

04701/21

2-5081/21

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 804570

স্বাক্ষর করা হল এই সনদের ওপর
একই পক্ষের উদ্দেশ্যে এবং
এই সনদের প্রকৃত মর্ম
এবং উদ্দেশ্যের পরিষ্কার
করণের জন্য

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration, 1908
Alipore, South 24 Parganas

29 JUL 2021

10/8/21

DEVELOPMENT AGREEMENT
along with DEVELOPMENT POWER OF ATTORNEY

THIS AGREEMENT FOR DEVELOPMENT ALONG WITH
DEVELOPMENT POWER OF ATTORNEY is made this the 29th day
of JULY, 2021 (Two Thousand Twenty-One) BETWEEN;

177 JUN 2021

1026

No. Rs. 50/- Date....

Name: *Antardoot Mandal*

Address:

Advocate
Alipur Judge's Court
Kolkata - 27

Vendor:

Alipur, Collectorate, 24 Pgs. (8)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

29 JUL 2021

ALO NIRMAN & CO., a Proprietorship Firm, having its registered Office at C-184, Survey Park, Post Office : Santoshpur, Police Station : Survey Park, Kolkata : 700075, District : 24 Parganas (South), represented by Proprietor **SRI SWAPAN MAJUMDER**, having PAN : AMMPM2838C, Aadhaar No.5664 3233 2771, son of Amullya Majumder, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 2264, Nayabad, Post Office : Panchasayar, Police Station : Panchasayar, Kolkata : 700094, District : 24 Parganas (South), hereinafter called and referred to as "the **OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **ONE PART**.

AND

STRS ENTERPRISE, having PAN : ACWFS5048L, a Partnership Firm, having its Office at 244, Nayabad, Daspara, Post Office : Mukundapur, Police Station : Purba Jadavpur, Kolkata : 700099, District : 24 Parganas (South), represented by its Partners namely, (1) **SRI SUBHAS DAS**, having PAN : BIKPD5197G, Aadhaar No.4847 8858 4465, son of Sri Nakul Chandra Das, by faith :

Hindu, by nationality : Indian, by occupation : Business, residing at Village : Ranabhutia, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South), (2) **SRI TAPAN PANJA**, having PAN : CKPPP6288J, Aadhaar No.2327 7804 6227, son of Late Sarat Panja, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Village : Ranabhutia, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South), (3) **SRI RIPAN HAOLADAR**, having PAN : AMPPH8725E, Aadhaar No.2930 5094 1804, son of Sri Premananda Haoladar, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Village : Panchpota, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South) and (4) **SRI SHUMANGAL DHALI**, having PAN : AMXPD2295H, Aadhaar No.2991 5869 0626, son of Late Mahendra Dhali, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Village : Panchpota, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South), hereinafter called and referred to as “the **DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the

subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**.

WHEREAS originally Kanti Rajan Chakraborty and Kali Narayan Bhattacharya were the joint Owners in respect of **ALL THAT** piece and parcel of land measuring about 13.02 Acres more or less, situate and lying at Mouza : Nayabad, Pargana : Khaspur, J.L. No.25, R.S. No.3, Touzi No.56, under R.S. Khatian Nos.50, 103 & 104, appertaining to R.S. Dag No.90, under Police Station : previously Tollygunge Purba Jadavpur, District Sub-Registry Office at Alipore, District : previously 24 Parganas now 24 Parganas (South), by purchased by way of two separate registered Bengali Kobala from the then Owner "**THE SUBURBAN AGRICULTURAL DIARY & FISHERIES COMPANY LIMITED**" for the valuable consideration as mentioned therein.

AND WHEREAS while absolutely seized and possessed the aforesaid property as joint Owners thereof, said Kanti Rajan Chakraborty and Kali Narayan Bhattacharya jointly sold, transferred and conveyed land measuring about 1 (One) Bigha 1 (One) Cottah more or less from R.S. Khatian Nos.103 & 104,

appertaining to R.S. Dag No.90 out of their aforesaid property unto and in favour of one Smt. Renuka Karmakar by virtue of a registered Deed of Bengali Kobala for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.86, Pages 170 to 175, Being No.2906 for the year 1982.

AND WHEREAS after such purchase, said Renuka Karmakar became the sole and absolute Owner of the aforesaid property and while absolutely seized and possessed the same as Owner thereof, she sold, transferred and conveyed her aforesaid property unto and in favour of one Smt. Aruna Kundu and Smt. Radha Rani Paul by virtue of a registered Deed of Bengali Kobala dated 24th May, 1982 for the valuable consideration as mentioned therein.

AND WHEREAS after such purchase, said Smt. Aruna Kundu and Smt. Radha Rani Paul became the joint Owners of the aforesaid property and while absolutely seized and possessed of the same as joint Owners, they duly partitioned their aforesaid property by metes and bounds amongst themselves.

AND WHEREAS in terms of the said mutual partition, said Smt. Aruna Kundu became the Owner of the land measuring about 10 (Ten) Cottahs 8 (Eight) Chittacks more or less and while absolutely seized and possessed the same as Owner thereof, she segmented and/or divided her aforesaid entire property into several small plots of land after providing necessary roads and common passages thereof with an intention to sell those plots of land to the prospective Buyer/s for consideration and declared the same.

AND WHEREAS being aware of such sale, one Rajib Roy had purchased one of such plot of land measuring about 2 (Two) Cottahs 5 (Five) Chittacks 41 (Forty-One) Square Feet more or less from said Smt. Aruna Kundu, by virtue of a registered Deed of Bengali Kobala for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 17th July, 1998 in the Office of the District Sub-Registrar – III at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.126, Pages 61 to 75, Being No.2752 for the year 1998.

AND WHEREAS after such purchase, said Rajib Roy became the sole and absolute Owner of the aforesaid property and during his

peaceful enjoyment, his name was duly recorded with the Office of the B.L. & L.R.O. vide Mutation Case No.18/1524/Mut/Addl/B.L. & L.R.O./A.T.M. at Kasba dated 9th October, 2002 in Mutation Case No.982/2002 and also converted the nature of his aforesaid land from Shali to Bastu vide Memo No.17/2099/Con Certificate/BLLRO/S-24 Pgs/KOL/2020 dated 5th November, 2020 passed in Case No.163/2020 and he used to pay the necessary rents to the said Authority.

AND WHEREAS thereafter said Rajib Roy duly mutated his name with the Office of the Kolkata Municipal Corporation in respect of his aforesaid property and after such mutation, aforesaid property known and numbered as Municipal Premises No.3616, Nayabad, Police Station : Purba Jadavpur, Kolkata : 700099, under Ward No.109, bearing Assessee No.31-109-08-7639-2, District : 24 Parganas (South) and since then has been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereto.

AND WHEREAS similarly, Joy Roy alias Jayanta Roy had purchased one of such plot of land measuring about 3 (Three)

Cottahs 1 (One) Chittack 27 (Twenty-Seven) Square Feet more or less from said Smt. Aruna Kundu, by virtue of a registered Deed of Bengali Kobala for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 17th July, 1998 in the Office of the District Sub-Registrar - III at Alipore, South 24 Parganas and recorded in Book No.1, Volume No.126, Pages 76 to 90, Being No.2753 for the year 1998.

AND WHEREAS after such purchase, said Joy Roy alias Jayanta Roy became the sole and absolute Owner of the aforesaid property and during his peaceful enjoyment, his name was duly recorded with the Office of the B.L. & L.R.O. vide Mutation Case No.18/1522/Mut/Addl/B.L. & L.R.O./A.T.M. at Kasba dated 9th October, 2002 in Mutation Case No.981/2002 and also converted the nature of his aforesaid land from Shali to Bastu vide Memo No.17/2098/Con Certificate/BLLRO/S-24 Pgs/KOL/2020 dated 5th November, 2020 passed in Case No.162/2020 and he used to pay the necessary rents to the said Authority.

AND WHEREAS thereafter said Joy Roy alias Jayanta Roy duly mutated his name with the Office of the Kolkata Municipal

Corporation in respect of his aforesaid property and after such mutation, aforesaid property known and numbered as Municipal Premises No.3617, Nayabad, Police Station : Purba Jadavpur, Kolkata : 700099, under Ward No.109, bearing Assessee No.31-109-08-7640-9, District : 24 Parganas (South) and since then has been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereon.

AND WHEREAS while absolutely seized and possessed the aforesaid properties as respective Owners thereof, said Rajib Roy inadvertently sold, transferred and conveyed land measuring about 2 (Two) Cottahs 5 (Five) Chittacks 8 (Eight) Square Feet more or less out of his aforesaid entire property containing land measuring about 2 (Two) Cottahs 5 (Five) Chittacks 41 (Forty-One) Square Feet more or less at being Municipal Premises No.3616, Nayabad, Police Station : Purba Jadavpur, Kolkata : 700099 and said Joy Roy alias Jayanta Roy sold, transferred and conveyed his aforesaid property containing land measuring about 3 (Three) Cottahs 1 (One) Chittack 27 (Twenty-Seven) Square Feet more or less at

being Premises No.3617, Nayabad, Police Station : Purba
Jadavpur, Kolkata : 700099 unto and in favour of one "**ALO NIRMAN
& Co.**" jointly by one registered Deed of Conveyance for the
valuable consideration as mentioned therein. The aforesaid Deed
was duly registered on 19th January, 2021 in the Office of the
District Sub-Registrar - II at Alipore, South 24 Pargana and
recorded in Book No.I, Volume No.1602-2021, Pages 25570 to
25630, Being No.160200580 for the year 2021.

AND WHEREAS subsequently thereafter said Rajib Roy also sold,
transferred and conveyed his remaining land measuring about 33
(Thirty-Three) Square Feet more or less at being Municipal
Premises No.3616, Nayabad, Police Station : Purba Jadavpur,
Kolkata : 700099 unto and in favour of said "**ALO NIRMAN & Co.**" by
one registered Deed of Conveyance for the valuable consideration
as mentioned therein. The aforesaid Deed was duly registered on
22nd February, 2021 in the Office of the District Sub-Registrar - II
at Alipore, South 24 Pargana and recorded in Book No.I, Volume
No.1602-2021, Pages 92262 to 92299, Being No.160201842 for the
year 2021.

AND WHEREAS in the manner stated above, said "ALO NIRMAN & Co.", the Owner herein, became the sole and absolute Owner of the aforesaid two properties, which are situated adjacent to each other and duly mutated its name with the Office of the Kolkata Municipal Corporation and after such mutation, the aforesaid two properties merged with each other and came into one single property being known and numbered as Municipal Premises No.3617, Nayabad, Police Station : Purba Jadavpur, Kolkata : 700099, under Ward No.109, bearing Assessee No.31-109-08-7640-9, District : 24 Parganas (South), containing total bastu land measuring about 5 (Five) Cottahs 7 (Seven) Chittacks 23 (Twenty-Three) Square Feet more or less together with R.T. shed structure having an area of 100 (One Hundred) Square Feet more or less standing thereon and paying taxes thereto.

AND WHEREAS in the manner stated above, the Owner herein, is now in possession and enjoyment of the aforesaid property i.e. **ALL THAT** piece and parcel of bastu land measuring about 5 (Five) Cottahs 7 (Seven) Chittacks 23 (Twenty-Three) Square Feet more or

less together with R.T. shed structure having an area of 100 (One Hundred) Square Feet more or less standing thereon, situate and lying at Mouza : Nayabad, Pargana : Khaspur, J.L. No.25, R.S. No.3, Touzi No.56, under R.S. Khatian No.104, appertaining to R.S. Dag No.90, being know and numbered as Municipal Premises No.3617, Nayabad, Police Station : Purba Jadavpur, Kolkata : 700099, within the limits of the Kolkata Municipal Corporation, under Ward No.109, bearing Assessee No.31-109-08-7640-9, District Sub-Registry Office at Alipore, District : 24 Parganas (South), morefully described in the **SCHEDULE** : "A" hereunder written and hereinafter called and referred to as "the **SAID PROPERTY**" without any interruption from any corner.

AND WHEREAS the Owner has decided to develop the said property by raising a G+IV storied Building thereon in accordance with the sanction of the Building Plan, which is to be sanctioned from the Competent Authority.

AND WHEREAS the Owner has got no such expertise for construction of any Building and for that the Owner has decided to develop the said property through a competent Developer, who has enough credential in the arena of development.

AND WHEREAS while in search of a Developer, the Owner came across with the Developer herein and after prolong discussion held between the Parties, ultimately the Owner has agreed to develop the said property through the Developer herein considering under the terms and conditions, which are explicitly described hereunder below.

AND WHEREAS the Owner has declared and represented as under :-

1. The property of the Owner is absolutely free from all encumbrances, mortgages, attachments, lien and lispendences whatsoever and howsoever.
2. That the said property does not attract the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 or any other enactment at present in vogue.
3. That the Owner is not defaulter in payment of tax or any other statutory liability leading to first charge or to attachment and/or sale of the said property under Public Demands Recovery Act.

