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521/21



Handwritten notes on the left margin, including 'R.B.' and other illegible scribbles.

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 318799

ROYAL COMMISSIONER  
 DISTRICT SUB-REGISTRAR  
 ALLPORE, SOUTH 24-PGS.

*[Handwritten Signature]*

District Sub-Registrar-IV  
 Allpore, South 24-Pgs.

26 AUG 2021

19/8/21  
 26/8/21

**AGREEMENT FOR DEVELOPMENT WITH DEVELOPMENT  
 POWER OF ATTORNEY**

**THIS AGREEMENT FOR DEVELOPMENT & DEVELOPMENT  
 POWER OF ATTORNEY** is made this the 19<sup>th</sup> day of August... Two  
 Thousand Twenty One (2021) **BETWEEN**

*[Faint handwritten notes and signatures at the bottom of the page.]*

19106

23 JUL 2021

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

Name:.....

Address:.....

Vendor:.....

*Alok Saha*

*Subhankar Das*

Advocate  
Alipur Police Court  
Kolkata-27

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

*BKChamraboshy*

ROYAL CONSTRUCTION

*BKChamraboshy*

Partners



ROYAL CONSTRUCTION

*Larib Palumder*

Partners

*[Signature]*

District Sub-Registrar-IV  
Alipore, South 24-Pgs.

9 AUG 2021

*Alok Saha*  
*Alipur Police Court*  
*Kol-27*

(1) **SRI BENOY KRISHNA ADHIKARY**, (PAN- APMPA5901M), (2) **SRI BEJOY KRISHNA ADHIKARY**, (PAN-AMOPA7415N), (3) **SRI BIPUL ADHIKARI**, (PAN-BHPPA2990A), & (4) **SRI DILIP ADHIKARY**, (PAN-BIBPA6064L), all sons of Matilal Adhikary, by faith-Hindu, Indian, by occupation–Service, Business & Advocate respectively, residing at 66, Purbachal Main Road, P.O. Haltu, P.S. Kasba now Garfa, , Kolkata–700078, hereinafter referred to as the '**OWNERS**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns ) of the **FIRST PART**:

**AND**

**'ROYAL CONSTRUCTION'** a Partnership Firm, having its Office at KMC Premises no. 778, Purbachal Main Road, P.S. Garfa, Kolkata - 700078, Dist: South 24 Parganas, represented by its Partners namely,(1) **SRI RAJIB TALUKDER** (PAN-AFUPT1990B & AADHAAR NO. 9060-4284-7492), son of Late Dilip Kumar Talukdar, by faith Hindu, by occupation–Business, residing at 111/4, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata - 700078, (2) **SRI BADAL KUMAR CHAKRABORTY** (PAN. ACAPC4530D & AADHAAR NO.6205-0920-7551) son of Late Kartick Chandra Chakraborty, by faith-Hindu, by Occupation - Business, residing at 778, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata - 700078 hereinafter referred to as the '**DEVELOPER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**:

**WHEREAS** the Owners herein purchased land measuring 8 Decimals equivalent to 5 Cottah 0 Chittak 0 sq.ft. be the same a little more or less, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, R.S. No.2, Touzi No.155, comprised in R.S. Dag No.1769/2443, appertaining to R.S. Khatian No.1232, under P.S. Kasba now Garfa, now within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry /A.D.S.R. office at Sealdah, in the District of South 24-Parganas, by a Bengali deed of sale, dated 18.12.1989 registered in the office of D.S.R. at Alipore and recorded in Book No.I, Volume No.402, page from 110 to 118, Deed No.16414 for the year 1989 from the then lawful owner Sri Hiran Bhattacharya, son of Late Hemnath Bhattacharya, residing at 3/1, Mahamaya Lane, Kolkata-700026,

**AND WHEREAS** after such purchase, the Owners herein mutated their names in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as Municipal Premises No.735, Purbachal Main Road, vide Assessee No.31-106-16-0735-7, Kolkata-700078, upon payment of rates and taxes.

