4 That the Developer undertakes to construct the building in accordance with the sanctioned building plan and undertake to pay any or all damages, penalties and/or compounding fees payable to the authority or authorities concerned relating to any deviation, and against all losses and damages of the ~~building~~
- 2.5 That the Developer shall act as an independent contractor to construct the building and undertake to keep the Owner indemnified from and against all third party claims, compensation and action arising out of any act or omission of the Developer or any accident or injury relating to the construction of the building.
- 2.6 That the owner hereby declares that there is no excess vacant land comprised in the site plan of land and in any event, even if any excess vacant land is found at the said plot of land, the same shall be an account of the development project.

**ARTICLE-III
(CONSIDERATION)**

- 1.1 That the owner shall be entitled to own and possess absolutely 42% F.A.R. of the proposed building to be constructed upon the aforesaid premises along with proportionate share in land, common parts/parking, facilities and amenities. Apart from this, the Developer also agrees to pay adjustable Rs. 21,00,000/- (Rupees Twenty Five Lakh only) to the Owner hereon out of which the developer has paid a sum of Rs. 5,00,000/- (Rupees Five Lakh only) before execution of this agreement and the developer shall be liable to pay remaining sum of Rs. 16,00,000/- (Rupees Twenty Lakh only) after handing over vacant possession of the said premises to the developer. The said sum of Rs. 25,00,000/- (Rupees Twenty Five Lakh only) shall be adjusted at present market rate when the total amount will be paid to the Owner from owner's allotment.
- 1.2 That in consideration of the construction cost and other expenses for construction of the proposed building formed together with consideration amount paid to the owner by the Developer, the Developer shall be the absolute owner of the entire building consisting of flats, shops, commercial spaces and car parking spaces excluding the Owner's allocation which is specifically mentioned under clause 4.1 of Article IV.

**ARTICLE-IV
(OWNER'S ALLOCATION)**

- 4.1 That the owner shall be entitled to own and possess absolutely 42% F.A.R. of the proposed building to be constructed upon the aforesaid premises along with proportionate share in land, common parts/parking, facilities and amenities. Apart from this, the Developer also agrees to pay adjustable Rs. 25,00,000/- (Rupees Twenty Five Lakh only) to the Owner hereon out of which the developer has paid a sum of Rs. 5,00,000/- (Rupees Five Lakh only) before execution of this agreement and the developer shall be liable to pay remaining sum of Rs. 20,00,000/- (Rupees Twenty Lakh only) after handing over vacant possession of the said premises to the developer. The said sum of Rs. 25,00,000/- (Rupees Twenty Five Lakh only) shall be adjusted at present market rate when the total amount will be paid to the Owner from owner's allotment.
- 4.2 That the Owner shall be entitled to transfer or dispose of the Owner's allocation in the proposed building without any disturbance from the Developer with the exclusive right to enter into agreement for sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Developer or any person or persons lawfully

claiming through the Developer who shall not in any way interfere with or disturb the quiet and peaceful possession of the Owner's allocation, however the possession of the sum shall be given only after fully handing over Owner's allocation to the Owner.

ARTICLE - V
(DEVELOPER'S ALLOCATION)

- 5.1 That the Developer shall be entitled to be the owner of the entire proposed building along with proportionate share in land, common parts, portions, facilities and amenities excluding the owner's allocated portions as mentioned in Article IV.
- 5.2 That the Developer shall have the absolute right to sell, transfer, alienate, let, mortgage, create lease and license or peaceful enjoyment of his/her portions according to their choice without any way disturbing the common facilities situated thereon.

ARTICLE - VI
(OWNER'S LIABILITY AND RESPONSIBILITY)

- 6.1 That the Owner/First Party shall have no objection to construct boundary wall around the said landed property at the cost of the Developer and the owner herein shall handover original copies of his maps, assessment certificate of the said premises and all other paper and documents expense of which shall be borne by the Developer for sanctioning building plan of the proposed building.
- 6.2 That the owner undertakes not to transfer, mortgage, charge or lease in any way or encumber the said premises or any part or portion thereof which is the subject matter of this Agreement in any manner whatsoever during the subsistence of this Agreement but the developer shall have the right and liberty to transfer, mortgage and/or create charge or lease in respect of Developer's share of allocation before any nationalized bank or private bank but in such case the Owner shall not be financially liable or responsible and if required the Owner shall sign in necessary papers and documents to that effect.
- 6.3 That the said Owner/First party grants its exclusive right and possession subject to eventual surrender mentioned to the developer to build construct an apartment ownership building on the said premises containing several self contained flats, car parking spaces, shops, commercial spaces in accordance with building plan to be sanctioned by the Rajpur - Sonarpur Municipality, and the Developer shall be entitled to be the owner of Developer's allocation and both the parties shall be entitled to hold, possess, sell and dispose of their respective allotments

together with undivided proportion share in land with common parts, portions, facilities, amenities and benefits in lawful manner in accordance to their allocated portions in the proposed building provided that both the parties shall not litigate in respect of minor modification or variation in the said building plan for the sake of construction and/or instructions of the said Municipal Authority.

- 6.1. That the Land Owner First Party will execute all necessary papers and documents relating to approval of the building plan which will be prepared by the Architect of the developer and cost and expenses of preparing building plan, development charge and other expenses relating to the construction of the proposed building shall be borne by the Developer. The Developer will engage an architect of its own choice and the Owner, if required, will sign the plans as well as whatsoever other necessary papers and documents relating to the said building plan in accordance with law, and the owner will execute, authorize and grant authorization letter in favour of the developer for construction of the said building and smoothly running of development work with regard to the completion of the proposed building.
- 6.5. That during the continuance of the agreement the owner shall not in any way cause impediment or obstruction whatsoever to the construction or development of the said property in the said plot of land to be carried on by the Developer.
- 6.6. That the original title deeds relevant papers in respect of the said premises shall be kept in custody of the developer who shall allow to the Owner and or Advocate or the financial institution or offer for inspection the said documents as and when required and also allow the Owner to take copies and or extracts therefrom.
- 6.7. That the owner shall abide by all bye-laws, rules and regulations of Association/Society that may be formed by the initiation of the Developer in the said plot of land in due course.
- 6.8. That the owner hereby has agreed to grant a regular General Power of Attorney, in favour of the Developer to enable the Developer to enter into agreement for sale, receive advance and execute sale deed in favour of the purchaser on behalf of the owner only for the Developer's allocated portions and the entire risk and liability in doing so will devolve upon the Developer, in case of Death of the owner, his heirs, successors, executors, legal representatives shall execute and regular equivalent power of attorney in favour of the Developer for continuation of the said building and to do necessary acts for completion of the proposed building and to exercise and or absolute enjoyment of the Developer's allocated portions, and expenses in respect thereof shall be borne by the Developer.

- 6.9 Immediate after execution of this agreement, the Developer shall be entitled to deal with the said land on the terms and conditions herein contained and also in accordance with the Powers and Authorities conferred on the Developer by the Owner. In accordance with the General Power of Attorney for the purpose of development and construction of the Buildings contemplated in these presents with Power to enter into Agreement for Sale, lease or let out the various portions of the Developer's allocation with any intending Purchaser/purchasers and to receive earnest money and/or any part payment and entire sale proceeds in respect thereof.
- 6.10 That the owner shall be liable to execute Deed of Assignment as well as Boundary Declaration and register the same at the cost of the Developer in respect of the said plot of land, if required.
- 6.11 That the Developer shall be entitled to enter into agreement with any Bank/Financial Institution for the purpose of obtaining loan in respect of the said construction only with the permission of the owner and in respect of obtaining loan and repayment the same or advance money being received from becoming purchasers entire risk and liability will devolve upon the Developer.
- 6.12 That in the event of any dispute in connection with the title of the said property, the owner shall be liable to pay back the consideration money along with interest thereon and other necessary expenses for processing the development project to the developer as and when the Developer shall desire to cancel this presents.
- 6.13 That after possession as long as such part of the owner's allocation in the said building shall not be separately assessed for the purpose of Municipal Taxes, maintenance charges, consumption of electricity and Charges for supply of water shall be proportionately paid by the Owner. Such proportionate charge and maintenance shall be determined by the Developer on the basis of area of such flat in the said building. In the event of arrangement of any new transformer or any thing else including installation of the mother water in connection with supply of electricity to the said building owner shall be liable to pay the required money proportionately.

ARTICLE - VII
(DEVELOPER'S LIABILITY AND RESPONSIBILITY)

- 7.1 That the Developer shall take all such steps for sanctioning the building plan in the name of the owner and the owner shall put his signature as and when it shall be

required. The Developer shall have to pay sanction fees, development charge and other charges, if any, for sanctioning the plan in the name of the owner.

7.1 That the Developer shall construct the building at his cost as per drawing with sanctioned building plan as per specifications of the Rajpur-Samarpur Municipality annexed hereto. The Developer shall be solely liable for any deviation of the building plan and shall pay all damages, penalties and compensating fees for making such deviation, if any, and the owner shall not be liable in any manner whatsoever.

7.2 That the Developer shall have the right to have electric meter connection either in his own name or in the name of the owner at the said premises at the cost and expenses of the Developer or to use the existing electric meter, if any, in the name of the owner and the developer shall be liable to pay the electric bill to WRS&DCL.



7.4 That the Developer is liable to complete the proposed building within 2 (two) years from the date of sanction of building plan unless prevented by acts of God and/or unforeseen circumstances or similar calamities delay is caused due to the circumstances beyond control of the Developer and in that event the Developer shall be allowed for a period of 6 (six) months in addition to the said 18 months for completion of the said building.

7.5 That the Developer shall pay and bear all Municipal rates and taxes, land revenue, charges for use of electricity of the said plot of land from the date of handing over vacant possession of the said premises to the Developer by the Owner till the date of delivery of possession of owner's allocation in the proposed building by the developer and after delivery of possession responsibility of paying rates and taxes, land revenue, electricity, maintenance and other charges will be borne by the owner according to rates.

7.6 That all dealings by the developer in respect of the construction of the building shall be either in the name of the Owner or in the name of the developer/attorney but such dealing shall not create or incur in any manner any financial, civil and/or criminal liability to the owner.

7.7 That in case of death of any partner of the developer the existing partner and his heirs, necessary-in-office, executors, administrators, legal representatives, assigns or nominee shall be liable to complete the construction of the building and to handover the owner's allocation. On the other hand, death of the owner his heirs, executors, successors will be liable to do all deeds and things necessary for completion of the proposed building upon the said plot of land and transfer the Developer's allocation to the Purchaser of Purchasers in accordance with law.

- 7.8 That the Developer shall be liable to complete the proposed building and handover the owner's allocation within the specified period as mentioned in this presera, excepting the event of force majeure.
- 7.9 That the developer shall arrange a suitable residential accommodation to the Owner from the date of handing over vacant possession or demolition of the existing structure till the date of handover possession of owner's allocation to the owner.

ARTICLE - VIII
(RESTRICTIONS)

- 8.1 That the Developer shall use 1st class standard quality of materials for the construction of entire building. The owner shall have the authority to inspect the construction in accordance with the structural plan by appointing expert civil engineer of his own choice at his discretion at any working day and if the Developer deviates from the structural plan, all liabilities for deviation shall devolve upon the Developer. It is clearly noted that after completion of the owner's portion and upon delivery of possession of the owner's allocated portion, the owner shall not be entitled to any disputes in respect of workmanship of the construction of the building.
- 8.2 That the Developer, during construction, shall abide by all laws, bye-laws, rules and regulations of the Government, Local bodies and/or other authorities and shall attain its approval before the appropriate authority and be responsible for any deviation or violation and/or breach of any of the said laws, bye-laws, rules and regulations.
- 8.3 That the owner shall abide by any laws, bye-laws, rules, regulations of association/society that may be formed by the initiatives of the Developer in the proposed building in due course.
- 8.4 That the owner shall not:
- (i) interfere with or hinder or obstruct in any manner whatsoever in the construction of the said building or any part thereof by the Developer;
 - (ii) do anything whereby the Developer is prejudicially affected;
 - (iii) store any rubbish or hazardous article or inflammable goods in the common parts;
 - (iv) carry on any unwholesome, noisy, offensive, illegal or immoral activity in the flat.

- v) shall not cause any nuisance or annoyance to the co-purchasers and / or occupants of the other portions of the said building and / or flats.
- vi) shall not lease or let or otherwise alter the exterior wall of the said flat or common parts of the said building in any manner without the consent of the association to be formed by due course.
- vii) shall not in any manner obstruct the Developer's Construction in making further construction or transferring any right in or on the land, building or parking space, shops, commercial space etc.
- viii) shall not claim any partition or subdivision of the said land or its common parts.
- ix) shall not obstruct or raise any objection to the use of the proportionate undivided share in the land is reduced by reason of the Developer making further construction on the said plot of land making further construction during the period of validity of the sanctioned plan and not to obstruct or raise any objection of any nature whatsoever to such construction or any portion thereof with the previous approval of the Municipal Authority.
- x) shall not engage in any manner whatsoever if the Developer appoints any partner or partners for the purpose of development of the proposed building and / or the buildings upon plot or plots of land attached to the said plot of land after due amalgamation of the said plot or adjoining other plot or plots of land.
- xv) That the Developer shall not -
 - (i) use or permit to use all his respective allocations in the building or any portion thereof for carrying on any profession, illegal and unlawful trade or activity and not use or allow the same to be used for any purpose which may create a nuisance or hazards to the normal occupancy of the building.
 - (ii) do or permit to be done any act, or things which may cause wind or visible nuisance of the building or any part thereof.
 - (iii) store or permit to be stored accumulation or dirt to any Owner's parts/ portions.

ARTICLE-15
(MISCELLANEOUS)

- xvi) The owner and the Developer have entered into this agreement purely on a principal to principal basis and nothing stated herein shall be deemed to be construed as a partnership

between the Developer and the Owner, each party shall keep the other party indemnified from and against the same and the Agreement shall be binding upon the heirs, successors, executors, administrators, legal representatives and assigns of the parties hereto.

92. Upon completion of the building or at any stage of the building at the request of the Developer the owner or his assigns will execute and deliver, deed, deed of conveyance, deeds of assignment for the Developer's allocated portion in respect of flats, car parking spaces, shops with undivided proportions, etc. In such alternative, the Developer shall be entitled to execute and register the Deed of Sale on behalf of the owner by virtue of the registered Power of Attorney granted in favour of the Developer.
93. The Developer shall be entitled to have a scheme for the management and administration of the said building and its various parts thereof. The developer shall give written notice to the owner inviting the owner to take possession and upon expiry of seven days from the date of receiving the notice thereof if the owner willfully fails or neglects to take possession of his allocation in the new building it will be treated and deemed that possession of the owner's allocation has been duly handed over to the owner.
94. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owner if delivered by hand against receipt thereof or sent registered post with acknowledgement at the address given herein above and shall likewise be deemed to have been served on the Developer if delivered by hand against receipt thereof or sent by prepaid registered post with Ack/Due to the office of the Developer at the address given hereinabove.
95. As it mentioned here that during the construction of the building and till the Developer's share of allocation is duly disposed of, the Developer shall always remain as the Owner of the entire completed unit in the proposed building as would be accounted by the Developer by its own costs and expenses and after handing over vacant possession of Owner's allocation, the ownership of the owner will automatically changed to the extent that the owner will be the owner of structural area of his allocation together with undivided proportionate share of land attributable to the said structural area and in consideration of which the Owner or his duly authorized attorney shall sell, convey and transfer the remaining undivided proportionate share of land attributable to the structural area of the Developer's allocation either to the Developer or to his nominee or nominees being the standing purchaser or purchasers of these spaces without taking any other or further consideration save and except the Owner's allocation either from the developer or from its nominee or nominees.

- 9b) That a supplementary agreement may be executed, if required, for avoiding any minor difference between the owner and the developer herein.

ARTICLE - X

(COMMON PARTS PORTIONS/FACILITIES)

- 10) The common areas shall include rain cove, dust cove landing, pump room, electric room, scptic tank, sewer line water tank, underground water reservoir if any, roof, boundary wall, main gate. The owner shall pay proportionate common expenses and maintenance charges as specified in Article - XI to his due to the flat owners' association or to the Developer punctually. The Developer or his nominee or associate shall be liable to pay proportionately common expenses and maintenance charges for the Developer's allocation to the owner's association punctually.

ARTICLE - XI

(for the common expenses and maintenance of the Building)

- 11.1) The expenses, maintenance, repairing, re-decorating and renewing the main structure and in particular the drainage system, sewerage system, rain water discharges arrangements, electricity supply system in all common areas mentioned in the schedule hereunder.
- 11.2) The expenses of repairing, maintaining, white washing and colour washing the main structure, outer wall and common areas.
- 11.3) The cost of cleaning and lighting the entrance of the building, the passage and stairs around the building, lobby, staircase and other common areas.
- 11.4) Salaries of all persons and other expenses for maintaining the said building.
- 11.5) Municipal taxes, water taxes, residues, insurance premium if any, and other taxes and outgoings whatsoever as may be applicable and/or payable on account of the said premises.
- 11.6) Such other expenses as may be necessary for incidental to the maintenance of the premises and the common areas and amenities.

ARTICLE - XII
(FORCE MAJEURE)

- 12.1 The parties hereto shall not be considered to be liable for any obligations hereunder in the event of the performance of the relative obligations prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of Force Majeure.
- 12.2 Force Majeure shall mean flood, earthquake, riot, war, storm, terrorist, civil commotion, strike and or any other act or omission beyond the reasonable control of the parties.

ARTICLE - XIII
(JURISDICTION)

- 13.1 Courts having jurisdiction to initiate, try and determine all actions, suits and proceedings arising out of these presents between the parties hereto if and only when any difference or dispute between the parties hereto is not settled by and between the parties of their own initiative.

SCHEDULE - I
(DESCRIPTION OF LAND)

ALL THAT piece and parcel of land measuring more or less 09 decimals in L.R. Dag No. 100 appertaining to L.R. Khata No. 1079 corresponding to R.S. Dag No. 93 appertaining to R.S. Khata No. 283 of Muzo - Buda, T.C. No. 46, Ward No. 01 of the Raigar - Saurpur Mandal, Police Station - Sonapat, District - South 24 Parganas which is bounded and bounded as follows:-

ON THE NORTH	:	Plot of R.S. Dag No. 93.
ON THE SOUTH	:	Plot of R.S. Dag No. 93.
ON THE EAST	:	Plot of R.S. Dag Nos. 97, 229, 238 & 231.
ON THE WEST	:	16 feet wide Road.

SCHEDULE - II
(DETAILS OF FIXTURES, FITTINGS, STANDARD OF MATERIALS ETC.)

1. STRUCTURE : The building shall have a R.C.C. framed structure of isolated ground footing.

2. FOUNDATION BEDDING :- P.C.C. (1:3:6) on 3" thick D.F.S. subject to variation in accordance with the building plan to be sanctioned by the Municipality.

3. BRICK WALL :- To be constructed in accordance with sanctioned building plan.

4. FLOOR BEDDING :- P.C.C. (1:3:6) floor bedding 4" thick (average) over 3" thick softing to ground floor.

5. FLOOR FINISHING SKIRTING DADO ETC. :- Standard quality Marble vitrified tiles to all floor with 6" height skirting to all rooms.

6. DOOR & WINDOWS :-

- a) Sal wood frame and main door pulia by Glanetes Wood.
- b) Other partition door shall be of teak doors with commercial ply.
- c) Turntable from inside.
- d) Electrical bell point.
- e) Gudgeon night latch.

Windows :-

- a) Aluminium window with guard bar as per approved design of architect and painted both sides.
- b) All windows shall have translucent glass.

7. WHITE WASH/ COLOUR WASH :- The building shall be painted externally with mineral colours. The inside of the Flat shall be plaster of paris on the plastered surface.