4. That the Owner has not heretofore entered into any Agreement for Sale of the said property or any portion thereof nor has the Owner bounds himself by any such condition as would lead to a proceeding under Specific Relief Act in relation to the said property or any portion thereof.
5. That the Owner has absolute right and indivisible title and absolute power and authority to deal its said property and every part thereof in any manner the Owner may prefer.

AND WHEREAS the Owner is desirous to have the said property developed for better utilization of the space available therein.

AND WHEREAS the Owner was in search of a Developer, who has sufficient funds and due experience and having necessary infrastructure and interest to promote and develop the said property by constructing a proposed Building/s by investing necessary funds required for the purpose of construction and other incidentals thereof.

AND WHEREAS the Developer approached the Owner with the proposal that it would be able to construct a proposed Building/s

upon the said property consisting of several Flat/s, Car Parking Space/s, Shop/s and other space/s as per Building Rules & Regulations of the Kolkata Municipal Corporation in accordance with the sanction Building Plan, which is to be sanctioned from the Kolkata Municipal Corporation with its own funds and resources.

AND WHEREAS to avoid ambiguity and future disputes as to the meaning of repeated use of some words, phrases and/or expression in these presents, the Parties hereto have agreed to define the said words, phrases and/or expressions as follows :-

ARTICLE : "I"
(DEFINITIONS)

1. **OWNER** :-

Shall mean **ALO NIRMAN & CO.**, a Proprietorship Firm, having its registered Office at C-184, Survey Park, Post Office : Santoshpur, Police Station : Survey Park, Kolkata : 700075, District : 24 Parganas (South), represented by Proprietor **SRI SWAPAN MAJUMDER**, son of Amullya Majumder of 2264, Nayabad, Post Office : Panchasayar, Police Station :

Panchasayar, Kolkata : 700094, District : 24 Parganas (South) and its successors-in-office and assigns.

2. **DEVELOPER** :-

Shall mean **STRS ENTERPRISE**, a Partnership Firm, having its Office at 244, Nayabad, Daspara, Post Office : Mukundapur, Police Station : Purba Jadavpur, Kolkata : 700099, District : 24 Parganas (South), represented by its Partners namely, (1) **SRI SUBHAS DAS**, son of Sri Nakul Chandra Das, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Village : Ranabhutia, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South), (2) **SRI TAPAN PANJA**, son of Late Sarat Panja, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Village : Ranabhutia, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South), (3) **SRI RIPAN HAOLADAR**, son of Sri Premananda Haoladar, by faith : Hindu, by nationality : Indian, by

occupation : Business, residing at Village : Panchpota, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South) and (4) **SRI SHUMANGAL DHALI**, son of Late Mahendra Dhali, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Village : Panchpota, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South) and its successors-in-office and assigns.

3. **THE SAID PROPETY** :-

Shall mean **ALL THAT** piece and parcel of bastu land measuring about 5 (Five) Cottahs 7 (Seven) Chittacks 23 (Twenty-Three) Square Feet more or less together with R.T. shed structure having an area of 100 (One Hundred) Square Feet more or less standing thereon, situate and lying at Mouza : Nayabad, Pargana : Khaspur, J.L. No.25, R.S. No.3, Touzi No.56, under R.S. Khatian No.104, appertaining to R.S. Dag No.90, being know and numbered as Municipal Premises No.3617, Nayabad, Police Station : Purba


Jadavpur, Kolkata : 700099, within the limits of the Kolkata Municipal Corporation, under Ward No.109, bearing Assessee No.31-109-08-7640-9, District Sub-Registry Office at Alipore, District : 24 Parganas (South), morefully described in the **SCHEDULE** : "A" hereunder written and hereinafter called and referred to as "the **SAID PROPERTY**".

4. **TIME** :-

Shall mean the construction shall be completed in all respect positively should be ready for possession within 24 (Twenty-Four) months from the date of execution of this Agreement and/or handing over peaceful vacant khas possession of the said property, whichever will be the later along with a grace period of 6 (Six) months thereafter.

5. **UNIT** :-

Shall mean the residential Flat/s, Car Parking Space/s, Shop/s and/or other space(s) in the Project to be constructed by Developer and/or constructed area capable of being exclusively occupied and enjoyed independently including proportionate Common Area.



6. **SPECIFICATION** :-

Shall mean the specification for the said project as mentioned in the **SCHEDULE** : "D" hereunder written subject to the alterations or modifications as may be suggested or approved by the Architect.

7. **SUPER-STRUCTURES** :-

Shall mean RCC piling, foundation, basement, if any, R.C.C. columns, all slabs, beams, staircase, lift shafts, stair head room, Lift machine room and all walls etc.

8. **CAR PARKING SPACES** :-

Shall mean the space at the Ground Floor level of the Project, whether open or covered, expressed or intended to be reserved for parking of medium size motor cars/scooters.

9. **SHOPS** :-

Shall mean the space at the Ground Floor level of the Project expressed or intended to be reserved for Shop Rooms.

10. **BUILDING PLAN** :-

Shall mean and include the sanction Building Plan, which is to be sanctioned from the Kolkata Municipal Corporation and/or other relevant Authority and all other drawings, specifications for construction, maps or revised Plan as shall be sanctioned in the name of the Owner by the Kolkata Municipal Corporation and/or other relevant Authority for the purpose of development of the land and construction of G+IV storied Building/s thereon consisting of several residential Flat/s, Car Parking Space/s, Shop/s and other space/s etc. on the said property and/or modification thereof made or caused by the Developer in the name of the Owner duly signed by the Owner or its duly authorized agents or Attorney and approved. /

11. **ARCHITECT/L.B.S.** :- /

Shall mean a qualified Architect/L.B.S., who will be appointed by the Developer for development of the said property or any other Architects as may be appointed from time to time by the Developer and the Developer shall inform the Owner of such appointment.

12. **BUILDING** :-

Shall mean the proposed G+IV storied Building/s to be constructed on the said property as per sanction Plan, which is to be sanctioned from the Kolkata Municipal Corporation and/or other relevant Authority and drawings and specifications of constructions, morefully described in the **SCHEDULE** : "D" hereunder written.

13. **OWNER'S ALLOCATION** :-

Shall mean that in the instant Development Agreement the Owner shall be given at the first instance free of cost get 50% of the Car Parking Space in the Ground Floor, 50% of the commercial area on First Floor at its Western side, entire Third Floor and 50% of the Fourth Floor at its South-Eastern side from the proposed Building in finished and complete condition together with undivided proportionate share of land including the common areas, spaces, amenities and facilities therein provided, morefully described in the **SCHEDULE** : "B" hereunder written. The Owner shall be

given the aforesaid allocation in lieu of its said property being allowed for development by the Developer and the aforesaid Owner's allocation will be demarcated after getting Plan sanctioned from the Kolkata Municipal Corporation and/or other relevant Authority by correspondences.

14. **DEVELOPER'S ALLOCATION** :-

Shall mean the rests and remaining portions of the proposed Building/s in the said property in finished and complete condition save and except the Owner's allocation. The said rests and remaining areas means several Flat/s, Car Parking Space/s, Shop/s and other space/s and common areas, spaces, amenities and facilities provided therein staircases and the Developer shall have the right to sell, lease out and/or rent out the same in whole or in part together with proportionate undivided share in the of land of the said property, morefully described in the **SCHEDULE** : "C" hereunder written, with right to enter into Agreement for Sale of Flat/s, Car Parking Space/s, Shop/s and other

space/s with right on common areas and Space/s to the intending Flat Buyers through Power of Attorney and to take advances and total consideration from them without any objection or interruption from the Owner.

15. **SALEABLE AREA :-**

Shall mean the Flat/s, Car Parking Space/s, Shop/s and other space/s in the proposed Building/s, which are available for independent use and occupation of the Transferees and/or Purchaser/s together with the undivided proportionate share in the land areas of the Building/s and the common areas provisions utilities and facilities attached therein required for such independent user.

16. **COMMON AREAS AND FACILITIES :-**

Shall mean unless the context otherwise require, entrance, corridors all ways paths, stair ways, staircase and its landing, lift, driveways, common lavatories, pump rooms, overhead and underground water tank, septic tank, boundary wall, water pump motors and other facilities,

which may be used and enjoyed in common by all the occupants or Flat/s, Car Parking Space/s, Shop/s and other space/s of the Building/s as required for the maintenance and/or management of facilities of the Building/s and also the items specified in Section 3(d) of the West Bengal Apartment Ownership Act, 1972.

17. **SUPER BUILT UP AREA** :-

Shall mean the built up area of a Flat together with its proportionate share in the staircase, lift, landing, passage and like share in all constructed areas and each such Flat shall be entitled to all advantages and right of user in common of all the Flat(s)/Space(s) shall the common areas, common utilities as may be provided in the proposed Building/s.

18. **TOGETHER** :-

With its grammatical variation shall mean the transfer by way of sale of the Flat/s, Car Parking Space/s, Shop/s and Space/s excepting the Owner's allocation to be transferred by the Developer for consideration to the intending

Transferees and/or Purchasers of Flat/s, Garage/s and Space/s in the Building/s to be constructed thereon.

19. **TRANSFEEE(S)/PURCHASER(S)** :-

Shall mean the person, Firm, Limited Company, Association of persons or any other Legal Body to whom any Flat/s, and Car Parking Space/s in the proposed Building/s to be constructed thereon will be transferred.

20. **COMMON PURPOSES** :-

Shall mean and include the purpose of managing, maintaining and up keeping of the Project as a whole in particular the Common Areas, Facilities and Amenities, rendition of common services in common to the Co-transferees, collection and disbursement of the common expenses and administering and dealing with the matters of common interest of the Co-Transferees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Units exclusively and the Common Areas, Facilities and Amenities in common.

21. **COMMON EXPENSES** :-

Shall mean and include all expenses for maintenance, management, upkeep and administration of the common Areas, Facilities and Amenities and for rendition of common services in common to the co-transferees and all other expenses for the Common Purpose including those mentioned in the **SCHEDULE** : "F" hereunder written to be contributed, borne, paid and shared by the co-transferees.

22. **PROPORTIONATE OR PROPORTIONATELY** :-

According to the context shall mean the proportion in which the built up area of any Unit or Units may bear to the built-up area of all the Units in the Project provided that where it refers to the share of Owner's in the Project.

23. **SIGNAGE SPACE** :-

Shall mean all signage and display spaces in the project and the exterior of the project including the roofs, car parking area and the open areas of the Project as also the boundary walls of the project.

ARTICLE : "II"
(TITLE AND DECLARATION)

1. The Owner hereby declares that the Owner has good and absolute right, title and interest in the said property as mentioned in the **SCHEDULE** : "A" hereunder written without any claim of any right, title or interest of any person/s adversely against the Owner. The Developer is free and at liberty to make such investigations with regard to the title of the Owner and has satisfied himself with the right, title and interest of the Owner. Simultaneously of with the signing of this Agreement, the Owner has handed over khas, peaceful, vacant possession of the said property and the Developer has taken khas, peaceful, vacant possession of the said property.
2. The Owner hereby undertakes and assures that the Developer will be entitled to construct and complete the entire proposed Building/s and the Developer will be further entitled to transfer by way of sale, lease out and rent out without having any liability of the Owner of the Developer's allocation in one lot or in several lots with proportionate

undivided share in the land of the said property without any interference of or from the Owner or any other person/s claiming through under or in trust for the Owner. The sale proceeds of the salvage of the existing structure shall be credited to the Developer and the Owner shall have no claim to the said sale proceeds.

ARTICLE : "III"

(EXPLORATION AND DEVELOPMENT RIGHTS)

Subject to and in accordance with the terms and conditions set forth in this Agreement, the Owner hereby irrecoverably grants to the Developer to develop the said land and the Developer hereby accepts the exclusive right, authority and authorization to undertake at its cost and on its own or through contractors and Sub-Contractors, the development of the Project and construction of the Project on the said Land as per the plans/specifications to the approved and/or sanctioned by the Kolkata Municipal Corporation and in accordance with all other permissions as are required and to exercise and/or enjoy the rights, powers, privileges, authorizations and entitlements as set forth in this Agreement.

ARTICLE : "IV"

(OWNER'S COVENANTS AND REPRESENTATIONS)

The Owner has assured, represented and warranted to the Developer as follows:-

- A. That the Owner is in vacant and peaceful possession of the said land.
- B. That the said Land is free from all encumbrances, mortgages, charges, liens, lispendences, attachments, acquisitions, requisitions and/or trusts of whatsoever or howsoever nature.
- C. That the said land has a good clear marketable title.
- D. The said Land is not affected by any acquisition or requisition scheme of the Government.
- E. That there is no impediment in developing the said land for construction of the project.
- F. That the Owner has not entered into any Agreement for Sale and transfer nor has created any interest of third party into or upon the said Land or any part or portion thereof.