**AND WHEREAS** the owners herein by way of inheritance from deceased father and by way of gift, vide Deed of Gift, dated 17.04.2009, registered at D.S.R.-III, Alipore and recorded in Book No.I, CD Volume No.6, page from 4898 to 4915, Deed No.01883 for the year 2009, got and acquired adjoining land measuring 1 Cottah 1 Chittak 28 sq.ft. be the same a little more or less, being Premises No.736, Purbachal Main Road, comprised of R.S. Dag No.1769/2443, appertaining to R.S. Khatian No.1232, situated at said Mouza-Garfa, more fully described in the First Schedule hereunder written, from their mother Smt. Marani Adhikary and

sisters Smt. Madhabi Mondal, Smt. Shova Roy, Smt. Puspa Barui, Smt. Ranu Sarkar, Smt. Bithi Sarkar

**AND WHEREAS** thus the owners herein jointly became the owners of total land measuring 6 Cottah 1 Chittak 28 sq.ft. be the same a more or less and seized and possessed of the same, having unfettered right, title and interest thereto and free from all encumbrances.

**AND WHEREAS** the Owners are desirous of constructing the G+III storied building on the said land, but due to insufficiently fund, the Owners have placed their offer to the Developer herein as well as their co-owner to entrust the said development work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owners herein under the following terms and conditions.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed and declared by and between the parties hereto as follows:-

That in this agreement unless anything appears to be repugnant to the subject or context:-

### **ARTICLE – I: DEFINITION**

- 1.1 **OWNERS**: shall mean and include the party of the First Part and their respective heirs and successors.
- 1.2 **DEVELOPER**: shall mean and include the Party of the Second Part and his heirs, executors, administrators, legal representatives and assigns.
- 1.3 **SAID PROPERTY**: shall mean and include the land measuring 6 Cottah 1 Chittak 28 sq.ft. be the same a more or less together with 500 sq.ft. tile shed structure standing thereon, situated at Mouza-Garfa, J.L.

No.19, Pargana - Khaspur, R.S.No.2, Touzi No.155, comprised in R.S. Dag No.1769/2443, appertaining to R.S. Khatian No.1232, being Municipal Premises No.735, Purbachal Main Road, vide Assessee No.31-106-16-0735-7, Kolkata-700078, under P.S. Kasba now Garfa, now within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/A.D.S.R.office at Sealdah, in the District of South 24-Parganas, fully described in the First Schedule hereunder written.

1.4 **NEW BUILDING**: shall mean and include G+III storied building shall be approved by the parties hereto and sanctioned by the Kolkata Municipal Corporation in respect of the said property to be constructed on the said land.

1.5 **COMMON FACILITIES**: shall mean and include corridors, staircase, ways, landing, roof common passage, boundary wall, water reservoir, water tank, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.

1.6 **OWNERS' ALLOCATION**: shall mean and include 42% of total sanctioned flat area of the proposed G+III storied building i.e. two flats on Second floor, both of North side and two flats on Third floor, both of North side, each having an area **610 super build up area** more or less and in addition Developer shall pay of **Rs. 10,00,000/- (Rupees Ten Lakh only)** as **no-refundable amount** together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building and said amount will be paid at the time of registration of this Agreement.

1.7 **DEVELOPER'S ALLOCATION**: the save and except the said Owners' Allocation, the remaining constructed area i.e. 58% of the total sanctioned area including Car Parking Space of the proposed G+III

storied building together with the said land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

1.8 **BUILDING PLAN**: shall mean and include the plan approved by the parties hereto for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto and sanctioned by the Kolkata Municipal Corporation.

### **ARTICLE- II; DATE OF COIMMENCEMENT**

2.1 This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the Developer's allocation is sold or transferred to the intending purchasers.

### **ARTICLE -III: OWNERS' REPRESENTATION**

3.1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of the landed property, more particularly described in the First Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and have not received any advance or part payment thereof.

3.2. The said land is not affected by any Scheme of acquisition or requisitioned of the State/Central Govt. or any local body/authority and the same has a clear and good marketable title therein.

3.3. The Land owners will pay all the pending dues of BL & RO and Kolkata Municipal Corporation.

#### **ARTICLE-IV: DEVELOPER'S REPRESENTATION**

4.1 The Developer have sufficient knowledge and experience in the matter of development/construction of immovable properties and construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building.

#### **ARTICLE -V; DEVELOPMENT WORK**

5.1 The Owners hereby appoint the Party of the Second Part as the Developer and/or contractor, which the Developer hereby agreed and accept.

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building, having several self contained flats on the Ownership basis and will sell the flats and spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers except the Owners' allocation.

#### **ARTICLE -VI: DEVELOPER'S COVENANTS**

6.1 The Developer shall at his own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owners' allocation as stated herein before within the 36 (Thirty six) months from the date of sanction of the building plan.