8. TOILET & KITCHEN :-

Toilet:

- a) One Elongated type white water closet and one white cistern.
- b) One white wash-basin.
- c) One Shower.
- d) Two taps.
- e) Floor shall be of pink Marble.

- b) All wall should be covered by Glaze Tiles upto 3½' height.

Kitchen:

- a) Kitchen with Steel sink and wall of the same should covered by Glaze Tiles flush upto 2½' from cooking platform. Other walls should be covered by black stone.
b) Two Taps (One for purifier)
c) One cooking platform of granite stone.
d) Slabs should be covered by black stone.

Stair-case:

- a) Stair-case room will be provided with R.C.C. steel frame where glass for light and ventilation as per design.
b) T height nosing will be provided all around the slab.

9. ELECTRICAL INSTALLATIONS - All electrical lines will be executed with copper wire.

** All materials will be standard quality (Havells/Pinotex).

- a) Bed Room: 2 Light Points, 1 Fan point, 2 Plug point (5amp.)
b) Kitchen : 1 Light point, 1 Exhaust Fan point, 1 Power point.
c) Living & Dining Room each: 2 Light points, 1 Fan points, 2 plug points (one 5amp. & one 15amp.)
d) Toilet : 1 Light point, 1 Plug Point (15 amp.) for grom. 1 Exhaust Point.
e) Each Bedroom : 1 Light point, 1 Plug point (5 amp.)
f) A.C. Point for master bed room.

10. WATER SUPPLY - One number of R.C.C. Overhead reservoir will be provided on the top of the last roof as per design. The suitable electric pump with motor will be installed at ground floor.

11. COMPOUND - M.S. Grill Gate as per approved designed of Architect and painted both sides. Compound wall around the entire building.

*** If any additional work done by the developer on request of the owner the cost of such additional work shall be paid by the owner to the developer.

IN WITNESSETH WHEREOF the parties first hereunto set and subscribed their respective hands, seals, on the 22nd month and year first above written.

WITNESSETH & DELIVERED

in the presence of:-

1. Sankar Kargal
Garia St. Road Kalidaha
Koi - 84

2. Samar Das
Advocate

Atkin Kumar Mandal

Signature of the Owner First Party

Drafted by me
Samar Das
SAMAR DAS
Advocate,
High Court, Calcutta.
Enrollment No. W/191/05.

Sangeeta Sarkar

Soumen Mandal

Signature of the Developer
Second Party

MEMO OF CONSIDERATION

RECEIVED with thanks the within mentioned sum of Rs. 5,00,000/- (Rupees Five Lakhs only) as mentioned in this Agreement from the within mentioned Developer.

Witness :

1. Sankar Koyal
George St. Pooal Kavitala
Kot - 89

2. Samar Das
Advocate

Ashis Kumar Mandal

SIGNATURE OF OWNER



Left Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

Right Hand

NAME :

SHRI ASHIM KUMAR MONDAL

SIGNATURE :

Ashim Mondal



Left Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

Right Hand

NAME :

SMT. SANCHIKA SARKAR

SIGNATURE :

Sanchika Sarkar



Left Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

Right Hand

NAME :

SHRI SAILEN MONDAL

SIGNATURE :






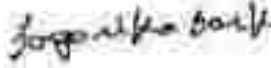


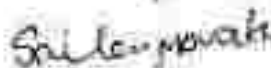
Saiten Mondal

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 09340 / 2013, Deed No. (Book - I , 09113/2013)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ashim Kumar Mondal Balia Borobattala, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	 13/12/2013	 LTI 13/12/2013	 13/12/13


II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ashim Kumar Mondal Address -Balia Borobattala, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 13/12/2013	 LTI 13/12/2013	
2	Sagorika Sarkar Address -Balia, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 13/12/2013	 LTI 13/12/2013	
3	Sallen Mondal Address -Kaltala Garia, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 13/12/2013	 LTI 13/12/2013	


Name of Identifier of above Person(s)

Samar Das
High Court Calcutta, District:-Kolkata, WEST BENGAL,
India.

Signature of Identifier with Date


13/12/13




 (Tridip Misra)
DISTRICT SUB-REGISTRAR-IV
 Office of the D.S.R. - IV SOUTH 24-PARGANAS



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District: South 24-Parganas

Endorsement For Deed Number : I - 09113 of 2013
(Serial No. 09340 of 2013 and Query No. 1504L000020056 of 2013)

On 13/12/2013

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 : 4, 5(f), 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 5535.00/- on 13/12/2013

(Under Article : B = 5489/- , E = 14/- , H = 28/- , M(b) = 4/- on 13/12/2013)

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.-80,50,596/-

Certified that the required stamp duty of this document is Rs.- 10011 /- and the Stamp duty paid as impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 5031/- is paid , by the draft number 985470, Draft Date 11/12/2013, Bank : State Bank of India, BARODA PARK BAISSNABGHATA, received on 13/12/2013

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

Presented for registration at 13.12 hrs on 13/12/2013, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Ashim Kumar Mondal, Executant.

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

Execution is admitted on 13/12/2013 by

1. Ashim Kumar Mondal, son of Late Srikantha Mondal , Bela Borobattala, Thana-Sonarpur, District-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business
2. Sagorika Sarkar
Developer /partner, M/s Deep Construction, 14 Madhya Bala Garia, District-South 24-Parganas, WEST BENGAL, India, Pin :-700084,
By Profession : Business
3. Sallen Mondal
Developer/partner, M/s Deep Construction, 14 Madhya Bala Garia, District-South 24-Parganas, WEST BENGAL, India, Pin :-700084,
By Profession : Business
Identified By Samar Das, son of , High Court Calcutta, District-Kolkata, WEST BENGAL, India, By Caste Hindu, By Profession: Advocate.

(Jitip Misra)
DISTRICT SUB-REGISTRAR-IV



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 09113 of 2013
(Serial No. 09340 of 2013 and Query No. 1604L000020056 of 2013)

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV


(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 46
Page from 3402 to 3427
being No 09113 for the year 2013.



[Handwritten Signature]
19-December-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

Digitally signed by TRIDIP MISRA
Date: 2015.06.24 00:40:26 +07:00
Reason: Digitally e-Signing the Completion Certificate of the Deed.

CHECKED BY *[Handwritten Signature]*
05.10.16

Certified to be a true copy

[Handwritten Signature]
District Sub-Registrar-IV
Alipore, South 24-Parganas

05.10.2016

4064

4165/2021



II (1)

①

100/2021
300/2021
112625/2021

पश्चिम बंगाल WEST BENGAL 361/2021 AG 308221

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

Additional District Sub-Registrar,
Garia South 24 Parganas

01 SEP 2021

--- DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF DEVELOPMENT
AGREEMENT : ---

KNOW ALL MEN BY THESE PRESENTS THAT I, SMT. INDRANI BHATTACHARJEE, Wife of Sri Bidhan Bhattacharjee, by faith - Hindu, by occupation - Housewife, Residing at - Kalyani Villa, Opposite Yuba Tirtha

(1) II

Certificate
Registered
Volume no
being No.

SL No. 42
No. 118
Address: Tal. ...
Value: 100

Govt. Stamp Vendor
SABYASACHI DEB
Saharaj A. D. S. R. O., Kol.

Sikrai Bhattar



1181

Sikrai Bhattar



1182

Chinnar ...



[Handwritten signature]

Additional District Sub-Registrar,
Cafe South 24 Parganas

04 AUG 202

(K)
AE
OI
W

Aindam Chowdhury
s/o - Sri S. R. Chowdhury
Haringra, P.O. - Champabati
P.S. - Sonarika, 24 KSC
2494511



-2-

**Club, Beside Srishti Apartment, Madhya Farabad, E. M. Byc Pass, P.O. -
Garia, P.S. - Narendrapur, District - 24 Parganas (S), Kolkata - 700084,**
hereinafter called and Known as the "OWNER". Send the following
greetings :-

That I am the absolute owner of land measuring 2 Cottals 8 Chitraks
being and situated at R.S. Dag No. 95, L.R. Dag No. 190, under R.S. Khutian
No. 285, L.R. Khutian No. 3070 at Mouza - Bala, J. L. No. 46, Pargana -
Medanmolla, under Rajpur - Sonarpur Municipality, Ward No. 1, Holding No.
453, P.S. Sonarpur presently Narendrapur, A.D.S.R.O. at Garia, District South
24 Parganas, morefully and particularly described in the schedule hereunder
written.

AND WHEREAS by a Registered Development Agreement dated
04.03.2021, being No. 2058, for the year 2021, we the said appointers herein
have entrusted the Development in respect of the said property under
construction of building therewith M/S SNIGDHANEER CONSTRUCTION
having its office at Tribeni Apartment, Garia Main Road, P.O. Garia,
P.S. Narendrapur, Kolkata - 700084, having represented by its authorized
partners namely (1) Sri Diman Bhattacharjee and (2) Sri Bidhan Bhattacharjee,
both by faith - Hindu, by occupation - Business, both are residing at Kalyani,
608 E.M. By - Pass, Madhya Farabad, P.O. Garia, P.S. Narendrapur, Kolkata -
700084, for the terms and conditions therein contained.



NETD 1183

[Handwritten scribbles]



NETD 1184

Aruna Choudhury
W/o. Sri. S. P. Choudhury
Haripur, P.O. Chhapahati
P.S. - Sonarpur, 24 P.S. 915
Dist. 743110



[Handwritten signature]

National Council of Educational Research and Training
New Delhi 110 056

04 AUG 2021

NOW KNOW I BY THESE PRESENTS that I the appointer above named doth hereby make, nominate, constitute, retain and appoint the said M/S SNIGDHANEER CONSTRUCTION having its office at Tribeni Apartment, Garia Main Road, P.O. Garia, PS Narendrapur, Kolkata - 700084, having represented by its authorized partners namely (1) Sri Biman Bhattacharjee and (2) Sri Bidhan Bhattacharjee both sons of Late Bimal Bhattacharjee, both by faith - Hindu, by occupation - Business, both Residing at Kalyani, 808 E.M. By - Pass, Madhya Fartabad, P.O. Garia, PS. Narendrapur, Kolkata - 700084, (hereinafter referred to as the said ATTORNEY) to act in my name and on my behalf and to do all or any of the Acts, Deeds, matters and things namely :-

1. To enter upon and possess the land measuring 2 Cottahs 8 Chittaks being and situated at R.S. Dag No. 95, L.R. Dag No. 190, under R.S. Khatan No. 285, L.R. Khuzan No. 3070 at Moora - Balla, J.L. No. 24, Pargana - Medinimolla, under Rajpur - Sonarpur Municipality, Ward No. 1, Holding No. 453, PS Sonarpur presently Narendrapur, A.D.S.R.O. at Garia, District South 24 Parganas, more fully described in Schedule hereunder written (hereinafter referred as the 'Said Premises') and for the said purpose to do all acts, deeds, matters and things as the said Attorney shall think proper.
2. To take charge or look after, manage and administer the said property or portion thereof as the said attorney shall think proper.

- 3) To appear and represent the Appointers before the Rajpur - Sonarpur Municipality, authorities Police authorities, Fire Brigade Authorities, W.B.S.E.B. Authorities, Urban land ceiling Authorities and other Government Authorities and/or departments. Central or State in connection with the development of the said premises and/or construction of the proposed new building and further to sign execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all acts, deeds, matters and things as the said Attorney shall think proper.

- 4) To demolish or cause to be demolished the sheds and other structure whatsoever laying erected at the said premises or portions thereof.

- 5) To apply for and obtain all necessary sanctions, permissions, No objection and clearances from the appropriate Government Authorities and/or departments including necessary sanction of plan from the Rajpur - Sonarpur Municipality, authorities for development of the said premises and/or construction of the new building in or upon the land comprised in the said premises or portion thereof and for the said purpose to do all acts, deeds, matter and things as the said Attorney shall think proper.

- 6) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Raipur - Sonarpur Municipality authorities and other Government authorities, Fire Brigade Authorities, Police Authorities and/or departments as any from time to time be necessary or required for the development of the said premises and/or demolition of the existing structures comprised in the said premises and/or construction of the new buildings or other structures in or upon the land comprised in the said premises and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts, deeds, matters and things as the said Attorney shall think proper.
- 7) To apply for and obtain water, sewerage, telephone, telegraph, electricity, gas and other public utility services in or upon the said premises and/or the new building and other structures that may hereafter be created and the same in such name or names as the said Attorney or he shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts, deeds, matters and things as the said Attorney shall think proper.
- 8) To apply for and obtain necessary permissions and/or no objection certificates from the Competent Authority under the Urban Land



[Handwritten signature]

Additional District Registrar,
Gaya South 24 Parganas

16 2021

(Ceiling & Regulation) Act, 1975 and for to obtain necessary Income Tax clearance certificate under the provisions of Section 133A (1) of the Income Tax Act 1961, and/or no objection certificate under the provisions of chapter XXC of the Income Tax Act 1961 and for the said purpose to sign execute and deliver all papers application and documents and to do all acts, deeds, matters and things as the said Attorney shall think proper.

- 9) To undertake and carry out the development of the said premises and/or construction of the proposed building and other structures in or upon the land comprised in the said premises after demolishing the existing structures comprised therein as per the plan as may be sanctioned by the Rajpur - Sonarpur Municipality and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.
- 10) To institute and/or prosecute all or any suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said premises and/or the development thereof and/or construction of the proposed new buildings and other structures in or upon the land comprised in the said premises as per the plan to be sanctioned by the Rajpur - Sonarpur Municipality and for the said purposes to do all acts, deeds, matters and things as the said Attorney shall think proper.

- 11) To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relation to the said premises and/or the land comprised new building and for the said purpose to do all deeds, matters and things as the said Attorney shall think proper.
- 12) To sign, execute affirm and verify all plaints, written statements, affidavit, application, writ petition and other papers and documents as may from time to time be necessary or requires for prosecuting and/or defending all or any legal proceedings and/or litigations on the said Attorney shall think proper.
- 13) To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the said premises or portions thereof and/or the construction of the proposed new buildings and the same or such terms and condition and for such consideration as the said Attorney shall think proper.
- 14) To refer all or any disputes concerning or relating to the said premises or portions thereof and/or the development thereof and/or construction of the proposed new buildings to arbitration on such terms as the said attorney shall think proper.



Additional District Sub-Registrar,
Gaya South 24 Parganas

04 AUG 2021

- 15) To retain and appoint advocates and lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said attorney shall think proper.
- 16) To retain and appoint architects, engineers, contractor, Masons, Mistries, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the development of the by said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.
- 17) From time to time to apply for and have the sanctioned plan modified, renewed, varies and/or rectified by the Rajpur - Sonarpur Municipality and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said attorney shall think proper.
- 18) Save and except the Owner's Allocation portion the said attorney may enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats, shops, showrooms, garage and other spaces of the developer's allocated portion only of the proposed new building to be erected in or upon the land comprised in the said premises.



[Handwritten signature]

Additional District Superintendent
Public Health & Family Welfare

6 AUG 2021

- 19) To receive realise and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats, shop rooms, showrooms, garage and other spaces of the Developer's allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds, matters and things as the said Attorney shall think proper.
- 20) To sign and execute Agreement for Sale, Deed of Conveyance, documents and paper for sale on ownership basis or otherwise transfer or disposal of the several flats, showrooms, shop rooms, garage and other saleable spaces of the developer's allocated portion of the proposed buildings and for the said purpose to do all acts, deeds, matters and things for only Developer's allocation.
- 22) To retain and appoint one or more labour contractor & suppliers to carry out all or any of the acts deeds, matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said attorney shall think proper.

AND GENERALLY to do all that is or may be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said attorney shall think proper.



Additional District Sub-Registrar,
Garia South 24 Parganas

0 AUG 2021

১০০

AND I the said APPOINTER above named hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said ATTORNEY or any of them acting as aforesaid lawfully do.

**--< THE SCHEDULE ABOVE REFERRED TO :-
(DESCRIPTION OF THE SAID LAND)**

ALL THAT piece and parcel of Bama Land measuring 2 Cantals & Chittaks lying and situated at R.S. Dig No. 93 L.R. Dig No. 190, under R.S. Khatri No. 245, L.R. Khatri No. 1070, at Mouza - Balia, J.L. No. 46, Pargana - Madanmolia, under Rajpi - Sonarpur Municipality, Ward No. 1, Holding No. 453, P.S. Sonarpur, presently Narendrapur, A.D.S.R.O. at Garia, District South 24 Parganas, the said land is bounded and bounded by:-

ON THE NORTH	:	Dig No. 95
ON THE SOUTH	:	Dig No. 95
ON THE EAST	:	Dig No. 95
ON THE WEST	:	Common Passage 16 ft.
NEAREST ROAD	:	Balia Main Road

IN WITNESS WHEREOF we, the parties above named and attorney
have hereunto set my respective hands and seals this 30th day of July, in
the year of Two Thousand and Twenty One

WITNESSES:-

- 1. Anandan Choudhary
Haranan, P.O. Chayabati
P.S. Sonarpur 2174509
- 2. Anshu Anand
Middle Farakka,
Ganga, Kalkina-84

Anshu Anand

SIGNATURE OF THE EXECUTANT

SNIGDHANER CONSTRUCTION
Prabin Kumar Roy
Partner

SNIGDHANER CONSTRUCTION

Prabin Kumar Roy

SIGNATURE OF THE ATTORNEY

Drafted By Me:-

Prabin Kumar Roy
Advocate. W.O. 828/81
Alipore Criminal Court.
Kol-27

Typed By Me:-

Sudhakar Mukherjee
Sonarpur Sub Registry Office.