G. Relying on the representations of the Owner and believing the same to be true and correct and acting on good faith thereof, the Developer has agreed to develop the said Land by construction of a project thereon on the terms and conditions mentioned hereinafter.

H. It is hereby agreed that Name of the Project will be of **"MAYNA, STRS PHASE - IV"**.

ARTICLE : "V"

(THE DEVELOPER'S REPRESENTATION)

The Developer has represented and warranted to Owner that the Developer is carrying on business of construction and development of real estate and has sufficient infrastructure and expertise to carry out the project.

ARTICLE : "VI"

(DEVELOPMENT OF THE SAID LAND BY CONSTRUCTION AND COMMERCIAL EXPLOITATION OF PROJECT)

A. The Developer has to decide the scope of the project i.e. the development of the said Land by construction of the project thereon, and commercial exploitation of the project.

- B. The Owner shall sign, execute and register a Power of Attorney authorizing the Developer or its Officers to act, do and perform all or any of the obligations of Owner mentioned above.
- C. The Owner hereby authorizes the Developer to appoint the Architect and other consultants to complete the Project. All costs charges and expenses in this regard including professional fees and supervision charges shall be discharged and paid by the Developer and in this regard the Owner shall have no liability or responsibility.
- D. The Developer shall, at its own costs and expenses and without creating any financial or other liability (save and except agreed hereunder) on the Owner construct erect and complete the Project in pursuant to the final plans to be sanctioned by The Kolkata Municipal Corporation and as per

the specifications mentioned in the Fourth **SCHEDULE** hereunder and/or as be recommended by the Architect from time to time.

- E. The Developer shall at its own costs install and erect in the project, pump, water storage tanks, overhead reservoirs, water and sewage connection, and all other necessary amenities.
- F. The Developer shall be authorized in the name of the Owner to apply for and obtain at its own cost of temporary connections of water, electricity, derange and sewerage.

ARTICLE : "VII"

(COMMENCEMENT)

- A. The parties hereby accept the Basic Understanding between them as recorded above and all other terms and conditions

mentioned in this Agreement. In consideration of the Developer agreeing to construct the Owner's allocation, the Developer shall be entitled to take over and Owner is hereby allotted as mentioned in Owner's allocation.

B. By virtue of the rights hereby granted the Developer is authorized to build upon and deal with and/or exploit commercially the said land by (1) constructing the project, (2) dealing with the said units ^{in the developer's allocation} in the said Project with corresponding undivided proportionate share in the said land also (3) marketing the said project as per present marketing practice and the total sale proceeds to be received from the prospective purchaser shall be retained by the Developer.

C. This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution, as

mentioned above (commencement date) and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.

ARTICLE : "VIII"

(PAYMENT)

- A. The Developer has already paid a total refundable sum of Rs.20,00,000/- (Rupees Twenty Lac) only to the Owner herein towards the interest free security deposit in the manner as appearing in the Memo of Consideration hereunder written.
- B. That the Owner will be held and responsible to refund the aforesaid refundable interest free security deposit of Rs.20,00,000/- (Rupees Twenty Lac) only to the Developer herein at the time of getting Owner's allocation of the newly constructed Building from the Developer herein.

C. The transferees of each party shall pay to the Developer for all the units to be acquired by them on the followings Accounts forming part of the Housing Complex.

- i. All costs for obtaining electricity connection(s).
- ii. All deposits required to be made with C.E.S.C. Limited.
- iii. Deposit for proportionate charges of maintenance at the rate agreed upon herein for such allocation for a period of one year from the date of commencement of liability.
- iv. Works contract tax, service tax and any other statutory levies.

ARTICLE : "IX"

(DEALING WITH SPACE IN THE PROJECT)

- A. All the space in the said project will be marketed and/or sold by the Developer subject to above herein after provided.
- B. The Developer with the knowledge of the Owner shall determine the first booking price for sale or disposal of the unit in the project to be constructed by the Developer at its

own cost and expenses on the said Land keeping in view the economics and market response of the project.

- C. All costs, charges, expenses and outgoings for obtaining the sanctioned plan for construction, erection and completion of the project with amenities and facilities shall be borne and paid by the Developer from its own account. ✓
- D. The Owner shall have the full liberty to enter the said land at any time and inspect and/or to inspect the material and/or the construction all the said land. The Developer shall furnish the certificate of the Architect as to the quality of material and construction being carried out in terms of this Agreement, to the Owner as and when required by the Owner. ✓
- E. It is agreed and recorded that all Agreements, Deeds of Conveyance or any other papers and documents in respect of the transfer of any areas in the Project shall maintain uniformity in respect of the restrictions, stipulations, covenants, terms and condition for the use and occupation thereof together with amenities and facilities therein as are ✓

stipulated in this Agreement and the parties hereby undertake to each other that neither of them shall deviate from the such restrictions stipulations, covenants, terms and conditions unless otherwise agreed upon between the parties.

ARTICLE : "X"

(MUNICIPAL TAXES AND OUTGOINGS)

- A. All Municipal rates and taxes or land revenue and outgoings on the said land relating to the period prior to this Agreement shall be borne and paid by the Owner without raising any objection thereto and Owner hereby agreed to keep Developer indemnified from and against all actions, suits, proceedings, demands, costs, expenses and charges whatsoever or howsoever in respect thereof.
- B. As from the date of handing over the possession of the said land, the Developer shall pay the property taxes as also other outgoings in respect of the said Land or so much thereof which would be under construction until such time the project(s) is/are ready for occupation, after which, the

Parties and/or their respective transferees or nominees shall become liable and responsible for payment of property taxes and all other outgoings (collectively rates) in the ratio of their respective allocation.

ARTICLE : "XI"

(POST COMPLETION MAINTENANCE)

- A. The Parties and their respective nominees/transferees shall punctually and regularly pay the Rates and taxes for their respective allocations to the concerned authorities and the parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them as the case may be, consequent upon a default by the other or others.
- B. The Developer shall be responsible for the management, maintenance and administration of the project or at its discretion appoint an Association to do the same. The Owner hereby agrees to abide by all the rules and regulations to be framed by the said Association for the management of the affairs of the project.

C. The Developer or the Association to be formed shall manage and maintain the Common Portions and services of the Project and shall collect the costs and service charge therefor (Maintenance Charge). It is clarified that the Maintenance Charge shall include premium for the insurance of the Project, land tax, water, electricity, sanction and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipments, stairways, corridors, passageways, lifts, shafts, plumber, electrician, caretaker, security guards and other persons employed for maintenance and preservation of the Building and Common Areas.

ARTICLE : "XII"

(OBLIGATIONS OF THE DEVELOPER)

A. The Developer shall be responsible for planning, designing development and construction of the Project with the help of

professional bodies contractors, etc at its own cost and expenses.

- B. The Developer has assured the Owner that it shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without default unless otherwise agreed upon between the parties.
- C. The Developer shall construct the project at its own cost and responsibility. The Developer shall alone be responsible and liable to Government, Municipality and other authorities concerned and to the Occupants/ Purchasers of space and shall alone be liable for any loss or for any claim arising from such construction and shall indemnify Owner against any claims, loss or damages for any default or failure or breach on the part of the Developer.
- D. All tax liabilities in relation to the development, namely sales tax works, contract tax and other dues shall be paid by the Developer.

- E. The Developer hereby agrees and covenants with Owner not to transfer and/or assign the benefits of this Agreement unless otherwise agreed upon between the Parties hereto.
- F. It shall be the responsibility of Developer to obtain all permissions, as may be required from various government authorities for sanction of the Building Plans and permission to set up the project.
- G. The Developer shall at its own responsibility make the R.C.C. Pilling in respect of the said property for the better purpose of the proposed development work and for that whatever cost will be incur for the same that will be borne by the Owner herein and the Developer herein jointly.

ARTICLE : "XIII"

(OBLIGATIONS OF THE OWNER)

- A. The Owner undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the said land.

- B. The Owner undertakes to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.
- C. The Owner shall provide the Developer with any and all documentation and information relating to the said Land as may be required by the Developer from time to time at the cost of Developer.
- D. The Owner shall not do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.
- E. The Owner hereby covenants not to cause any hindrance in the construction of the project.
- F. The Owner hereby covenants not to transfer, let out, grant, lease, and mortgage and/or charge the said Land or any

portions thereof save in the manner envisaged by this Agreement.

- G. The Owner hereby agrees and covenants with the Developer not to do any act, deed or thing whereby they are prevented from enjoying selling assigning and/or disposing of any part or portion of their allocation.
- H. The Owner herein held and liable to mutate its name with the Office of the B.L. & L.R.O. in respect of the said property at its own cost and responsibility.
- I. The R.C.C. Pilling in respect of the said property for the better purpose of the proposed development work will be done by the Developer herein at its own responsibility and for that whatever cost will be incur for the same that will be borne by the Developer herein and the Owner herein jointly.

ARTICLE : "XIV"
(NEGATIVE COVENANTS)

The Owner would not do any act or deed or matter or thing which would cause hindrance to develop property in terms of the said Agreement. The Owner also undertakes by the said Agreement not to create any kind of charge or mortgage or would not let out or lease out or deliver possession of the said Land or any portion thereof to any third party without the consent of the Developer.

ARTICLE : "XV"
(INDEMNITY)

- A. The Developer shall indemnify and keep Owner saved, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by Owner in relation to the construction of the Project and those resulting from breach of This Agreement by the Developer, including any act of neglect or default of the Developer's sub-consultants, employees and/or the purchasers and any breach resulting in any successful claim by any third party or violation of any permission, rules regulations or by-laws or arising out of any accident or otherwise.

- B. The Developer shall indemnify and keep the Owner saved, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owner in the course of implementing the Project including marketing thereof for any successful claim by any third party for any defect in title of the Said Land or any of their Representations and the warranties being incorrect.

ARTICLE : "XVI"

(MISCELLANEOUS)

- A. The Agreement entered into by and between the parties herein is and shall be on principal to principal basis.
- B. The Owner and the Developer expressly agree that the mutual covenants and promises contained in This Agreement shall be the essence of its contract.
- C. Nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

- D. Failure or delay by either Party to enforce any rights under This Agreement shall not amount to an implied waiver of any such rights. ✓
- E. The Owner shall be entitled to have an access through and over the said Land to any adjoining land or property in which the Owner might have interest and the Developer would not raise any objection in using or converting a portion of the said Land into such passage. ✓
- F. It is understood that from time to time to facilitate the uninterrupted construction of the Project by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owner. Further, various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein. The Owner hereby undertakes to do all such acts, deeds, matters and things and execute any such additional power of attorney ✓

and/or authorization as may be required by the Developer for the purpose and the Owner also undertakes to sign and execute all additional applications and other documents, provided that all such acts, deeds matters and things do not in any way infringe on the rights of the Owner and/or go against the spirit of this Agreement.

- G. The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- H. The Owner shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owner indemnified against all actions, suits, proceedings, claims, demands, costs, charges and expenses in respect of the Developer's allocation. Similarly the Developer shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Owner's allocation and the Owner shall be liable to make payment of the same and keep the Developer indemnified against all

actions, suits, proceedings, claims, demands, costs, charges and expenses in respect of the Owner's allocation.

- I. The name of the project shall be decided by the Developer.
- J. As and from the date of completion of the construction (possession date) of Project, the Developer and Owner and/or their respective transferees/nominees shall be liable to pay and bear proportionate share of the land revenue in the State of West Bengal and K.M.C. Rates and Taxes.
- K. Any Contractors under the Developer shall not employ any child labour for carrying out the construction work at the Property.
- L. Only the courts at Kolkata in the State of West Bengal have the jurisdiction to try the disputes touching or concerning this Agreement.
- M. The Parties to this Agreement have negotiated in good faith. It is the intent and undertaking of the parties that they shall cooperate with each other in good faith to effectuate the

purposes and intent of, and to satisfy their obligations under, this Agreement in order to secure to themselves the mutual benefits created under this Agreement. The parties agree to execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement.

ARTICLE : "XVII"
(AMENDMENT/MODIFICATION)

No amendment or modification of This Agreement or any part thereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties and expressly referring to the relevant provision of this Agreement.

ARTICLE : "XVIII"
(DISPUTE RESOLUTION AND ARBITRATION)

All dispute or differences between parties hereto shall be referred to the Arbitrator/Joint Arbitrator appointed within the meaning of the Arbitration and Conciliation Act, 1996 and/or for the time being in force. The Arbitrator shall have Summery Powers. Courts of Kolkata only shall have jurisdiction.

ARTICLE : "XIX"
(POWER OF ATTORNEY)

The Owner shall grant to the Developer such registered Development Power of Attorney in favour of the Developer as may be required for the purpose of obtaining all necessary permissions and approvals from the relevant Authorities in connection with construction of the proposed Building/s and electricity and water supply connections and for the purpose of, to execute Deed of Conveyance/s for sale, transfer of the Flat/s, Car Parking Space/s, Shop/s and other space/s of the proposed Building/s including undivided proportionate share of land except the Owner's allocation of the proposed Building/s to any intending Purchaser/s on settled terms for sale at any price and be taking earnest money or full payment of consideration.