6.2 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owners or on account of the Developer himself or on account and/or on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.



6.3 The Developer at their own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.

6.4 The Developer shall at their own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Owners and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

#### **ARTICLE-VII: OWNERS' COVENANTS**

7.1 The Owners shall grant and issue a General Power of Attorney, in favour of the Developer, authorising and/or empowering the Developer to do all acts, deeds matters and things necessary for completion of the works of development of the said property and/or construction of the said proposed new building and/or to sell the Developer's allocation as per terms of this agreement.

7.2 The Owners shall be bound if so required by the Developer, sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declaration to enable the Developer to apply for and obtain electricity, sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the Kolkata Municipal Corporation, and for all of these acts, deeds and

things the Owners shall grant power of Attorney in favour of the Developer.

7.3 The Owners shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed. Moreover the Owners shall have no right to claim anything except the Owners' allocation in the said building.

7.4 The Owners delivered the original title deed and all other relevant papers and documents to the Developer for selling and transferring the said Developer's allocation and the Developer herein retain the said original papers and documents so long the said Developer's allocation is sold to the intending Purchaser or purchasers.

7.5 All the flats and other spaces of the proposed new building to be erected and sold by the Developer except the Owners' allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

7.6 The Developer shall obtain B.L. & L.R.O. Mutation and K.M.C. Mutation including miscellaneous expenses(if any) at their own costs and expenses, ~~that will be adjusted from the owners' allocation at the rate of Rs.3,000/- (Rupees Three Thousand) only per square built up area~~

### ARTICLE-VIII: CONSTRUCTION

8.1 The construction of the said new building shall be made by the Developer as per the plan sanction by the Kolkata Municipal Corporation.

8.2 The Developer shall be entitled to obtain necessary modification or rectification plan for the purpose of completion of the construction of the

building if necessary to be sanctioned by the Kolkata Municipal Corporation.

8.3 The Developer shall retain appoint and employ such masons Architects, Engineers contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said new building as the Developer shall at his own discretion think fit and proper.

8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard the Owners shall not in any manner would be made responsible or liable.

#### **ARTICLE-IX: JOINT DECLARATION**

11.1 During the continuance of this agreement, the Owners herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of their right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

11.2 The Owners shall not part with possession of any of the residential flats or other spaces of the said building to be constructed, except their allocation prior to notice to be served by the Developer.

11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the

said building within **36(Thirty six) months from the date of sanction of the building plan.**

11.4 If the Developer fails to complete construction and/or complete the said building during the said period ,then in that case the Owners shall extent 6(six) months as grace period for completion of construction

11.5 The Owners till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owners have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good, clear and marketable title .

**BE** it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing agreement/final document for transfer of property <sup>belongs to developer's allocation only</sup> as per provisions laid down in the said documents as a developer without getting any ownership of any part of the Property under schedule. The Development agreement and the related Development Power of Attorney shall never be treated as the agreement/final document for transfer of property between the owner and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

**DEVELOPMENT POWER OF ATTORNEY RELATED WITH  
DEVELOPMENT AGREEMENT AS MENTIONED EARLER**

**KNOW ALL MEN BY THESE PRESENTS** we, (1) **SRI BENOY KRISHNA ADHIKARY**, (PAN- APMPA5901M), (2) **SRI BEJOY KRISHNA ADHIKARY**, (PAN-AMOPA7415N), (3) **SRI BIPUL ADHIKARI**, (PAN-BHPPA2990A), & (4) **SRI DILIP ADHIKARY**,

(PAN-BIBPA6064L), all sons of Matilal Adhikary, by faith-Hindu, Indian, by occupation-Service, Business & Advocate respectively, residing at 66, Purbachal Main Road, P.O. Haltu, P.S. Kasba now Garfa, , Kolkata-700078, hereinafter joint called and referred to as the **PRINCIPALS/EXECUTANTS** of this Development Power of Attorney:

**WHEREAS** We, the Executants being the absolute Owners of the Property more fully mentioned in the First Schedule here to appoint nominate and constitute **ROYAL CONSTRUCTION**" a Partnership Firm, having its Office at KMC Premises no. 778, Purbachal Main Road, P.S. Garfa, Kolkata -700078, Dist: South 24 Parganas, represented by its Partners namely,(1) **SRI RAJIB TALUKDER** (PAN-AFUPT1990B & AADHAAR NO. 9060-4284-7492), son of Late Dilip Kumar Talukdar, by faith Hindu, by occupation-Business, residing at 111/4, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata - 700078, (2) **SRI BADAL KUMAR CHAKRABORTY** (PAN. ACAPC4530D & AADHAAR NO.6205-0920-7551) son of Late Kartick Chandra Chakraborty, by faith-Hindu, by Occupation - Business, residing at 778, Purbachal Main Road, P.O- Haltu, P.S. Garfa, Kolkata - 700078, to do all acts, deeds, matters and things in respect of the property as mentioned in the First Schedule hereto as our true and lawful ATTORNEY in connection with the Development of the said property in pursuance of the said Development Agreement:

1 On our behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.

2 To execute, sign and prepare building plan or plans and submit the same to the building Department, The Kolkata Municipal Corporation upon signing and executing their names on the said plan or plans on our behalf and in our names and obtained the same from the Kolkata Municipal Corporation on payment of all fees and charges thereto.

3 To execute, sign and prepare the internal and external plan or plans for sewerage, drainage and submit the same to the Drainage Department, The Kolkata Municipal Corporation and sign and execute on the said plan or plans in our name and on our behalf and obtain the same from the Kolkata Municipal Corporation upon payment of all fees, charges etc.

4 To execute, sign and prepare any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the Kolkata Municipal Corporation, Building Department for regularisation and also appear before the K.M.C. Building Tribunal for hearing and obtain the same from the Kolkata Municipal Corporation, Building Department, on our behalf and in our names and also get Completion Certificate of the Building from the Kolkata Municipal Corporation.

5 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.

6 To negotiate for sale, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate my said Attorney shall deem fit and proper.

7 Our Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces out of Developer's allocation of the proposed building together with undivided proportionate share in the land

with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.

8 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces out of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on our behalf.

9 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.

10 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

**AND GENERALLY** to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces out Developer's allocation of the proposed multi-storied

building to be constructed on the schedule mentioned land and all acts, deeds by my said Attorney shall be taken as our acts deeds and things as We were personally present and done the same ourselves.

**AND** we do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney, which will be done by virtue of this Power of Attorney.

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** a piece and parcel of the <sup>গাঙ্গা</sup>land measuring 6 Cottah 1 Chittak 28 sq.ft. be the same a more or less together with 500 sq.ft. <sup>residential</sup>tile shed structure standing thereon, <sup>১১৫০</sup>situated at Mouza-Garfa, J.I. No.19, Pargana -Khaspur, R.S.No.2, Touzi No.155, comprised in R.S. Dag No.1769/2443, appertaining to R.S. Khatian No.1232, being Municipal Premises No.735, Purbachal Main Road, vide Assessee No.31-106-16-0735-7, Kolkata-700078, under P.S. Kasba now Garfa, now within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/A.D.S.R. office at Sealdah, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows :-

On the North : Land of Dag No.1725,

On the South : Land of Motilal Chakraborty,

On the East : Purbachal Main Road & Land of Tarapada Chakraborty,

On the West: Land of Dag No.1769,  
(Zone : others than on Kalkiapur Road (P.S. Contn-1))  
**SECOND SCHEDULE ABOVE REFERRED TO**

(Owners' Allocation)

**ALL THAT** 42% of total sanctioned flat area of the proposed G+III storied building i.e. two flats on Second floor, both of North side and two

BK Chakraborty



flats on Third floor, both of North side, each having an area 610 super build up area more or less and in addition Developer shall pay of Rs. 10,00,000/- (Rupees Ten Lakh only) as no-refundable amount together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building and said amount will be paid at the time of registration of this Agreement

### **THIRD SCHEDULE ABOVE REFERRED TO**

(Developer's Allocation )

**ALL THAT** save and except the said Owners' Allocation, the remaining constructed area i.e. 58% of total sanctioned area including Car parking Space of the proposed G+III storied building together with the said land with right to use and enjoy the common areas and facilities to be provided in the proposed building shall be allotted to the Developer herein.