Additional District Sub-Registrar
Garis South 24 Paragana

0 4 AUG 2021

PRESENTANT / EXECUTANT	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LEFTY FINGER
					
					

NAME: *Arman Khatkhata* SIGNATURE: *Arman Khatkhata*

PRESENTANT / EXECUTANT	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LEFTY FINGER
					
					

NAME: *Arman Khatkhata* SIGNATURE: *Arman Khatkhata*

PRESENTANT / EXECUTANT	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LEFTY FINGER
					
					

NAME: *Arman Khatkhata* SIGNATURE: *Arman Khatkhata*

PRESENTANT / EXECUTANT	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LEFTY FINGER
					



NAME: _____ SIGNATURE: _____

Major Information of the Dead

No / Year	I-1629-04165/2021	Date of Registration	01/09/2021
Dumy No	1629-8001126251/2021	Office where deed is registered	1629-8001126251/2021
Dumy Date	07/07/2021 12:59:14 PM		
Applicant Name, Address & Author Details	S R Chowdhury Sonarpur, Thana - Sonarpur, District - South 24-Parganas, WEST BENGAL, PIN - 700116 Mobile No. 8291084007 Status: Dead Writer		
Transmission	Additional Transaction		
III/38/ Sale, Development Power of Attorney after Registered			
Set Forth Value	Market Value:		
Rs. 3,00,000/-	Rs. 32,50,001/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1000 (Article 481a)	Rs. 71 (Article E)		
Remarks	Development Power of Attorney after Registered Development Agreement of Deed (No/Year) - 162902058/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)		

Land Details :

District - South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Balla Main Road, Mouza:

Balla, Pin Code 700103

Serial No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Data
1	LR-100 (RS)	LR-1070	Bestu	Bara	2 Katha 5 Chatsk	2,00,000/-	32,50,001/-	Width of Appl Road: 16 Ft.
Grand Total :						4.125Dec	2,00,000 /-	32,50,001 /-

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>Mrs INDRANI BHATTACHARJEE (Presentant)</p> <p>Wife of Mr. BIDHAN BHATTACHARJEE KALYANI VILLA MADHYA FARTABAD E M BYE PASS, City - GARIA, P.S. - Sonarpur, District - South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Hindu, Occupation: House wife, Citizen of: India, PAN No. - ACxxxxxx1D, Aadhaar No Not Provided, Stat Individual, Executed by: Self, Date of Execution: 30/07/2021</p> <p>Admitted by: Self, Date of Admission: 04/08/2021, Place: Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2021</p> <p>Admitted by: Self, Date of Admission: 04/08/2021, Place: Pvt. Residence</p>

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>SNIGDHANEER CONSTRUCTION</p> <p>TRIBEM APARTMENT GARIA MAIN ROAD, City - P.O.- GARIA, P.S.- Sonarpur, District - South 24-Parganas, West Bengal, India, PIN: 700084, PAN No. - AXxxxxxx4E, Aadhaar No Not Provided, Status: Organiza</p> <p>Executed by: Representative</p>

Representative Details :

Name, Address, Photo, Finger print and Signature

1. Mr BIMAN BHATTACHARJEE

Son of Late BIMAL BHATTACHARJEE KALYANI MADHYA FARTABAD E M BYE PASS, City- P. C. GARIA, P. S. Sonarpur, District- South 24-Parganas, West Bengal, India, PIN- 700064, Sex: Male, Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AExxxxxx8C, Aadhaar No Not Provided Status : Representative, Representative of : SNIGDHANEER CONSTRUCTION (as PARTNERS)

2. Mr BIDHAN BHATTACHARJEE

Son of Late BIMAL BHATTACHARJEE KALYANI MADHYA FARTABAD E M BYE PASS, City- P. C. GARIA, P. S. Sonarpur, District- South 24-Parganas, West Bengal, India, PIN- 700064, Sex: Male, Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AExxxxxx8Q, Aadhaar No Not Provided Status : Representative, Representative of : SNIGDHANEER CONSTRUCTION (as PARTNERS)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arindam Chowdhury Son of Mr. SR Chowdhury Neweraj, Dp., P. O. Champahal, P. S. Sonarpur, District- South 24- Parganas, West Bengal, India, PIN- 700064			

Identifier Of Mrs INDRANI BHATTACHARJEE, Mr BIMAN BHATTACHARJEE, Mr BIDHAN BHATTACHARJEE

Transfer of property for L1

Sl No	From	To, with area (Name-Area)
1	Mrs INDRANI BHATTACHARJEE	SNIGDHANEER CONSTRUCTION-4.125 Dec


Land Details as per Land Record

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Balis Main Road, Mou. Balis, Pin Code: 700103

Sl. No	Plot & Khata Number	Details Of Land	Owner, name in English as selected by Applicant
L1	LR Plot No- 190, LR Khata No- 1070		Seller is not the recorded Owner per Applicant.

Endorsement For Deed Number : 1 - 162904165 / 2021

06-2021
Certificate of Market Value (WB/PUVI) rules of 2001
Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs. 50,001/-


Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REG
OFFICE OF THE A.D.S.R. GAI
South 24-Parganas, West Ber

04-08-2021
Presentation (Under Section 52 & Rule 224(2) 48(1) W.B. Registration Rules, 1962)
Submitted for registration at 15:50 hrs on 04-08-2021, at the Private residence by Mrs INDRANI BHATTAC
Executant

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 04/08/2021 by Mrs INDRANI BHATTACHARJEE, Wife of Mr BIDHAN BHATTACHA
KALYANI VILLA MADHYA FARTABAD E M BYE PASS, P O. GARIA, Thana: Sonarpur, South 24-Parganas
BENGAL, India. PIN - 700084, by caste Hindu, by Profession House wife.


Instituted by Mr Arindam Chowdhury, Son of Mr S R Chowdhury, Hasanpur, P.O: Champahati, Thana: Son
South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) (Representative)
Execution is admitted on 04-08-2021 by Mr BIMAN BHATTACHARJEE, PARTNERS, SNIGDHANEER
CONSTRUCTION, TRIBENI APARTMENT GARIA MAIN ROAD, City:- P.O:- GARIA, P.S:-Sonarpur, District
24-Parganas, West Bengal, India, PIN - 700084

Instituted by Mr Arindam Chowdhury, Son of Mr S R Chowdhury, Hasanpur, P.O: Champahati, Thana: Son
South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Business

Execution is admitted on 04-08-2021 by Mr BIDHAN BHATTACHARJEE, PARTNERS, SNIGDHANEER
CONSTRUCTION, TRIBENI APARTMENT GARIA MAIN ROAD, City:- P.O:- GARIA, P.S:-Sonarpur, District
24-Parganas, West Bengal, India, PIN - 700084

Instituted by Mr Arindam Chowdhury, Son of Mr S R Chowdhury, Hasanpur, P.O: Champahati, Thana: Son
South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Business


Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REG
OFFICE OF THE A.D.S.R. GAI
South 24-Parganas, West Ben

01-09-2021
Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)
Admission under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article nu
(1) of Indian Stamp Act 1859

Payment of Fees
Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration F
by Cash Rs 7/-

of Stamp Duty

Amount required Stamp Duty payable for this document is Rs: 50/- and Stamp Duty paid by Stamp F
option of Stamp
Stamp Type: Impressed, Serial no: 4218, Amount: Rs: 100/-. Date of Purchase: 30/07/2021, Vendor no
Koyasari Deb.



Krishnendu Taluk
ADDITIONAL DISTRICT SUB
OFFICE OF THE A.D.S.F
South 24-Parganas, West

Certificate of Registration under section 50 and Rule 69.
Registered in Book - I
Volume number 1629-2021. Page from 154403 to 154433
Serial No. 162904165 for the year 2021.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2021.09.07 16:33:51 +05:30
Reason: Digital Signing of Deed.

Krishnendu Talukdar 2021/09/07 04:33:51 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

[This document is digitally signed.]



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

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

A. 1-252860/16
20/06/16 6 30

Additional District Sub-Registrar,
Sri Sankar 24 Parganas

21/06/2016

POWER OF ATTORNEY

KNOW ALL MEN BY THESE present we, Miss Moumita Bhattacharjee, D/o Sri. Bijan Bhattacharjee, Miss Sanchita Bhattacharjee, D/o Sri. Binay Bhattacharjee, both by faith Hindu, by occupation Student, both residing at Smigdhaneer Apartment, Balia, P.O.Garia, P.S.Somarpur, Kolkata - 700082

do hereby declare and state as follows

4858 29/06/11

H. SARDAR
Advocate

2015/06/29

Prasen Chatterjee



V.C.T.S. 609

Prasen Chatterjee



V.C.T.S. 610

Prasen Chatterjee



V.C.T.S. 614

Manmita Bhattacharjee



V.C.T.S. 615

Sarchita Bhattacharjee

Prasen Chatterjee
Prasen Chatterjee
Prasen Chatterjee
Prasen Chatterjee
Prasen Chatterjee

2

2015

That we are owners of ALL THAT piece and parcel of land measuring 01 Cotha 12 Chitak which is lying and situated at Mouza Balin, comprising of Pl. No-6, C.S. Dag No. 78, R.S. Dag No.88 (P), L.R.Dag No.196, C.S. Khaitan No. 110, R.S. Khaitan No. 285, L.R.Khaitan No.155, P.S. Sonarpur, Dist. 24 - Parganas (s) under Rajpur Sonarpur Municipality said landed property has been occupied and or has taken possession by way of Purchase Deed No.3472 at N.D.S.R. Sonarpur, South 24 Parganas dated 15.03.2012.

NOW BY THESE POWER OF ATTORNEY, Mounika Bhattacharjee and Sarenius Bhattacharjee, do hereby appoint, constitute and nominate said Sri Binan Bhattacharjee and Sr. Binan Bhattacharjee, both S/o Late Vinu Bhattacharjee, by faith Hindu, by occupation Student, both residing at Srigdhanur Apartment, Balin, P.O.Garia, P.S.Sonarpur, Kolkata - 700084 as our true lawful attorney to do the following acts, things on our behalf and is empowered to act and to perform his duty by exercising his right mentioned hereunder.

1. To appear for and on our behalf, in office of the Registrar, Sonarpur Municipality, III & TRO / Land Revenue office, Land Ceiling Office, KMDA office or any local statutory authority and all Govt. offices and Forums and to do all necessary acts in the said offices on our behalf. As our lawful attorney to do the following act, deeds and things on our behalf by any one of them

2. To sign, execute and verify and file all plaints, suits, written statements, written objections, pleadings, applications, complaints, memorandums of appeal, cross objection, reply affidavits and sign all other papers to be filed before civil court, criminal court, administrative authorities, Tribunal, High Court and Arbitration and to accept all service of summons and other process and to appoint lawyer and sign Vakalatnamas and compromise any suit proceedings for protection of any interest in the said subject premises on our behalf.
3. To present any such conveyance for registration, to admit and execute receipt of consideration before the Sub Registrar having authority for and to have the said conveyance registered and to do all acts, deeds, grt. deeds and things which our said attorney shall consider necessary for conveying and transferring the portion of the property mentioned in the Schedule hereunder below to the purchaser as fully and effectually as I could do the same myself. The sale proceed shall be deposited in our account before Registration.



Additional District Sub-Registrar,
Gold South 24 Parganas

30 JUN 2016

3. The attorney is not a contractor and shall not make any profit out of this power of attorney.

4. No development work will be carried out on the said property.

And I do hereby agree to ratify and undertake to ratify and confirm all acts that said active attorney shall lawfully do, execute, and perform or caused to be done, executed or performed by virtue of this Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 01 cottah 12 chittaks which is lying and situated at Mouza Italia, L.R. No. 46 comprising in C.S. Dug No. 78 - R.S. Dug No. 88 (P), L.R. Dug No. 196, C.S. Kharian No. 116 - R.S. Kharian No. 285, L.R. Kharian No. 1155, P.S. Sonarpur, Dist. 24 Burdwan (B) under Rajpur Sonarpur Municipality said larded property has been occupied and/or has taken possession by way of inheritance.

IN WITNESS WHEREOF I am, the PRINCIPAL, subscribed my hand on this 30th day of June 2016.

Signed and delivered at Kolkata
In presence of

Moumita Bhattacharjee

1. Rajan Mondal
Group 2, PO - Granite
PO - Sonarpur, KOL-24

2. Sanchita Bhattacharjee

2. Atuljit Ganguly
Manager (Legal), PO - Sonarpur
KOL-24
20/11/2016
Kolkata
20/11/2016

(PRINCIPAL)
[Signature]

Accepted by me:

Attorney

PRESENTANT
EXHIBITANT



	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND				X	X
LEFT HAND					

NAME *Prakash Chatterjee* SIGNATURE *Prakash Chatterjee*

PRESENTANT
EXHIBITANT



	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					
LEFT HAND					

NAME *Prakash Chatterjee* SIGNATURE *Prakash Chatterjee*

PRESENTANT
EXHIBITANT



	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					
LEFT HAND					

NAME *Madhura Bhattacharya* SIGNATURE *Madhura Bhattacharya*

PRESENTANT
EXHIBITANT



	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					
LEFT HAND					

NAME *Sanchita Bhattacharya* SIGNATURE *Sanchita Bhattacharya*









Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue





OFFICE OF THE A.D.R. GARIA, District Name :South 24-Parganas

Signature / LT1 Sheet of Query No/Year 16291000252860/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Miss MOUMITA BHATTACHARJEE SNIGDHANEER APARTMENT, BALIA P.O - BALIA, P.S - Sonarpur, District -South 24-Parganas, West Bengal, India, PIN - 700084	Principal			<i>Moumita Bhattacharjee</i> 30/6/2016
2	Miss Sanchita Bhattacharjee SniGDhaneer Apartment, Balia, P.O - Garia, P.S - Sonarpur, District -South 24-Parganas, West Bengal, India, PIN - 700084	Principal			<i>Sanchita Bhattacharjee</i> 30/6/2016
3	Mr Biman Bhattacharjee SniGDhaneer Apartment, Balia, P.O - Garia, P.S - Sonarpur, District -South 24-Parganas, West Bengal, India, PIN - 700084	Attorney			<i>Biman Bhattacharjee</i> 30/6/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Execulant	Category	Photo	Finger Print	Signature with date
1	Mr Bidhan Bhattacharjee Sanghatikar Apartment Bala P.O - Garia P.S - Sonarpur, District - South 24-Parganas, West Bengal, India, PIN - 700084	Attorney			
Sl No.	Name and Address of Identifier	In presence of		Signature with date	
1	Mr Samar Pandit Son of Late H K Pandit Alipore Police Court, P.O- Alipore P.S - Alipore, District- South 24- Parganas, West Bengal, India, PIN - 700027	Miss MOUMITA BHATTACHARJEE, Miss Sanchida Bhattacharjee, Mr Biman Bhattacharjee, Mr Bidhan Bhattacharjee.			

(A. D. Bera)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R
 GARIA
 South 24-Parganas, West
 Bengal
 - Justice District South Bengal
 Garia South 24 Parganas

Seller, Buyer and Property Details**Seller & Attorney Details****Presentant Details**

Name and Address of Presentant

Mr Biman Bhattacharjee
Son of Late Bimal Bhattacharjee
Smigdhaner Apartment Balia, P.O - Balia, P.S - Sonarpur, District - South 24 Parganas, West Bengal,
India, PIN - 700084.

Principal Details

Sl. No	Name, Address, Photo, Finger print and Signature
1	Miss MOUMITA BHATTACHARJEE Daughter of Mr. BIAN BHATTACHARJEE SMIGDHANEER APARTMENT, BALIA, P.O - BALIA, P.S - Sonarpur, District - South 24 Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of India, Status: Individual, Date of Execution: 30/05/2016, Date of Admission: 30/06/2016, Place of Admission of Execution: Pvt. Residence
2	Miss Sanchita Bhattacharjee Daughter of Mr. Biman Bhattacharjee Smigdhaner Apartment, Balia, P.O - Balia, P.S - Sonarpur, District - South 24 Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of India, Status: Individual, Date of Execution: 30/05/2016, Date of Admission: 30/06/2016, Place of Admission of Execution: Pvt. Residence

Attorney Details

Name, Address, Photo, Fingerprint and Signature

1	<p>Mr Binan Bhattacharjee Son of Late Bimal Bhattacharjee Smigdhaneer Apartment Balu, P.O. - Gana, P.S. - Sonarpur, District - South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status: Individual, Date of Execution: 30/06/2016, Date of Admission: 30/06/2016, Place of Admission of Execution: Pvt. Residence</p>
2	<p>Mr Bidhan Bhattacharjee Son of Late Bimal Bhattacharjee Smigdhaneer Apartment, Balu, P.O. - Gana, P.S. - Sonarpur, District - South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status: Individual, Date of Execution: 30/06/2016, Date of Admission: 30/06/2016, Place of Admission of Execution: Pvt. Residence</p>

B. Identifire Details

Identifier Details			
Sl. No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr Samar Pandit Son of Late H K Pandit Alipore Police Court, P.O. - Alipore, P.S. - Alipore - District - South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of India</p>	<p>Miss MOUMITA BHATTACHARJEE, Miss Sanchita Bhattacharjee, Mr Binan Bhattacharjee, Mr Bidhan Bhattacharjee</p>	

C. Transacted Property Details

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SAMAR PANDIT
Address	ALIPORE POLICE COURT, Thana Alipore, District - South 24-Parganas, WEST BENGAL
Applicant's Status	Soloctor firm

Office of the A.D.S.R. GARIA, District: South 24-Parganas

Endorsement For Deed Number - W - 162900689 / 2016

No/Year	16291000252950/2016	Serial no/Year	1629002746 / 2016
Deed No/Year	W - 162900689 / 2016		
Transaction	[4002] Power of Attorney, General Power of Attorney		
Name of Presentant	Mr Bimal Bhattacharjee	Presented At	Private Residence
Date of Execution	30/06-2016	Date of Presentation	30/06-2016

Remarks

On 30/06/2016

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

Presented for registration at 18:30 hrs. on 30/06/2016, at the Private residence, by Mr. Bimal Bhattacharjee, one of the Claimants.

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

Execution is admitted on 30/06/2016 by

Miss MOUMITA BHATTACHARJEE, Daughter of Mr BIMAL BHATTACHARJEE, SNIGDHANEER APARTMENT, BALIA, P.O. BALIA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India PIN - 700084. By caste Hindu. By Profession Student
Indified by Mr Samar Pandit, Son of Late H K Pandit, Alipore Police Court, P.O. Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027. By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 30/06/2016 by

Miss Sanchita Bhattacharjee, Daughter of Mr Bimal Bhattacharjee, Snigdhaneeer Apartment, Balia, P.O. Balia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084. By caste Hindu. By Profession Student
Indified by Mr Samar Pandit, Son of Late H K Pandit, Alipore Police Court, P.O. Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027. By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 30/06/2016 by

Mr Bimal Bhattacharjee, Son of Late Bimal Bhattacharjee, Snigdhaneeer Apartment Balia, P.O. Balia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084. By caste Hindu. By Profession Student
Indified by Mr Samar Pandit, Son of Late H K Pandit, Alipore Police Court, P.O. Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027. By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 30/06/2016 by

Mr Bimal Bhattacharjee, Son of Late Bimal Bhattacharjee, Snigdhaneeer Apartment Balia, P.O. Balia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084. By caste Hindu. By Profession Student
Indified by Mr Samar Pandit, Son of Late H K Pandit, Alipore Police Court, P.O. Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027. By caste Hindu, By Profession Law Clerk

(Adhyakshin)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARDA
South 24 Parganas, West Bengal

On 01/07/2016

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule I-A Article number 46(d) of Indian Stamp Act 1899

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fee paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp

Description of Stamp

1. Rs 50/- is paid off impressed type of Stamp, Serial no 9856, Purchased on 25/06/2016 Vendor receipt no. 692

(Adhyakshin)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARDA
South 24 Parganas, West Bengal

Certificate of Registration under section 60 and Rule 59.

Registered in Book - IV

Volume number 1629-2016, Page from 8192 to 8203

Being No 162900889 for the year 2016.



Digitally signed by ABHIJIT BERA
Date 2016.07.04 16:49:12 +05:30
Reason: Digital Signing of Deed

(Abhijit Bera) 7/4/2016 4:49:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)

71(3)

IV. 00690/16

पचास
रुपय
₹ 50

FIFTY
RUPEES

Rs.50

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

V. C. Case No. 231/16

T. 697219

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.

R 1-052744/16
20/06/16, 4.00

Assistant District Sub-Registrar,
Garia South 24 Parganas

01 JUL 2016

POWER OF ATTORNEY

KNOW ALL MEN BY THESE Present we 1) Smt. Sukla Bhattacharjee, W/o. Bijan Bhattacharjee, 2) Smt. Kalpana Bhattacharjee, W/o. Sri. Binay Bhattacharjee, and 3) Smt. Shrabanti Bhattacharjee, W/o. Sri. Bipul Bhattacharjee, all by faith Hindu, by occupation House Wife and all are residing at Sridhaneer Apartment, Balia, P.O. Garia, P.S. Sonarpur, Kolkata - 700084.

do hereby declare and state as follows:

Prakash Chandra



no. 609

Prakash Chandra



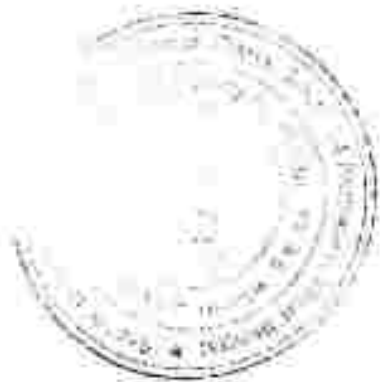
no. 610

Prakash Chandra



no. 611

Prakash Chandra



✓

30 JUN 2015

That we are owners of ALL THAT piece and parcel of land measuring 3 Cents more or less which is lying and situated at Manasa Balm, comprising in LL No.46, R.S. Dag No.90,800, R.S. Khallan No. 288, Tola No.274, R.S.No-30, P.S. Somapur, Dist. 24 Parganas 1st under Rajpur Sonarpur Municipality said landed property has been occupied and or has taken possession by way of Purchase Deed No. 3531 of D.S.R. IV - Alipore, South 24 Parganas dated 07.05.2010

NOW BY THESE POWER OF ATTORNEY We, Sujia Bhattacharjee, Kalpana Bhattacharjee, and Shratani Bhattacharjee, do hereby appoint, constitute and nominate said Sri. Binay Bhattacharjee and Sri. Bidhan Bhattacharjee, both Son Late Hemal Bhattacharjee, by faith Hindu, by occupation Business, both residing at Srigalander Apartment, Balin, P.O.Garia, P.S.Somapur, Kolkata - 700184 as our true lawful attorneys to do the following acts, things on our behalf and is empowered to act and to perform his duty by exercising his right mentioned hereunder.