ARTICLE : "XX"
(PROCEDURE)

1. The Owner has appointed the Developer as the Developer of the said property including the Owner's portion and the Developer has accepted such appointment on the terms and conditions hereunder contained.

2. The development of the said property shall be in the following manner :-

- A. Simultaneously with the execution of this Agreement, the Owner has handed over the original documents of K.M.C. Mutation Certificate, Conversion Certificate, B.L. & L.R.O. Mutation Certificate, NOC from ULC, Mother Deeds, if any and their Rectification Deeds and Land Deeds. Upon completion of the whole project and/or formation of Association and/or committee for the maintenance and management of the proposed Building/s, the Developer shall hand over all the original documents before the Association or the Committee without accountable receipt.
- B. The Owner shall not be entitled to raise any kind of dispute regarding the construction of the project and/or other related matter of the project. It is further clarified that after the notice of completion of the project after taking receipt of the Completion

Certificate, it would be deemed that the project has been duly constructed and completed by the Developer.

- C. That after due service of notice by the Developer to the Owner, the Owner fails, neglects, refuses and/or delays to take delivery of the possession of its allocation in the proposed Building/s in the said property within the notice period then it would be construed that the Owner has taken possession of its allotment in the proposed Building/s on the expiry of term of the said notice.
- D. All applications, revised Building Plan/s, papers and documents required to be deposited or submitted by the Developer for the approval and/or sanction of the revised Building Plan/s from the Kolkata Municipal Corporation and/or for the development of the project shall be prepared by the Developer at its own costs and expenses and submit or deposit the same in the

names of the Owner. The Developer shall also bear all costs and expenses and make deposits for the sanction of the Plan/s for the construction in the proposed Building/s to be constructed at the said property.

- E. The Developer shall construct the proposed Building/s in the manner as may be permissible under the Building/s Regulations and Laws of the Kolkata Municipal Corporation and in conformity with the Plans.

ARTICLE : "XXI"

(POSSESSION AND CONSTRUCTION)

1. It has been agreed by an between the Owner and the Developer to construct, erect and complete the proposed G+IV storied Building/s in the said property and that the Developer shall have the entire responsibility for construction of the proposed Building/s and the Owner shall have no responsibility towards construction of the proposed Building/s.

2. The Developer agreed to commence work after obtaining full vacant possession of the said property or from the date of execution and registration of this Agreement for Development, whichever will be the latter.
3. The Developer shall upon completion of construction and making the portion habitable deliver the Owner's allocation prior to delivering possession to any of its Purchaser/s of any space/s out of its allocation.
4. From the date of delivery of possession of the Owner's allocation and till separate assessment by the Kolkata Municipal Corporation, the Parties hereto shall contribute proportionately the taxes and other statutory outgoings of the said property.

ARTICLE : "XXII"

(COMMON FACILITIES)

1. As soon as the proposed Building/s in the said property shall be completed and made fully habitable for residential and after taking Occupancy Certificate from the Kolkata Municipal Corporation, the Developer shall give written

notice to the Owner requesting it to take possession of the Owner's allocation in the Building/s and thereafter the Owner shall take possession of its allocation as herein provided for and if no actionable deviation is made by the Developer in the construction the Owner shall give and grant unto the Developer a certificate in respect of their allocation in full satisfaction.

2. Till all the Flat/s, Car Parking Space/s, Shop/s and other Space/s within the Developer's allocation is sold away, the Developer in consultation with the Owner shall frame rules for occupation, user and enjoyment of the residential Flat/s and other space/s in the proposed Building/s and till formation of a Body of the Co-Owners of the Building/s including the Owner herein and the Purchaser/s of the Developer's allocation.

ARTICLE : "XXIII"

(COMMON RESTRICTION)

It has been agreed by and between the Parties hereto that the Owner's allocation in the Building/s shall be subject to the same restriction on transfer and use as would be applicable to the

Developer's allocation in the proposed Building/s intended for the common benefits of all occupiers of the entire completed Building which shall include the following :-

1. The Owner and the Developer or the nominee/s of the Developer during the subsistence of this Agreement shall not use or permit to use their respective portions in the Building/s or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use the same for any purpose which may cause any nuisance, obstruction or hazard in the property or any part thereof.
2. Both the Parties shall abide by all laws, bye-laws, rules and regulations of the Government and/or Local Bodies and shall be responsible for any violation and/or breach of any of the laws, bye-laws, rules and regulations in their respective allocations.
3. The respective Allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures, floor and ceiling etc. in their respective allocation of the proposed Building/s

in good and reparable condition and in particular so as not to cause any damage to the Building/s or any other space or accommodation therein and shall keep the other indemnified from and against the consequences of any breach thereof.

4. No Party or persons/s claiming through any of the Parties herein shall keep or store anything in any of the common areas nor shall otherwise cause any hindrance in any manner whatsoever to the use of the common areas and the common utilities by the Co-Owners for the purpose it is meant.
5. No Party shall throw or accumulate any filth, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the Building/s or in the compound, corridors or any other portion of the common areas of the Building/s and the said property.
6. In the event of any transfer being made by the Parties of their respective allocations, the above conditions shall be made applicable to and binding upon the Transferee/s.

ARTICLE : "XXIV"
(SETTLEMENT OF DISPUTES)

Any dispute between the Parties arising in the course or execution of the project herein shall be settled amicably, failure of which either of the Parties may prefer approaching the Court of Law for necessary redressal.

ARTICLE : "XXV"
(FORCE MAJEURE)

1. Force Majeure shall mean and include any abnormally inclement weather, flood, lightening, storm, fire explosion, earthquake, subsidence, epidemic or other natural physical disaster, war, military operations, riot, crowd disorder, strike, terrorist, action, civil commotion.
2. If either Party is delayed in, or prevented from, performing any of its obligations under This Agreement by any event of Force Majeure, that Party shall forthwith serve notice in writing to the other Party specifying the nature and extent of the circumstances giving rise to the event/s of Force Majeure and shall, subject to service of such notice, have no liability

in respect of the performance of such of its obligations as are prevented by the event/s of Force Majeure, during the continuance thereof, and for such time after the cessation, as is necessary for that party, using all reasonable endeavors, to recommence its affected operations in order for it to perform its obligations. Neither the Owner nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of Force Majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in its Indenture for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

3. In the eventuality of Force Majeure circumstances the time for compliance of the obligation shall stand extended by such period being the time of commencement of force majeure condition to the cessation thereof and 30 days thereafter.

4. The Party claiming to be prevented or delayed in the performance of any of its obligations under This Agreement by reason of an event of Force Majeure shall use all reasonable endeavors to bring the event of Force Majeure to a close or to find a solution by which the Agreement may be performed despite the continuance of the event of Force Majeure.

ARTICLE : "XXVI"

(NOTICE)

1. Any such notice or other written communication shall be deemed to have been served.
 - A. If delivered personally, at the time of delivery.
 - B. If sent by prepaid recorded delivery or registered post or courier service, on the 4th day of handing over the same to the postal authorities.
 - C. If sent by facsimile transmission, at the time of transmission (if sent during business hours) or (if not sent during business hours) at the beginning of

business hours next following the time of transmission, in the place to which the facsimile was sent.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as

follows :-

1. The Owner agrees to appoint and do hereby appoint the Developer as Developer in respect of the said property morefully described in the **SCHEDULE : A** hereunder written and the Owner hereby grant/license to the Developer for development of the land for the purpose of construction and to construct the proposed Building/s thereon and the Developer doth hereby accepts such appointment to act as Developer.
2. The Developer shall be held and liable to negotiate with the existing trespasser/s, if any, in respect of the said property at its own cost and endeavour either provide area to him/her/their or evict him/her/them from the said property.

3. The Developer shall provide in the proposed Building/s at its own cost pump, water storage tank with overhead reservoirs, electric connection, lift and other facilities as are required to be provided in residential and/or G+IV storied Building/s having self contained Apartments or Flat/s, Car Parking Space/s, Shop/s and other space/s.
4. All costs charges and expenses for construction including Architects/L.B.S. fees shall be discharged by the Developer and the Owner shall bear no responsibility in this context.
5. All costs and expenses pertaining to the payment of requisite fees and other incidental expenses payable to competent Authorities shall borne by the Developer.
6. To enable the Developer to carry out its obligations, rights authorities and entitlements under this Agreement, the Owner shall simultaneously grant and execute in favour of the Developer Firm by a registered Development Power of Attorney.

7. All the legal heirs of the Owner above named shall also abide by and confirm such Development Power of Attorney in favour of the Developer. ✓

8. The Developer shall construct the said property strictly in accordance with the sanction Building Plan, which is to be sanctioned from the Kolkata Municipal Corporation and the rules regulation and bye-laws of the Kolkata Municipal Corporation Act, for the time being in force. If necessary, modification and deviation of Plan shall be approved by the Authority concerned with the consent of Owner and the Owner shall expressly give its consent by putting signature upon these presents. ✓

9. The Developer is hereby empowered by the Owner to apply and obtain on its behalf and in its name the quotas for steel, cement bricks etc. as may be allocated by the respective Authorities for the purpose of development of the said property at the cost of the Developer and further shall be entitled to obtain temporary or permanent connection of
✓

electric service line, water supply line and drainage and to obtain other essential services, utilities, required for the Development of the said property and making the same habitable and tenantable but all such costs and values of materials and expenses shall be paid and borne by the Developer and the Owner will not be liable for the same. ✓

10. The Developer has agreed to deliver possession of the Owner's allocation in the proposed Building/s within the stipulated period of 24 (Twenty-Four) months from the date of execution of this Agreement and/or handing over peaceful vacant khas possession of the said property, whichever will be the later along with a grace period of 6 (Six) months thereafter. ✓
11. Immediately on completion of the Owner's allocation in all respect along with completion of all common spaces providing all common facilities in the Building/s in the said property, the Developer shall give notice in writing to the Owner requiring the Owner to take possession of the Owner's allocation in the Building/s and there being no

dispute regarding the completion of the Building/s in terms of this Agreement and according to the specification and the Building/s Plan thereof and certificate of the Architect/L.B.S. being produced to that effect and then after 30 (Thirty) days from the date of service of such notice and at all times thereafter the Owner shall exclusively be liable for payment of all property taxes, rates, dues and other public outgoings and impositions whatsoever payable in respect of the said Owner's allocation and the said rates and taxes are to be calculated on pro-rata basis with reference to the saleable area in the Building/s, if the same are levied on the Building/s as a whole.

12. On completion of the construction of the entire Building/s, the Owner and the Developer shall punctually and regularly pay for their respective allocation, the said rate and taxes to the concerned Authorities or otherwise as may be mutually agreed upon between the Owner and the Developer and both the Parties shall keep each other indemnified against all claims, actions, demands, costs and charges and

proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owner or the Developer in this behalf.

13. As and from the date of satisfactory handing over the Owner's allocation as mentioned above in all respects and duly acknowledged by the Owner in writing and/or after 30 (Thirty) days from the date of service of notice by the Developer to the Owner for accepting the possession of its allocation, the Owner shall be responsible to pay and bear and shall forthwith pay on demand to the Developer the service charges for the common facilities in the Building/s with respect of the Owner's allocation and said charges may include proportionate share on premium for the insurance of the Building/s viz. fire and equipments etc. including replacement repair and maintenance charges and expenses of all common wiring, pipes, electrical and mechanical equipments, transformers, pumps, motors whatsoever as may be mutually agreed upon from time to time.

14. Any transfer of any part of the Owner's allocation in the Building/s shall be subject to the other provisions hereof and the Transferee/s shall thereafter be responsible in respect of the space transferred to pay the said rates and service charges proportionately for the said common facilities. ✓
15. The Owner's allocation in the Building/s shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the Building/s intended for the common benefits of all occupiers of the proposed Building/s which shall include the following. ✓
16. No formal Deed of Transfer in respect of the Owner's allocation shall be required. But the Owner shall at the request of the Developer sign and execute all such further necessary Deeds, papers, documents and writings for completion of construction and/or sale of the said Developer's allocation or any portion thereof provided that the Developer as the constituted Attorney/s of the Owner shall also be entitled to sign and execute such deeds, papers ✓

writings and documents as may be required from time to time therefore.

17. If the said development work and/or the construction work is suspended due to Force Majeure like natural calamity, earth quake, dispute with trespasser, strike, riot or civil commotion or promulgation of any law etc. which be beyond the control of the Developer, then in such event the stipulated time as aforesaid shall be extended for such period as may be mutually agreed between the Parties. But the market condition and Developer's paucity of fund or financial difficulty shall not be considered to be the reasons beyond control of the Developer.
18. The Developer will also keep the Owner saved, harmless and indemnified against all claims losses expenses and proceedings as may be occasioned by the reasons mentioned hereunder.
 - A. The Developer shall pay for violation of rules and regulations prescribed under the Kolkata Municipal Corporation Act and/or infringement of such act or

deviation from the sanction Building Plan, which is to be sanctioned from the Kolkata Municipal Corporation causing payment of fines or penalty imposed by the said Authority for such violation of the Building/s Plan.