### **FOURTH SCHEDULE ABOVE REFERRED TO**

(Specification of the Construction)

**STRUCTURE:** R.C.C structure with beams columns and slab.

**WALLS:** Internal wall of 3" thickness External of 8" thickness of no.1 new bricks with plaster.

**FLOORING:** flooring will be made with good quality vitrified tiles..

**DOORS :** All door frames will be made of sal wood 4" x 2 ½ " inner surface of the frame should be pointed. Entrance main door will be made of 32mm thick wood with door stopper. Other doors will be of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet

**WINDOWS:** Sliding Aluminium channel window with 3.5 mm glass colour with steel grills and necessary fittings and the balcony will be

covered by still grill up to 2'-6" from floor level and one Collapsible gate of three flats.

**ELECTRICAL:** Bed room – 4 point, 5 Amp one point, kitchen- 2 point, 5 Amp one point, 15 Amp one point. Toilet-2 point, one Exhaust fan point, Balcony—one point. Drawing/dining—4 point, 5 Amp 2 point and 15 Amp one point, and a calling bell point outside the flat.

**SANITARY & PLUMBING:** Kitchen—Black stone slab top cooking platform with sink having with bib cock (1 no.), including one gas cylinder space. Glazed tiles up to 3' height from cooking plat form in kitchen, in Kitchen- water point 2 nos. In Toilet 6'ft. height glaze tiles on the wall and Complete set of Pan/Commode 1 no. Wash basin (white) with fitting of 1 no.with C.P. pillar cock (wash basin may be fixed outside the toilet).

**WATER SUPPLY:**Overhead P.V.C.reservoir and undergrounds reservoir with Municipality water line to be provided. Electrical pump and motor to be installed by developer at ground floor level within a suitable place for lifting water to overhead reservoir.

**PAINTING:** External finish—All external walls covered with snowcem of good brand.

N.B. All extra work of fittings can be provided subject to approval of the engineer with extra cost.

LIFT.

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

**SIGNED SEALED & DELIVERED**

In presence of:-

- 1. 1. Rohanlal Sarker
  - 2. 2. Biny Krishna Adhikary
  - 3. 3. Bipul Adhikary
  - 4. 4. Bipul Adhikari
- 1/10 South Park Road  
Kolkata - 700 078

2. Dhanraj Sarker  
80, Park Road, New Road  
Kolkata, 700 078.

**OWNERS**

ROYAL CONSTRUCTION  
Sanku Palungden  
Rajkumar Chatterjee  
Partners

**DEVELOPER**

Drafted by:  
Advocate,  
Alipore Police Court,  
Kolkata-700 027.  
F-419951

MEMO

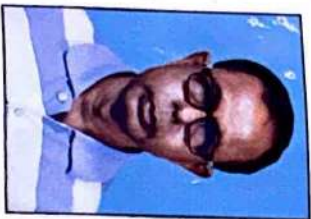
**RECEIVED** from the within named Developer the within mentioned sum of **Rs.10,00,000/- (Rupees Ten Lakh)** being the full payment of the total forfeiture money paid by the Developer as per following manner: -

Serial No.	DATE	CHEQUE No. /Cash	BANK/BRANCH	AMOUNT(RS)
1.	16.08.2021	019605	Indian Bank(Ramlal Bazar)	Rs.4,00,000/-
2.	16.08.2021	Cash	-----	Rs.1,00,000/-
3.	16.08.2021	180471	P.N.B. E.M.Bypass	Rs.2,50,000/-
4.	16.08.2021	180472	P.N.B. E.M.Bypass	Rs.2,50,000/-
<b>TOTAL (Rupees Ten Lakh only)</b>				<b>Rs.10,00,000/-</b>

WITNESSES:-

- |   |                                  |
|---|----------------------------------|
| 1. <i>Shankar Shankar<br/>60, Fudberkul Main Road<br/>Haltu, Kol-700078</i> | ① <i>Bijoy Krishna Adhikary</i>  |
| 2. <i>Abu Sifat<br/>AM</i>  | ② <i>Georaj Krishna Adhikary</i> |
|   | ③ <i>Silip Adhikary</i>          |
|   | ④ <i>Bipul Adhikari</i>          |
|   | <u>OWNERS</u>                    |

DEVELOPER



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

Name.....*Vijay Krishna Adhikary*..

Signature.....*Vijay Krishna Adhikary*



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

Name.....*Beary Krishna Belikavy*..

Signature.....*Beary Krishna Belikavy*



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

Name.....*DILIP ADHIKARY*.....

Signature.....*Dilip Adhikary*.....



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

Name.....*BIPUL ADHIKARI*.....

Signature.....*Bipul Adhikari*.....

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

Name.....  
Signature.....



