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**DEVELOPMENT AGREEMENT TOGETHER WITH CONJUGATED
 DEVELOPMENT POWER OF ATTORNEY**

THIS AGREEMENT made this 13th day of December, 2021

BETWEEN

- (1) **SMT. ANJALI BANERJEE**, (AADHAAR-7627 5898 1098), (PAN-ADTPB8260B), (Mobile-92394 36032), Daughter of Late Nagendra Chandra Parial, by faith-Hindu, by Nationality Indian, by Occupation-Retired, residing at 2/2-A, Selimpur Lane, P.O.-Dhakuria, P.S.-Garfa, Ward No.92, Kolkata-700 031
- (2) **SRI SWAPAN PARIAL**, (AADHAAR-3827 7938 7156), (PAN-AEQPP1268R), (Mobile-89102 98018), Son of Late Nagendra Chandra Parial, by faith-Hindu, by Nationality Indian, by Occupation-Retired, residing at 2/2-A/1, Selimpur Lane, P.O.-Dhakuria, P.S.-Garfa, Ward No.92, Kolkata-700 031, hereinafter called and referred to as the **OWNERS/LANDLORDS** (which terms of expression shall unless repugnant to the context be deemed to mean and include his heirs, Legal Representatives, Successors, Executors, Administrators and assigns) of the **FIRST PART.**

WI-SPANDAN PROJECTS PVT. LTD.
 Kamal Das
 Director

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

District Sub-Registrar
 Alipore, South 24 Parganas
 Anjali Banerjee
 Swapan Parial
 14 DEC 2021

AND

'WISPANDAN PROJECTS PVT. LTD', (PAN:AABCW4190P), a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at Premises No.7/1-A, Hazra Road, Edcons Chamber, P.O.-Kalighat, P.S.-Bhawanipore, Kolkata-700 026, represented by one of its Director **SRI KAMAL DAS**, (AADHAAR:7644 1573 2461), (PAN:ADWPD1069K), (MOBILE:98300 24077), Son of Late Taraklal Das, by faith Hindu, by Nationality Indian, by Occupation-Business, residing at 76/1, Selimpore Road, 'Debarati Apartment', 2nd and 3rd Floor, P.O.-K. P. Roy Lane, P.S.-Garfa, Kolkata-700 031, hereinafter called and referred to as the **'DEVELOPER'** (which terms of expression shall unless repugnant to the context be deemed to mean and include the said Firm's successors-in-office and the respective heirs, Legal Representatives, Successors, Executors, Administrators and assigns of the Partners thereof) of the **SECOND PART.**

WHEREAS one Bahar Ali Mistry was the absolute Owner, seized and possessed or otherwise well and sufficiently entitled to all that piece and parcel of land measuring about 8 cottah 13 chittacks comprising in J.L. No.18, R. S. No.5, Touzi No.151, C.S. Khatian No.37, Dag No.1216 & 1217 under Mouza:Dhakuria, thereafter the land measuring about 1 cottah 4 chittacks, Dag No.1217, Mouza-Dhakuria, Khatian No.64, out the aforesaid land measuring about 8 cottahs 13 chittacks being Premises No.2/2, Selimpur Lane, P.O.-Dhakuria, P.S.-Ballygunge, now Garfa, under Municipal Ward No.77, now 92, Kolkata-700 031, was thrown to road for common use of general public. Now Bahar Ali Mistry is the Owner of land measuring about 7 cottahs 9 chittacks be the same or little more or less being Premises No.2/2, Selimpur Lane, P.O.-Dhakuria, P.S.-Ballygunge, now Garfa, under Municipal Ward No.77, now 92, Kolkata-700 031, hereinafter referred to as the 'said property', more fully and particularly described in the schedule written hereunder.

AND

WHEREAS while seized and possessed of the said property land measuring about 7 cottahs 9 chittacks, the said Bahar Ali Mistry sold and transferred the same to one Smt. Hanshi Sengupta by way of a registered Deed of Conveyance of 1951, registered in the office of the **DSR** at Alipore and recorded in Book No.I, Volume No.81, Pages 81 to 87, Being No.4401 for the year 1951 and thereafter while

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seized and possessed of the same by the said Hanshi Sengupta, she had sold and transferred the same to one Apurba Ratan Bhaduri residing at 23/A, Ballygunge Place, Calcutta by way of a Deed of Conveyance dated 03.03.1961.

AND

WHEREAS the said Apurba Ratan Bhaduri while seized and possessed of the said property, land measuring about 7 cottahs 9 chittacks, died intestate surviving his three sons namely (1) Manish Kumar Bhaduri, (2) Ashok Kumar Bhaduri, (3) Asit Kumar Bhaduri and one daughter namely Mandakini Mukherjee and his wife Usha Bhaduri who all jointly became the Owners in respect of the said property and thereafter one Ashim Kumar Bhaduri by way of obtaining succession certificate on 22.04.1971 in his name in the Succession Act, 39, Case No.170 of 1971 from the Court of the Ld. District Delegate conducted by the Ld. 5th Sub Judge at Alipore.

AND

THUS WHEREAS the said Ashim Kumar Bhaduri became the absolute Owner, seized and possessed of or otherwise well and sufficiently entitled to the said property in entirety and had sold and transferred the same to one Smt. Anjali Banerjee, land measuring about 7 cottah 9 chittacks, the Owner herein, by virtue of a Bengali Deed of Conveyance dated 27.01.1975 registered in the office of the **DSR** at Alipore, 24 Parganas and recorded in Book No.I, Volume No.26, Pages from 97 to 103, Being No.535 for the year 1975 and the Owner thereafter mutated her name in respect of the said property in the record of the Kolkata Municipal Corporation (**KMC**) under Assessee No.210922302108 at Premises No.2/2-A, Selimpore Lane, P.O.-Dhakuria, P.S.-Garfa, Kolkata-700 031.

AND

WHEREAS the said Anjali Banerjee, the Owner herein while seized and possessed of the schedule property Deed of Gift and transferred an area of land measuring about 1 cottah 13 chittacks 18 sq. ft. with the Eastern side common passage measuring about 8 chittacks 25 sq. ft. to one Swapan Parial by way of a Deed of Gift dated 10.03.1983 in his favour registered in the office of the **DSR** at Alipore and recorded in Book No.I, Volume No....., Pages from..... to....., Being No.3348 for the year 1983 and the said Swapan Parial thereafter mutated his name in respect of the said property in the record of the **KMC** under Assessee No.210922302340 at Premises No.2/2-A/1, Selimpore Lane, P.O.-Dhakuria, P.S.-

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Swapan Parial

Garfa, Ward No.-92, Kolkata-700 031 and Smt. Anjali Banerjee also sold her property Sri Nirendra Narayan Bhattacharya, land measuring about 2 cottahs 2 chittacks 14 sq. ft. at Premises No. 2/2-A/2, Selimpore Lane, P.O.-Dhakuria, P.S.-Garfa, Ward No.92, Kolkata-700 031. At present Smt. Anjali Banerjee possessed the land measuring about 3 cottahs 1 chittacks 16 sq. ft. more or less with two (2) storied building.

AND

NOW WHEREAS Smt. Anjali Banerjee, the Owner of Premises No.2/2-A, Selimpur Lane, P.O.-Dhakuria, P.S.-Garfa, Ward No.92, Kolkata-700 031, land measuring about 3 cottahs 1 chittack 16 sq. ft. and Sri Swapan Parial, the Owner of Premises No.2/2-A/1, Selimpur Lane, P.O.-Dhakuria, P.S.-Garfa, Ward No.92, Kolkata-700 031, land measuring about 1 cottah 13 chittacks 18 sq. ft. and both are Eastern side common passage measuring about 8 chittacks 25 sq. ft. Now herein have all mutually decided to develop the property measuring about 5 cottahs 7 chittacks 17 sq. ft.