1. To appear for and on our behalf in office of the Rajpur Sonarpur Municipality, H. & LRO / Land Revenue office Land Ceiling Office, KMDA office or any local statutory authority and all Govt. offices and Tribunals and to do all necessary acts in the name of us on our behalf. As our lawful attorneys to do the following act, deeds and things on our behalf by any one of them.
2. To sign, execute and verify and file all plaints, suits, written statements, written objections, pleadings, applications, complaints, memorandums of appeal, cross objections, reply affidavits and sign all other papers to be filed before civil court, criminal court, administrative authorities, Tribunal, High Court and Arbitration and to accept all service of summons and other process and to appoint Lawyer and sign Vakalatnamas and compromise any suit proceedings for protection of any interest in the said subject matters on our behalf.
3. To present any such conveyance for registration, to admit and execute receipt of consideration before the Sub Registrar having authority for and to have the said conveyance registered and to do all acts, deeds, gift deeds and things which our said attorneys shall consider necessary for conveying and transferring the portion of the property mentioned in the Schedule hereunder below to the purchaser as fully and effectually as I could do the same myself. The sale proceed shall be deposited in our account before Registrar on.



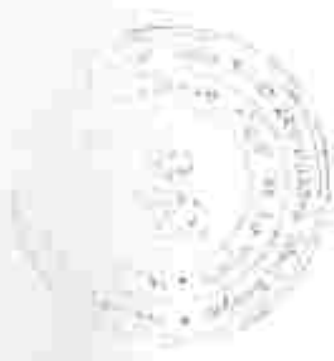
NCTF 612

Kalpna Bhattacharya



VCTF 613

Aravali Bhattacharya



[Handwritten signature]

Ministry of Labour and Employment
Govt. of India

30 JUN 2016

4. The attorney is not a contractor and shall not make any profit out of this power of attorney.
5. No development work will be carried out in the said property.

And I do hereby agree to ratify and undertake to ratify and confirm all acts and deeds which my attorney shall lawfully do, execute and perform or cause to be done, executed or performed by virtue of this Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 7 Cothas more or less which is lying and situated at Mouza Balla comprising in 1/4 No. 10, R.S. Dug No. 90 & 91, R.S. Khairun No. 385, Touzi No. 274, R.S. No. 30, P.S. Sonarpur, Dist. 24 Parganas (N) under Rajpur Sonarpur Municipality said landed property has been occupied and or may taken possession by way of inheritance.

IN WITNESS WHEREOF I am, the PRINCIPAL, subscribed our hand on this 30th day of June, 2016.

Signed and delivered at Kolkata
In presence of

Rajini Mondal
Gouranga Cha, PO - Garia
PS - Sonarpur, Kal-24

1. Subin Das

2. Subin Das

3. Subin Das

2. Affixit Company
Sinnagar West, P.O. - Sonarpur
Kal-24

(PRINCIPAL'S)

Rajini Mondal
30/6/16

Witnessed by
Sumantra Ray
High Court, Kolkata
No. 347/1989

Accepted by me

Attorney



	FINGER	FINGER	FINGER	FINGER	FINGER
RIGHT HAND					
LEFT HAND					

MS. Sukla Bhattacharyya SIGNATURE Sukla Bhattacharyya



	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					
LEFT HAND					

MS. Kalpana Chatterjee SIGNATURE Kalpana Chatterjee



	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					
LEFT HAND					

MS. Shrabanti Mukherjee SIGNATURE Shrabanti Mukherjee



	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND				X	X
LEFT HAND					

MS. Ramprasad Ghosh SIGNATURE Ramprasad Ghosh



WITNESS
EXECUTANT

	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					
LEFT HAND					

NAME Richard White SIGNATURE [Signature]

WITNESS
EXECUTANT

	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					
LEFT HAND					

NAME _____ SIGNATURE _____

WITNESS
EXECUTANT

	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					
LEFT HAND					

NAME _____ SIGNATURE _____

WITNESS
EXECUTANT

	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					
LEFT HAND					

NAME _____ SIGNATURE _____








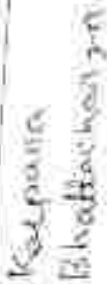



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue


OFFICE OF THE A.D.S.R. GARIA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16291000252944/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Suktā Bhattacharjee Srigdhaner Apartment Bala, P.O. - Gara, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084	Principal			
2	Smt Kalpana Bhattacharjee Srigdhaner Apartment Bala, P.O. - Gara, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084	Principal			
3	Smt Shrabanti Bhattacharjee Srigdhaner Apartment, Bala, P.O. - Gara, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084	Principal			

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mr Biman Bhattacharjee Snigdhaneeer Apartment, Balia, P.O- Garia, P.S- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084	Attorney			
5	Mr Sujan Bhattacharjee Snigdhaneeer Apartment, Balia, P.O- Garia, P.S- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084	Attorney			
Sl No.	Name and Address of Identifier		Identifier of	Signature with date	
1	Mr Samar Pandit Son of Late H K Pandit Alipore Police Court, P.O:-Alipore, P S:- Alipore, District-South 24- Parganas, West Bengal, India, PIN - 700027		Smt Sukta Bhattacharjee, Smt Kalpana Bhattacharjee, Smt Shrabanti Bhattacharjee, Mr Biman Bhattacharjee, Mr Sujan Bhattacharjee		

(Sd/-) _____
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 GARIA
 South 24-Parganas, West
 Bengal
 Additional District Sub-Registrar,
 Garia South 24 Parganas

Seller, Buyer and Property Details

Principal & Attorney Details

Presentant Details

Name and Address of Presentant

Mr Biman Bhattacharjee
Son of Late Bimal Bhattacharjee
Sridhaneer Apartment, Bala, P.O. - Garia, P.S. - Sonarpur, District - South 24-Parganas, West Bengal,
India. PIN - 700084

Principal Details

Sl. No.	Name, Address, Photo, Finger print and Signature
1	Smt Sukla Bhattacharjee Wife of Mr. Biman Bhattacharjee Sridhaneer Apartment Bala, P.O. - Garia, P.S. - Sonarpur, District - South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, Status: Individual, Date of Execution: 30/06/2016, Date of Admission: 30/06/2016, Place of Admission of Execution: Pvt. Residence
2	Smt Kalpana Bhattacharjee Wife of Mr. Biman Bhattacharjee Sridhaneer Apartment Bala, P.O. - Garia, P.S. - Sonarpur, District - South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, Status: Individual, Date of Execution: 30/06/2016, Date of Admission: 30/06/2016, Place of Admission of Execution: Pvt. Residence
3	Smt Shrabanti Bhattacharjee Wife of Mr. Bibul Bhattacharjee Sridhaneer Apartment, Bala, P.O. - Garia, P.S. - Sonarpur, District - South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, Status: Individual, Date of Execution: 30/06/2016, Date of Admission: 30/06/2016, Place of Admission of Execution: Pvt. Residence

Attorney Details

Name, Address, Photo, Finger print and Signature

1	Mr Biran Bhattacharjee Son of Late Bimal Bhattacharjee Shigdhaneer Apartment, Bala, P.O - Gana, P.S - Sonarpur, District-South 24-Parganas, West Bengal, India. PIN - 700084 Sex: Male, By Caste Hindu, Occupation: Business, Citizen of India. Status: Individual. Date of Execution: 30/06/2016, Date of Admission: 30/06/2016, Place of Admission of Execution: Pvt. Residence
2	Mr Bidhan Bhattacharjee Son of Late Bimal Bhattacharjee Shigdhaneer Apartment, Bala, P.O - Gana, P.S - Sonarpur, District-South 24-Parganas, West Bengal, India. PIN - 700084 Sex: Male, By Caste Hindu, Occupation: Business, Citizen of India. Status: Individual. Date of Execution: 30/06/2016, Date of Admission: 30/06/2016, Place of Admission of Execution: Pvt. Residence

B. Identifier Details

Identifier Details			
Sl. No.	Identifier Name & Address	Identifier of	Signature
1	Mr Samar Pandit Son of Late H K Pandit Alipore Police Court, P.O - Alipore, P.S - Alipore, District-South 24- Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste Hindu, Occupation: Law Clerk, Citizen of India	Smt Sukla Bhattacharjee, Smt Kalpana Bhattacharjee, Smt Shradhanti Bhattacharjee, Mr Biran Bhattacharjee, Mr Bidhan Bhattacharjee	

C. Transacted Property Details**D. Applicant Details**

Details of the applicant who has submitted the requisition form	
Applicant's Name	Samar Pandit
Address	Alipore Police Court Thana - Alipore, District, South 24 Parganas, WEST BENGAL
Applicant's Status	Solicitor firm

Office of the A.D.S.R. GARIA, District: South 24-Parganas:

Endorsement For Deed Number : IV - 162900690 / 2016

Deed No/Year	16291000262944/2016	Serial no/Year	1629002746 / 2016
Deed No/Year	IV - 162900690 / 2016		
Transaction	[4002] Power of Attorney, General Power of Attorney		
Name of Presentant	Mr Biman Bhattacharjee	Presented At	Private Residence
Date of Execution	30-06-2016	Date of Presentation	30-06-2016

Remarks

On 30/06/2016

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

Presented for registration at 19:00 hrs. on 30/06/2016, at the Private residence by Mr. Biman Bhattacharjee, one of the Claimants.

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

Execution is admitted on 30/06/2016 by

Smt Sulta Bhattacharjee, Wife of Mr Gyan Bhattacharjee, Snigdhanee Apartment Balla, P.O. Garia Thana, Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084. By caste Hindu, By Profession Housewife

Identified by Mr Samar Pandit, Son of Late H K Pandit, Alipore Police Court, P.O. Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027. By caste Hindu. By Profession Law Clerk

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

Execution is admitted on 30/06/2016 by

Smt Kalpana Bhattacharjee, Wife of Mr Biman Bhattacharjee, Snigdhanee Apartment Balla, P.O. Garia Thana, Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084. By caste Hindu, By Profession Housewife

Identified by Mr Samar Pandit, Son of Late H K Pandit, Alipore Police Court, P.O. Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027. By caste Hindu. By Profession Law Clerk

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

Execution is admitted on 30/06/2016 by

Smt Shrabanti Bhattacharjee, Wife of Mr Bipul Bhattacharjee, Snigdhanee Apartment, Balla, P.O. Garia Thana, Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084. By caste Hindu, By Profession Housewife

Identified by Mr Samar Pandit, Son of Late H K Pandit, Alipore Police Court, P.O. Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027. By caste Hindu. By Profession Law Clerk

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

Execution is admitted on 30/06/2016 by

Mr Biman Bhattacharjee, Son of Late Bimal Bhattacharjee, Snigdhanee Apartment, Balla, P.O. Garia Thana, Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084. By caste Hindu. By Profession Housewife

Identified by Mr Samar Pandit, Son of Late H K Pandit, Alipore Police Court, P.O. Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027. By caste Hindu. By Profession Law Clerk

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

Order is admitted on 30/08/2016 by

Bidhan Bhattacharjee Son of Late Bimal Bhattacharjee, Smgthaneer Apartment, Bala, P.O. Garia, Thana
Brahmapur, South 24-Parganas, WEST-BENGAL, India, PIN - 700064, By caste Hindu, By Profession Business
Identified by Mr Sarfar Pandit, Son of Late H K Pandit, Alipore Police Court, P.O. Alipore, Thana, Alipore,
South 24-Parganas, WEST-BENGAL, India, PIN - 700027, By caste Hindu, By Profession Law Clerk

(Ajay Bera)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

South 24-Parganas, West Bengal

On 01/07/2016

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (i.e. = Rs 7/-) and Registration
Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Rs 50/- is paid on impressed type of Stamp, Serial no 9881, Purchased on 29/08/2016 Vendor named S. H.
Saha

(Ajay Bera)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

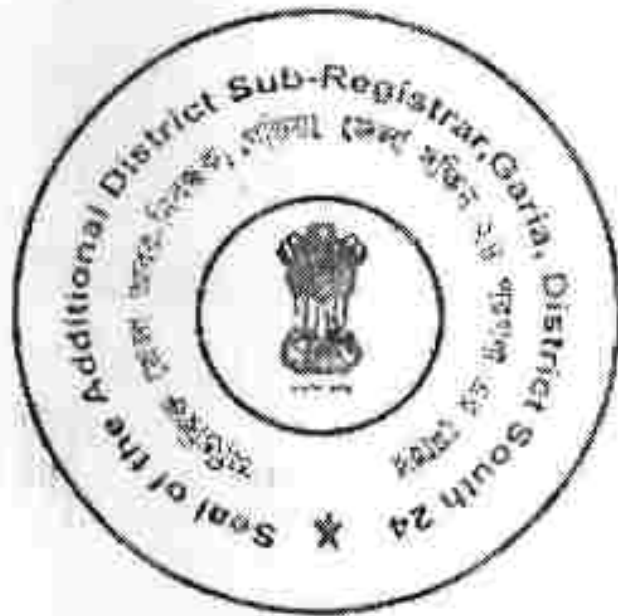
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1629-2016, Page from 8178 to 8191

* being No 162900690 for the year 2016.



Digitally signed by ABHIJIT BERA
Date: 2016.07.04 16:46:21 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 7/4/2016 4:46:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)

12-1073

11 (4)

D-002/2020

N-382

भारतीय गैर न्यायिक

08.09.2020
22/02/2020

प्रचास
रुपये
रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Handwritten signature and date: 08/09/2020

03 SEP 2020

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT We, (1)SRI. PREMANGSHU MONDAL (Pan No. ACLPM 45130) (Mobile No. 9869057512) by occupation Service, (2) SRI. HIMANGSHU MONDAL, (Pan No. AIXPM 3237N) (Mobile No. 8583042743) by occupation Service (3) SRI. DEBANGSHU MONDAL (Pan No. AMEPM 2064N) (Mobile No. 9433108991), by occupation Legal Practitioner, sons of Late Bechulal Mondal, all by faith Hindu, by nationality Indian, all residing at Balia, (West) P.O. Garia, P.S. Narendrapur, District South Paraganas. (4) SMT. BABY MONDAL (Pan No. AMXPM 3052F) (Mobile No. 9869057512) wife of Sri. Premangshu Mondal, by occupation House Wife

Handwritten signature

6000

S.L. No. 3770 Date 13 DEC 2018
Name
Address
Value 572

D Bhattacharya
Advocate
High Court, Calcutta

Govt. Stamp Vender
SABYASACHI DEB
Sonarpat A.D.S.P.O. No. 100

Debagpur Mandal.



262
22/02/2020

Debagpur Mandal.



263
22/02/2020

Hindegpur Sekhar Mandal.



264
22/02/2020

Hindegpur Mandal



22 DEC 2018

Somnath Samanti
To Jankhunnalli Samanti
Raipur Goutam Para
Kot - 149
Cuttack

(5) SMT.SUPRAVA MONDAL, (PAN NO.AZPM4238G) (Mobile No 9433108991) Wife of Debangshu Mondal, by occupation House Wife (6) SMT. LATIKA MONDAL, (Pan N BEQPM 9593M) (Mobile No 9038485286) daughter of Late Bechulal Mondal and Wife of Sri Bibekananda Mondal, by occupation House Wife all by Faith Hindu, an Nationality- Indian, , all are residing at Fartabad, (West) P.O. Garia, P.S.Narendrapur, District South 24 Paraganas, Kolkata - 700084 hereinafter called the "PRINCIPALS".

WHEREAS, We are the owners of ALL THAT piece or parcel of land measuring an area of 42.5 decimal , 55.5 decimal total 98.00 Decimal comprising in L.R. Dag No.201,201/909 under L.R.Khatiyan No.1361 to 1364 and 1366 , and 55.5 Decimal land L.R. Dag No.199,200 L.R. Khatiyan No.295,459,1585 , Touzi No.274, J.L.No.41 lying and situate at Mouza – Balia, at present P.S.Narendrapur, Dist. 24 Parganas is within limits of Rajpur – Sonarpur Municipality, Ward No.1 and we are not always available in Kolkata and not in a position to look after all the related matters of such we have decided to appoint – (1) SRI BIMAN BHATTACHARJEE, (Pan No.AZSP 8208C) (Mobile No. 9831077323) (2) SRI.BIDHAN BHATTACHARJEE, (Pan No ALPP8 0068C) (Mobile No 9631658035) both sons of late Bimal Bhattacharjee, both by faith Hindu and occupation Business , both residing at 608, Kalyani, Madhya Fartabad, E. M. Road – Pass, P.O.Garia, P.S.Narendrapur, Kolkata - 700084 our constituted Attorneys to do all or any of the acts deeds things on our behalf either jointly or by any one of them.

NOW BY THESE POWER OF ATTORNEY, We, (1) SRI. PREMANGSHU MONDAL (2) SRI. HIMANGSHU MONDAL (3) SRI. DEBANGSHU MONDAL (4) SMT.BABY MONDAL (5) SMT.SUPRAVA MONDAL 6) SMT. LATIKA MONDAL as our lawful attorneys to do the following acts, deeds and things on our behalf either jointly or by any one of them

1. To supervise, manage and conduct all sorts of administration in respect of the said land described in the herein schedule below which we have to handle, attend to all sorts of official matters letters and correspondence arising in course of our relation and connection to the matters concerned with our said property and to warn off and prohibit any unauthorized person in the premises.



265
22/02/2020

Suprava Mandal.



266
22/02/2020

Katika Mandal.



Asst. Dir. - Skill Development
Sector
South 24 Parganas

22 FEB 2020

2. To prepare building plan, design work and to put signature on our behalf as lawful attorney in the building plan drawings and other allied necessary papers and apply for the sanction of building plan and deposit all fees to the concerned authority in our names and on our behalf in connection with the building plan, if necessary modify the building plan and regularize the modification and sign the Plan all papers relating thereto and receive the same from the Rajpur - Sonarpur Municipality against acknowledgement receipt on our behalf as constituted attorneys.
3. To appear for and on our behalf in office of the Rajpur - Sonarpur Municipality Electric Supply office, BL & LRO / Land Revenue office, Land Ceiling Office, KMDA office, or any local statutory authority, and all Govt. offices and Police Station, and to do apply for and obtain necessary mutation, sanction, permission, licence, clearance, supply service and also obtain occupancy certificate Etc. from Rajpur - Sonarpur Municipality.
4. To appear before Notary Public, Additional Registrar of Assurances, District Sub-Registrar and additional District Sub - Registrar, Magistrate and other officers on our behalf and present all deeds, documents, declaration, Boundary Declarations, splayed portion etc. affidavits and to have them registered in virtue of this power of attorney on our behalf. Except Freehold of the Own allocated flat.