Name..*Badal Kumar Chatterjee*.....  
Signature...*PK Chatterjee*.....

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



Name..*RATIB TALUKDER*.....  
Signature...*Ratik Talukder*.....

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

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

Name.....  
Signature.....



**भारत सरकार**  
Unique Identification Authority of India  
**Government of India**

Enrollment No.: 1213/30039/09650

To  
Benoy Krishna Adhikary  
S/O Matilal Adhikary  
66 PURBACHAL MAIN ROAD  
Haliu  
Haliu  
Circus Avenue Kolkata  
West Bengal 700078  
8697345104  
87440585  
MD874405852FH



आपका आधार क्रमांक / Your Aadhaar No. :

**7127 5814 3115**

**मेरा आधार, मेरी पहचान**



Government of India

Benoy Krishna Adhikary  
Father : Matilal Lal Adhikary  
DOB : 11/01/1959  
Male



7127 5814 3115

**मेरा आधार, मेरी पहचान**

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BADAL KUMAR CHAKRABORTY

KARTICK CHANDRA CHAKRABORTY

01/03/1958

Permanent Account Number

ACAPC4530D

*B. Chakraborty*

Signature



01092009

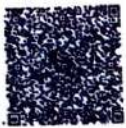
*B. Chakraborty*



*Signature*

আধার - আধার - আধার

6205 0920 7551



বঙ্গ শাসন  
Badal Kumar Chakraborty  
পিতা : কার্তিক চন্দ্র চক্রবর্তী  
Father : KARTICK CHANDRA CHAKRABORTY  
জন্ম তারিখ / Year of Birth : 1958  
সঙ্গ / Male

GOVERNMENT OF INDIA



আধার - আধার - আধার

6205 0920 7551

আধার নং / Your Aadhaar No. :



180286889  
MN1602868895DF  
West Bengal 700078  
Haltu Kolkata  
HALTU, Haltu S.O  
778 PURBACHAL MAIN ROAD  
Badal Kumar Chakraborty  
31/10/2012 To  
বঙ্গ শাসন

Unique Identification Authority of India  
Government of India



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:  
778 PURBACHAL MAIN  
ROAD, HALTU, Haltu S.O,  
Haltu, Kolkata, West Bengal,  
700078

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

and Non-Government services in future.  
will be helpful in availing Government  
is valid throughout the country.  
The Aadhaar is valid throughout the country.  
The Aadhaar is valid throughout the country.  
The Aadhaar is valid throughout the country.

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

UNIQUE IDENTIFICATION AUTHORITY OF INDIA



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RAJIB TALUKDAR  
DILIP KUMAR TALUKDAR

30/12/1973  
Permanent Account Number  
AFUPT1990B

Signature *Rajib Talukdar*



*Rajib Talukdar*



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2001493724/2021	Office where deed will be registered
Query Date	15/08/2021 12:27:08 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details		Alok Safui Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027 Mobile No. : 9830828274, Status :Advocate
Transaction		Additional Transaction
[0110] Sale, Development Agreement or Construction agreement		
[4002] Power of Attorney, General Power of Attorney, [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value	Rs. 2,12,93,882/-
Rs. 2/-	Total Registration Fee Payable	Rs. 10,060/- (Article:E, E, E.)
Total Stamp Duty Payable(SD)	Rs. 40,071/- (Article:48(g))	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Mutation Fee Payable	Expected date of Presentation of Deed	Rs. 50/-
Remarks		

**Land Details :**

District: South 24-Parganas, P. S.- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) -- Other than on Kalikapur Road (P.A.S Connector)), Premises No: 735, Ward No: 106 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Proposed ROR	Area of Land	Selfforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	6 Katha 1 Chatak 28 Sq Ft	1/-	2,11,58,882/-	Property is on Road
Grand Total :				10.0673Dec	1/-	211,58,882/-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure

Gr Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	500 sq ft	1/-	1,35,000/-
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Query No: 2001493724 of 2021, Printed On: Aug 19 2021 12:36PM, Generated from Registration office



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

GRN Details

GRN: 192021220052890471 Payment Mode: Online Payment  
GRN Date: 16/08/2021 00:20:38 Bank/Gateway: State Bank of India  
BRN: IK0BFSIAH6 BRN Date: 16/08/2021 00:08:59  
Payment Status: Successful Payment Ref. No: 2001493724/1/2021  
[Query No\*/Query Year]