NOW THIS INDENTURE WITNESSTH as under

**ARTICLE - I
DEFINITIONS**

LANDOWNERS: shall mean the following:

- (1) **SMT. ANJALI BANERJEE, (AADHAAR:7627 5898 1098), (PAN: ADTPB8260B), (MOBILE:92394 36032),** Daughter of Late Nagendra Chandra Parial, by faith-Hindu, by Nationality:Indian, by Occupation:Retired, residing at 2/2-A, Selimpur Lane, P.O.-Dhakuria, P.S.-Garfa, Ward No.92, Kolkata-700 031
- (2) **SRI SWAPAN PARIAL, (AADHAAR-3827 7938 7156), (PAN-AEQPP1268R), (Mobile-89102 98018),** Son of Late Nagendra Chandra Parial, by faith-Hindu, by Nationality Indian, by Occupation-Retired, residing at 2/2-A/1, Selimpur Lane, P.O.-Dhakuria, P.S.-Garfa, Ward No.92, Kolkata-700 031, hereinafter called and referred to as the **OWNERS/LANDLORDS** (which terms of expression shall unless repugnant to the context be deemed to mean and include his heirs, Legal Representatives, Successors, Executors, Administrators and assigns) of the **FIRST PART.**

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Kamal Das.
Director

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Anjali Banerjee
Swapan Parial

BUILDER/DEVELOPER shall mean:-

'WISPANDAN PROJECTS PVT. LTD', (PAN:AABCW4190P), a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at Premises No.7/1-A, Hazra Road, Edcons Chamber, P.O.-Kalighat, P.S.-Bhawanipore, Kolkata-700 026, represented by one of its Director **SRI KAMAL DAS**, (AADHAAR:7644 1573 2461), (PAN:ADWPD1069K), (MOBILE:98300 24077), Son of Late Taraklal Das, by faith Hindu, by Nationality Indian, by Occupation-Business, residing at 76/1, Selimpore Road, 'Debarati Apartment', 2nd and 3rd Floor, P.O.-K. P. Roy Lane, P.S.-Garfa, Kolkata-700 031, hereinafter called and referred to as the **'DEVELOPER'** (which terms of expression shall unless repugnant to the context be deemed to mean and include the said Firm's successors-in-office and the respective heirs, Legal Representatives, Successors, Executors, Administrators and assigns of the Partners thereof).

PREMISES: ALL THAT piece and parcel of land 5 Cottah 7 Chittaks 17 sq. ft. more or less and existing partly two (2) storied building and single storied building lying at Premises 2/2-A and 2/2-A/1, Selimpore Lane, P.O.-Dhakuria, P.S.-Garfa, Ward No-92, (previously Ward No.-77), within **KMC**, Kolkata-700 031, hereinafter called the **'SAID PROPERTY'** more fully and particularly described in the **'A'** Schedule written hereunder being butted and bounded as follows:

Building passage damage old dilapidated drainage, electric connection and other easement and appurtenances belonging thereto and all rights and butted and bounded as under:

ON THE NORTH : Purabi Apartment, 16/1, Selimpur Lane, Kolkata-700 031

ON THE SOUTH : Basanti Bhavan, 2/2-A/2, Selimpur Lane, Kolkata-700 031

ON THE EAST : Selimpur Lane

ON THE WEST : 16/1, Selimpur Lane and 2/2, Selimpur Lane, Kolkata-700

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BUILDING: shall be a **(G+3)** storied building for residential purpose comprising of diverse self contained flats/garages as per sanction and approval to be obtained by the party of the second Part at its own cost from the Kolkata Municipal Corporation (**KMC**) to be constructed on the **'A'** Schedule land lying and situate at **KMC** Premises No.2/2-A and 2/2-A/1, Selimpur Lane, Kolkata-700 031 under **KMC** Ward No.92, (previously Ward No.-77), P.O.-Dhakuria, P.S.-Garfa,

hereinafter called the 'SAID PROPERTY FOR DEVELOPMENT' more fully and particularly described in the 'A' schedule written hereunder.

COMMON AREAS: shall mean the passage, ways, stair ways, staircase, gates, common lavatory, all rainwater pipes, sewerage system, fittings, manhole, pit, gullies, **KMC** filtered water connection and the pipe lines, water pump, pump room and over head Tank, underground water reservoir, ultimate roof of the building, boundary wall, court yard, electric connection, electric supply to common areas and facilities, electric fixtures, in the common areas, main switch, electric meter room and other facilities which will be provided by the parties of the Second Part from time to time, the particulars of such common areas are more clearly written in **SCHEDULE 'F'** hereunder.

The said property is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions whatsoever.

LANDOWNER'S ALLOCATION: The Owners shall in lieu of their respective share in the 'A' schedule property be allotted 50% of the built up area five (5) numbers of flat and two (2) numbers of covered car parking area as per plan to be sanctioned by the **KMC** Authority in the form of self-contained flats/units in diverse floor in the proposed **(G+3)** storied building together with undivided proportionate share of right and interest in the 'A' schedule land along with the amenities and benefits of common areas attached with the said proposed building, more fully and particularly described in the schedule 'F' written hereunder, including of the proposed **(G+3)** storied building in lieu of the 'A' schedule land.

During construction period Promoter will provide three (3) Numbers of **2-BHK** flat shifting cum free alternative accommodation for Owners' within one (1) km. and salvage to the Developer. Till the flats of the respective Owners' as stated herein under Owner's allocation is completed in all respect as per sanctioned plan and handed over to the respective Owners' in habitable condition.

The said Landowners' Allocation shall comprise of the undivided proportionate share of right and interest in the 'A' schedule land with enjoyment of all common areas and facilities available to the said proposed building with the fittings, fixtures and arrangements as provided in schedule written below including the right of users in common of the stair case, stair case landing including right of user of the roof along with other intending purchaser(s) of Developer's allocation

for the purpose of drying clothes, fixing and installation of TV Antena, use/maintenance of overhead tank etc., more fully and particularly described in the schedule 'E' written hereunder.

That the Landowners herein do hereby declare and record that they do not have any objection and discontentment towards the above Landowners' allocation made in the proposed (G+3) storied building for residential purpose and they, immediately upon such allocation, as the case may be, in the manner aforesaid and delivery of peaceful possession in respect thereof unto him in the manner aforesaid, shall stand ceased, relinquished and stopped for ever from raising any dispute or further claim, demand, title, right and interest and any sort of interference and intervention unless otherwise raised by the Owners' whatsoever in respect and on account of such allocation/payment/adjustment as aforesaid. During progress of the construction work on and upon the 'A' schedule land the Landowner herein shall not raise any disputes owing to the agreed ratio of allocation being 50% as Landowner's Allocation *in lieu of* the 'A' schedule land which may even to the minutes extent encumber or endanger or interfere or intervene the construction work of the proposed building thereon or insecure or interfere in enjoying and dealing with the Developer's allocation as aforesaid and under any circumstances whatsoever the Development Power of Attorney executed by the Owner herein in favour of the Developer shall remain quite in force till completion of the construction work and delivery of respective allocation in the said proposed building in the manner aforesaid is completed.

The details of the Owners' Allocation as aforesaid *in lieu of* the 'A' schedule land are more fully, particularly and clearly written in the 'D' Schedule hereunder and the common areas, amenities, benefits etc. are more fully and particularly written in the 'F' Schedule hereunder and the Developer's Allocation as aforesaid is more fully and particularly written in the 'E' Schedule as per specification of Construction more fully and particularly written in the 'G' Schedule hereunder. The Landowners do hereby deliver unto the Builder/Developer herein the peaceful and unencumbered vacant possession of the 'A' schedule land property for the purpose of, in connection with and in relation to the proposed construction thereon.

ARCHITECT: shall mean such person or persons who shall be appointed by the Developer at its cost, at the absolute exclusion of any interference and

intervention by and from the end of the Owner for designing and planning of the proposed building and/or building and also supervision during continuance of the construction work to be carried out by the Developer at the said land and Premises.

BUILDING PLAN: shall mean the Plan/Drawing/Design to be sanctioned by the KMC Building Rules and Regulations and other modifications or alterations made or to be made from time to time as per the said Act.

TRANSFER: with its grammatical variation shall include transfer of or possession and by any other lawful means adopted for effecting such transfer are understood as a transfer of undivided and proportionate share of 'A' schedule land to the purchasers together with the flats/units in the proposed (G+3) storied building thereof out of Developer's allocation.

TRANSFeree: shall mean a person, firm, limited company, association of persons to whom any share of undivided land underneath the building to be built shall be transferred along with finished flat from the Developer's allocation.

CONFIRMING PARTY: the Landowners shall execute and register the necessary Development Power of Attorney simultaneously with execution hereof in favour of the Developer by virtue of which the Developer shall enter into the necessary agreement(s) for sale with the intending purchasers of flats under Developer's allocation along with undivided proportionate share of right and interest in the 'A' schedule land and shall admit, execute and register the necessary Deed(s) of Conveyance in respect thereof by way of putting their signatures as Attorneys for and on behalf of the Landowners shall be free from all liabilities for any monetary transaction made by the Developer in respect of sale of flats out of his allocation.

DEVELOPER'S ALLOCATION: shall mean of 50% of the built up area in the proposed building balance car parking and flat area at ground floor in the form of flats other than the Landowners' Allocation as per schedule 'D' written hereunder including the proportionate undivided share of right and interest in the schedule 'A' land and common areas and facilities of the land and Premises together with right to enter into agreement for sale, transfer, lease and let out, transfer or deal with Bank/NBFC for mortgage for loan for the purpose of Development or deal with the same to take advance and/or settle price from the intending purchasers or transferees subject to due performances of the terms of these presents and further subject to the Builder's/Developer's effectively keeping and continuing to

keep the landowner indemnified from any and/or all risk, responsibility and liability whatsoever on account thereof.