- B. All claims and demands of the suppliers of Building materials etc. of the said property or all claims arising due to any accident suffered by employees/ workmen engaged by the Developer to carry out development work in the said property shall be borne by the Developer. The Developer shall solely be liable for compensation for such accident/s, if any, in terms of the Workmen's Compensation Act.
- C. All claims and demands of the Owner and Occupiers of the adjoining properties due to damage or loss suffered by the Owner in course of hazards in construction work of the said property shall be borne by the Developer and the Owner shall not be liable on any grounds whatever and the Developer by putting its signature indemnify the Owner to that aspect.

19. Both Owner and the Developer shall not use or permit to use their respective allocations in the Building/s or any portion thereof for carrying on any unlawful or illegal and immoral trade or activity nor use thereof for any purpose which may cause nuisance hazard to the other occupiers of the proposed Building/s. ✓

20. Neither Party shall demolish or permit to demolish any wall or other structure in their respective allocations or any portion thereof or make structural alteration thereon without the previous consent of the Owner/Developer or the Association when formed, but such consent shall not be withheld unreasonably. ✓

21. The respective Allottees shall keep the interiors and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the proposed Building/s in good working condition and repair and in particular so as not to cause any damage to the Building/s or any other of their space or accommodation therein. ✓

22. No goods or other items shall be kept by the Owner or the Developer or the Transferees for display or use or otherwise in the corridor or other places of common use in the proposed Building/s and in case any obstacle is caused in a manner thereto the person doing so shall be responsible to remove the same at the risk and cost of its own. Neither of the Parties shall be entitled to put up any advertisement and/or display hoarding on the exterior walls of the proposed Building/s.
23. The Owner shall permit the Developer and their servants and agents without workmen and others at the reasonable time and by prior notice to enter into and upon the Owner's allocation and every part thereof for the purpose of maintenance or repairing any part of the proposed Building/s and/or for the purpose of repairing maintaining, rebuilding, cleaning, lighting and of common facilities and/or for the purpose of maintaining, repairing and testing drains, water pipes and electric wires and for other similar purposes.

24. The Developer's allocation in the proposed Building/s in the said property is meant for sale as Ownership Flat/s. As such the Owner and the necessary Parties shall sign and execute all Deeds of Conveyances, documents and writings relating to such sale and transfer to the intending Purchaser/s of the said Flat/s at a price determined by the Developer and the Owner shall not have, nor can have any demand or claim thereon of any nature whatsoever.
25. The Developer is at liberty to advertise for sale of the said Ownership Flat/s during the Development/ construction of the Building/s on the said property and receive advance or consideration from the intending Purchaser/s on Agreement against sale of such Flat/s and proportionate land value and shall be entitled to take appropriate the entire amount of sale proceeds from such Purchaser/s in respect of Developer allocated share in the proposed Building/s.
26. The Owner hereby agrees and covenants with the Developer not to do any act, deed or thing whereby the Developer may

be prevented from selling, assigning and/or disposing, if any, of the Developer's allocation in the Building/s in the said property.

27. The Owner shall not let-out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.
28. The Owner hereby agrees and covenants with the Developer to transfer the undivided proportionate share allocable and attributable to the Developer's allocation in favour of the Developer or its nominee/s in such part/s as the Developer shall required and for the aforesaid purpose shall obtain all necessary approvals, consents and permission.
29. The Parties hereto shall do all acts, deeds and things and sign execute register and deliver all documents and deeds as may be required by the other to enable the Parties to own use, occupy and enjoy the respective areas and the Parties

hereto shall have full and absolute right to deal with or transfer their respective areas in the manner as they respectively think fit and proper.

30. The Developer shall have no right title and interest whatsoever in the Owner's allocation and undivided proportionate share pertaining thereof in common facilities and amenities which shall solely and exclusively belong and continue to belong to the Owner and similarly the Owner shall have no claim in respect of the Developer's Allocation as herein provided.
31. The Developer shall have no right to claim for payment reimbursement of any cost, expenses or charges incurred towards construction of the Owner's allocation and of the undivided proportionate share in the common areas/spaces, common facilities and amenities of the proposed Building/s. Hence the Owner shall never be liable to pay and/or refund such cost or expenses to the Developer.
32. The Developer shall in completion of the proposed Building/s, put the Owner in undisputed possession of the

Owner's allocation together with all rights in common areas/spaces common utility portion of the proposed Building/s and the open space thereof.

33. The Developer hereby agrees and covenants with the Owner not to do any act, deed or thing whereby the Owner would be prevented from enjoying, selling, assigning and/or disposing of any portion of the Owner's allocation in the said proposed Building/s in the said property.
34. The Developer shall be entitled to negotiate with prospective Buyers and/or Purchaser/s for sale of Flat/s and other areas of the Building/s belonging to the Developer's allocation and also enter into Agreement/s for Sale with the intending Purchaser/s and to receive earnest money thereof receive the full consideration amount towards sale of Developer's allocation and appropriate the same and the Owner hereby confirms that the Owner shall have no claim or demand over the said consideration or amounts in future under any circumstances whatsoever and howsoever.

35. The Owner confirms and undertakes that if so required by the Developer, the Owner shall join as Confirming Party to all Agreements and other documents of transfer that may be entered into by the Developer for sale and/or otherwise transfer of the Flat/s in the proposed Building/s of the Developer's allocation without raising any objection and claiming any additional consideration money and if require the Developer may put signatures as the Confirming Parties if during construction period the Owner shall intend to sell its allocation to any prospective Purchaser/s.
36. It is understood that from time to time to facilitate, the construction of the proposed Building/s by the Developer various Deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the Authority of the Owner and various application and other documents may be required to be signed or made by the Owner relating to the specific provisions may be reasonably required to be done in the manner and the Owner shall execute any such authorization as may be required by the Developer for the said purpose

and the Owner also undertakes to sign and execute all such additional applications and other documents as the case may be provided that all such acts deeds matters and things do not in any way infringe the rights of the Owner and/or go against the spirit of this Agreement.

37. The proposed Building/s in the said property shall be christened by the Developer, which shall be inscribed and marked on a marble piece and be fixed on the front wall of the Building/s. It will be displayed prominently to the visitor and open to public eye. The Developer is also permitted to inscribe its name in a visible place of the Building/s as Developer.
38. The Owner shall have power to inspect the works of the Developer at any stage during construction in any way subject to the Developer shall perform each and every obligations as depicted in this Agreement and shall not construct anything beyond the sanction Building Plan, which is to be sanctioned from the Kolkata Municipal Corporation.

39. The land Owner shall execute Agreement/s for Sale and Deed/s of Conveyance in favour of the intending Purchaser/s if necessary when required by intending Purchaser/s in respect of Flat/s, Car Parking Space/s, Shop/s, Space/s including proportionate undivided share in land of Developer's allocation in the proposed Building/s in the said property before the Registration Office/s.
40. Alipore Judges' Court as the case may be shall have jurisdiction to entertain and try all actions suits and proceedings arising out of these presents between the Parties hereto.
41. Nothing in these presents shall be construed as a demise or assignment or transfer or conveyance in land by the Owner of the said property or any part thereof to the Developer or creating any right, title or interest in respect thereof, other than an exclusive license to the Developer for development and to deal with the Developer's allocation in the Building to be constructed thereon in the manner and subject to the terms hereinbefore stated.

DEVELOPMENT POWER OF ATTORNEY

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN that ALO NIRMAN & CO., a Proprietorship Firm, having its registered Office at C-184, Survey Park, Post Office : Santoshpur, Police Station : Survey Park, Kolkata : 700075, District : 24 Parganas (South), represented by Proprietor SRI SWAPAN MAJUMDER, having PAN : AMMPM2838C, Aadhaar No.5664 3233 2771, son of Amullya Majumder, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 2264, Nayabad, Post Office : Panchasayar, Police Station : Panchasayar, Kolkata : 700094, District : 24 Parganas (South), hereinafter called and referred to as "the PRINCIPAL".

-:: SEND GREETINGS ::-

WHEREAS the Principal herein, is the sole and absolute Owner in respect of ALL THAT piece and parcel of bastu land measuring about 5 (Five) Cottahs 7 (Seven) Chittacks 23 (Twenty-Three) Square Feet more or less together with R.T. shed structure having an area of 100 (One Hundred) Square Feet more or less standing thereon, situate and lying at Mouza : Nayabad, Pargana : Khaspur,

J.L. No.25, R.S. No.3, Touzi No.56, under R.S. Khatian No.104, appertaining to R.S. Dag No.90, being know and numbered as Municipal Premises No.3617, Nayabad, Police Station : Purba Jadavpur, Kolkata : 700099, within the limits of the Kolkata Municipal Corporation, under Ward No.109, bearing Assessee No.31-109-08-7640-9, District Sub-Registry Office at Alipore, District : 24 Parganas (South), morefully described in the **SCHEDULE** : "A" hereunder written and hereinafter called and referred to as "the **SAID PROPERTY**" and entered into a registered Development Agreement this day with the Developer namely, **STRS ENTERPRISE**, a Partnership Firm, having its Office at 244, Nayabad, Daspara, Post Office : Mukundapur, Police Station : Purba Jadavpur, Kolkata : 700099, District : 24 Parganas (South), represented by its Partners namely, (1) **SRI SUBHAS DAS**, son of Sri Nakul Chandra Das of Village : Ranabhutia, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South), (2) **SRI TAPAN PANJA**, son of Late Sarat Panja of Village : Ranabhutia, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South), (3) **SRI RIPAN HAOLADAR**, son of Sri Premananda

Haoladar of Village : Panchpota, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South) and (4) **SRI SHUMANGAL DHALI**, son of Late Mahendra Dhali of Village : Panchpota, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South) for development of the said property, after demolishing the present existing structure standing thereon, as per terms and conditions clearly set forth therein.

AND WHEREAS in pursuance of the Development Agreement entered between the Principal and the Developer herein and in pursuance of understanding between the Parties it is necessary and also expedient for the Principal to appoint Attorney/s to look after all the said property affairs during its absence.

NOW KNOW ALL BY THESE PRESENTS the above named Principal do hereby and hereunder nominate, constitute and appoint **STRS ENTERPRISE**, having PAN : ACWFS5048L, a Partnership Firm, having its Office at 244, Nayabad, Daspara, Post Office : Mukundapur, Police Station : Purba Jadavpur, Kolkata :

700099, District : 24 Parganas (South), represented by its Partners namely, (1) **SRI SUBHAS DAS**, having PAN : BIKPD5197G, Aadhaar No.4847 8858 4465, son of Sri Nakul Chandra Das, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Village : Ranabhutia, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South), (2) **SRI TAPAN PANJA**, having PAN : CKPPP6288J, Aadhaar No.2327 7804 6227, son of Late Sarat Panja, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Village : Ranabhutia, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South), (3) **SRI RIPAN HAOLADAR**, having PAN : AMPPH8725E, Aadhaar No.2930 5094 1804, son of Sri Premananda Haoladar, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Village : Panchpota, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South) and (4) **SRI SHUMANGAL DHALI**, having PAN : AMXPD2295H, Aadhaar No.2991 5869 0626, son of Late Mahendra Dhali, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Village : Panchpota, Post Office : Panchpota, Police Station :

Narendrapur, Kolkata : 700152, District : 24 Parganas (South) as the true and lawful Attorney in the name of the Principal and on behalf of the Principal to do and execute and perform or caused to be done and executed and performed all or any of the following acts, deeds and things :-

1. To defend possession of the said property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the said property and every part thereof.
2. To pay all rents and taxes, charges, expenses and other outgoing whatsoever payable for or an account of the said property or any portion thereof or any undivided share or shares therein and to insure any Building thereon against loss or damages by fire and/or other risk as may be deemed necessary and/or desirable by the said Attorney and to pay all premium for such insurance.
3. To enforce any covenant/s, any Agreement/s, any Declaration, any Deed/s or any other document/s relating to

the said property or any part thereof and to enforce every right/s to that effect and to mutate the name of the Principal with the Office of the B.L. & L.R.O. in respect of the said property including conversation of land and for that sign and submit each and every documents as will be required for and on behalf of the Principal.

4. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get prepare Plan/s for demolition, to sign and submit Building Plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing Building or Buildings or structures on the said property or any portion of portions thereof before the Kolkata Municipal Corporation and to put signature/s upon the Plan/s as will be required on behalf of the Principal as its constituted Attorney.
5. To build upon and exploit commercially the said property by making construction of Building thereon and for that to demolish structures of whatsoever nature existing thereon or as may be constructed in future.