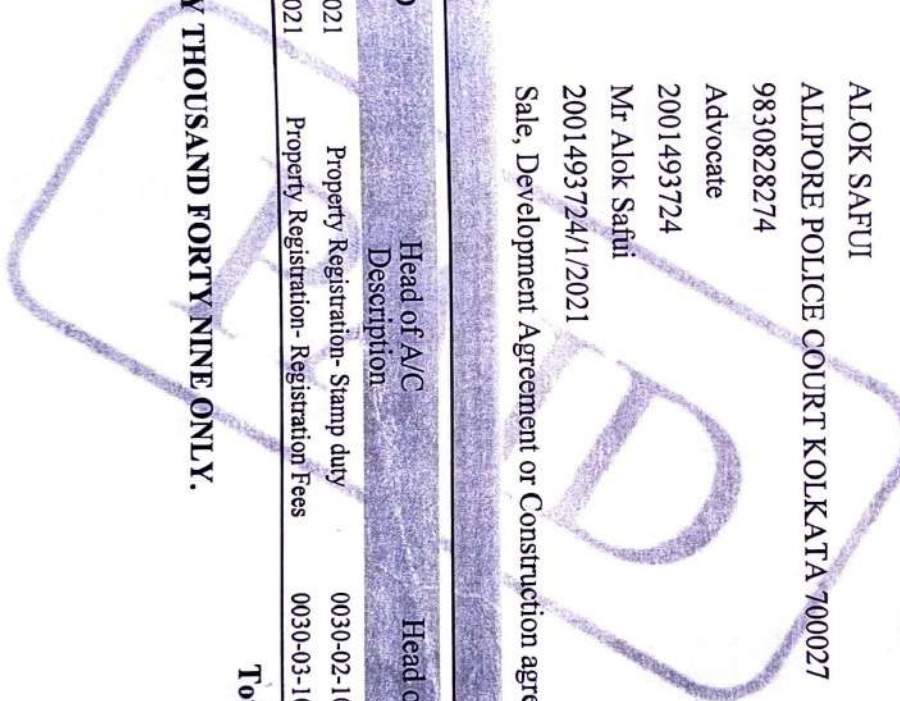
Depositor Details

Depositor's Name: ALOK SAFUI  
Address: ALIPORE POLICE COURT KOLKATA 700027  
Mobile: 9830828274  
Depositor Status: Advocate  
Query No: 2001493724  
Applicant's Name: Mr Alok Safui  
Identification No: 2001493724/1/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001493724/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	2001493724/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	10028
<b>Total</b>				<b>50049</b>

IN WORDS: FIFTY THOUSAND FORTY NINE ONLY.



### Major Information of the Deed

Deed No :	I-1604-05921/2021	Date of Registration	26/08/2021
Query No / Year	1604-2001493724/2021	Office where deed is registered	
Query Date	15/08/2021 12:27:08 AM		1604-2001493724/2021
Applicant Name, Address & Other Details	Alok Safui Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,12,93,882/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,121/- (Article:48(g))	Rs. 10,060/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Urban area)		

### Land Details :

District: South 24-Parganas, P. S.- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalkapur Road (P.A.S Connector) -- Other than on Kalkapur Road (P.A.S Connector) ) , Premises No: 735, Ward No: 106 Pin Code : 700078

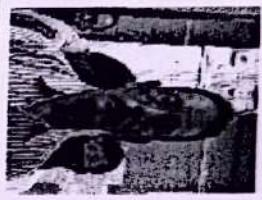

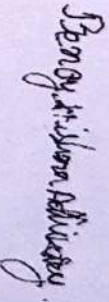
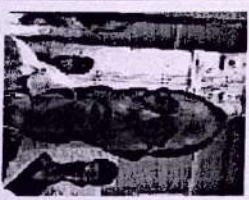

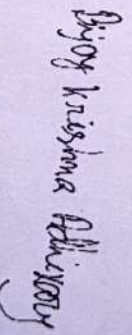


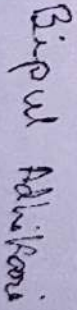
Sch No	Plot Number	Khatian Number	Land Proposed Use	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	6 Katha 1 Chatak 28 Sq Ft	1/-	2,11,58,882/-	Property is on Road
<b>Grand Total :</b>					<b>10.0673Dec</b>	<b>1/-</b>	<b>211,58,882/-</b>