5. Owners allocation said eight number of Flat 5th & 6th Floor reserve for own only and remaining portion as per Agreement, sale before consideration due owner's account.
6. To Sign, execute and verify and file all plaints, suits written statements written objection pleading application complaints, memorandum of appeal and objection reply affidavit and sign all other papers to be filed before civil court, criminal court, administrative authorities Tribunal High Court and Arbitration and to accept all service of summons and other process and to appoint law and sign Vakalatnama and compromise any suit and proceedings for protection of any interest in the said subject premises on our behalf.

And we do hereby agree to ratify and undertake to ratify and confirm all deeds or our said attorney shall lawfully do, execute. And perform or cause to be done executed or performed by virtue of this Power of Attorney,

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring more or less 42.66 Decimals comprising in L.R. Dag No.201,201/909 under L.R.Khatiyani No.1361 to 1364, 1366, and 55.5 Decimal land L.R. Dag No.199,200, L.R. Khatiyani No.295,459, total land 98 Decimals Touzi No.274, R.S. No.30, J.L.No.46, lying and situate at Mor - Ballia, P.S.Narendrapur, Dist.24 Parganas (S) within limits of Rajpur - Sonar Municipality, Ward No.1, West Ballia Main Road.

SPECIMEN FORM FOR TEN FINGER PRINTS



Name *D. Manoj...*

Signature *D. Manoj...*



Name *R. Shan...*

Signature *R. Shan...*



Name *PREMANESHU MANDAL*

Signature *Premaneshu Mandal*

SPECIMEN FORM FOR TEN FINGER PRINTS

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

Name SURRAYA MONDAL

Signature Surraya Mondal

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

Name D. Debby Akhanda

Signature D. Debby Akhanda

PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

Name

Signature

IN WITNESS WHEREOF We, (1) SRI PREMANGSHU MONDAL, (2) SRI HIMANGSHU MONDAL (3) SRI DEBANGSHU MONDAL (4) SMT BABY MONDAL (5) SMT SUPRAVA MONDAL and (6) SMT LATIKA MONDAL subscribed our hands on this 22nd day of February, 2020.

Signed and delivered at Kolkata
In presence of

1) Somnath Somnath
Rajpur, Goutampara
Kol - 149.

2) Gopal Choudhury
West Bank, Garia
Kol - 84.

1. Premangshu Mondal
SRI PREMANGSHU MONDAL

2. Himangshu Sekhar Mondal
SRI HIMANGSHU MONDAL - SEKHAR MONDAL

3. Debangshu Mondal
SRI DEBANGSHU MONDAL

4. Baby Mondal
SMT BABY MONDAL

5. Suprava Mondal
SMT SUPRAVA MONDAL

6. Latika Mondal
SMT LATIKA MONDAL

Signature of the EXECUTANTS

Drafted by me and read
over and explained
Drafted by me and read
over and explained
by me in Bengali

Accepted by us

Prabin Kumar Roy
Advocate, W.B. 828/81
Alipore criminal court

1. Biman Bhattacharjee
SRI BIMAN BHATTACHARJEE

2. Bidhan Bhattacharjee
SRI BIDHAN BHATTACHARJEE
Signature of the Constituted Attorneys

ADVOCATE

Type by me


Prabin Kumar Roy

D-002/2020
D-392/2020









Government of West Bengal
Office of The A.D.S.R. SONARPUR


Register Book No 2 - Record of reasons for refusal to register

[See Rules 3 and 58(1)]

Nature of Document	Reasons of Refusal	Date of Application Form and of the reasons for Refusal
4002) Power of Attorney, General Power of Attorney	Partly Refusal No. II-180800002/2020	Date on which the copy furnished to the Application
Query No/ Year, Serial No/Year	Reason:	
18081000329224/2020, 1808101072/2020	The Executant fails to appear and admit execution within the prescribed time (under Section 34 read with rule 52). Hence, the registration of this document is refused partly under section 25 of Registration Act of 1908 and records it as book 1-180800002 of 2020	Note of the result of and to the Registrar under section 72 or of application under section 73
Deed Execution Date		Note of any order of Court
22-02-2020		
Executant(s)		
Mr Pranangshu Mondal (Admitted), Mr Himangshu Sekhar Mondal (Admitted), Mr Debangshu Mondal (Admitted), Smt Babu Mondal (Refused), Mr Suprava Mondal (Admitted), Mrs Lalika Mondal (Admitted)		
Claimant(s)		
Date of Presentation		Number and Date of communication of the order of refusal or signature of presentant
22-02-2020		
Name of Presentation		
Mr Debangshu Mondal		
Presentant Status		
Notary/Executant		
	 A.D.S.R. SONARPUR Barun Kumar Bhunia	
	03-09-2020	

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt. Baby Mondal, Bala West P.O. - Garia, P.S. - Sonarpur, District - South 24-Parganas - West Bengal, India, PIN - 700064	Principal			Absent
5	Mrs Supriya Mondal, Farabhad West, P.O. - Garia, P.S. - Sonarpur, District - South 24-Parganas, West Bengal, India, PIN - 700064	Principal			Supriya Mondal 26/5/20
6	Mrs Latika Mondal, Farabhad West, P.O. - Garia, P.S. - Sonarpur, District - South 24-Parganas, West Bengal, India, PIN - 700064	Principal			Latika Mondal 26/5/20
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Somnath Samanta Son of Mr. Somnath Nath Samanta Rajpur, P.O. - Rajpur, P.S. - Sonarpur, District - South 24-Parganas, West Bengal, India, PIN - 700148	Mr Premangshu Mondal, Mr Himangshu Mondal, Mr Deepangshu Mondal, Smt Baby Mondal			Premangshu Mondal 25.5.2020 26/5/20


 ADDITIONAL DEPUTY
 SUB-REGISTRAR
 OFFICE OF THE A.D.C.
 SONARPUR



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SONARPUR, District Name: South 24-Parganas

Signature / LT Sheet of Query No/Year 16091000329224/2020

I. Signature of the Persons in at Private Residence.

Sl No.	Name of the Executant	Category	Portrait	Finger Print	Signature with date
1	Mr Premangshu Mondal Balia West, P.O.- Garia P.S.- Sonarpur, District- South 24-Parganas, West Bengal, India, PIN -700084	Principal			
2	Mr Himangshu Mondal Balia West, P.O - Garia, P.S. - Sonarpur, District- South 24-Parganas, West Bengal, India, PIN -700084	Principal			
3	Mr Debangshu Mondal Balia West, P.O - Garia, P.S.- Sonarpur, District- South 24-Parganas, West Bengal, India PIN -700084	Principal			

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1608-2020. Page from 5216 to 5248

being No 160800382 for the year 2020.



Digitally signed by BARUN KUMAR
BHUNIA

Date: 2020.09.10 12:10:13 +05:30

Reason: Digital Signing of Deed

(Barun Kumar Bhunia) 2020/09/10 12:10:13 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)

S-000887/24

F. 872/24

भारतीय गैर न्यायिक

पचास
रुपये
रु.50

FIFTY
RUPEES
Rs.50

Certified that the document is identical to original. The signature above, is the signature of the person whose name is mentioned in the body of this document.

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V.G.No. 56/24

AF 674824

16/2/24

16/02/24
20:00 PM

8/4/69 73/24



A.D.S.R. Garia
South 24 Parganas
21/2/24

12 1 FEB 2024

DEVELOPMENT POWER OF ATTORNEY

After registration of Development agreement 3665/2020 dated 6th November, 2020 registered at A.D.S.R- Garia.

KNOW ALL MEN BY THIS POWER OF ATTORNEY that We,

- (1) SRI. ^{KUMAR} DILIP MONDAL, (2) SRI. TAPAN MONDAL, (3) SRI. SWAPAN KUMAR MONDAL, (4) SRI. KRISHNADHAN MONDAL all are son of Late Panchanan Mondal, By Faith:- Hindu, By Nationality:- Indian, By Occupation:- Business, all are residing at West Balia, Garia, Kolkata - 700084 AND (5) SRI. PATIL PABAN MONDAL son of Late Sudas Chandra Mondal By Faith:- Hindu, By Nationality:- Indian, By Occupation:- Retired and residing at Balia, Garia, Kolkata hereinafter called and referred to as the PRINCIPAL SEND GREETINGS.

Pranab Samanta

16 FEB 2024

S.L. No. 984
Name: Dilip Mandal
Address: NEST Balia Road Kori-89
Village: 501

Chief, Balia
BLSFO/11/100
Sonarpur A.D.S. R.O. No. 160

(Signature)



T.E. NO. 167



(Signature)
T.E. NO. 169

Topan Mandal



T.E. NO. 170

Swapan Kumar Mondal

(Handwritten mark)



T.E. NO. 174

A.D.S.R. Garia
North 24 Parganas

16 FEB 2024

Somnath Samanta Andhar NO 7370 3362 8503
S/o Late Sambhunath Samanta

Sevsiel.
Raipur, Goutampara
P. O. RAIPUR
Kail - 149

AND WHEREAS We have been seized and possessed of or otherwise well sufficiently entitled to us the absolute Owners in respect of all that piece and parcel of bastu undivided land measuring about 15.99 decimals be the same or little more or less lying and situated at Mouza- Balla, being J.L.No-46, Touzi No-274 comprised in L.R. Dag No. 201 and 201/909 corresponding to R.S. Dag No. 230 and 231, C.S. Dag No. 211 & 212, C.S. Khatiyari No. 57, L.R. Khatiyari No. 1353, 1354, 1355, 1356 and 1365, corresponding to under R.S. Khatiyari No.-281 under P.S-Sonarpur now Narendrapur District- South 24 Paraganas within the local limits of Ward No. 1, Holding No. 453, of Rajpur Sonarpur Municipality (more fully described in the schedule hereunder written) free from all encumbrances, charges, liens attachments and lis pendens.

AND WHEREAS while thus being absolutely seized and possessed of or otherwise well sufficiently entitled to the said schedule below undivided land, we have decided to develop the said undivided land measuring about 15.99 decimals be the same or little more or less lying and situated at Mouza- Balla, being J.L.No-46, Touzi No-274 comprised in C.S. Dag No. 211 and 212, L.R. Dag No 201 and 201/909, corresponding to R.S. Dag No. 230 and 231, C.S. Khatiyari No. 57, L.R. Khatiyari No. 1353, 1354, 1355, 1356 and 1365 corresponding to under R.S. Khatiyari No.-281, under P.S-Sonarpur now Narendrapur, District:- South 24 Paraganas within the local limits of Ward No. 1, Holding No. 453, of Rajpur Sonarpur Municipality (more fully described in the schedule herein under) hereinafter referred to as the **SAID PROPERTY** by constructing a multistoried building thereon consisting of several flat/flats, apartments /shop and /or car parking space.

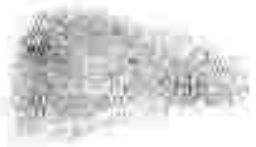
AND WHEREAS for development of the schedule undivided land, we have neither financial resources nor time to arrange or to take effective steps to arrange new construction on and above the aforesaid schedule undivided land.

AND WHEREAS while thus being absolutely seized and possessed of or otherwise well sufficiently entitled to the schedule undivided, we have decided to develop the schedule property through any recognized reliable Developers/Contractor and accordingly we have entered into a registered Development agreement vide deed No. 3665/2020 dated 07 November, 2020 registered at A.D.S.R- Garia, with M/S. **SNIGDHANEER CONSTRUCTION** (Pan No. AAMF5 1844E) a registered partnership firm namely (1) Sri. Bijan Bhattacharjee, (2) Binan Bhattacharjee, (3) L. S. Bhattacharjee and (4) Bipul Bhattacharjee having its registered office at Tirtha Apartment, Cam Main Road, P.O-



T. S. NO. - 171

Pabitra Palan Mandal,



T. S. NO. - 172

Harishchandra Mandal



T. S. NO. - 173

Dilip Kumar Mandal



T. S. NO. - 174

Mahabir Singh



T. S. NO. - 175

Somnath Samanta



Handwritten signature

A.D.S.R. Office
South 24 Parganas

16 FEB 2024

Garia, P.S-Sonarapur now Narendrapur, Kolkata-700084. Any 2 partners will sign the documents out of any 4 partners.

AND WHEREAS we, do hereby appoint, nominate and constitute two authorized joint partners of M/S. Snigdhaaner Construction namely 1) **SRI BIMAN BHATTACHARJEE**(PAN No. AELPB8208C, Aadhaar No. 818581662551) and 2) **SRI BIDHAN BHATTACHARJEE** (PAN No. AEPPB0666Q, Aadhaar No.713940855708) both are sons of Late Bimal Bhattacharjee By Faith:- Hindu By Occupation:-Business residing at 608, Kalyani Villa, Opposite Yuba Tirtha Club, Beside Sristi Apartment Madhya Fartabad, E.M. Bypass, P.O- Garia, P.S-Sonarapur now Narendrapur, Kolkata- 700084, District- South 24 Parganas as our true and lawful attorney for us and on our behalf to perform, execute and exercise or any of such or several acts, deeds, things power and authority, matter and things for proposed constructions on the schedule mentioned property and to sell the respective flats and/or apartments of the proposed building under Developer's allocation to the intending Purchaser or Purchasers only after handing over the Owner's allocation to the Owner and to do the acts mentioned in the schedule below herein under.

AND WHEREAS, our said attorneys to do or perform inter alia the following acts, deeds and things viz:-

1. To supervise, manage, control and conduct all sorts of affairs, administration in respect of all and/or any affairs transaction pertaining proper and all letters correspondences arising in course of or in relation to the development of our schedule undivided land.
2. To prepare site plan and/or building plan modified plan etc. relating to the said land and to sign the said plan on our behalf, to submit the same before the Rajpur Sonarapur Municipality or other concerning authority for obtaining sanction of the same and to submit proposal from time to time for the amendment of such building plan before the municipality or other concerning authority for the purpose of obtaining modified sanction plan.
3. To appoint from time to time competent architecture, Engineer, R.C.C. consultants, contractor, sub-contractor, labour other persons and workmen for the purpose of construction of building in the said premises.
4. To deposit money to the concerning authority as fee, to demand for obtaining sanction plan from the Rajpur Sonarapur Municipality or any other authority concerned, to do all



Handwritten signature

A.D.S.R. Garia
South 24 Pergasse

6 FEB 2024

acts for the same; to take necessary actions also for obtaining sewerage connection, water connection, electricity connection from concerned Municipal Corporation, W.B. S.E. D. Co. Ltd, etc. and all other permission from the concerning authority which may time to time be required in respect of the schedule undivided land.

5. To make necessary representations before the Rajpur Sonarpur Municipality, W.B.S.E.D. Co. Ltd. Fire station, Police station, other authority, concerning authority for obtaining permission as required in law for installing electric connection, fire permission, police permission from the concerning authority, to represent before the Assessor, collector of the concerned municipal corporation, also before the other concerning authorities in respect of fixation of taxes and to attend its hearing before the aforesaid authority in respect of the schedule undivided land.

6. To negotiate on terms and condition with the intending Purchaser, to enter into agreement for sale in respect of Developer's allocation only with the Purchaser/Purchasers or Third Party on any terms and conditions as our said attorney may deem fit and proper. The said attorney, if thinks fit and proper, could execute any agreement for sale, shall submit the same before registering authority before the Notary Public for it's execution and shall receive the entire consideration money on our behalf in respect of Developer's allocation only. After transferring of Owners allocation only the Developers will transferred the consideration amount to Land Owners account.

7. To execute, sign sale agreement/sale deed, Deed of Conveyance of flat/flats, Shop, Car parking space only in respect of the Developer's allocation with any Purchaser or Purchasers nominated by the said attorney, to represent the said sale agreement or sale deed or deeds before Sub-Registrar, District Sub-Registrar or Registrar of Assurance Calcutta for execution or registration by the said attorney on our behalf and to receive consideration money against Developer's allocation.

8. To claim before any court of law, to file any suit, appeal, second appeal, miscellaneous appeal in any court of law to file objection, to sign, verify plaint, written statement, application and to swear affidavit in connection with the said schedule undivided land.

9. To engage, constitute, appoint an Advocate or Advocates, Vakil, Muktar, revenue agent or any other practitioner to conduct all sorts of cases, appeals, revisions, other matters, affair or affairs, to take and defend all sorts of legal proceedings, suits, claims, demands etc. arising in course of or in relation to the aforesaid matters.

10. To apply before the courts and/or concerned officer for inspection, for obtaining copies of documents, judicial papers, to receive back documents, relevant papers and to



[Handwritten signature]

A.D.S.R. Garha
South 24 Parganas

11 6 FEB 2024

11. To submit application for mutation/amalgamation of the schedule plot with the plot of the adjacent plot holder, to appear before the hearing officer of the concerned municipality or BL&LRO and also to receive mutation certificate from the authority concerned on our behalf.

12. To apply before the Income Tax offices for obtaining necessary documents in terms of the Income Tax Act, 1961 and also to obtain clearance certificate from the urban Land ceiling (Ceiling & regulation) Department under any section of the said Act, if at all necessary for the purpose of registration of any deed or deeds and/or any documents and to transfer the schedule property in favour of any Purchaser or Purchasers.

We do hereby declare that all the acts done by our said attorney shall be deemed to be as our act if we, were personally present.

We do hereby declare that all the acts done by our said attorney shall be deemed to be as our act, if we were personally present.

Lastly we, do hereby ratify, confirm, agree to ratify, confirm all and what so ever our said attorney shall lawfully do or cause to be done in respect of matters aforesaid by virtue of these presents.

S C H E D U L E :-

ALL THAT piece and parcel of undivided basta land measuring about 15.99 decimals be the same or little more or less lying and situated at Mouza- Balia, being J.L.No-46, Touzi No-274 comprised in C.S. Dag No. 211 and 212, L.R. Dag No. 201 and 201/909, corresponding to R.S. Dag No. 230 and 231, C.S. Khatiyan No. 57, L.R. Khatiyan No. 1353, 1354, 1355, 1356 and 1365 corresponding to under R.S. Khatiyan No. 281, under P.S-Sonarpur now Narendrapur District- South 24 Paraganas within the local limits of Ward No. 1, Holding No. 453, of Rajpur Sonarpur Municipality is butted and bounded in the following way:-

On the North:-	12 ft. wide common passage
On the South:-	Plot under same Dag No.
On the East:	12 ft. wide common passage
On the West:-	Land and house of Arati Mukherjee.