After taking possession of the said Premises, Developer will demolish the old structure thereon at their own cost and the scrub and rubbish will be belongs to the Developer.

ARTICLE - II COMMENCEMENT

This Agreement is made for commencement of work in respect of the proposed (G+3) storied building with effect from receipt of the sanctioned building plan from the **KMC** and upon demolition of the existing building on the 'A' schedule land the construction work shall be completed within 24 months thereof and in that consequence time shall operate as essence of the contract subject to the *force majeure* circumstances and also the circumstances beyond control of the Developer. In the meantime, the Landowner does hereby deliver unto the Developer the 'A' Schedule land for the purpose of, in connection with and in relation to the proposed construction work thereat. The construction work shall commence immediately after receipt of the sanctioned building plan from the **KMC** Authority and upon demolition of the existing structure lying on the 'A' schedule land without unreasonable delay.

ARTICLE - III OWNERS' RIGHT AND REPRESENTATIONS

The Landowners are absolutely and jointly seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of land measuring about 5 cottah 7 chittacks 17 sq. ft. and existing two (2) storied old building lying at Premise No.2/2-A and 2/2-A/1, Selimpur Lane, P.O.-Dhakuria, P.S.-Garfa, Kolkata-700 031, under **KMC** Ward No.92, (previously Ward No.77), hereinafter called the 'SAID PROPERTY' FOR DEVELOPMENT' being butted and bounded as, **ON THE NORTH:** Purabi Apartment, 16/1, Selimpur Lane, **ON THE SOUTH:** Basanti Bhavan, 2/2-A/2, Selimpur Lane, **ON THE EAST:** Selimpur Lane, **ON THE WEST:** 16/1, Selimpur Lane and 2/2, Selimpur Lane or in any portion thereof and the said Property is free from all encumbrances, liens, lispendences, charges etc. or otherwise. Moreover, the Landowners till this day has not entered into any agreement for sale or joint venture agreement with any third party in respect of the 'A' schedule land or even if he has entered into any

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Sweeta Banerjee

such agreements for sale or any joint venture agreement with any third party or parties, the same has/have duly been settled and cancelled and lawfully not subsisting in respect thereof. The said Premises is free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisitions, requisitions whatsoever or howsoever and the Landowners are lawfully competent and there is no legal bar or otherwise for the Landowners to enter into the present Development Agreement with the Builder/Developer. It is agreed by and between the parties herein that in the event of any *bona fide* necessity or if situation demands that certain modification of the instant agreement is required to be executed for the greatest advantage and benefit of both the parties herein, then and in such event such mutual modification may be executed by the parties herein which, of course, shall form part of this instant agreement.

If any defect in Title of the 'A' schedule property is found or if anybody disputes the Title of the Landowners in respect of the said Premises or any suit or action or proceeding is initiated regarding the Title of the Landowners in respect thereof, then and in that event, it shall be the responsibility of the Landowners to defend such suits, proceedings or actions at its own costs and the Landowners hereby further agree to keep the Developer indemnified against all actions, suit, proceedings and costs, charges and expenses on account thereof.

ARTICLE - IV DEVELOPER'S RIGHT

The Landowners do hereby singly and jointly grant rights and powers to the Developer to possess the schedule 'A' land for the purpose of construction of building thereon and construct and erect building thereon as aforesaid and to deal with the Developer's Allocation in any lawful manner.

ARTICLE - IV (A) DEVELOPER'S OBLIGATION

(i) The Developer without any unnecessary delay shall take up the work of preparation of building plan for the proposed (G+3) storied building, submit the same to the **KMC** for sanction and obtain the sanctioned building plan exclusively at the cost of the Developer. Upon receipt of the sanctioned building plan from the **KMC**, the Developer immediately upon demolition of the existing building on the 'A' schedule land shall complete the proposed building within 24 months from the date of sanction thereof subject to force majeure circumstances and the circumstances beyond his control and shall deliver unto the Landowners

the vacant peaceful possession of the Landowners' Allocation complete in all respect in a most habitable condition.

(ii) That the Builder/Developer will construct the proposed building upon the said property strictly as per the building plan duly sanctioned by the **KMC**.

(iii) That the Builder/Developer shall as far as practical maintain the proper sizes/specification as per building plan and also as per advice of the architect.

(iv) That the Builder/Developer shall have to appoint a professional Civil Engineer or LBS or Architect to supervise the construction of the building.

(v) That the entire cost and expenses for the construction of the building including amalgamation of lands will be borne exclusively by the Builder/Developer and the Builder/Developer shall have no claim or demand in any part of the said expenses from the said Landowners. The Landowners shall pay nothing in the matter of such constructional and/or development works of the property as described in the Schedule 'A' including the expenses for sanctioning plan.

(vi) That on completion of the building in question in terms of the building plan to be sanctioned by the **KMC** the Builder/Developer shall first, subject as aforesaid, handover the Landowners' Allocation subject to adjustment as aforesaid, fully stated and provided in Landowners' Allocation in the proposed **(G+3)** storied building to the Landowners.

(vii) That the Builder/Developer shall pay the Corporation Taxes, Electricity Bill only from the date of taking possession of the Premises till the date of delivery of possession of the Landowners' area of the Owner before which the same has to be borne by the Landowners.

(viii) The Builder/Developer should abide by all the laws, by laws and regulations of the Government, local bodies, as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any laws, by-laws, rules and regulations including compliance with the sanctioned building plan.

(ix) The building shall be of a structural building and the Developer shall bear all expenses for foundation and superstructure works to erect a stable structure from the engineering point of view as would be necessary.

(xviii) The Builder/Developer will arrange for permanent water supply and sewerage connection from **KMC**.

(xix) After demolition of existing structure in the schedule property at the cost of the Builder/Developer, all salvage, debris and materials will belong to the Builder/Developer and to that effect Landowners shall not raise any objection in any manner whatsoever and shall have no claim or demand on account thereof. The Developer shall take up demolition of the existing structure taking proper precaution, covering and without causing any disturbance to the adjacent building Owners.

(xx) The Builder/Developer shall bear the cost on account of mutation of names of the Landowners and pay the outstanding Municipal Taxes up to date in respect of the 'A' schedule property from the date of taking over the land for construction and the amount of arrear Municipal taxes up to the date before possession for construction work any hereof shall be paid by the Landowners before effecting delivery of Landowners' allocation in the proposed building.

ARTICLE - V **CONSTRUCTION**

In consideration of the Landowners having agreed to permit the Developer to commercially exploit the said Premises by constructing, erecting and building i.e. building in accordance with the sanctioned plan as may be required by the Builder/Developer, the Builder/Developer has agreed to provide the Owner's allocation portion. The said Landowners' allocation along with the entire building shall be constructed and completed with good and standard materials and the said building should be a decent building and shall contain all amenities, benefits, advantages and privileges which are normally provided for a decent building for residential purpose. The Landowners shall not be liable to pay or contribute nor the Builder/Developer shall be entitled to call upon the Landowners to pay and contribute any amount in the construction and completion of the building and/or the said Landowners' allocation save and except any items of works required by the Landowners for their own use and benefit which has to be paid extra and similarly the same principle is liable to be adopted by any and/or all intending buyers in respect of the unit/units intended to be purchased under the Developer's allocation in the said building on account of extra items of works of his or their personal requirement to be paid extra to the

Builder/Developer but under any circumstances such personal requirements cannot be entertained by the Builder/Developer affecting the structure of the building.

ARTICLE - VI PROCEDURE

The Builder/Developer shall sell and transfer the undivided proportionate share of right and interest in the land underneath the building comprising in the portion of the Developer's allocation after handing over and making over the said Owners' allocation with their satisfaction with the possession letter and letter of acceptance. The building completion certificate shall be obtained by the Developer from the **KMC**. In the event any permissible change of construction of the Owners' Allocation other than sanctioned by the **KMC** Authority, the Landowners shall have to pay extra cost for the same. It is specifically and categorically agreed by the Landowners that the Builder/Developer, subject as aforesaid, shall remain and continue to remain authorized and empowered by virtue hereof and the Development Power of Attorney to be executed and registered by the Landowners in favour of the Builder/Developer to execute, admit and register the necessary Deed of Conveyance as Constituted Attorney of the Landowners in respect of the Developer's allocation at the cost of the Developer without any further consent and concurrence of the Landowners.

The Builder/Developer shall spend all the money for all necessary permission for the said construction. Subsequent to that of making the plan by the Architect and sanctioned by the **KMC**, the Developer shall undertake the construction work in the said Premises. The Developer shall undertake the said construction by the standard materials and the specification of materials as given in the schedule written hereunder and the Landowners shall not raise any objection or obstruction or intervene in the method of construction unless any gross irregularity and illegality is truly detected to have been committed by the Builder/Developer and in such event the Builder/Developer shall at its risk and cost make the same good and regular but the Landowners shall capriciously not do anything by which the Developer may be restrained from doing or completing the constructional work of the proposed **(G+3)** storied building at the '**A**' schedule Premises.