6. To appoint any Contractor/Sub-Contractor for construction work or Building thereon and to cancel the same and engage new Contractor to be done by the said Attorney as per its own discretion as if the Principal do the same personally.
7. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Deed/s in respect of the said property in terms of the Agreement/s or other documents concerning the said property and also to appear before and sign and submit all papers and documents of transfer concerning the said property and make representations to the concerned authorities for getting such certificate and/or permissions.
8. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection and to sign in all paper and documents relating to get electric connection and meter from the C.E.S.C. Authority or any other requirements for the said Building to be

constructed and to enter into any Agreement or Agreements with any Party or Parties for the same.

9. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s for the **DEVELOPER'S ALLOCATION** specifically mentioned in the Development Agreement.
10. To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said property. To sign and execute all other deed/s and document/s required to get the said connection from the concerned authorities, which the said Attorney shall consider necessary and as may be required to complete the proposed Building at the said property.
11. To represent ourselves before the Kolkata Municipal Corporation, P.W.D., C.P.W.D. and other Government or

Semi Government Offices and Department in all respects. To pay sanction fees and other fees to the said the Kolkata Municipal Corporation for sanction of such Building Plan and other and/or to appear and represent before the said the Kolkata Municipal Corporation or any Authority.

12. To sign and execute all other deed/s and document/s required to get the water connection from the Kolkata Municipal Corporation, which the said Attorney shall consider necessary and as may be required to complete the proposed Building at the said property and to pay all charges and expenses including the Kolkata Municipal Corporation rates and taxes, Building tax and other levies, which may be required of construction during the period.
13. To prepare, sign, execute, submit enter into modify cancel, alter draw approve the same and also to present for registration and admit registration of all paper, documents, Deed/s, contract/s, Agreement/s, application/s, consent/s and other document/s as may in any way be required before

the competent Authority to be or any of the powers herein contained including sale of the **DEVELOPER'S ALLOCATION** of the said property and every or any part thereof and the termination of all contract/s, right/s of occupancy/user and/or enjoyment by any person or persons whatsoever, the said property and also in connection with observing fulfilling and performing all the terms conditions and covenants on the part of the Principal to be observed fulfilled and performed under the Development Agreement.

14. To file any complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said property in which the Principal now or may hereinafter be interested or connected and also if the said Attorney think fit may compromise and may take any such action or institute proceedings as aforesaid before any court, civil or criminal or Revenue including the District Court or any other courts as the case may be.

15. To sign declare verify and affirm, plaint, written statements, petitions, Affidavit, Vokatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the said property or connected with any of the matters aforesaid and to file suit/proceedings before any court of law or any other Office concern, Government, Semi Government or other Offices and also shall able to insert advertisement in respect of the said property in the any paper/s for successful implementation of the proposed development work.
16. To appear and represent the Principal before all Authorities, make commitments and give undertaking as be required for all or any of the purpose herein Contained.
17. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the Tax assessment, drainage/ sewerage connection and obtaining completion certificate or in any other way relating to the said property or any portion thereof or any undivided share or shares therein.

18. That the said Attorney shall at all period of time be able to receive any amount of consideration from the intending Purchaser/s and/or Party or Parties thereof for and on behalf of the Principal in respect of the DEVELOPER'S ALLOCATION. Be it mentioned that the said Attorney shall in all occasions be able to receive, against DEVELOPER'S ALLOCATION, any amount of consideration in part or in full and/or as being paid by the Party or Parties and/or Purchaser/s thereof and/or from the loan sanctioning institute or institutes such as H.D.F.C., L.I.C., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Limited etc. and/or from any Bank or whatsoever status and/or any Central Government, State Government or Semi Government Firms, institutions, organisations, undertaking etc. of whatsoever manner of nature and/or autonomous or private organisations, firms etc. and shall also be able to issue proper and effectual, receipt or receipts for and on behalf of the Principal as its constituted Attorney.
19. To negotiate terms and to sell the Space/s and Flat/s from DEVELOPER'S ALLOCATION with proportionate share of land in

the said property to any Purchaser/s at such price, which the said Attorney in its absolute discretion thinks proper.

20. To enter into any Agreement or Agreements with any Party or Parties or with the intending Purchaser/s for sale/s of Space/s with super structure or Flat/s from the **DEVELOPER'S ALLOCATION** along with proportionate share of land and/or ^{cancel} and the same with the intending Purchaser/s.
21. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s in respect of the **DEVELOPER'S ALLOCATION**.
22. That the said Attorney shall or may sign and to execute any Agreement/s, Deed of Conveyance/s and to deliver any Conveyance/s for the selling Flat/s, Car Parking Space/s and Space/s from the **DEVELOPER'S ALLOCATION** in the

proposed Building with easements rights of the common areas of the proposed selling of Space/s and Flat/s along with proportionate share of land in favour of the intending Purchaser/s or his/her/their nominee/s and in the Agreement/s, Deed of Conveyance/s of the proposed sale from the **DEVELOPER'S ALLOCATION**, the said Attorney shall receive and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser/s.

23. To sign and execute all other deed/s, instrument/s and assurance/s which the said Attorney shall consider necessary and to enter into and/or agree to such covenant and condition as may be required to complete the proposed Building at the said property and for fully and effectually conveying the said proportionate share of land, Flat/s, Car Parking Space/s and Space/s of **DEVELOPER'S ALLOCATION** together with the easements right of the common passage and spaces in the property on behalf of the Principal and it is to be treated as done by the Principal being personally present.

24. To observe fulfill and perform all the terms conditions and obligations on the part of the Principal or to be observed fulfilled and performed according to the said Agreement and to execute all rights of the Principal therein by the said Attorney.

AND the Principal do hereby agree to ratify and confirm all or whatsoever other acts, which the said Attorney shall lawfully do, execute or perform or cause to be done, executed to be performed in connection with the construction of the said Building and sale and any other necessary matters of the **DEVELOPER'S ALLOCATION** etc. as aforesaid regarding Building at the said property and also in connection with the sale of Flat/s, Car Parking Space/s, covered space/s and open space/s in **DEVELOPER'S ALLOCATION**, which are not indicated, any inconvenience in showing in future in any case of Owners and Purchasers and/or without creating any obstruction towards ingress and egress except Owners' allocation as per terms of the Development Agreement under and by virtue of this Power of Attorney notwithstanding no express power in that behalf hereunder is provided.

AND GENERALLY to do all acts, deeds and things concerning the said property or in any part thereof and for better exercise of the Authorities herein contained, which the Principal could have lawfully done under the Principal's own hands and seals, if personally present.

THE SCHEDULE : "A" ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of bastu land measuring an area of 5 (Five) Cottahs 7 (Seven) Chittacks 23 (Twenty-Three) Square Feet be the same a little more or less together with R.T. shed structure having an area of 100 (One Hundred) Square Feet more or less with cemented flooring standing thereon, situate and lying at Mouza : Nayabad, Pargana : Khaspur, J.L. No.25, R.S. No.3, Touzi No.56, under R.S. Khatian No.104, appertaining to R.S. Dag No.90, being know and numbered as Municipal Premises No.3617, Nayabad, Police Station : Purba Jadavpur, Kolkata : 700099, within the limits of the Kolkata Municipal Corporation, under Ward No.109, bearing Assessee No.31-109-08-7640-9, District Sub-Registry Office at Alipore, District : 24 Parganas (South), within is

situated within the Zone of Nayabad, together with all right, title, interest and right of easement attached thereto and the same is butted and bounded as follows :-

ON THE NORTH	:	Canal thereafter ^{22'-00"} K.M.C. Road ; <i>Am 25</i>
ON THE SOUTH	:	22' K.M.C. Road ; —
ON THE EAST	:	Part of R.S. Dag No.90(P) ; —
ON THE WEST	:	22' K.M.C. Road. —

THE SCHEDULE : "B" ABOVE REFERRED TO

(DESCRIPTION OF THE OWNER'S ALLOCATION)

ALL THAT on completion of the proposed Building, the Owner shall be at the first instance entitled to get 50% of the Car Parking Space in the Ground Floor, 50% of the commercial area on First Floor at its Western side, entire Third Floor and 50% of the Fourth Floor at its South-Eastern side from the proposed Building in finished and complete condition and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation as fully described in the **SCHEDULE** : "D" hereunder written and the aforesaid allocation will be demarcated in future in

writing and signed by the Parties by way of a execution of a Supplementary Agreement.

THE SCHEDULE : "C" ABOVE REFERRED TO

(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

ALL THAT the remaining and/or rests portion from the proposed Building in finished and complete condition after providing the aforesaid Owner's allocation and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation as fully described in the **SCHEDULE : "D"** hereunder written and the aforesaid allocation will be demarcated in future in writing and signed by the Parties by way of a execution of a Supplementary Agreement.

THE SCHEDULE : "D" ABOVE REFERRED TO

(DESCRIPTION OF THE SPECIFICATION)

❖ **GENERAL** :-

Foundation of the Building as per drawing and Specification.

❖ **BRICK WALL** :-

All exterior brick wall shall be 8" thick with brick in sand, cement mortar (1:5), all partition wall shall be 5" thick and 3" thick with brick in sand, cement mortar (1:5).

❖ **INSIDE & OUTSIDE WALL PLASTER :-**

½" thick plaster with sand, cement mortar (1:5), outside walls plaster.

❖ **CEILING PLASTER :-**

¼" thick plaster with sand, cement mortar (1:4).

❖ **FLOORING :-**

Marble/Vitrified Tiles.

❖ **TOILET DADO :-**

The dado of toilet shall be glazed tiles upto 7' height.

❖ **KITCHEN :-**

Cooking table top will be black marble (Khaarappa) granite; dado will be of white glazed tiles above table top upto 2½' height (One side).

❖ **ELECTRICAL WIRING :-**

Fully concealed wiring.

❖ **ELECTRIC METER :-**

The Developer shall at its own cost arrange electric meter in respect of the common areas of the proposed Building and

shall also arrange the electric meter in respect of the Flat/s, Garage/s and Space/s but the charges will be borne by all the Occupiers for their respective meters.

❖ **INTERNAL WATER LINE** :-

Concealed upto ½" G.I./P.P. Pipe (medium) ISI Mark.

❖ **WINDOW** :-

Aluminum window with glass fittings together with iron made box grill.

❖ **DOOR SHUTTER** :-

Door shutter will be of flush with door stopper.

❖ **PAINTING WORK** :-

A. **INTERNAL WALL FINISHING** :-

All inside wall will be finished with putty.

B. **OUTSIDE WALL** :-

1 coat snowcem cement base paint.

❖ **IN TOILET** :-

Sanitary fittings will be provided with the following fittings of standard quality.

- A. One commode/W.C. Indian type pan (white, common toilet).

- B. One corner basin in toilet.
- C. Two water taps and one bath shower.

❖ **KITCHEN** :-

One steel sink 24"-16" and 2 nos. tap.

❖ **SANITARY & PLUMBING** :-

4" C.I. soil pipe. 4" polio pipe for R.W.P.

❖ **SCHEDULE OF THE ELECTRICAL POINT** :-

In each Flat will be provided with the following electrical points :-

A. **IN EACH BED ROOM** :-

Two light points, one fan point, two plug points on switch board and one A.C. point.

B. **DRAWING/DINING ROOM** :-

One fan point, three light points, one freeze point, one television point and one cable television point.

C. **KITCHEN** :-

One light point, one exhaust fan point, one heater point, one plug point and one chimney point.

D. **TOILET (COMMON) :-**

One light point and one exhaust fan point.

E. **TOILET (ATTACHED) :-**

One light point and one exhaust fan point and one geyser point.

F. **VERANDAH :-**

One light point and one plug on switch.

G. **DOOR ENTRANCE :-**

One calling bell point.

H. Television point in Dinning/Drawing room.

❖ **MAIN DOOR :-**

A. **HASH BOLD WITH DOOR HANDLE :-**

1 no. (each Flat in main door).

B. **EYE VIEW :-**

1 no. (main door) in each Flats.

C. One door stopper in every door.

D. Hasp Bolt & D Handle in each door.

❖ **RESOURCE OF WATER :-**

Through electric pump to overhead reservoir of the Building supplied by the Kolkata Municipal Corporation.

❖ **LIFT :-**

Four passengers lift will be provided in the proposed Building.

THE SCHEDULE : "E" ABOVE REFERRED TO

(DESCRIPTION OF THE COMMON AREAS)

1. The foundation columns beams support corridors lobbies stairs stairways landings entrances exits and pathways.
2. Drains and sewers from the Land to the Municipal duct.
3. Water sewerages and drain connection pipes from the Flats to drains and sewers common to the land.
4. Toilets and bathrooms for use of durwans, drivers, maintenance staff of the Land.
5. The durwans and maintenance staff rest room with electrical wiring switches and point fittings and fixtures also a separate room with kitchen and toilet for residential staff with family.

6. Boundary walls of the land including outer side of the walls of the Building and main gates.
7. Water pumps and motors with installation and room therefore.
8. Water pumps, overhead tanks and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
9. Transformer electrical wiring meters and fittings and fixtures for lighting the staircase lobby and other common areas (excluding those that are installed for any particular Flat) and spaces required therefore.
10. Windows/doors/grills and other fittings of the common areas of the land.
11. Lifts and its accessories installations and spaces required therefor.
12. Roof.