[Handwritten signature]

A.B.S.M. Garcia
South 24th Portland

FEB 6 2024

IN WITNESS WHEREOF hereunto signed sealed and delivered this the 16th day of February, 2024 at Kolkata in presence of

1. *Sannath Samanta*
Rajpur, Goutampara
Kol-149

2. *Abinandan Choudhury*
Somanpur, Rajpur

Dilip Kumar Mandal
Kabirachon Mandal
Pati + Babu Mandal
Swaraj Kumar Mandal

Tapin Mandal

SIGNATURE OF THE PRINCIPAL

SIGNATURE OF THE ATTORNEY

Prabin Kumar Roy

Prabin Kumar Roy

DEVELOPMENT POWER OF ATTORNEY

Drafted and identified by me by:-

Prabin Kumar Roy
Advocate - W. B. 828/81
Akhpura Criminal Court



[Handwritten signature]

A.D.S.R. Grade
South West Parganas

11 05 FEB 2024



Left Hand

Right hand



Name Signature *Topin Mandal*

PHOTO

Thumb

1 st. Finger

Middle Finger

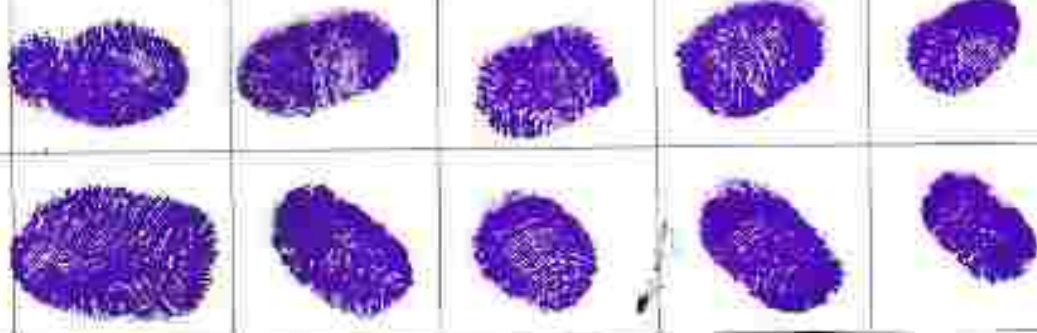
Ring Finger

Small Finger



Left Hand

Right hand



Name Signature *Swapna Kumar Mandal*

PHOTO

Thumb

1 st. Finger

Middle Finger

Ring Finger

Small Finger



Left Hand

Right hand



Name Signature *Pallab Mandal*

PHOTO

Thumb

1 st. Finger

Middle Finger

Ring Finger

Small Finger



Left Hand

Right hand



Name Signature *Krishna Kumar Mandal*



[Handwritten signature]

A.D.S.R. Garib
South 24 Parganas

11 6 FEB 2024

PHOTO

Thumb

1st Finger

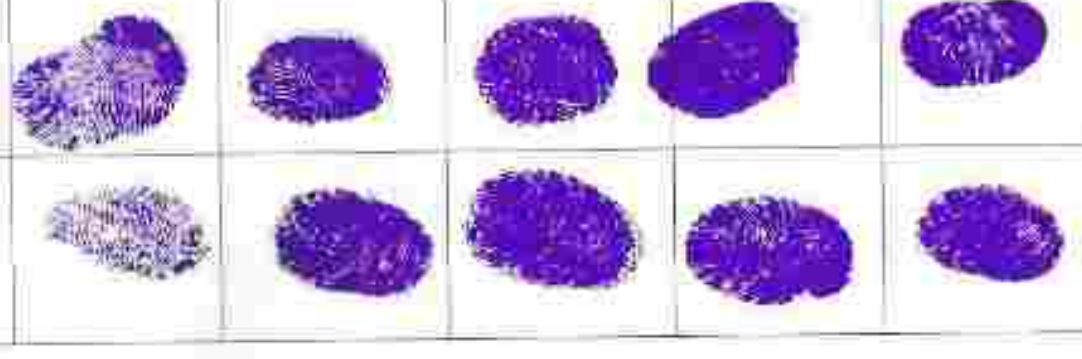
Middle Finger

Ring Finger

Small Finger



Left Hand
Right hand



Name - Dipip Kumar Mondal

Signature - Dipip Kumar Mondal

PHOTO

Thumb

1st Finger

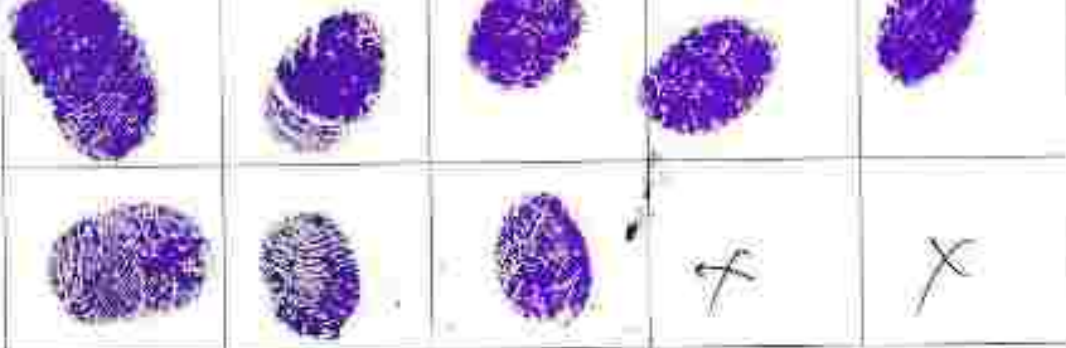
Middle Finger

Ring Finger

Small Finger



Left Hand
Right hand



Name - Dipip Kumar Mondal

Signature - Dipip Kumar Mondal

PHOTO

Thumb

1st Finger

Middle Finger

Ring Finger

Small Finger



Left Hand
Right hand



Name - Dipip Kumar Mondal

Signature - Dipip Kumar Mondal

PHOTO

Thumb

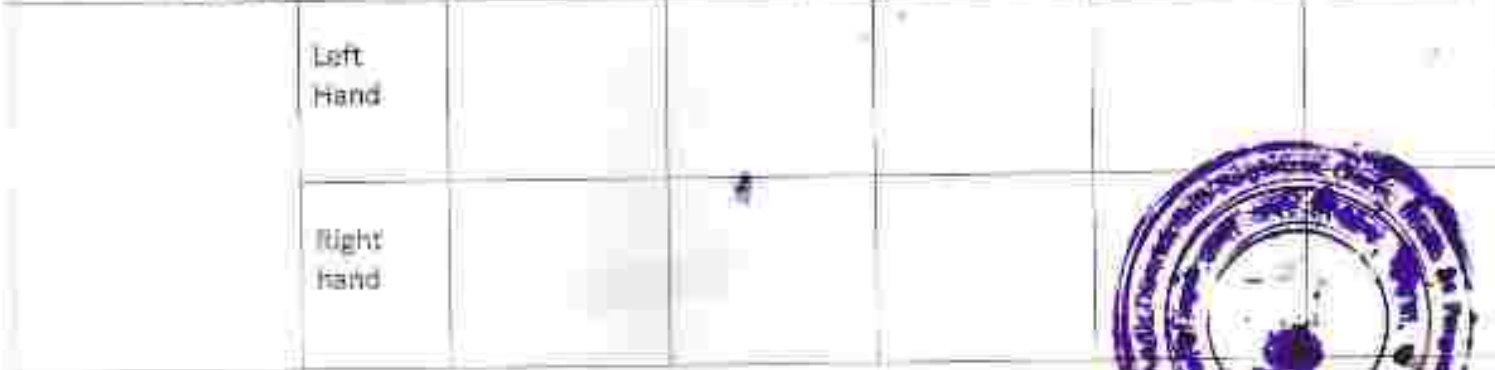
1st Finger

Middle Finger

Ring Finger

Small Finger

Left Hand
Right hand






A.D.S.R. Gorakhpur
Sinhth 24 Parganas

06 FEB 2024












Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. GARIA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16298000416973/2024

I. Signature of the Person(s) admitting the Execution at Private Residence:

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr PATIT PABAN MONDAL BALIA WEST GARIA, City:- Not Specified, P.O.- GARIA, P.S.-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Principal			 16/12/24
2	Mr SWAPAN KUMAR MONDAL BALIA WEST GARIA, City:- Not Specified, P.O.- GARIA, P.S.-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Principal			 16/12/24
3	Mr TAPAN MONDAL BALIA WEST GARIA, City:- Not Specified, P.O.- GARIA, P.S.-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Principal			 16.12.24

Query No:-16298000416973/2024, 16/12/24 @ 11:30 PM, GARIA (A.D.S.R.)

CONSULTATION OF THE REGISTERED OFFICERS

Sri. Bijan Bhattacharjee, (2) Biman Bhattacharjee, (3) Indranil Bhattacharjee and (4) Bipul

Bhattacharjee having its registered office at Tolson, its contact Officer Ms. Binu Paul, P.O.

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr KRISHNADHAN MONDAL BALIA WEST GARIA, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Principal			<i>Pradyumn Mondal</i> 16/02/24
5	Mr DILIP KUMAR MONDAL BALIA WEST GARIA, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Principal			<i>Dilip Kumar Mondal</i> 16/02/24
6	Mr BIMAN BHATTACHARJEE 608 E M BY PASS MADHYA FARTABAD, City:- Not Specified, P O - GARIA, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Representative of Attorney [SNIGDH ANEER CONSTR UCTION]			<i>Biman Bhattacharjee</i> 16/02/24





A.D.S.P. Gupta
South 24 Parganas

11 6 FEB 2024

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7.	Mr BIDHAN BHATTACHARJEE 608 E M BY PASS MADHYA FARJABAD, City-Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India. PIN:- 700084	Representative of Attorney [SNIGDH ANEER CONSTRUCTION]			 16/02/24
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SOMNATH SAMANTA Son of Late SHAMBHU NATH SAMANTA RAJPUR GOUTAMPARA, City:- P.O:- RAJPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India. PIN:- 700149	Mr PATTI PABAN MONDAL, Mr SWAPAN KUMAR MONDAL, Mr TAPAN MONDAL, Mr KRISHNADHAN MONDAL, Mr DILIP KUMAR MONDAL, Mr BIMAN BHATTACHARJEE, Mr BIDHAN BHATTACHARJEE			 16/02/24


(Krishnendu Talukdar)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
GARIA
South 24-Parganas, West
Bengal

A.D.S.R. Garia
South 24 Parganas



(Handwritten signature)
A.D.S.R. Chris
South 24 Pergana

11 6 FEB 2024

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1629-2024, Page from 19174 to 19197
being No 162900872 for the year 2024.**



Digitally signed by KRISHNENDU TALUKDAR
Date: 2024.02.21 15:29:14 +05:30
Reason: Digital Signing of Deed;

**(Krishnendu Talukdar) 21/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.**

06/27

II (6)

IV 699/1



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

K 883974

S.No-1987/12
 2/8/12

I hereby declare that the document is a true and correct copy of the original and the signature sheets and the endorsement sheets attached with this document are part of this document.

Notary Public, Kolkata
 24 AUG 2012

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I, SRI KAMALESH GOBINDA SEN, son of Late Suresh Gobinda Sen, by faith Hindu, by occupation a retired person, residing at Paschim Ballia, Garia Station Road, Garia, P.S. Sonarpur, Kolkata - 700 084, District 24 (Parganas (South)) do hereby appoint 1. SRI BIMAN BHATTACHARJEE and 2. SRI BIDHAN BHATTACHARJEE, both sons of Late Bimal Bhattacharjee, residing at Snigdhaneeer Apartment, Ballia, Garia Station Road, P.S. Sonarpur, Kolkata - 700 084, to be lawful attorneys for me, in my name and on my behalf either jointly or severally to act for the purposes herein after mentioned: -

50/-

No. 31331 Rs. 50/- Date 13/08/12

Name SRI JAYANTH SINGH, Advocate,
Address Alipata, Judges Court, KOLKATA-700027.

Vendor Sd/.....
Alipata Collectory
24/8/12
SUBHANKER DAS
ST. M. VENDOR
Alipata Collectory, KOLKATA - 27.



Ranjana Mukherjee
Sd/ Sr. Upendra K. Mukherjee
Sterpani - Faridabad
P.O. Garia - KOL-87

Stamp: 21 AUG 2012

1. To manage or supervise the management of and administer the lands which I now possess and own as fully described in the Schedule herein below appearing.
2. To get amalgamated both the lands by the Rajpur - Sonarpur Municipality by deserving all the formalities required for the purpose.
3. To draw up building plan by abiding rules and regulations made by the afore mentioned Municipality in this behalf and submit the same for sanction to that authority by depositing prescribed fees for the purpose. The submission of building plan shall include revised or modified plan including regularization thereof as and when necessary.
4. To obtain from the afore mentioned Municipality Completion Certificate and if required Mutation Certificate also.
5. To appear for and represent me before all statutory bodies and officers namely Rajpur - Sonarpur Municipality, Kolkata Metropolitan Development Authority, B.L. & L.R.O., West Bengal State Electricity Board and/or Calcutta Electric Supply Corporation Ltd. as the case may be, for the purpose of obtaining necessary clearance, permission, orders required for getting different services.
6. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals, in any Court, civil, criminal, revenue or before any tribunal of arbitration, having jurisdiction, income tax and sales tax authorities and sign vakalatnamas and submit representations where necessary and execute and verify and file plaints, written statements and all necessary things connected therewith.
7. To appoint and engage advocates, counsels and other legal agents as our said attorneys may think fit and proper and to refer to arbitration all disputes and differences, compromise cases, to withdraw the same or to be non-suited and to receive delivery of documents or payment of any money or moneys from any court, office or opposite party either in execution of Decree or Order or otherwise as our said attorneys shall think proper and to do all acts, deeds and things that may be necessary or requisite in connection therewith.

8. To negotiate the terms for and to agree to and enter into and conclude any agreement of sale with any purchaser's at such price which my said attorneys, in their absolute discretion think proper and/or to cancel and/or repudiate the same.
9. To sign and execute all deeds, instruments and assurances which my said attorneys consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying for the purpose of such sales as I could do myself, if personally present.
10. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Registrar or Sub-registrar having authority, Registrar of Assurances, Kolkata to have the said conveyance duly registered.

And I hereby agree to ratify and confirm all and whatever other act/s my said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the above sale under and by virtue of these presents notwithstanding no express power in that behalf is hereunder provided.

Sale proceed will be deposited in my A/c

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land containing a total area of about 3 (three) cottahs, 6 (six) chittacks and 34 (thirty four) square feet out of which 2 (two) cottahs, 0 (zero) chittack and 0 (zero) square feet in R.S. Dag No. 95, R.S. Khatian No. 285, and 1 (one) cottah 6 (six) chittacks and 34 (thirty four) square feet in R.S. Dag No. 93, R.S. Khatian No. 285, both in Mouza Balia, J.L. No. 46, Pargana-Medanmalla, R.S. No. 30, Touzi No. 274, under Ward No. 1 of Rajpur-Sonarpur Municipality, P.S. and S.R.O. Sonarpur, District 24 Parganas (South), butted and bounded by on the: -

NORTH	R.S. Dag No. 94 & 16 feet wide Road;
SOUTH	R.S. Dag No. 89, 93 (P);
EAST	R.S. Dag No. 231, 90;

IN WITNESS WHEREOF, we, the parties herein put our respective hands and seals hereunder on the date herein above first written.



executed on 21.08.2012

SIGNED AND SEALED

IN PRESENCE OF:

Kamlesh Gobinda
EXECUTANT

WITNESSES:-

1. Ganjan Bhattaraj
Serpunga - Faridkot
Garia - 801-54

Biswananda Das Gupta
(Biswananda Das Gupta)

2. Bivash Mukherjee
2/119 widepasas
K01-47

Bivash Mukherjee
(BIVASH MUKHERJEE)
SIGNATURE OF ATTORNEYS












Drafted in the office of
Sri Biswananda Das Gupta.

By me,
Jaykish Bhattaraj
Advocate.

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










Name

Signature

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


Name KAMALESH GOBINDA SEN

Signature 

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

Name 

Signature

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

Name 

Signature 

No. 13

Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : IV - 00499 of 2012
(Serial No. 05727 of 2012)

Receipt of Fees:-

21/08/2012

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

1. The deed No. IV - 00499 of 2012 is duly stamped under schedule 1A of the Indian Stamp Act 1899.

Payment of Fees:-

Rs. 52

21/08/2012

21/08/2012

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

1. The market value of the property which is the subject matter of the deed has been

ascertained to be Rs. 52 and the Stamp duty payable thereon is Rs. 52.

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

1. I, the undersigned, being an authorized officer of the Office of the D.S.R. - IV SOUTH 24-PARGANAS, District:-South 24-Parganas, WEST BENGAL, India, Pin-700084, do hereby

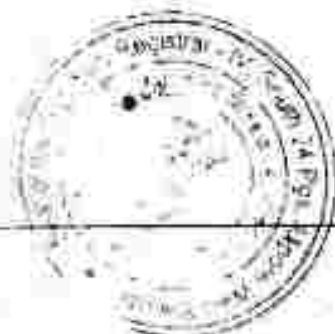
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

21/08/2012

1. I, the undersigned, being an authorized officer of the Office of the D.S.R. - IV SOUTH 24-PARGANAS, District:-South 24-Parganas, WEST BENGAL, India, Pin-700084, do hereby

1. I, the undersigned, being an authorized officer of the Office of the D.S.R. - IV SOUTH 24-PARGANAS, District:-South 24-Parganas, WEST BENGAL, India, Pin-700084, do hereby

1. I, the undersigned, being an authorized officer of the Office of the D.S.R. - IV SOUTH 24-PARGANAS, District:-South 24-Parganas, WEST BENGAL, India, Pin-700084, do hereby



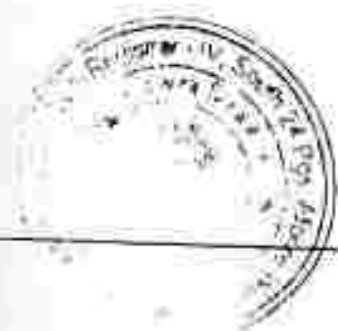
(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 2

Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : IV - 00499 of 2012
(Serial No. 06727 of 2012)

শ্রী শ্রী হরপ্রসাদ ভট্টাচার্য্য vs শ্রী উপেন্দ্রা কি. ভট্টাচার্য্য, ফার্দাদ হাটপাড়া, পি.সি.
১১ নং ব্লক, পূর্ব মেদিনী, দক্ষিণ ২৪ পরগণা, পশ্চিমবঙ্গ, ইন্ডা, পিন - ৭০০০৪৪, By Case No. ১১

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

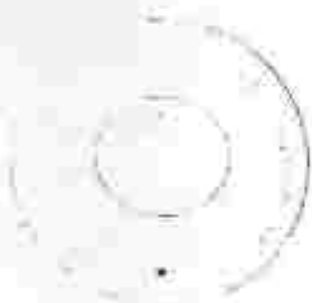


(Handwritten signature)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
Endorsement Page 2 of 2

Certificate of Registration under section 60 and Rule 69

Registered in Book - IV
11th Volume number 2
Page from 520 to 620
Mortg No 00409 for the year 2012



[Signature]
Birendra Kumar Biswas, 22 August 2012
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - W SOUTH 24 PARGANAS
West Bengal

2950

② ⑦ ⑦

I-2821/2020

भारतीय गणराज्य

एक सौ रुपये

Rs. 100

₹ 100

ONE HUNDRED RUPEES



भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL N.E. Code No. 359-100 2020

AD 7642

15.9.20
7.10

8/1094731

Condition for the document is attached to registration. The registration number and the date of registration shall be entered with the document and the part of the document.

Additional District Sub-Registry,
Garia South 28, Howrah

16 SEP 2020

DEVELOPMENT POWER OF ATTORNEY
After registration of Development agreement

KNOW ALL MEN BY THIS POWER OF ATTORNEY

I, **SRI ASIM MONDAL** (Pan No BCSPM97958, Aadhaar No. 955636848553) son of Late Srikanta Mondal by Nationality-Indian by faith-Hindu by occupation-Business residing West Balia, P.O-Garia, P.S-Sonarpur now Narendrapur, Kolkata- 700084 hereinafter called and referred to as the **PRINCIPAL SEND GREETINGS.**

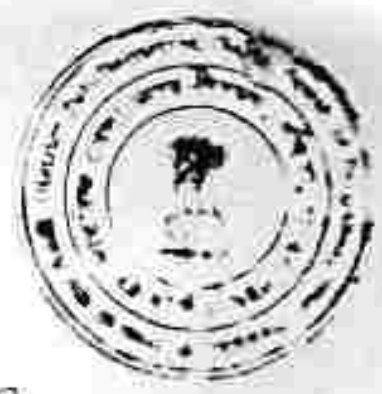
17

19 AUG 2020

Sl. No. 933
Date 100/-
Patra ADV
Address High Court Cal
P.O. Day

Prasanna Das
SIMPON COURT
KOLKATA

Prasanna Das
NOTE. 1168
Prasanna Das



NOTE. 1169

M. M. Das

NOTE. 1170

Additional District Registrar,
Cura Soli De Patra

15 SEP 2020

H. S. Mandal
Telent pad by me

NOTE. 1171

Selvaraj Das
ADV
Sp. Selvaraj Das
High Court, Calcutta



WHEREAS I have been seized and possessed of or otherwise well sufficiently entitled to as the absolute Owner in respect of all that piece and parcel of danga land measuring about 19 decimals be the same or little more or less lying and situated at Mouza- Balia, being J.L.No-46,Touzi No-109 comprised in L.R. Dag No. 190 corresponding to R.S. Dag No. 95 L.R. Khatan No. 1070 corresponding to under R.S. Khatan No-285 under P.S-Sonarpur now Narendrapur Dist- South 24 PGS within the local limits of ward No. 1 of Rajpur Sonarpur Municipality (more fully described in the schedule hereunder written) free from all encumbrances, charges, liens, attachments and Lis-pendens.