Anjali Banerjee
Swapna Paul

All the men and machinery and materials will be supplied by the Builder/Developer at its own costs and expenses.

All the electrical goods, sewerage goods, water pipe line, bricks, sands, irons, windows, doors, stone chips and all other materials in relation to construction will be supplied of standard and approved quality by the Builder/Developer at its own cost and the Landowners cannot raise any arbitrary and capricious objection for the same subject to the Developer's *bona fide* use of standard and approved quality of such materials as aforesaid and all such costs will be borne by the Builder/Developer regarding construction. The particulars of such specification of construction are more clearly written in 'G' Schedule hereunder.

That the Builder/Developer shall negotiate the terms and conditions with the intending purchaser(s) for the flat(s) of the Developer's allocation and shall receive the entire consideration money from the intending purchaser(s) of the said flat(s) and shall discharge money receipt for the same. It is the absolute discretion of the Builder/Developer that the Builder/Developer shall nominate and/or select the intending purchaser(s) for the Developer's allocation in the said Premises and the Owner shall not be liable for any act done by the Builder/Developer and the Builder/Developer shall exclusively be liable for the same.

The Landowners shall grant a Development Power of Attorney to the Builder/Developer or its nominated persons appointing them as his (Landowners) Attorney to negotiate with terms and conditions with the intending Purchaser(s) in respect of the units/flats under Developer's allocation to collect consideration money either in part or in full and to admit and effect registration and to do all Acts, Deeds and things as required necessary for transferring the units/flats in the proposed building under Builder/Developer's allocation.

ARTICLE - VII

POSSESSION AND CONSTRUCTION

It has been agreed between the Landowners and the Builder/Developer that the construction, erection and completion of the said building shall be completed within 24 months from the date of sanction and receipt of building plan from the KMC and upon demolition of the existing building at the 'A' schedule land. The Builder/Developer shall on completion of the new building, put, subject as aforesaid, the Landowners in possession of the Owners' allocation in complete

Anjali Banerjee
Sweepa Panda

and habitable condition together with all rights in common specified as common areas and parts and/or facilities in the said building.

That the Landowners shall be entitled to transfer or otherwise deal with the owners' allocation or portion thereof at the sole discretion of the Landowners. The Builder/Developer shall have exclusive right to transfer the Developer's allocation to the intending buyer(s) being Indian *bona fide* nominated by the Builder/Developer at its sole discretion.

It is expressly agreed and declared that the Builder/Developer shall be entitled to Developer's allocation in the said building only after possession of Landowners' allocation is made over to the Landowners by the Builder/Developer. The construction of the Owners' allocation shall be done by the Builder/Developer at its own cost *in lieu of* the 'A' schedule land owned by the Landowners.

The Builder/Developer shall be entitled to sell the Developer's allocation as hereinabove mentioned together with the undivided proportionate share in the land and shall be entitled to deal with or dispose of the Developer's allocation only without being required for any further authority or permission of and granted by the Landowners.

The Landowners shall co-operate with the Builder/Developer in obtaining quotas, entitlements and other allocation of or for cement, steel, bricks and other building material for construction of the said new building for construction of the said new building and obtaining temporary and permanent connection of water (filtered and unfiltered) electricity and if possible separate drainage, sewerage and gas etc. for the said building. All costs, charges and expense including Architect's fees shall be paid, discharged and borne by the Builder/Developer and the Landowners shall have no liability in this context.

In the event of the Developer's failure to complete the proposed building within the period stipulated hereinabove for 24 months from the date of sanction of the building plan and upon demolition of existing building as aforesaid, in such case the Landowners shall extend the period of completion by further six (6) months and the Builder/Developer shall have to complete the entire construction work with due diligence within such extended period but further if the Builder/Developer fails or neglects to complete the proposed (G+3) storied building in full, the Landowners in such event shall have contractual duty to pay

the penalty of Rupees Ten Thousand Only (Rs.10,000/-) per month to the Owners.

ARTICLE - VIII
BUILDING

The Builder/Developer shall be authorized in the name of the Landowners in so far as is necessary to apply for quotas of or for cement, steel, bricks and other building materials allocable to the Landowners for the construction for and obtain temporary and permanent connection of water, electricity, power, drainage, sewerage and/or gas to the portion of new building and other inputs and facilities required for the construction of the proposed building and enjoyment of the benefits thereof for which purpose, the Landowner shall execute in favour of the Builder/Developer a Development Power of Attorney and other authorization as shall be required by the Builder/Developer.

ARTICLE - IX
DEVELOPER'S ALLOCATION

shall mean the remaining 50% of the built-up area in the proposed building in the form of flats and balance car parking and flat area at ground floor other than the Landowner's Allocation as per schedule 'D' written hereunder including the proportionate undivided share of right and interest in the schedule 'A' land and common areas and facilities of the land and Premises together with right to enter into agreement for sale, transfer, lease and let out, transfer or deal with Bank/NBFC for mortgage for loan for the purpose of Development or deal with the same to take advance and/or settle price from the intending purchasers or transferees subject to due performances of the terms of these presents and further subject to the Builder's/Developer's effectively keeping and continuing to keep the Landowners indemnified from any and/or all risk, responsibility and liability whatsoever on account thereof.

That the Landowners herein do hereby declare and record that they do not have any objection and discontentment towards the above allocation/payment made on account of the instant Development Agreement for the purpose of and in connection with the construction of the proposed (G+3) storied building at the 'A' schedule Premises and they, immediately upon handing over and delivery unto him the agreed Landowner's Allocation in the manner aforesaid, shall stand ceased, relinquished and estopped for ever from any claim, demand, title, right

and interest and any sort of interference and intervention whatsoever in respect of such allocation. During progress of the construction work on and upon the 'A' schedule land the Landowners herein shall not raise any disputes or controversies owing to the Landowners' Allocation in the proposed building *in lieu* of his ownership in respect of the 'A' schedule land respective share in the schedule land which may even to the minutes extent encumber or endanger or interfere or intervene the construction work of the proposed building thereon or insecure or interfere in enjoying and dealing with the Developer's allocation as aforesaid and under any circumstances whatsoever the Development Power of Attorney executed by the Owners herein in favour of the Developer shall remain quite in force till completion of the building and handing over Landowner's Allocation and disposal of Developer's Allocation.

The details of the Owners' Allocation as aforesaid *in lieu* of the schedule land are more fully, particularly and clearly written in the 'D' Schedule hereunder and the common areas, amenities, benefits etc. are more fully and particularly written in the 'F' Schedule hereunder and the Developer's Allocation as aforesaid is more fully and particularly written in the 'E' Schedule as per specification of Construction more fully and particularly written in the 'G' Schedule hereunder. The Owner does hereby deliver unto the Developer the peaceful possession of the 'A' schedule land property for the purpose of, in connection with and in relation to the proposed construction thereon.

The Developer shall exclusively be entitled to the Developer's allocation in the said building and to transfer, alienate or otherwise deal with or dispose of the said allocated portion without any right, claim or interest therein whatsoever on the part of the Landowners and the Landowners shall not in any way interfere with or disturb the khas and peaceful possession of the Developer's allocation, more fully and particularly described in the 'E' schedule written hereunder.

The Developer shall have the rights and powers by virtue hereof to convey and transfer the Developer's allocated portion to his nominated person or persons as a Constituted Attorney of the Landowners and shall receive the entire consideration money to be fixed by the Developer for the said portion with the intending purchaser(s) and the Landowner must not have any claim or demand or objection whatsoever for such transfer and transaction or for sale of the Developer's allocation to any persons or persons nominated by the Developer.

ARTICLE -X

NOTICE OF POSSESSION & PAYMENT OF TAXES

1. After completion of the Landowners' allocation as per the sanctioned building plan, the developer shall issue a notice to the Landowners at their address before the delivery of possession. On receipt of the such notice, the Landowners shall take possession of the Landowners' allocation in the proposed building in the form of flats/units therein free from all encumbrances and then the Developer as a Constituted Attorney of the Landowners shall execute Deed of Conveyance in respect of the Developer's allocation to the respective intending purchaser(s) duly nominated by the Developer by virtue hereof and the said registered General Power of Attorney hereby simultaneously executed by the Landowners in favour of the Developer.
2. The Developer shall be liable to pay the taxes from the date of taking possession of the 'A' schedule property till completion of the building and after delivery of possession of the Landowners' allocation, the Landowners shall pay proportionate share of Municipal taxes etc. in respect of the Landowners' allocation.