### Structure Details :



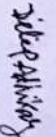
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
<b>Total :</b>		<b>500 sq ft</b>	<b>1/-</b>	<b>1,35,000 /-</b>	

Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	<p><b>Mr BENYO KRISHNA ADHIKARY</b>                      Son of Late Matlial Adhikary                      Executed by: Self, Date of Execution: 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office</p>			
2	<p><b>Mr BEJOY KRISHNA ADHIKARY</b>                      Son of Late Matlial Adhikary                      Executed by: Self, Date of Execution: 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office</p>			
3	<p><b>Mr BIPUL ADHIKARI</b>                      Son of Late Matlial Adhikary                      Executed by: Self, Date of Execution: 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office</p>			

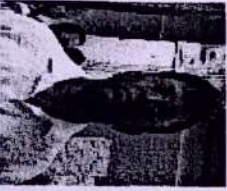

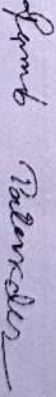



66, Purbachal Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office

4	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr DILIP ADHIKARY</b> Son of Late Matlial Adhikary Executed by: Self, Date of Execution: 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office		 LTI 19/08/2021	 19/08/2021
66, Purbachal Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Bixxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office				

**Developer Details :**

<b>Sl No</b>	<b>Name,Address,Photo,Finger print and Signature</b>
1	<b>ROYAL CONSTRUCTION</b> 778, PURBACHAL MAIN ROAD, City:- , P.O:- GARFA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.:: ACxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

<b>Sl No</b>	<b>Name,Address,Photo,Finger print and Signature</b>			
1	<b>Name</b> <b>Mr RAJIB TALUKDER</b> (Presentant ) Son of Late DILIP KUMAR TALUKDAR Date of Execution - 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b>  LTI 19/08/2021	<b>Signature</b>  19/08/2021
11/1/4, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx0B, Aadhaar No: 90xxxxxxx7492 Status : Representative, Representative of : ROYAL CONSTRUCTION (as PARTNER)				
2	<b>Name</b> <b>Mr BADAL KUMAR CHAKRABORTY</b> Son of Late KARTICK CHANDRA CHAKRABORTY Date of Execution - 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b>  LTI 19/08/2021	<b>Signature</b>  19/08/2021

778, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No::: ACxxxxxx0D, Aadhaar No: 62xxxxxxxx7551 Status : Representative, Representative of : ROYAL CONSTRUCTION (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ALOK SAFUI</b> Son of Mr. SANAT KUMAR SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr. BENOY KRISHNA ADHIKARY, Mr. BEJOY KRISHNA ADHIKARY, Mr BIPUL ADHIKARI, Mr DILIP ADHIKARY, Mr RAJIB TALUKDER, Mr BADAL KUMAR CHAKRABORTY	19/08/2021	19/08/2021	19/08/2021

<b>Transfer of property for L1</b>		
SI.No	From	To. with area (Name-Area)
1	Mr BENOY KRISHNA ADHIKARY	ROYAL CONSTRUCTION-2.51682 Dec
2	Mr BEJOY KRISHNA ADHIKARY	ROYAL CONSTRUCTION-2.51682 Dec
3	Mr BIPUL ADHIKARI	ROYAL CONSTRUCTION-2.51682 Dec
4	Mr DILIP ADHIKARY	ROYAL CONSTRUCTION-2.51682 Dec
<b>Transfer of property for S1</b>		
SI.No	From	To. with area (Name-Area)
1	Mr BENOY KRISHNA ADHIKARY	ROYAL CONSTRUCTION-125.00000000 Sq Ft
2	Mr BEJOY KRISHNA ADHIKARY	ROYAL CONSTRUCTION-125.00000000 Sq Ft
3	Mr BIPUL ADHIKARI	ROYAL CONSTRUCTION-125.00000000 Sq Ft
4	Mr DILIP ADHIKARY	ROYAL CONSTRUCTION-125.00000000 Sq Ft





Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1604-2021, Page from 222719 to 222762  
being No 160405921 for the year 2021.



*Pradipta Kishore Guha*

Digitally signed by pradipta kishore guha  
Date: 2021.08.31 18:00:03 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2021/08/31 06:00:03 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

31/08/2021 Query No:-16042001493724 / 2021 Deed No :I - 160405921 / 2021, Document is digitally signed.

Part II Sarathi D...  
High Court, Cal...  
9, Old Post Office B...  
Ground floor, Room No...  
Kolkata- 700001