AND WHEREAS while thus being absolutely seized and possessed of or otherwise well sufficiently entitled to the said schedule below property, I have decided to develop the said schedule property measuring about 19 decimals be the same or little more or less lying and situated at Mouza- Balia, being J.L.No-46,Touzi No-109 comprised in L.R. Dag No. 190 corresponding to R.S. Dag No. 95 L.R. Khatan No. 1070 corresponding to R.S. Khatan No-285 under P.S-Sonarpur now Narendrapur, Dist- South 24 PGS within the local limits of Ward No. 1 of Rajpur Sonarpur Municipality (more fully described in the schedule hereunder) hereinafter referred to as the SAID PROPERTY by constructing a multistoried building thereon consisting of several flat/flats, apartments /shop and /or car parking space.

AND WHEREAS for development of the schedule property, I have neither financial resources nor time to arrange for or to take effective steps to arrange new construction on and above the aforesaid schedule property.

AND WHEREAS while thus being, absolutely seized and possessed of or otherwise well sufficiently entitled to the schedule property, I have decided to developed the schedule property through any recognized reliable Developer/Promoter and accordingly I have entered into a registered Development agreement vide deed No. 2753 registered at A.D.S.R- Sonarpur with

2

WHEREAS I have been seized and possessed of or otherwise well sufficiently entitled to as the absolute Owner in respect of all that piece and parcel of danga land measuring about 19 decimals be the same or little more or less lying and situated at Mouza- Balia, being J.L.No-46, Touzi No-109 comprised in L.R. Dag No. 190 corresponding to R.S. Dag No. 95 L.R. Khatian No. 1070 corresponding to under R.S. Khatian No-285 under P.S-Sonarpur now Narendrapur Dist- South 24 PGS within the local limits of ward No. 1 of Rajpur Sonarpur Municipality (more fully described in the schedule hereunder written) free from all encumbrances, charges, liens, attachments and Lis-pendens.

AND WHEREAS while thus being absolutely seized and possessed of or otherwise well sufficiently entitled to the said schedule below property, I have decided to develop the said schedule property measuring about 19 decimals be the same or little more or less lying and situated at Mouza- Balia, being J.L.No-46, Touzi No-109 comprised in L.R. Dag No. 190 corresponding to R.S. Dag No. 95 L.R. Khatian No. 1070 corresponding to R.S. Khatian No-285 under P.S-Sonarpur now Narendrapur, Dist- South 24 PGS within the local limits of Ward No. 1 of Rajpur Sonarpur Municipality (more fully described in the schedule hereunder) hereinafter referred to as the SAID PROPERTY by constructing a multistoried building thereon consisting of several flat/flats, apartments /shop and /or car parking space.

AND WHEREAS for development of the schedule property, I have neither financial resources nor time to arrange for or to take effective steps to arrange new construction on and above the aforesaid schedule property.

AND WHEREAS while thus being absolutely seized and possessed of or otherwise well sufficiently entitled to the schedule property, I have decided to developed the schedule property through any recognized reliable Developer/Promoter and accordingly I have entered into a registered Development agreement vide deed No. 215/20 registered at A.D.S.R- Sonarpur with

M/S. SNIGDHANEER CONSTRUCTION (Pan No. AAMFS184E) a registered partnership firm having its registered office at Tribeni Apartment, Garia Main Road, P.O-Garia, P.S-Sonarapur now Narendrapur, Kolkata-700084.

AND WHEREASA I do hereby appoint, nominate, constitute two authorized joint partners of M/S. Snigdhaneeer Construction namely 1) SRI BIMAN BHATTACHARJEE (PAN No. AELPB8208C, Aadhaar No. 818581662551) and 2) SRI BIDHAN BHATTACHARJEE (PAN No. AEPPB0666Q, Aadhaar No. 713940835708) both are sons of Late Bimal Bhattacharje by nationality- Indian, by faith- Hindu by Occupation -Business, residing at 608, Kalyani, Madhya Fartabad, E.M. Bypass, P.O- Garia, P.S-Sonarapur now Narendrapur, Kolkata- 700084, Dist- South 24 Parganas, as my true and lawful attorney for me and on my behalf to do perform, execute and exercise or any of such or several acts, deeds, things power and authority, matter and things for proposed constructions on the schedule mentioned property and to sell the respective flats and/or apartments of the proposed building under Developer's allocation to the intending Purchaser or Purchasers only after handing over the Owner's allocation to the Owner and to do the acts mentioned in the schedule bellow hereunder.

AND WHEREAS, my said Attorneys to do or perform inter alia the following acts, deeds and things viz:-

1. To supervise, manage, control and conduct all sorts of affairs, administration in respect of all and/or any affairs transaction pertaining proper and all letters correspondences arising in course of or in relation to the development of my schedule mentioned property.
2. To prepare site plan and/or building plan modified plan etc. relating to the said land and to sign the said plan on my behalf and to submit the same before the Rajpur Sonarapur Municipality or other concerning authority for obtaining sanction of the same and to submit proposal from time to time for the

amendment of such building plan before the Municipality or other concerning authority for the purpose of obtaining modified sanction plan.

3 To appoint from time to time competent Architecture, Engineer, R.C.C. Consultants, Contractor, Sub-Contractor, Labour and other persons and Workmen for the purpose of construction of building in the schedule premises.

4 To deposit money to the concerning authority as fee and to demand for obtaining sanction plan from the Rajpur Sonarpur Municipality or any other authority concerned and to do all acts for the same and to take necessary actions also for obtaining sewerage connection, water connection electricity connection from concerned Municipal Corporation, W.B. S.E. D. Co. Ltd. etc. and all other permission from the concerning authority which may time to time be required in respect of the schedule property.

5 To make necessary representations before the Rajpur Sonarpur Municipality, W.B.S.E.D. Co. Ltd. Fire station, Police station and/or other authority and concerning authority for obtaining permission as required in law for installing electric connection, fire permission, police permission from the concerning authority and to represent before the Assessor and collector of the concerned Municipal Corporation and also before the other concerning authorities in respect of fixation of taxes and to attend its hearing before the aforesaid authority in respect of the schedule property.

6 To negotiate on terms and condition with the intending purchaser and to enter into agreement for sale in respect of Developer's allocation with the intending Purchaser/Purchasers or Third party on any terms and conditions as may said attorney may deem fit and proper. The said attorney, if thinks and proper, could execute any agreement for sale and shall submit the same before registering authority and/or Notary Public for its execution and shall receive the entire consideration money on my behalf in respect of Developer's allocation.

7. To execute and sign sale agreement/sale deed of flat/flats, Shop, Car parking space in respect of the Developer's allocation with any Purchaser or Purchasers nominated by the said attorney and to represent the said sale agreement or sale deed or deeds before Sub-Registrar, District Sub-Registrar or Registrar of Assurance Calcutta for execution or registration by the said attorney on my behalf and to receive consideration money against Developer's allocation.

8. To claim before any court of law and to file any suit, appeal, second appeal and miscellaneous appeal in any court of law to file objection and to sign and verify plaint, written statement, application and to swear affidavit in connection with the said schedule property.

9. To engage, constitute and appoint an Advocate or Advocates, Vakil, Mukhtar, revenue agent or any other practitioner to conduct all sorts of cases, appeals, revisions and other matters or affair or affairs and to take and defend all sorts of legal proceedings, suits, claims, demands etc. arising in course of or in relation to the aforesaid matters.

10. To apply before the courts and/or concerned officer for inspection, for obtaining copies of documents, judicial papers, and to receive back documents, relevant papers and to apply before the concerned officers for mutation.

11. To submit application for mutation/amalgamation of the schedule plot with the plot of the adjacent plot holder and to appear before the hearing officer or the concerned Municipality or B.L.&L.R.O and also to receive mutation certificate from the authority concerned on my behalf.

12. To apply before the Income Tax Offices for obtaining necessary documents in terms of the Income Tax Act, 1961 and also to obtain clearance certificate from the urban Land Ceiling (Ceiling & regulation) Department under any section of the Said Act, if at all necessary for the purpose of registration of any Deed or Deeds and/or any documents and to transfer the schedule property

in favour of any Purchaser or Purchasers.

13. That the Developer will sell/transfer its allocation only after handing over Owner's allocation to the Owner.

14. My law full attorney can issue letter and/or notice and can also submit application as the constituted attorney before the concerning authority i.e. concerning Municipal Corporation, W.B.P.D.C. Ltd. Telephone Dept and/or such other competent authorities or otherwise for sanction of sewage connection electric connection and/or some other purpose.

15. To make application before the concerned Municipal Corporation for drainage, sewerage and water connection etc.

I do hereby declare that all the acts done by my said Attorney shall be deemed to be as my act if I, was personally present.

I do hereby for myself, my respective legal heirs, executors, administrators and legal representatives agree to ratify and confirm what so ever my said Attorney shall do or purport to be done by virtue of this deed.

lastly I, do hereby ratify and confirm and agree to ratify and confirm all and what so ever the said attorney shall lawfully do or cause to be done in respect of matters aforesaid by virtue of these presents.

S C H E D U L E :-

ALL THAT piece and parcel of danga land measuring about 19 decimals be the same or little more or less lying and situated at Mouza-Balia, being J.L.No-46, Fouzi No-109 comprised in L.R. Dag. No. 190 corresponding to R.S. Dag No. 95 L.R. Khataun No. 1070 corresponding to under R.S. Khataun No-285 under P.S. Sonarpur now Nazendrapur Dist- South 24 PGS within the local limits of ward No. 1 of Rajpur Sonarpur Municipality is built and bounded in the following way:-

On the North:-
On the South:-
On the East:-
On the West:-

Land of Bechual Mondal
Land under R.S Dag 93 and building
Multistoried building.
Plot under R.S Dag No. 95

IN WITNESS WHEREOF hereunto signed sealed and delivered this the 15th day of September, 2020 at Kolkata in presence of

1. Tapa Roy
Boral, Garia
Kolkata - 700084
2. Samir Chakraborty
Hogendrapara
Garia, Kolkata - 700084

Asim Mondal

SIGNATURE OF THE PRINCIPAL

1. Prasenjit Chakraborty

2. Mallikarjun Chakraborty

SIGNATURE OF THE ATTORNEY

Drafted and identified by me by

Satyabrata Patra

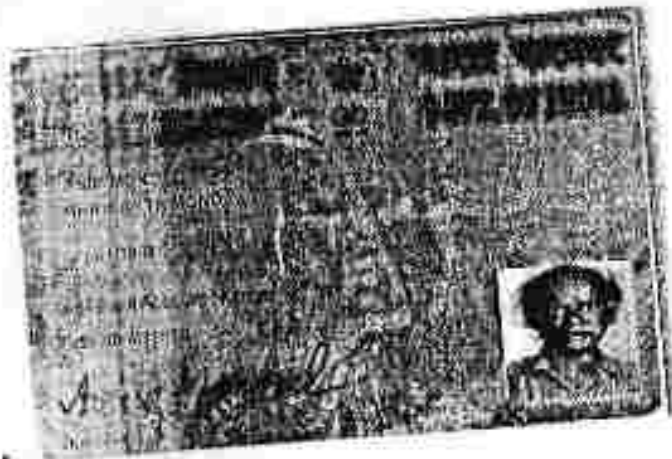
Satyabrata Patra
Advocate.

High Court, Calcutta

Enroll No. F-598/495/05

~~Signature~~ impression of Rev
and with finger on it
done by ~~the~~ Prasenjit Chakraborty
due to absence of Rev's finger

Satyabrata Patra
Advocate



Asim Mandal





ভারত সরকার

ভারত সরকার

স্বাক্ষরিত নম্বর/Enrollment No.: 2011B040M17149

কীর্তি মন্ডল
Aam Mondal
S/O Shikanta Mondal
PASCHIM BALA
Rajpur Sonarpur (M)
South 24 Parganas District
West Bengal - 700084

Classified Data (DOB) : 29/12/1988

স্বাক্ষরিত



আপনার সংখ্যা / Your Aadhaar No.:

9556 3684 8553

আমার, আমার পরিচয়



ভারত সরকার
Government of India

সিএন ৯৩৮

Aam Mondal
Address: Home, 01/01/1988
S/O J. MOND



9556 3684 8553

আমার, আমার পরিচয়



- এটি আপনার পরিচয়ের প্রমাণ, ব্যবহারের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন মাধ্যমেই যাচাই করা যায়
- এটি এক ইলেক্ট্রনিক প্রক্রিয়াজাত হস্তি পত্র

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

- এটি দেশের সকল জায়গায় প্রযোজ্য
- এটি অনলাইন মাধ্যমেই ব্যবহার করা যায়
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future



ভারতীয় একীকরণ কর্তৃপক্ষ
Unique Identification Authority of India

ঠিকানা:
সিএন ৯৩৮, কীর্তি মন্ডল,
রাজপুর সোনারপুর (ম), পশ্চিম বঙ্গ
পোস্ট কোড - ৭০০০৮৪

Address:
S/O Shikanta Mondal,
PASCHIM BALA, Rajpur
Sonarpur (M), South 24
Parganas,
West Bengal - 700084

9556 3684 8553



www.aadhaar.gov.in





Bijan Bhattacharjee
DOB: 15/10/1959
MALE



9460 4881 1451

आधार-साधारण मान्यता अधिकार



आधार-साधारण मान्यता अधिकार
OF INDIA

Address:
S/O Bimal Bhattacharjee, GPO
YUBATIRTHA CLUB, KALYANI 608
MADHYA FARTABAD EM BY PASS, Rajpur
Sonarpur (M), South 24 Parganas,
West Bengal - 700084



Bijan Bhattacharjee



Bimal Bhattacharya


 भारत सरकार
 GOVERNMENT OF INDIA



 Bimal
 Bhattacharjee
 DOB 05/01/1960
 MALE



8185 8166 2551

साक्षात् परीक्षण आवश्यक जामिनगर

Bimal Bhattacharjee


 भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
 S/O Bimal Bhattacharjee, OPP
 YUBATIIRTHA CLUB, KALYANI 508
 MADINA PARTABAD FM BY PASS, Raipur
 Sonarpur (M), South 24 Parganas,
 West Bengal - 700084





[Redacted]
[Redacted]



Bidhan
Bhattacharjee
DOB: 07/06/1967
MALE



7139 4085 5708

আখ্যান - সাধারণ মানুষের অধিকার

[Handwritten signature]

[Logo] **স্বাধীনতা সংগ্রামের স্মরণার্থে** **স্বাধীনতা প্রতিষ্ঠান**

[Redacted]

ADDRESS
 S/O Bimal Bhattacharjee, OPP
 YUBATIRTHA CLUB, KALYANI 608
 MADHYA PARTABAD EN BY PASS, Rajpur
 Sonarpur (M), South 24 Parganas,
 West Bengal - 700084

[Barcode]

[Icons: Phone, Email, Website, QR]



Arjun Bhattali

NCTD. 759

Arjun Bhattali

NCTD. 752 752

Printhon amlung

NCTD. 760

Jeemath Kamantu
40 Cafe Shambhunath Kamantu
service
Kajiper, Goutam Para
Kot - 70049.



Handwritten signature or initials.

Arjun Bhattali Sulekha,
Garia Satth 24, Bangalore

Handwritten text, possibly a date or reference number.

PERMANENT ACCOUNT NUMBER

AEPPB0665Q



NAME

BIDHAN BHATTACHARJEE

FATHER'S NAME

BIMAL BHATTACHARJEE

DATE OF BIRTH

07-05-1907

SIGNATURE

Bidhan Bhattacharjee

Chitra

2000 ACP, V.B. (1)

COMMISSIONER OF INCOME TAX, WB-10

Handwritten signature/initials


 भारतीय शासक प्रणाली
 GOVERNMENT OF INDIA


 Bimal Bhattacharjee
 DDG 01/01/1959
 Male



5439 0986 8568

भारत शासक प्रणाली


 शिक्षा विभाग
 MINISTRY OF EDUCATION, GOVERNMENT OF INDIA

Address:
 S/O Bimal Bhattacharjee, DDP
 YUBA (RTJA) CLUB, KALYANI 500
 MADHYA PARTABADI EN BY PASS, Hojai
 Sundergarh (M), South 24 Parganas,
 West Bengal - 700084















Bimal Bhattacharjee

FINGER PRINTS OF BOTH HANDS



Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
 RH	 RH	 RH	 RH	 RH
 LH	 LH	 LH	 LH	 LH

Signature:- *Asim Mondal*

Name:- ASIM MONDAL

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
 RH	 RH	 RH	 RH	 RH
 LH	 LH	 LH	 LH	 LH

Signature:-

Name:- SRI. BIMAN BHATTACHARJEE



Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
 RH	 RH	 RH	 RH	 RH
 LH	 LH	 LH	 LH	 LH

Signature:-

Name:- SRI. BIDHAN BHATTACHARJEE

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Name RAJAN BHATTACHARJEE...

Signature Rajan Bhattacharjee



Little	Ring	Middle	Fore	Thumb	
(Left Hand)					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

Name P. D. ...

Signature P. D. ...



Little	Ring	Middle	Fore	Thumb	
(Left Hand)					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

Name P. D. ...

Signature P. D. ...