ARTICLE -XI

DUTIES & OBLIGATIONS AND/OR REGISTRATION

1. Both the Landowners and the Developer shall abide by all laws, regulations, bye-laws and rules and regulations imposed by the Government local bodies and shall be responsible for any deviation and/or breach of any laws, bye-laws and rules and regulations.
2. The Landowners and the Developer shall keep the interior walls of their respective allocation clean and harmless including sewer, drains pipes and other fittings comprised therein.
3. Simultaneously with execution hereof and registration thereof, the Landowners shall hand over the peaceful possession of the 'A' schedule Premises to the Developer.
4. That the Landowners do hereby confer the rights and powers to the Developer in connection with, in relation to and for the purpose of this Agreement in the manner noted herein.

(1) **SMT. ANJALI BANERJEE**, (AADHAAR:7627 5898 1098), (PAN: ADTPB8260B), (MOBILE:92394 36032), Daughter of Late Nagendra Chandra Parial, by faith-Hindu, by Nationality Indian, by Occupation-Retired, residing at 2/2-A, Selimpur Lane, P.O.-Dhakuria, P.S.-Garfa, Ward No.92, Kolkata-700 031

(2) **SRI SWAPAN PARIAL**, (AADHAAR:3827 7938 7156), (PAN:AEQPP1268R), (MOBILE:89102 98018), Son of Late Nagendra Chandra Parial, by faith-Hindu, by Nationality Indian, by Occupation-Retired, residing at 2/2-A/1, Selimpur Lane, P.O.-Dhakuria, P.S.-Garfa, Ward No.92, Kolkata-700 031, hereinafter called and referred to as the **OWNERS/LANDLORDS** (which terms of expression shall unless repugnant to the context be deemed to mean and include his heirs, Legal Representatives, Successors, Executors, Administrators and assigns) we do hereby appoint, nominate and constitute the said partner **SRI KAMAL DAS** (AADHAAR:7644 1573 2461), (PAN:ADWPD1069K), (MOBILE:98300 24077), Son of Late Taraklal Das, by faith Hindu, by Nationality Indian, by Occupation-Business, residing at 76/1, Selimpore Road, Debarati Apartment, 2nd & 3rd floor, Kolkata-700 031, being the partners of the said '**WISPANDAN PROJECTS PVT. LTD**', (PAN:AABCW4190P), a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at Premises No.7/1-A, Hazra Road, Edcons Chamber, P.O.-Kalighat, P.S.-Bhawanipore, Kolkata-700 026, hereinafter called and referred to as the '**DEVELOPER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, Successors, Executors, Administrators, Legal Representatives and assigns including the successors-in-office of the said Developer Firm) in connection with, for the purpose of and in relation to the land hereunder, to do, execute and perform and cause to be done, executed and performed either **singly or jointly** the following Acts, Deeds and things:

1. To have the name of the owners to be mutated in the records of the **KMC** and to do all other acts including signing all papers and instruments in this regards.
2. To apply for and obtain sanction of the building plan from the **KMC** and/or any other authorities and to sign and execute any such papers documents instruments than may be required in this regards.

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Anjali Banerjee
Swapan Parial

WI-SPANDAN PROJECTS PVT. LTD.
Kamal Das
Director

3. To deal and negotiate with the existing occupiers of the said Premises and to make a settlement of this shifting or eviction from the Schedule property while developing the said Premises. As also to appropriate legal steps as our Attorney may deem fit and proper at their discretion.
4. To enter into sale/lease or any agreement or deeds with any person or persons in respect of the 'Developer's Allocation' on our behalf.
5. To receive the booking and/or advance amount, Sale consideration amount from the intending purchaser or purchasers in respect of the 'Developer's Allocation' as per the Development Agreement also to execute the Sale Deeds/Agreements/Assignment Deeds and to present the same for registration before the concerned Registrar of Assurances, Sub-Registrar Offices and to admit execution. Also to sign all forms, petitioners, affidavits and other documents necessary for completion of the registration of the Sale Deeds, etc., and to receive the same back after registration. The Owners shall be free from all monetary transaction by the Developer in respect of sale of his portion.
6. To appear and act and give evidence in all the Courts, Civil, Revenue or Criminal whether Original or Appellate, Consumer Courts, Consumer State and National Commissions, in the Registration Offices or any other office of Central and State Government of District Board or any Revenue or any local Authority, **KMC, CESC**, in any proceedings or matters as and when necessary.
7. To take/institute proceedings as and when necessary for all matters relating to the Schedule mentioned property and to sign and verify Plants, Vakalaths, Authorisation, Letters, Written Statements, Petitions or Claims and Objections, Memorandum of Appeal and Petitions, forms and Applications of all kinds and to file them in any such Court or Office, till a finality is reached and also to correspond with the Electricity Board, City Municipal Corporation, Revenue Authorities, Panchayat Board Authorities and any other Local Bodies and the Reserve Bank of India and the Income Tax Authorities Constituted under the Income Tax Act, Central, State and Local Government Bodies/Departments.
8. To create construction and/or carryout development work by constructing multi storied building by demolishing the old structure standing thereon as

- per the plan approved by the appropriate authority and the floor plan approved by the Owners in respect of their portions.
9. To appoint any Advocate/s, Revenue Agent or any other legal Practitioner or Auditor.
 10. To file and receive back documents to receive deposit and advance and to issue receipts thereof.
 11. To obtain refund to Stamp duty, Court fees or repayment of Court fees etc. If any.
 12. To apply to Courts and Government and other officers including Central and State Authorities and Tax Authorities for copies of documents and papers.
 13. To apply for the inspection of and to inspect judicial and public records.
 14. To accept service of any summons, Notice or Writ issued by any Court or Officer against us.
 15. To apply before the **KMC** for sanction of building plan, amalgamation and mutation of the schedule mentioned property and to sign all necessary documents and forms for such mutation on our behalf and also to sign the building plan and to submit the same before **KMC** on our behalf at the cost of the Developer.
 16. To apply before **CESC Ltd.** for new electricity connection including allied matter on our behalf and also lift connection and sanction
 17. To defend possession manage and maintain as well as construction including contractor and suppliers.
 18. To deposit and withdraw fees documents and money in any from any Court or Courts, and/or any other persons or authority and give valid receipts and discharges whereof.
 19. For all or any of the purpose herein before stated to appear and represent us before the authorities having jurisdiction and to sign execute and submit papers and documents.
 20. To apply before any authority for any purpose on our behalf and also to sign all necessary documents.
 21. To execute the Sale Deed/Deeds or any other deed or deeds in respect of the 'Developer's Allocation' and present the same in our name and on our behalf before the concerned Registrar Office for registering the Sale Deeds.

Also to admit execution in respect of any such documents before the Registrar for purposes of registration and to receive the sale price/consideration and to give effectual receipts therefore and to consent for change of Registry.

22. To do all such acts necessary to make the sale effective and to effect mutation of Government and public records and accounts subsequent to the sale.
23. From time to time to appoint and remove at pleasure any substitute or substitutes as Attorney or Agent under them, in respect of all or any of the matters aforesaid upon such terms and on such salaries or remuneration as they shall think fit.
24. GENERALLY to act as our ATTORNEY or AGENT in relation to the matters aforesaid and on our behalf to execute and to all deeds, acts or things as fully and effectually in all respects as we, ourselves would do if personally present.
25. We do hereby for ourselves, our heirs, Executors, Administrators and Legal Representatives ratify and confirm whatsoever our said ATTORNEY shall do or purport to do by virtue of this POWER OF ATTORNEY.
26. The said Attorney shall obtain or have power to make any construction, Development work on the Schedule mentioned property.
AND to do and/or perform all other Acts, Deeds and things relating to the schedule mentioned property which our said Attorney in their absolute discretion think fit and proper as we could do in all respect if we personally present.
 - A. To sign on my behalf the necessary building plan/revised plan, structural designs etc. in respect of the proposed **(G+3)** storied building and to submit, sign and execute all lawful documents and papers in connection therewith and to receive from and grant valid receipt of such sanctioned building plan/revised plan to the **KMC**.
 - B. To sign and execute the necessary documents, declaration and any other papers lawfully required for the purpose of mutation of names in my favour in respect of the schedule '**A**' property both in the office of the **KMC** and other concerned offices.