THE SCHEDULE : "F" ABOVE REFERRED TO

(DESCRIPTION OF THE COMMON EXPENSES)

1. Repairing rebuilding repainting improving or other treating as necessary and keeping the property and every exterior part thereof in good and substantial repairs order and condition and renewing and replacing all worn or damaged parts thereof.
2. Painting with quality paint as often as may (in the opinion of the Association) be necessary and in a purpose and work manlike manner all the wood metal stone and other work of the property and external surfaces of all exterior doors of the Building and decorating and coloring all such parts of the property as usually are or ought to be.
3. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers forming part of the property.
4. Paying such workers as may be necessary in connection with the upkeep of the property.
5. Cleaning as necessary the external walls and windows (not forming part of any Flat) in the property as may be necessary

keeping cleaned the common parts and hall passages landing and stair cases and all other common parts of the building.

6. Cleaning as necessary of the areas forming parts of the property.
7. Maintaining and operating the lifts.
8. Providing and arranging for the emptying receptacles for rubbish.
9. Paying all rates taxes duties charges assessments and outgoings whatsoever (whether central state or local) assessed charged or imposed upon or payable in respect of the Building or any part thereof excepting in so far as the same are the responsibility of the individual Owner/ Occupiers of any Flat.
10. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Flat of any individual lessee of any Flat.

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

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata
in the presence of :-

WITNESSES :-

1. *Antardoot Mandal*

2. Purnima Mandal

ALO NIRMAN AND CO.

Proprietor

Signature of the **OWNER**

STRS Enterprise

*Subhas Das
Hagan Ranjan
Ripon Hazarada
Partner*

Drafted by me :-

Antardoot Mandal
ANTARDOOT MANDAL

Advocate F-1924/08

Alipore Judges' Court, Kol : 27.

ANTARDOOT MANDAL & ASSOCIATES
(LAW FIRM)

Office : 1/17, Netai Nagar (2nd Fl)
Behind Metro Cash & Carry,
E.M. Bypass, Mukundapur, Kol:99.
e-mail : antardootmandal@gmail.com
MOB : 8584881111 & 9831919244

Partner

Signature of the **DEVELOPER**

Computer typed by :-

DEBASISH NASKAR

Alipore Judges' Court, Kol : 27.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the within mentioned sum of Rs.20,00,000/- (Rupees Twenty Lac) only towards the full and final payment in terms of this Agreement, as per Memo below :-

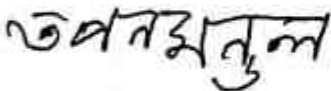
MEMO

1. Paid by A/C Payee Cheque being No. 325852, dated 19th May, 2021, drawn on Punjab National Bank, at its N.S.E.C Branch, for Rs. 10,00,000/-
2. Paid by A/C Payee Cheque being No. 000053, dated 19th May 2021, drawn on Indian Overseas Bank, at its Mukundapur Branch, for Rs. 10,00,000/-

Total Rs.20,00,000/-

(RUPEES FORTY LAC) ONLY

WITNESSES :-

1. 

ALO NIRMAN AND CO.

Proprietor

Signature of the **OWNER**

2. Purnima Mondal

SPECIMEN FORM FOR THE FINGERPRINTS



ALO NIRMAN AND CO.
 3/12/2011
 Proprietor

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR THE FINGERPRINTS



STRS Enterprise

Soubhao Dan
Partner

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



STRS Enterprise

Manoj Panjhi
Partner

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



STRS Enterprise

Ripon Halder
Partner

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



STRS Enterprise

Sgt. M. C. M. G. M.
Partner

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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

GRN Details

GRN: 192021220039458931 **Payment Mode:** Online Payment
GRN Date: 28/07/2021 20:14:48 **Bank/Gateway:** State Bank of India
BRN : CKQ9914727 **BRN Date:** 28/07/2021 20:07:27
Payment Status: Successful **Payment Ref. No:** 2001194515/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Subhas Das
Address: Village- Ranabhutia Pin- 700152
Mobile: 9433515146
Depositor Status: Others
Query No: 2001194515
Applicant's Name: Mr Antardoot Mandal
Identification No: 2001194515/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001194515/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	2001194515/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	20028
			Total	30049

IN WORDS: THIRTY THOUSAND FORTY NINE ONLY.



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

Query No / Year	2001194515/2021	Office where deed will be registered
Query Date	24/07/2021 1:12:31 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Antardool Mandal Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8584881111, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 0/-], [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 20,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 97,18,416/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,071/- (Article:48(g))	Rs. 20,028/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3617, , Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 7 Chatak 23 Sq Ft	1/-	96,91,416/-	Width of Approach Road: 22 FL, Adjacent to Metal Road,
Grand Total :				9.0246Dec	1 /-	96,91,416 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	



Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	ALO NIRMAN & CO. (Sole Proprietorship) C-184, Survey Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 PAN No. AMxxxxxx8C, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	STRS ENTERPRISE (Partnership Firm) .244, Nayabad, Daspara, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 PAN No. ACxxxxxx8L, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Swapan Majumder Son of Amullya Majumder2264, Nayabad, City:- , P.O:- Panchasayar, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMxxxxxx8C , Aadhaar No.: 56xxxxxxxx2771	ALO NIRMAN & CO. (as Proprietor)
2	Mr Subhas Das Son of Mr Nakul Chandra DasVillage- Ranabhutia, City:- , P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Blxxxxxx7G , Aadhaar No.: 48xxxxxxxx4465	STRS ENTERPRISE (as Partner)
3	Mr Tapan Panja Son of Late Sarat PanjaVillage- Ranabhutia, City:- , P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CKxxxxxx8J , Aadhaar No.: 23xxxxxxxx6227	STRS ENTERPRISE (as Partner)
4	Mr Ripan Haoladar Son of Mr Premananda HaoladarVillage- Panchpota, City:- , P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMxxxxxx5E , Aadhaar No.: 29xxxxxxxx1804	STRS ENTERPRISE (as Partner)
5	Mr Shumangal Dhali Son of Late Mahendra DhaliVillage- Panchpota, City:- , P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMxxxxxx5H , Aadhaar No.: 29xxxxxxxx0626	STRS ENTERPRISE (as Partner)

Identifier Details :

Name & address
Mr Antardoot Mandal Son of Pabitra Mandal Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr Swapan Majumder, Mr Subhas Das, Mr Tapan Panja, Mr Ripan Haoladar, Mr Shumangal Dhali



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ALO NIRMAN & CO.	STRS ENTERPRISE-9.02458 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	ALO NIRMAN & CO.	STRS ENTERPRISE-100 Sq Ft

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090876409 Premises No. : 3617 Ward No. : 109 Street Name : NAYABAD	Reference Deed No. : I-0580/21 Date of Registration. : Jan 19, 2021 Office Where Registered : DSR-II,	Owner Name : ALO NIRMAN & CO REPRESENTED BY PROPRIETOR:- SRI SWAPAN MAJUM Owner Address : 2264, NAYABAD , P.O.+P.S- PANCHASAYAR , KOLKATA-94 Pin No. : 700094	Character of Premises: Vacant Land Total Area of Land: 05 Cottah, 07 Chatak, 23 SqFeet,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 23-08-2021) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 23-08-2021)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No :	I-1604-05081/2021	Date of Registration	10/08/2021
Query No / Year	1604-2001194515/2021	Office where deed is registered	
Query Date	24/07/2021 1:12:31 PM	1604-2001194515/2021	
Applicant Name, Address & Other Details	Antardoot Mandal Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8584881111, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 97,18,416/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10.071/- (Article:48(g))		Rs. 20,060/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3617, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 7 Chatak 23 Sq Ft	1/-	96,91,416/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
Grand Total :				9.0246Dec	1 /-	96,91,416 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	


Land Lord Details :



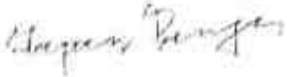
SI No	Name,Address,Photo,Finger print and Signature
1	ALO NIRMAN & CO. C-184, Survey Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No. : AMxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	STRS ENTERPRISE 244, Nayabad, Daspara, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: ACxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :




SI No	Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Finger Print	Signature
1	Mr Swapan Majumder Son of Amulya Majumder Date of Execution - 29/07/2021, , Admitted by: Self, Date of Admission: 29/07/2021, Place of Admission of Execution: Office	 <small>Jul 29 2021 12:30PM</small>	 <small>LTI 29/07/2021</small>	 <small>29/07/2021</small>
2264, Nayabad, City:- , P.O:- Panchasayar, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx8C, Aadhaar No: 56xxxxxxxx2771 Status : Representative, Representative of : ALO NIRMAN & CO. (as Proprietor)				
2	Mr Subhas Das Son of Mr Nakul Chandra Das Date of Execution - 29/07/2021, , Admitted by: Self, Date of Admission: 29/07/2021, Place of Admission of Execution: Office	 <small>Jul 29 2021 12:28PM</small>	 <small>LTI 29/07/2021</small>	 <small>29/07/2021</small>
Village- Ranabhutia, City:- , P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxx7G, Aadhaar No: 48xxxxxxxx4465 Status : Representative, Representative of : STRS ENTERPRISE (as Partner)				

3	Name	Photo	Finger Print	Signature
	Mr Tapan Panja (Presentant) Son of Late Sarat Panja Date of Execution - 29/07/2021, , Admitted by: Self, Date of Admission: 29/07/2021, Place of Admission of Execution: Office			
		Jul 29 2021 12:28PM	LTI 29/07/2021	29/07/2021

Village- Ranabhatia, City:- , P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India. PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CKxxxxxx8J, Aadhaar No: 23xxxxxxxx6227 Status : Representative, Representative of : STRS ENTERPRISE (as Partner)

4	Name	Photo	Finger Print	Signature
	Mr Ripan Haoladar Son of Mr Premananda Haoladar Date of Execution - 29/07/2021, , Admitted by: Self, Date of Admission: 29/07/2021, Place of Admission of Execution: Office			
		Jul 29 2021 12:29PM	LTI 29/07/2021	29/07/2021

Village- Panchpota, City:- , P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India. PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx5E, Aadhaar No: 29xxxxxxxx1804 Status : Representative, Representative of : STRS ENTERPRISE (as Partner)

5	Name	Photo	Finger Print	Signature
	Mr Shumangal Dhali Son of Late Mahendra Dhali Date of Execution - 29/07/2021, , Admitted by: Self, Date of Admission: 29/07/2021, Place of Admission of Execution: Office			
		Jul 29 2021 12:29PM	LTI 29/07/2021	29/07/2021

Village- Panchpota, City:- , P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India. PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx5H, Aadhaar No: 29xxxxxxxx0626 Status : Representative, Representative of : STRS ENTERPRISE (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Antardoot Mandal Son of Pablra Mandal Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	29/07/2021	29/07/2021	29/07/2021
Identifier Of Mr Swapan Majumder, Mr Subhas Das, Mr Tapan Panja, Mr Ripan Haoladar, Mr Shumangal Dhali			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ALO NIRMAN & CO.	STRS ENTERPRISE-9.02458 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ALO NIRMAN & CO.	STRS ENTERPRISE-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160405081 / 2021

On 29-07-2021

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

Presented for registration at 12:23 hrs on 29-07-2021, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Tapan Panja ..

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 97,18,416/-

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

Execution is admitted on 29-07-2021 by Mr Swapan Majumder, Proprietor, ALO NIRMAN & CO. (Sole Proprietorship), C-184, Survey Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Identified by Mr Antardoot Mandal, , , Son of Pabitra Mandal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 29-07-2021 by Mr Subhas Das, Partner, STRS ENTERPRISE (Partnership Firm), 244, Nayabad, Daspara, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Antardoot Mandal, , , Son of Pabitra Mandal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 29-07-2021 by Mr Tapan Panja, Partner, STRS ENTERPRISE (Partnership Firm), 244, Nayabad, Daspara, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Antardoot Mandal, , , Son of Pabitra Mandal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 29-07-2021 by Mr Ripan Haoladar, Partner, STRS ENTERPRISE (Partnership Firm), 244, Nayabad, Daspara, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Antardoot Mandal, , , Son of Pabitra Mandal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 29-07-2021 by Mr Shumangal Dhali, Partner, STRS ENTERPRISE (Partnership Firm), 244, Nayabad, Daspara, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Antardoot Mandal, , , Son of Pabitra Mandal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,060/- (B = Rs 20,000/- ,E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 20,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/07/2021 8:16PM with Govt. Ref. No: 192021220039458931 on 28-07-2021, Amount Rs: 20,028/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ9914727 on 28-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 10,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1026, Amount: Rs.50/-. Date of Purchase: 17/06/2021, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/07/2021 8:16PM with Govt. Ref. No: 192021220039458931 on 28-07-2021, Amount Rs: 10,021/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKQ9914727 on 28-07-2021, Head of Account 0030-02-103-003-02

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 10-08-2021

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.