Major Information of the Deed →

Deed No :	I-1629-02821/2020	Date of Registration	16/09/2020
Query No / Year	1629-8001094731/2020	Office where deed is registered	
Query Date	09/09/2020 3:06:31 PM		1629-8001094731/2020
Applicant Name, Address & Other Details	Satyabrata Patra High Court, Thana Hare Street, District : Kolkata, WEST BENGAL. Mobile No. : 7003712276, Status Advocate		
Transaction	Additional Transaction:		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs 1/-	Rs. 1,38,18,187/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs 100/- (Article 48(g))	Rs 7/- (Article E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 162902759/2020 Received Rs: 50/- (FIFTY only) from the applicant for issuing the assent slip (Urban area)		

Land Details :

District: South 24 Parganas, P S - Sonarpur, Municipality RAJPUR-SONARPUR, Road: Balia Sitaitaia Mandir Road (Stn to Bye Pass conn), Mouza: Balia, Pin Code: 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-190	LR-1070	Bastu	Dianga	19 Dec	1/-	1,38,18,187/-	Property is on Road, Project Name
Grand Total :					19Dec	1/-	138,18,187/-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr Asim Mondal, (Alias: Mr Asim Kumar Mondal) Son of Late Srikanta Mondal West Balia, P.O:- Gara, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : BCxxx Aadhaar No: 85xxxxxxxx5553, Status: Individual, Executed by: Self, Date of Execution: 15/09/2020 Admitted by: Self, Date of Admission: 15/09/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2020 Admitted by: Self, Date of Admission: 15/09/2020, Place: Pvt. Residence

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Snigdhaner Construction Tribeni Apartment Gara Main Road, P.O:- Gara, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084, PAN No. : AAxxxxxx4E Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative

	Mr Bijan Bhattacharjee Son of Late Bimal Bhattacharjee 608, Kalyani, Madhya Fartabad E M Bypass, P.O.- Garia, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AHxxxxxx4M, Aadhaar No: 64xxxxxxxx1451, Status: Individual, Executed by: Attorney
3	Mr Bipul Bhattacharjee Son of Late Bimal Bhattacharjee 608, Kalyani, Fartabad Madhya Fartabad, E M Bypa, P.O.- Garia, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AExxxxxx7E, Aadhaar No: 54xxxxxxxx3568, Status: Individual, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Biman Bhattacharjee (Presentant) Son of Late Bimal Bhattacharjee 608, Kalyani Madhya Fartabad, P.O.- Garia, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AExxxxxx8C, Aadhaar No: 81xxxxxxxx2551 Status: Attorney, Attorney of: Mr Bijan Bhattacharjee, Mr Bipul Bhattacharjee
2	Mr Bidhan Bhattacharjee Son of Late Bimal Bhattacharjee 608, Kalyani, Madhya Fartabad, P.O.- Garia, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AExxxxxx6Q, Aadhaar No: 71xxxxxxxx5708 Status: Attorney, Attorney of: Mr Bijan Bhattacharjee, Mr Bipul Bhattacharjee

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Biman Bhattacharjee Son of Late Bimal Bhattacharjee 608, Kalyani Madya Fartabad, E M Bypass, P.O.- Garia, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AExxxxxx8C, Aadhaar No Not Provided Status: Representative, Representative of: Snigdhaner Construction (as partner)
2	Mr Bidhan Bhattacharjee Son of Late Bimal Bhattacharjee 608, Kalyani Madhya Fartabad, E M Bypass, P.O.- Garia, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AExxxxxx6Q, Aadhaar No Not Provided Status: Representative, Representative of: Snigdhaner Construction (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Satyabrata Patra Son of Late Achintya Patra High Court, P.O.- G P O, P.S.- Hare Street, District-Kolkata, West Bengal, India, PIN - 700001			

Identifier Of Mr Asim Mondal, Mr Biman Bhattacharjee, Mr Bidhan Bhattacharjee, Mr Biman Bhattacharjee, Mr Bidhan Bhattacharjee

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Asim Mondal	Snigdhaner Construction-19 Dec

Land Details as per Land Record

District: South 24-Parganas, P S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Balia Sitalatala Mandir Road
(Stn to Bye Pass conn), Mouza: Balia, Pin Code: 730084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 190, LR Khatian No:- 1070	Owner: সপীম কুমার মণ্ডল, Gurdian: সীকিলা Address: পশ্চিম বালিয়া, Classification: কৃষি, Area: 0.20000000 Acre,	Owner Name not selected by applicant.

09-09-2020

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,38,18,187/-



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 15-09-2020

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

Presented for registration at 19:10 hrs on 15-09-2020, at the Private residence by Mr Biman Bhattacharjee,

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

Execution is admitted on 15/09/2020 by Mr Asim Mondal, Alias Mr Asim Kumar Mondal, Son of Late Srikanta Mondal, West Balia, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu by Profession Business

Identified by Mr Satyabrata Patra, ... Son of Late Achintya Patra, High Court, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-09-2020 by Mr Biman Bhattacharjee, partner, Snigdhaneeer Construction, Tribeni Apartment Garia Main Road, P.O- Garia, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr Satyabrata Patra, ... Son of Late Achintya Patra, High Court, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 15-09-2020 by Mr Bidhan Bhattacharjee, partner, Snigdhaneeer Construction, Tribeni Apartment Garia Main Road, P.O:- Garia, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr Satyabrata Patra, ... Son of Late Achintya Patra, High Court, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Executed by Attorney

1. Execution by Mr Biman Bhattacharjee, Son of Late Bimal Bhattacharjee, 608, Kalyani Madhya Fartabad, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business as the constituted attorney of 1. Mr Bijan Bhattacharjee 608, Kalyani, Madhya Fartabad E M Bypass, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Mr Bipul Bhattacharjee 608, Kalyani, Fartabad Madhya Fartabad, E M Bypa, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Identified by Mr Satyabrata Patra, ... Son of Late Achintya Patra, High Court, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

2. Execution by Mr Bidhan Bhattacharjee, Son of Late Bimal Bhattacharjee, 608, Kalyani, Madhya Fartabad, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business as the constituted attorney of 1. Mr Bijan Bhattacharjee 608, Kalyani, Madhya Fartabad E M Bypass, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Mr Bipul Bhattacharjee 608, Kalyani, Fartabad Madhya Fartabad, E M Bypa, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Filed by Mr Satyabrata Patra, . . . Son of Late Achintya Patra, High Court, P O: G P O, Thana: Hare Street,
Kolkata, WEST BENGAL, India, PIN - 700001, by case Hindu, by profession Advocate



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 16-09-2020

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
(g) of Indian Stamp Act 1899

Payment of Fees

Certified that required Registration Fees payable for this document is Rs. 7/- (E = Rs 7/-) and Registration Fees paid
by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 833, Amount: Rs. 100/-, Date of Purchase: 19/08/2020, Vendor name: JAYAN
DEY



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - 1

Volume number 1629-2020, Page from 110267 to 110292
being No 162902821 for the year 2020.



Digitally signed by DEBASISH DHAR
Date: 2020.10.06 14:18:50 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2020/10/06 02:18:50 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)

2073

2135/20



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL V.C. Code No. 150 - 216 for 2021 AC 780909

Handwritten notes in Bengali:
 ০৮/০৩/২১
 ০৩/০১/২১
 ০-৪/১১/০৪/২১

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

Additional District Sub-Registrar,
Garia South 24 Parganas

MAR 2021

--- : DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT : ---

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) SMT. SUKHLA BHATTACHARJEE, Wife of Sri Bijan Bhattacharjee, (2) SMT. KALPANA BHATTACHARJEE, Wife of Sri Biran Bhattacharjee, (3) SMT.

01 MAR 2021

SL No. 443 Date _____
Name Sukla Bhattacharjee
Address Kalyani Villa P.3. Kevindrupur
Value 500 K.1-89

Postmaster
1223
District Post Office, Kol-150

Siddhanta Samanta

NETA 752



Siddhanta Samanta

NETA 753

Sukla Bhattacharjee

NETA 754

[Signature]
Additional District Sub-Registrar,
Garia South 24 Panchayat

Kalyani Bhattacharjee

NETA 760

03 MAR 2021

Bomnath Samanta
10 Lake Shombhunath Samanta
Service
Raypur, Goutampara, Kol-149

--2--

SHRABANTI BHATTACHARJEE, Wife of Sri Bipul Bhattacharjee,
(4) **SMT. MOUMITA BHATTACHARJEE**, Daughter of Sri Bijan
Bhattacharjee, (5) **SMT. SANCHITA BHATTACHARJEE**, Daughter of
Sri Bijan Bhattacharjee, all by faith - Hindu, by occupation - Housewife,
Residing at - Kalyani Villa, Opposite Yuba Tirtha Club, Beside Srishri
Apartment, Madhya Fartabad, E. M. Bye Pass, P.O. - Garia, P.S. - Natendrapur,
District - 24 Parganas (S), Kolkata - 700084, hereinafter called and known
as the "OWNER", Send the following greetings :-

That we are the absolute owner of land measuring 4 Cottahs 12
Chittaks lying and situated at R.S. Dag No. 88, 91 & 92, L.R. Dag No. 196,
under R.S. Kharian No. 285, L.R. Kharian Nos. 111, 283, 322, 828 & 849 at
Mouza - Balia, J.L. No. 46, Pargana - Medanmolla, under Rajpur - Sonarpur
Municipality, Ward No. 1, Holding No. 435, P.S. Sonarpur presently Natendrapur,
A.D.S.R.O. at Garia, District South 24 Parganas, morefully and particularly
described in the schedule hereunder written.

AND WHEREAS by a Registered Developement Agreement dated
12.02.2021, being No. 1142/2021, for the year 2021, we the said appointers
herein have entrusted the Development in respect of the said property under
construction of building therewith **M/S SNIGDHANEER CONSTRUCTION**
having its office at Tribeni Apartment, Garia Main Road, P.O. Garia,
P.S. Natendrapur, Kolkata - 700084, having represented by its partners namely

WEST 755

Shrabanti Chatterjee

WEST 756

Moumita Bhattacharjee

WEST 759

Indira Bhattacharjee

WEST 758

[Handwritten signature]



[Handwritten signature]

Additional District Sub-Registrar,
Garia South 24 Parganas

15 MAR 2024

(1) Sri Bijan Bhattacharje (2) Sri Biman Bhattacharjee and (3) Sri Bidhan Bhattacharjee and (4) Sri Bipul Bhattacharjee, all are the sons of Late Bimal Bhattacharjee, all by faith - Hindu, by occupation - Business, all are residing at Kalyani, 608 E.M. By - Pass, Madhya Fartabad, P.O.Garia, P.S.Narendrapur, Kolkata - 700084, executed by their Authorized Signatory said (1) Sri Biman Bhattacharjee and (2) Sri Bidhan Bhattacharjee, Sons of Late Bimal Bhattacharjee, both by faith Hindu, by Nationality Indian, by Occupation Business, for the consideration and other terms and conditions therein contained.

NOW KNOW I ALL MEN BY THESE PRESENTS that we the appointers above named doth hereby make, nominate, constituted, retain and appoint the said **M/S SNIGDHANEER CONSTRUCTION** having its office at Tribeni Apartment, Garia Main Road, P.O.Garia, P.S.Narendrapur, Kolkata - 700084, having represented by its partners namely (1) Sri Bijan Bhattacharje (2) Sri Biman Bhattacharjee and (3) Sri Bidhan Bhattacharjee and (4) Sri Bipul Bhattacharjee, all are the sons of Late Bimal Bhattacharjee, all by faith - Hindu, by occupation - Business, all are residing at Kalyani, 608 E.M. By - Pass, Madhya Fartabad, P.O.Garia, P.S.Narendrapur, Kolkata - 700084, executed by their Authorized Signatory said (1) Sri Biman Bhattacharjee and (2) Sri Bidhan Bhattacharjee, Sons of Late Bimal Bhattacharjee, both by faith Hindu, by Nationality Indian, by Occupation Business, (hereinafter referred to as the said **ATTORNEY**) to act in our name and on our behalf and to do all or



Antiprinci District Sub-Registry,
District Court 24 Persaman

15 MAR 2020

- 1) To enter upon and possess the land measuring 4 Cottahs 12 Chittaks lying and situated at R.S. Dug No. 88, 91 & 92, I.R. Dag No. 196, under R.S. Khatian No. 285, L.R. Khatian Nos. 111, 283, 322, 828 & 849 at Mouza - Balia, J. L. No. 46, Pargana - Medanamolla, under Rajpur - Sonarpur Municipality, Ward No. 1, Holding No. 435, P.S. Sonarpur presently Narendrapur, A.D.S.R.O. at Garia, District South 24 Parganas, morefully described in Schedule hereunder written (hereinafter referred as the 'Said Premises') and for the said purpose to do all acts, deeds, matters and things as the said Attorney shall think proper.
2. To take charge or look after, manage and administer the said property or portion thereof as the said attorney shall think proper.
- 3) To appear and represent the Appointers before the Rajpur - Sonarpur Municipality, authorities Police authorities, Fire Brigade Authorities, W.B.S.F.B. Authorities, Urban land ceiling Authorities and other Government Authorities and/or departments. Central or State in connection with the development of the said premises and/or construction of the proposed new building and further to sign execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all acts, deeds, matters and things as the said Attorney shall think proper.



Additional District Sub-Registrar,
Garia South 24 Parganas

15 MAR 2021

- 4) To demolish or cause to be demolished the sheds and other structure whatsoever laying erected at the said premises or portions thereof.
- 5) To apply for and obtain all necessary sanctions, permissions, No objection and clearances from the appropriate Government Authorities and/or departments including necessary sanction of plan from the Rajpur - Sonarpur Municipality, authorities for development of the said premises and/or construction of the new building in or upon the land comprised in the said premises or portion thereof and for the said purpose to do all acts, deeds, matter and things as the said Attorney shall think proper.
- 6) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctions and/or approved by the Rajpur - Sonarpur Municipality authorities and other Government authorities, Fire Brigade Authorities, Police Authorities and /or departments as any from time to time be necessary or required for the development of the said premises and/or demolition of the existing structures comprised in the said premises and/or construction of the new buildings or other structures in or upon the land comprised in the said premises and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds, matters and things as the said Attorney shall think proper.



[Handwritten signature]

Additional District Sub-Registrar
Daria South 24 Pergara

15 MAR 1971

- 7) To apply for and obtain water, sewerage, telephone, telax, electricity, gas and other public utility services in or upon the said premises and/or the new building and other structures that may hereafter be created and the same in such more or names as the said Attorney or he shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts, deeds, matters and things as the said Attorney shall think proper.
- 8) To apply for and obtain necessary permissions and/or no objection certificates from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and /or to obtain necessary Income Tax clearance certificate under the provisions of Section 130A (1) of the Income Tax Act 1961, and/or no objection certificate under the provisions of chapter XXC of the Income Tax Act 1961 and for the said purpose to sign execute and deliver all papers application and documents and to do all acts, deeds, matters and things as the said Attorney shall think proper.
- 9) To undertake and carry out the development of the said premises and/or construction of the proposed building and other structures in or upon the land comprised in the said premises after demolishing the existing structures comprised therein as per the plan as may be sanctioned by the Rajpur - Sonarpur Municipality and for the said



Additional District Sub-Regency,
Girisu South 24 Perguruan

15 MAR 2021

purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.

- 10) To institute and/or prosecute all or any suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said premises and/or the development thereof and /or construction of the proposed new buildings and other structures in or upon the land comprised in the said premises as per the plan to be sanctioned by the Rajpur - Sonarpur Municipality, and for the said purposes to do all acts, deeds, matters and things as the said Attorney shall think proper.
- 11) To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relation to the said premises and/or the land comprised new building and for the said purpose to do all deeds, matters and things as the said Attorney shall think proper.
- 12) To sign, execute affirm and verify all plaints, written statements, affidavit, application, writ petition and other papers and documents as may from time to time be necessary or requires for prosecuting and/or defending all or any legal proceedings and/or litigations on the said Attorney shall think proper.



Additional District Superintendent,
District South 24 Bangalore

13 MAR 2021

- 13) To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the said premises or portions thereof and/or the construction of the proposed new buildings and the same or such terms and condition and for such consideration as the said Attorney shall think proper.
- 14) To refer all or any disputes concerning or relating to the said premises or portions thereof and/or the development thereof and/or construction of the proposed new buildings to arbitration on such terms as the said attorney shall think proper.
- 15) To retain an appoint advocates and lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said attorney shall think proper.
- 16) To retain and appoint architects, engineers, contractor, Masons, Mistries, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the development of the by said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.



Additional District Sub-Registrar,
Gana South 24 Parganas

13 MAR 1974

- 17) From time to time to apply for and have the sanctioned plan modified, renewed, varies and/or rectified by the Rajpur - Sonarpur Municipality and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said attorney shall think proper.
- 18) Save and except the Owner's Allocation portion the said attorney may enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats, shops, showrooms, garage and other spaces of the developer's allocated portion only of the proposed new building to be erected in or upon the land comprised in the said premises.
- 19) To receive realise and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats, shop rooms, showrooms, garage and other spaces of the Developer's allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds, matters and things as the said Attorney shall think proper.
- 20) To sign and execute Agreement for Sale, Deed of Conveyance, documents and paper for sale on ownership basis or otherwise transfer or disposal of the several flats, showrooms, shop rooms, garage and other saleable spaces of the developer's allocated portion of the



[Handwritten signature]

Additional District Sub Magistrate,
Galle South 24 Poppalua

13 MAR 2024

proposed buildings and for the said purpose to do all acts, deeds, matters and things for only Developer's allocation.

- 22) To retain and appoint one or more labour contractor & suppliers to carry out all or any of the acts deeds, matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said attorney shall think proper.

AND GENERALLY to do all that is or may be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said attorney shall think proper.

AND I the said APPOINTER above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said ATTORNEY or any of them acting as aforesaid lawfully do.

-- : THE SCHEDULE ABOVE REFERRED TO : --

(DESCRIPTION OF THE SAID LAND)

ALL THAT piece and parcel of Bastu land measuring 4 Corahs 12 Chitraks lying and situated at R.S. Dag No. 88, 91 & 92, L.R. Dag No. 196, under R.S. Khatian No. 285, L.R. Khatian Nos. 111, 283, 322, 828 & 849 at Mouza - Balia, J. L. No. 46, Pargana - Medanmolla, under Raipur - Sonarpur Municipality, Ward No. 1, Holding No. 435, P.S. Sonarpur presently Narendrapur, (D.S.R.O) at Garia, District South 24 Parganas, the said land is butted and bounded by:-



Additional District Sub-Registrar,
Garia South 24 Parganas

13 MAR 2021



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. GARIA, District Name :South 24-Parganas

Signature / LT) Sheet of Query No/Year 16298000490816/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SUKLA BHATTACHARJEE KALYANI VILLA OPPOSITE YUBA TIRTHA CLUB BESIDE SRI, P.O - GARIA, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084	Principal			<i>Sukla Bhattacharjee</i> 4.1.20.21
2	Mrs KALPANA BHATTACHARJEE KALYANI VILLA OPPOSITE YUBA TIRTHA CLUB BESIDE SRI, P.O - GARIA, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084	Principal			<i>Kalpna Bhattacharjee</i> 4/1/2021

Query No: 16298000490816/2021, 04/01/2021 10:57:11 AM GARIA (A.D.S.R.)

Typed By Me:-

Sukhajit Mondal



KALYANI VILLA
OPPOSITE YUBA
TIRTHA CLUB BESIDE
SRI, P.O. GARIA, P.S.
Sonepur, District-South
Bengal, India, Pin -
700084



Archie Bhattacharya
4/03/2021

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs SRABANTI BHATTACHARJEE KALYANI VILLA OPPOSITE YUBA TIRTHA CLUB BESIDE SRI, P.O.- GARIA, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084	Principal			<i>Srabanti Bhattacharjee</i> 4/3/2021
4	Mrs MOLIMITA BHATTACHARJEE KALYANI VILLA OPPOSITE YUBA TIRTHA CLUB BESIDE SRI, P.O.- GARIA, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084	Principal			<i>Molimita Bhattacharjee</i> 4/3/2021
5	Mrs SANCHITA BHATTACHARJEE KALYANI VILLA OPPOSITE YUBA TIRTHA CLUB BESIDE SRI, P.O.- GARIA, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084	Principal			<i>Sanchita Bhattacharjee</i> 4/03/2021

Prabin Kumar Roy

- ON THE NORTH : R.S. DRS MP 895
- ON THE SOUTH : R.S. DRS KD 95
- ON THE EAST : R.S. DRS AD 75
- ON THE WEST : Sankar Dey 20' Common Passage

IN WITNESS WHEREOF we, the parties above named and attorney have hereunto set my respective hands and seals this 4th day of March, in the year of Two Thousand and Twenty One.

WITNESSES:-

1. Somnath Somnath
Raypur Kol-149

2. Bikash Saha
Sora Pm

Sekla Bhattacharjee
Kalpana Bhattacharjee
Moumita Bhattacharjee
Sneha Bhattacharjee
Shreerika Bhattacharjee

SIGNATURE OF THE EXECUTANT

Prabin Kumar Roy
[Signature]

SIGNATURE OF THE ATTORNEY

Drafted By Me:-

Prabin Kumar Roy
Advocate - W.B. 828/81
Alipore Criminal Court.
Kol-27.

Typed By Me:-

Sulokajit Kundujia
Sonarpur Sub Registry Office.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2021, Page from 88650 to 88692
being No 162902135 for the year 2021.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2021.03.31 14:50:58 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2021/03/31 02:50:56 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)