Anjali Barmajee
Suryan Patel

- C. Subject as provided in the said Development Agreement, upon receipt of such money as aforesaid only in respect of transfer and conveyance of undivided proportionate share of right and interest in the 'A' schedule land on account of Developer's Allocation in my name and on my behalf as my acts and deeds, to sign, execute, admit and register any conveyance or conveyances in respect of the flat or flats under Developer's allocation in the said proposed multi-storied building to be constructed by the Developer on and upon my said 'A' Schedule land in favour of the intending purchasers.
- D. Subject as provided in the said Development Agreement, to sign and execute all other deeds, instruments and assurance which my said attorney or attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the respective units/flats in the said building under Developer's Allocation at the schedule Premises as we could do yourselves, if personally present.
- E. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which my said attorney/attorneys shall consider necessary for conveying the respective units/flats in the said building under Developer's Allocation to the said purchaser or purchasers as fully and effectually in all respects as we could do the same yourselves.
- F. To raise fund for the purpose of the above construction from Bank or any financial institution but only authorized to create charge upon the Developer's Allocation keeping absolutely free and unencumbered the Owners' Allocation and on such account the Owners shall be kept and continue to be kept indemnified from any and/or all claims against the Owners' allocation in the said proposed building at the schedule Premises.
- G. And we hereby agree to ratify and confirm all and whatever others act or acts our said attorney/attorneys shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the transfer of the diverse flats/units under Developer's allocation in the said proposed multistoried building to be constructed by the Developer on and upon my

Arjati Barua
Suman Paul

ARTICLE - XIV
MISCELLANEOUS

1. The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the parties hereto in any manner nor shall the parties hereto constituted as an Association of person.
2. It is implied herein that to facilitate the construction of the building by the Developer, various Deeds, matters and things not particularly specified herein may be required *bona fide* to be done, executed and performed or cause to be done, executed and performed by the Developer and in such nexus the Landowners hereby undertakes to do execute and perform all such lawful acts, deeds and things as may be lawfully required by the Developer.
3. Any notice or notices 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 Landowners if delivered by hand and duly acknowledged or sent by registered post with A/d and shall likewise be deemed to have been served on the Developer if delivered or sent by registered post to the Developer at the above recorded address.
4. The Developer and the Landowners at material point of time shall mutually frame scheme for the management and administration of the said building and/or common parts therein.
5. The Developer shall pay all Municipal taxes and revenues etc. in respect of the 'A' schedule property and also electricity charges to be paid in respect of Owner's allocated portion from the date of taking over possession of the 'A' schedule property till the date of completion of the building and handing over possession of the same to the Landowners and the liabilities prior to the date of handing over of the 'A' schedule property to the Developer for the purpose of construction of building, shall be borne by the Landowners.
6. The Intending Purchaser, flat Owners, Developer and the Landowners shall not do any such thing for which the mutation in respect of the respective flat is impeded or objected by the **KMC** or any concerning authority.

Anjali Barooja
Sweepa P. Ind.

7. The Developer will bear total amalgamation cost and land selling cost on his own profit.
8. Cost of amalgamation will borne by the Developer
9. A suitable name of the building is 'SPANDAN MELODY' and is not be changed by the Owner's or any of the buyers of the flats in the said building.

ARTICLE - XV
FORCE MAJEURE CLAUSE

The Landowners and the Developer hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation stand prevented by the existence of *force majeure* and the performance during such period shall remain suspended.

ARTICLE - XVI
ARBITRATION

Any dispute or differences which may arise between the parties or their representatives, with regard to the construction, meaning and effect of this Deed or any party thereof or the rights and liabilities under this Deed, shall be referred to Arbitration and the decision of a Sole Arbitrator, if the parties in disputes so agree, otherwise to two or more arbitration, one to be nominated by each party or his/their representatives and in case of difference of opinion between them, by the umpire selected by them at the commencement of reference and this clause shall be deemed to be a submission within the meaning of the Indian Arbitration & Conciliation Act, 1996 and/or any other statutory modification and/or re-enactment and the jurisdiction would be of Calcutta High Court and the District Courts at Kolkata.

Anjali Bernjee
Singha Paul

**SCHEDULE 'A' REFERRED TO ABOVE
PREMISES**

All that the piece and parcel of an area of land measuring about 5 cottahs 7 chittacks 17 sq. ft. and along with two (2) storied building measuring about 520 sq. ft. each floor standing there on at Premises 2/2-A and 2/2-A/1, Selimpur Lane, P.O.-Dhakuria, P.S.-Kasba, now Garfa, under **KMC** Ward No-92, Kolkata-700 031, being butted and bounded as follows:

ON THE NORTH : Purabi Apartment, 16/1, Selimpur Lane, Kolkata-700 031

ON THE SOUTH : Basanti Bhavan, 2/2-A/2, Selimpur Lane, Kolkata-700 031

ON THE EAST : Selimpur Lane

ON THE WEST : 16/1, Selimpur Lane and 2/2, Selimpur Lane, Kolkata-700 031

SCHEDULE 'B' REFERRED TO ABOVE

All that the piece and parcel of land measuring about 3 cottah 1 chittack 16 sq. lying and situate at Premises No.2/2-A, Selimpur Lane, P.O.-Dhakuria, P.S.-Garfa, Ward No.-92, Kolkata-700 031.

SCHEDULE 'C' REFERRED TO ABOVE

All that the piece and parcel of land measuring about $1\frac{1}{2}$ cottah 13 chittacks 18 sq. ft. and there is also a common passage of 8 chittacks 25 sq. ft. out of lying and situate at Premises No.-2/2-A/1, Selimpur Lane, P.O.-Dhakuria, P.S.-Garfa, Ward No.-92, Kolkata-700 031.

SCHEDULE 'D' REFERRED TO ABOVE

LANDOWNERS' ALLOCATION

The Owners shall *in lieu* of their respective share in the 'A' schedule property be allotted 50% of the built up area five (5) numbers of flat and two (2) numbers of covered car parking area as per plan to be sanctioned by the **KMC** Authority in the form of Self contained flats/units in diverse floor in the proposed (G+3) storied building together with undivided proportionate share of right and interest in the 'A' schedule land along with the amenities and benefits of common areas attached with the said proposed building, more fully and particularly described in the schedule 'F' written hereunder, including two (2) numbers of car parking space in the ground floor of the of the proposed (G+3) storied building *in lieu* of the 'A' schedule land.

During construction period Promoter will provide three (3) Numbers of **2-BHK** flat

shifting cum free alternative accommodation for Owners' within one (1) km. and salvage to the Developer.

The said Landowners' Allocation shall comprise of the undivided proportionate share of right and interest in the 'A' schedule land with enjoyment of all common areas and facilities available to the said proposed building with the fittings, fixtures and arrangements as provided in schedule written below including the right of users in common of the stair case, stair case landing including right of user of the roof along with other intending purchaser(s) of Developer's allocation for the purpose of drying clothes, fixing and installation of TV Antena, use/maintenance of overhead tank etc., more fully and particularly described in the schedule 'E' written hereunder.

That the Landowners herein do hereby declare and record that he does not have any objection and discontentment towards the above Landowners' allocation made in the proposed (G+3) storied building for residential purpose and they, immediately upon such allocation, subject to payment/adjustment of the said refundable advance, as the case may be, in the manner aforesaid and delivery of peaceful possession in respect thereof unto him in the manner aforesaid, shall stand ceased, relinquished and estopped for ever from raising any dispute or further claim, demand, title, right and interest and any sort of interference and intervention whatsoever in respect and on account of such allocation/payment/adjustment as aforesaid. During progress of the construction work on and upon the 'A' schedule land the Landowner herein shall not raise any disputes owing to the agreed ratio of allocation being 50% as Landowner's Allocation *in lieu of* the 'A' schedule land which may even to the minutes extent encumber or endanger or interfere or intervene the construction work of the proposed building thereon or insecure or interfere in enjoying and dealing with the Developer's allocation as aforesaid and under any circumstances whatsoever the Development Power of Attorney executed by the Owner herein in favour of the Developer shall remain quite in force till completion of the construction work and delivery of respective allocation in the said proposed building in the manner aforesaid is completed.

The details of the Owners' Allocation as aforesaid *in lieu of* the 'A' schedule land are more fully, particularly and clearly written in the 'D' Schedule hereunder and the common areas, amenities, benefits etc. are more fully and particularly written

in the 'F' Schedule hereunder and the Developer's Allocation as foresaid is more fully and particularly written in the 'E' Schedule as per specification of Construction more fully and particularly written in the 'G' Schedule hereunder. The Landowners do hereby deliver unto the Builder/Developer herein the peaceful and unencumbered vacant possession of the 'A' schedule land property for the purpose of, in connection with and in relation to the proposed construction thereon.

**SCHEDULE 'E' ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

shall mean the remaining 50% of the built up area including ground floor flat and balanced car parking area in the proposed building in the form of flats other than the Landowner's Allocation as per schedule 'D' written hereunder including the proportionate undivided share of right and interest in the schedule 'A' land and common areas and facilities of the land and Premises together with right to enter into agreement for sale, transfer, lease and let out, transfer or deal with Bank/NBFC for mortgage for loan for the purpose of Development or deal with the same to take advance and/or settle price from the intending purchasers or transferees subject to due performances of the terms of these presents and further subject to the Builder's/Developer's effectively keeping and continuing to keep the landowners indemnified from any and/or all risk, responsibility and liability whatsoever on account thereof.

That the Landowners herein do hereby declare and record that they do not have any objection and discontentment towards the above allocation/payment made on account of the instant Development Agreement for the purpose of and in connection with the construction of the proposed (G+3) storied building at the 'A' schedule Premises and they, immediately upon handing over and delivery unto him the agreed Landowner's Allocation in the manner aforesaid, shall stand ceased, relinquished and estopped for ever from any claim, demand, title, right and interest and any sort of interference and intervention whatsoever in respect of such allocation. During progress of the construction work on and upon the 'A' schedule land the Landowners herein shall not raise any disputes or controversies owing to the Landowners' Allocation in the proposed building in lieu of his Ownership in respect of the 'A' schedule land respective share in the schedule land which may even to the minutes extent encumber or endanger or

interfere or intervene the construction work of the proposed building thereon or insecure or interfere in enjoying and dealing with the Developer's allocation as aforesaid and under any circumstances whatsoever the Development Power of Attorney executed by the Owners herein in favour of the Developer shall remain quite in force till completion of the building and handing over Landowner's Allocation and disposal of Developer's Allocation.

The Developer shall exclusively be entitled to the Developer's allocation in the said building and to transfer, alienate or otherwise deal with or dispose of the said allocated portion without any right, claim or interest therein whatsoever on the part of the Landowners and the Landowners shall not in any way interfere with or disturb the khas and peaceful possession of the Developer's allocation, more fully and particularly described in the 'E' schedule written hereunder.

The Developer shall have the rights and powers by virtue hereof to convey and transfer the Developer's allocated portion to his nominated person or persons as a Constituted Attorney of the Landowners and shall receive the entire consideration money to be fixed by the Developer for the said portion with the intending purchaser(s) and the Landowner must not have any claim or demand or objection and will be free from all liabilities of financial transaction of the Developer in this respect whatsoever for such transfer and transaction or for sale of the Developer's allocation to any persons or persons nominated by the Developer.

SCHEDULE 'F' REFERRED TO ABOVE

COMMON AREAS

- a) The land on which the building is located, all easement rights belonging to land and building.
- b) The foundation columns, girders, supports main wall, roof lobbies, stair, staircase, ways, entrance and exits of the building.
- c) The easements, walls, lift, storage space.
- d) Installation of common services such as powers, lights, water, sewerage, telephone lines etc.
- e) Tanks pump, meters, compressors, pipes and tubes and general apparatus and installations existing for common use and passage and paths etc.
- f) All other parts of this property necessary and convenient to the existence, maintenance and safety of the building and common enjoyment or normally in common use.

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Anjali Barmaje
Sweepa Patel

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Kamal Das.

Director

- g) Boundary walls.
h) Electric meter rooms, main electric meter, pump and switches fixed in the common areas.

SCHEDULE 'G' REFERRED TO ABOVE

Specification of Construction

1. The building will be first class RCC framework and having outer wall of 8" thick first class brick and all partition walls of 5" thick in cement mortar as specified by the Architect. The inner walls are finished with plaster of Paris coating.
2. Door frame in Malaysian Sal Wood.
3. Decorative Aluminium windows matching with elevation.
4. All toilets will have complete 1st Class chinaware western fittings made by Cera International, high shower, made by Jaquar and geyser and exhaust fan Point provision, glazed tiles in bathroom up to a height of 6' (feet), towel stand, soap tray, shall be provided Layers of waterproof membrane will protect the ceiling and floor of each toilet from water seepage. Bathroom fittings will have Jaquar, Commodes & Basin will be of **CERA** International.
5. The apartments will have concealed wiring in PVC pipes as per ISI approved make, having adequate light points, etc. The electrical wirings should have adequate amperage capacity to take care of high current devices such as air conditioners, geysers, etc.
6. Kitchen will have granite finish working top and stainless steel sink. Tiles will be fitted up to a height of 3' (feet) from the top of cooking platform.
7. All open spaces such as balconies will have RCC railings as per design given by the Architect.
8. Cement will be Ultra Tech/Birla Gold.
9. Adequate light points for general lightning will be provided and electrical wires should be copper wire like Havells/Finolex.
10. Proper boundary wall and boundary wall gate will be made as per design submitted by Architect.
11. Every apartment will have its own independent electric Havells/mini-circuit breakers and control panels inside each flat and a meter at one common place as per **CESC** requirement.

Anjali Banerjee
Swapna Panda

12. Vitrified tiles (NITCO) brand and Owner's personal flat except the flat of Smt. Anjali Banerjee will provide marble (Rs.50/-) only of standard quality.
13. Corporation water connection will be given at the new building.
14. Lift will be **LT** made almost five passenger capacity. Main motor shall be made by sharp.
15. Switches will be of Legrand brand/Indo Asian.
16. Plaster of Paris/Putty treatment for all walls including common areas.
17. Automatic electric tripping device to avoid overload will be provided separately for each flat.
18. Water reservoir ground storage tanks & concrete tanks on the roof will be provided.
19. Kirloskar/Crompton Pump of necessary capacity will be provided to lift water to the roof tank for new building.
20. Necessary Security provision for main door of devices of Godrej make will be made.
21. Steel all TMT bars.
22. ICI cement base paint (whether shield) will be provided for outside of the building.
23. Letter box for each flat.
24. At ground floor there will be one common toilet.

WI-SPANDAN PROJECTS PVT. LTD.
Kamal Das.
Director

Anjali Banerjee
Swarna Patel

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

SIGNED AND DELIVERED

In presence of:

1. Binoy Bramank
71A, Hazra Road
Kolkata - 26.
2. Inyotanshi P
2/2A/1 Selimpur lane,
Dhankuria, Kolkata - 700031

Anjali Banerjee

Swapan Parial
" SWAPAN PARIAL

SIGNATURE OF THE LANDOWNERS

WI-SPANDAN PROJECTS PVT. LTD.
Kamal Das.
Director

SIGNATURE OF THE BUILDER/DEVELOPER

Drafted by me

Kaustav Basu Mallick
Advocate

Alipore Police Court,
Kolkata - 27
Typed by En. RL - F/1076/2016

Amit Ghosh

Harinari, Kolkata - 700148

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ..KAMAL DAS....

Signature ..Kamal Das..

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ..Swapan Parial

Signature ..Swapan Parial..

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ..ANJALI BANERJEE







Signature ..Anjali Banerjee..





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16302002558814/2021

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt ANJALI BANERJEE 2/2A, SELIMPUR LANE, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700031	Land Lord			Anjali Banerjee 13/12/21
2	Shri SWAPAN PARIAL 2/2A/1, SELIMPUR LANE, Selimpur Lane, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700031	Land Lord			Swapan Parial 13/12/21
3	Shri KAMAL DAS 7/1A, HAZRA ROAD, City:- , P.O:- KALIGHAT, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700026	Represent ative of Developer [WISPAN DAN PROJECT S PRIVATE LIMITED]			Kamal Das - 13-12-2021

SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr BHOLA NATH PRAMANIK Son of Late KASHI NATH PRAMANIK 18/2, KALIKAPUR, City:- , P.O:- SURVEY PARK, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099	Smt ANJALI BANERJEE, Shri SWAPAN PARIAL, Shri KAMAL DAS			<i>Bhola Nath Pramanik</i> 13/12/2021

(Rita Lepcha)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal


 भारत सरकार
 GOVERNMENT OF INDIA



স্বপন পরিয়াল
 Swapan Parial
 পিতা : নগেন্দ্র চন্দ্র পরিয়াল
 Father : NAGENDRA CHANDRA PARIAL
 জন্ম বর্ষ / Year of Birth : 1949
 পুরুষ / Male




3827 7938 7156


আদার - সাধারণ মানুষের অধিকার


Swapan Parial


To use for the purpose of
development of premises no. 2/A/1 and.



 ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

<p> ঠিকানা 2/2 A/1, সেলিমপুর লেন, ঢাকুরিয়া, ঢাকুরিয়া, কোলকাতা, পশ্চিমবঙ্গ, 700031 </p>	<p> Address: 2/2 A/1, SELIMPUR LANE, DHAKURIA, Dhakuria S.O., Dhakuria, Kolkata, West Bengal, 700031 </p>
---	---


 1800 102 7947


 uidai@uidai.gov.in


 www.uidai.gov.in


 PO, Box No. 1947,
 Singapore-560 001

Swapan Parial


To use for the purpose of
development of premises no. 2/A/1 and.

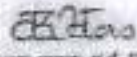
PERMANENT ACCOUNT NUMBER
AEQPP1268R

NAME
SWAPAN PARIAL

FATHER'S NAME
NAGENDRA CHANDRA PARIAL

DATE OF BIRTH
05-02-1946

SIGNATURE



 COMMISSIONER OF INCOME-TAX, W.B. - II

Swapan Parial

To use for the purpose of
development of premises w. 2/2011 S.P. Law. 1/3

इस कार्ड के खो / गिर जाने पर तुरन्त जारी करने
 वाले अधिकारी को सूचना / ज्ञापन कर दें
 सहायक आयकर अधिकारी,
 पी-7,
 चौराहवा - 700 009.
 In case this card is lost/ found, kindly inform/return to
 the issuing authority :
 Assistant Commissioner of Income-tax,
 P-7,
 Chourahwa Square,
 Calcutta- 700 009.

Swapan Parial

To use for the purpose of
development of premises 2/2011 of



ভারতীয় বিনিয়ু পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No 1490/50046/04542

To,
অঞ্জলি বানার্জী
Anjali Banerjee
D/O: Surojendra Nath Banerjee
2/2A
SELIMPUR LANE
Dhakuria
Dhakuria Circus Avenue Kolkata
West Bengal 700031
9239436032

Ref: 3940 / 08V / 911557 / 911645 / P



SA445501303FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7627 5898 1098

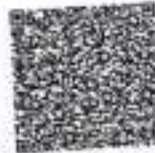
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অঞ্জলি বানার্জী
Anjali Banerjee
পিতা : নগেন্দ্র চন্দ্র বানার্জী
Father : Nagendra Chandra
Banerjee
জন্ম তারিখ / DOB : 01/02/1940
মহিলা / Female



7627 5898 1098

আমার আধার, আমার পরিচয়

Anjali Banerjee

आयकर विभाग

INCOME TAX DEPARTMENT

ANJALI BANERJEE

NAGENDRA CHANDRA PARIAL

01/02/1940

Permanent Account Number

ADTPB8260B

Anjali Banerjee

Signature



भारत सरकार

GOVT. OF INDIA



1403012

Anjali Banerjee


 ভারত সরকার
 Government of India



কামল দাস
 KAMAL DAS
 পিতা : তারাকলাল দাস
 Father : TARAKLAL DAS
 জন্মতারিখ / DOB : 20/12/1964
 পুরুষ / Male



7644 1573 2461

আধার - সাধারণ মানুষের অধিকার

www.uidai.gov.in


help@uidai.gov.in

1800 300 1847

7644 1573 2461

Address:

76/1, সেলমপুর রোড, উত্তরবঙ্গ, 761, SELMUPUR ROAD, DINAJPUR, Dinajpur, West Bengal, 700031



Unique Identification Authority of India

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

WISPANDAN PROJECTS PRIVATE
LIMITED



22/07/2013

Permanent Account Number

AABCW4190P

24050713

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
3rd Floor, Market Street,
P.O. No. 341, Survey No. 9978,
Mumbai Colony, Near Deep Heritage Park,
Pune - 411 016
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: wispand@nsdl.com

यदि यह कार्ड खोया जाय / किसी का खोया हुआ कार्ड मिले,
कृपया सूचना देकर / वापस करने के लिए:
आयकर पैन सेवाएँ इकाई, एनएसडीएल,
तीसरी मंजिल, बाजार स्ट्रीट,
पो. नं. 341, सर्वे नं. 9978,
मुंबई कॉलोनी, डीप हेरिटेज पार्क के पास,
पुणे - 411 016
टेलीफोन: 91-20-2721 8080, फैक्स: 91-20-2721 8081
ईमेल: wispand@nsdl.com

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



KAMAL DAS
TARAK LAL DAS
20/12/1964
 Permanent Account Number
ADWPD1069K



Kamal Das
 Signature



10102016

इस कार्ड खो जाने / पाये पर (यदि कार्ड खोया गया है / पाया गया है)
 आयकर विभाग को सूचित करके एवं एक कोपी इस
 कार्ड को निम्न पते पर भेजना, प्लॉट नं. 341, सर्वे नं. 997B,
 मोडल कॉलोनी, दीप हंगलॉव चौक, पुणे-411 016.

*If this card is lost / someone's lost card is found,
 please inform / return to:*

Income Tax PAN Services Unit, NSDL,
 5th floor, Maxis Sterling,
 Plot No. 341, Survey No. 997B,
 Model Colony, Near Deep Hingalw Chowk,
 Pune-411 016.

Tel: 91 20 2721 8050, Fax: 91 20 2721 8051
 e-mail: info@nsdl.co.in

Major Information of the Deed

Deed No :	I-1630-05684/2021	Date of Registration	14/12/2021
Query No / Year	1630-2002558814/2021	Office where deed is registered	
Query Date	08/12/2021 12:12:15 PM	1630-2002558814/2021	
Applicant Name, Address & Other Details	ARGHADEEP CHOWDHURY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017402184, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immoveable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,37,68,137/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Selimpur Lane, Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector) , , Premises No: 2/2A/1, , Ward No: 092 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value ³ (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 7 Chatak 17 Sq Ft	1/-	1,30,66,137/-	Property is on Road
Grand Total :				9.0108Dec	1 /-	130,66,137 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1040 Sq Ft.	0/-	7,02,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 520 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 520 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1040 sq ft	0 /-	7,02,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt ANJALI BANERJEE Daughter of Late NAGENDRA CHANDRA PARIAL 2/2A, SELIMPUR LANE, City:- , P.O:- DHAKURIA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx0B, Aadhaar No: 76xxxxxxx1098, Status :Individual, Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Pvt. Residence
2	Shri SWAPAN PARIAL Son of Late NAGENDRA CHANDRA PARIAL 2/2A/1, SELIMPUR LANE, Selimpur Lane, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx8R, Aadhaar No: 38xxxxxxx7156, Status :Individual, Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	WISPANDAN PROJECTS PRIVATE LIMITED 7/1A, HAZRA ROAD EDCONS CHAMBER, Block/Sector: KALIGHAT, City:- , P.O:- KALIGHAT, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0P ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri KAMAL DAS (Presentant) Son of Late TARAKLAL DAS 7/1A, HAZRA ROAD, City:- , P.O:- KALIGHAT, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9K, Aadhaar No: 76xxxxxxx2461 Status : Representative, Representative of : WISPANDAN PROJECTS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BHOLA NATH PRAMANIK Son of Late KASHI NATH PRAMANIK 18/2, KALIKAPUR, City:- , P.O:- SURVEY PARK, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700099			
Identifier Of Smt ANJALI BANERJEE, Shri SWAPAN PARIAL, Shri KAMAL DAS			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Smt ANJALI BANERJEE	WISPANDAN PROJECTS PRIVATE LIMITED-4.50542 Dec
2	Shri SWAPAN PARIAL	WISPANDAN PROJECTS PRIVATE LIMITED-4.50542 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Smt ANJALI BANERJEE	WISPANDAN PROJECTS PRIVATE LIMITED-520.00000000 Sq Ft
2	Shri SWAPAN PARIAL	WISPANDAN PROJECTS PRIVATE LIMITED-520.00000000 Sq Ft

On 13-12-2021

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

Presented for registration at 12:15 hrs on 13-12-2021, at the Private residence by Shri KAMAL DAS .,

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 1,37,68,137/-

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

Execution is admitted on 13/12/2021 by 1. Smt ANJALI BANERJEE, Daughter of Late NAGENDRA CHANDRA PARIAL, 2/2A, SELIMPUR LANE, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Retired Person, 2. Shri SWAPAN PARIAL, Son of Late NAGENDRA CHANDRA PARIAL, 2/2A/1, SELIMPUR LANE, Road: Selimpur Lane, , P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Retired Person

Indetified by Mr BHOLA NATH PRAMANIK, , Son of Late KASHI NATH PRAMANIK, 18/2, KALIKAPUR, P.O: SURVEY PARK, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-12-2021 by Shri KAMAL DAS, DIRECTOR, WISPANDAN PROJECTS PRIVATE LIMITED (Private Limited Company), 7/1A, HAZRA ROAD EDCONS CHAMBER, Block/Sector: KALIGHAT, City:- , P.O:- KALIGHAT, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr BHOLA NATH PRAMANIK, , Son of Late KASHI NATH PRAMANIK, 18/2, KALIKAPUR, P.O: SURVEY PARK, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Advocate

Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 14-12-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60/- (E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2021 1:26PM with Govt. Ref. No: 192021220131895561 on 09-12-2021, Amount Rs: 28/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BKLYYM8 on 09-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 19,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6586, Amount: Rs.100/-, Date of Purchase: 09/03/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2021 1:26PM with Govt. Ref. No: 192021220131895561 on 09-12-2021, Amount Rs: 19,970/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BKLYYM8 on 09-12-2021, Head of Account 0030-02-103-003-02



Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1630-2021, Page from 198382 to 198434
being No 163005684 for the year 2021.



Digitally signed by RITA LEPCHA DAS
Date: 2021.12.21 18:57:16 +05:30
Reason: Digital Signing of Deed.

Rita Lepcha
(Rita Lepcha) 2021/12/21 06:57:16 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)