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

GOVERNMENT of West Bengal
Office of the Block Land & Land Reforms Officer
Additional Thakurpukur, Metiaburus
5, S.N. Damerjee Road, Room No. 328, C.M.O. Building
3rd Floor, Kolkata-700 013

Memo No. 17/2020 /Con Certificate/BLRO/S24-Pgs /KOL/2020

Dated. 5. 11. 2020

To Sri Jayanta Roy, S/O. Sri Kalyan Kr. Roy,
 7NC, Kaizer Street, Kolkata- 700 009.



Sub. Conversion Certificate

Re: Your application praying for change of classification of land

In terms of provisions laid down in sec 4C of the WBLR Act 1955 read with provisions of Rule 5A of WBLR (Subs provisions) is hereby accepted for conversion of land as noted in the schedule hereinafter with effect from subject to the terms and conditions as noted in schedule - II.

13/11/2020

Schedule - I

Schedule of land specially designated in the site plan for which conversion is allowed vide case No. 162/2020

House with J.L. No. & P.S.	R.A. Khellan No.	R.N. Flat No.	Area	Present classification As per R.O.R.	Conversion allowed for classification
Nayabad J.L. No 35 P.S. Kasiba	104	90	03 Cattah. 01 Chattak. 27 Sq.ft.	SHALI	BASTU

Schedule - II

Terms and Conditions for conversion

- A) That the order directing change, conversion or alteration is without prejudice to any of the provisions of chapter III of WBLR Act 1955
- B) That the order directing change, conversion or alteration is without prejudice to the provisions of sub-section (B) of the section 6 of the West Bengal Estate Acquisition Act 1951 (West Bengal Act I of 1951)
- C) That where the land is situated within any urban agglomeration within the meaning of the Urban Land (Ceiling & Regulation) Act 1976, the order directing change, conversion or alteration is without prejudice to the provision of the said Act
- D) That where the land is situated within the jurisdiction of a Development Authority constituted under the West Bengal Town and Country Planning & Development Act 1979 (West Bengal Act XIII of 1979) the order directing change, conversion or alteration is without prejudice to the provision of the said Act
- E) That where the land is situated within the area of East Kolkata Wetlands as defined in the East Kolkata Wetlands (Conversion and Management) Act, 2008 (West Bengal Act VI of 2008) the order directing change, conversion or alteration is without prejudice to the said Act.
- F) That where the object to change or conversion is to use the land for a purpose for which approval or permission or license from an appropriate authority is necessary, the order directing change, conversion or alteration is subject to obtaining such approval or license from such authority as soon as the order of granting change or conversion as sought for is made.
- G) That where the application relates to the permission for change, conversion or alteration of any land having water body, the order directing change, conversion or alteration is subject to creation of compensatory water body or equal or larger size of such water body within a period of 90 days from the date of issue of the order granting change, conversion or alteration as sought for is made.
- H) The land revenue shall be determined as per provision of sec 23 of the WBLR Act as amended up to date
- I) Conversion is allowed. However necessary no objections/approval from the authorities must be obtained as required for each project

13.04/11/2020
 Collector w/s 4C of the L.R. Act 1955 &
 Block Land & Land Reforms Officer
 Kolkata, South 24 Parganas

Handwritten signature

Copy to: Memo No. 17/...../Con Certificate/BLRO/S24-Pgs/KOL/2020 Dated.....

To The Special Municipal Commissioner (Revenue),
 Kolkata Municipal Corporation, Kolkata- 13

54A
 Collector w/s 4C of the L.R. Act 1955 &
 Block Land & Land Reforms Officer
 Kolkata, South 24 Parganas

Government of West Bengal
Office of the Block Land & Land Reforms Officer
Additional Thakurpukur, Metiaburus
5, B.N. Banerjee Road, Room No. 328, C.M.O. Building
3rd Floor, Kolkata-700 013

Dated, 5. 11. 2020

Memo No. 17/2020 /Con Certificate/BLLRO/S 24-Pgs. /KOL/2020

To Sri Rajib Roy, S/O. Sri Kalyan Kr. Roy.

78C, Knizar Street, Kolkata- 700 009.



Sub: Conversion Certificate

Ref: Your application praying for change of classification of land

In terms of provisions laid down in sec 4C of the WDLR Act 1955 read with provisions of Rule 5A of WDLR Rules permission is hereby accorded for conversion of land as noted in the schedule-I below with effect from 04/11/2020 subject to the terms and conditions as noted in schedule - II.

Schedule - I

Schedule of land specially demarcated in the site plan for which conversion is allowed [file case No. 163/2020.

Mouza with J.L. No. & P.S	R.S. Khatian No.	R.S. Plot No	Area	Present classification As per R-O-R	Conversion allowed for classification
Nayabad J.L.No. 25 P.S Kasba	104	90	02 Cattah. 05 Chattak. 41 Sq.ft.	SHALI	BASTU

Schedule - II

(Terms and Conditions for conversion)

- That the order directing change, conversion or alteration is without prejudice to any of the provisions of chapter II B of WDLR Act 1955
- That the order directing change, conversion or alteration is without prejudice to the provisions of sub-section (3) of the section 6 of the West Bengal Estate Acquisition Act 1953 (West Bengal Act I of 1953)
- That where the land is situated within any urban agglomeration within the meaning of the Urban Land (Ceiling & Regulation) Act 1976, the order directing change, conversion or alteration is without prejudice to the provision of the said Act
- That where the land is situated within the jurisdiction of a Development Authority constituted under the West Bengal Town and Country (Planning & Development) Act 1979 (West Bengal Act XIII of 1979), the order directing change, conversion or alteration is without prejudice to the provision of the said Act.
- That where the land is situated within the area of East Kolkata Wetlands as defined in the East Kolkata Wetlands (Conversion and Management) Act, 2006 (West Bengal Act VII of 2006, the order directing change, conversion or alteration is without prejudice to the said Act.
- That where the object to change or conversion is to use the land for a purpose for which approval or permission or license from an appropriate authority is necessary, the order directing change, conversion or alteration is subject to obtaining such approval or license from such authority as soon as the order of granting change or conversion as sought for is made.
- That where the application relates to the permission for change, conversion or alteration of any land having water body, the order directing change, conversion or alteration is subject to creation of compensatory water body of equal or larger size of such water body within a period of 90 days from the date of issue of the order granting change, conversion or alteration as sought for is made;
- The land revenue shall be determined as per provision of sec 23 of the WDLR Act as amended up to date.
- Conversion is allowed. However necessary no-objection/approval from the authorities must be obtained as required for such project.

04/11/2020
Collector u/s 4C of the L.R. Act 1955 &
Block Land & Land Reforms Officer
Kolkata, South 24 Parganas

Copy to:-

Memo No. 17/-----/Con Certificate/BLLRO/S24-Pgs/KOL/2020 Dated.....

To

The Special Municipal Commissioner (Revenue),
Kolkata Municipal Corporation, Kolkata- 13

Sd/

Collector u/s 4C of the L.R. Act 1955 &
Block Land & Land Reforms Officer

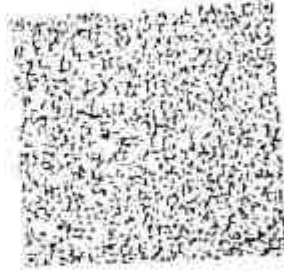
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AMMPM2838C



नाम / Name
SWAPAN MAJUMDER

पिता का नाम / Father's Name
AMULYA MAJUMDER

जन्म की तारीख
Date of Birth
16/07/1981

हस्ताक्षर / Signature

15022019

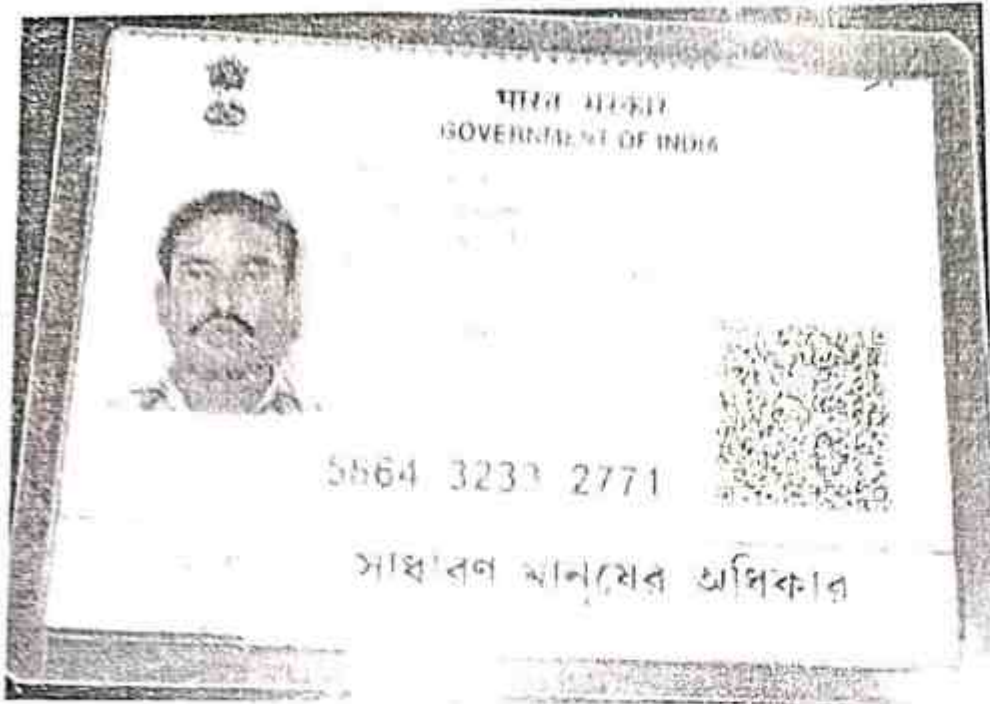
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
4 थो मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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please inform / return to :*


Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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

ALO NIRMAN AND CO.





স্বাক্ষরিত আনুষ্টেৰ অধিকাৰ



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


ঠিকানা:
 ১৩৬, বিকাশ ওহ কলোনি,
 মুকুন্দপুর, মুকুন্দপুর, মুকুন্দপুর,
 দঃ২৪ পরগনা, পশ্চিমবঙ্গ, ৭০০০৯৯

Address:
 136 1, BIEKASH GUHA
 COLONY, MUKHUNDAPUR,
 Mukundapur, Mukundapur,
 South Twenty Four
 Parganas, West Bengal,
 700099

 1947
 1800 150 1547

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1547
 Bengal

ALO NIRMAN AND CO.
 ১৩৬ বিকাশ ওহ কলোনি
 Proprietor

M.C. CHW IB



THE KOLKATA MUNICIPAL CORPORATION
ASSESSMENT COLLECTION DEPARTMENT

NO OUTSTANDING CERTIFICATE (NOC)

Issue Date : 24/02/2021

From
The Assessor-Collector
To

The Owner: M/D NIRMAN & CO REPRESENTED BY PROPRIETOR:- SRI SWAPAN MAJUM

Dear Sir(s)/Madam(s),

Re: Premises No : 3617, NAYABAD
Case No :- 327736 Assessee No : 31-109-08-7540-9

With reference to your application dated 24/02/2021 for issuing a 'No Outstanding Certificate', this is to inform that as on date, as per our records, there is no outstanding amount due against the above mentioned assessee no.

This NOC is based on the AV Rs. 187440 u.o.f. 4/2020

This payment status is valid upto 31/03/2021

Date : 24/02/2021

For, Assessor-Collector

PENDING GR -

CURRENT DEMAND UNPAID AMOUNT - RS. 0

Note:

However you will be liable to pay the outstanding dues, if any detected subsequently.

** As this is a computer generated document, it does not require actual signature. **

** Assessee is to verify dishonoured cheques in addition to this statement. **

** This NOC will be treated as invalid and cancelled if any payment through Bank Draft / Pay Order drawn in favour of KMC, fails to be encashed. **

OPERATOR:

TAPAS DAS
22180

End of Statement

37

Form No. A-51

Borough No.

Ward No.

The Kolkata INSPECTION BOOK

Name of the Street

Street No.

Serial No.	Character of Premises	Name and address of the recorded Owner/Lessee/Sub-Lessee/ Person liable to pay Consolidated Rate	Date of issue of return u/s 181(1) or (2) to the owner or occupier	Date of receipt of return from the Owner with rent and other information if any.	Date of receipt of return from the Occupier with rent & other information if any.	Area in Sq. Metre		
						Land	Total covered area	Total Floor area
1	3	31-109-08-7640-9	5	6	7	8	9	10
		ALO Newman & Co. Rao Bdg. Suburban Main Road 226th, Nayabad. PO + PS - Banchnagar -401-94			1/4 -> OKT Ch. 2.536 OKT Ch. 08.56			
					Res: 316 Nayabad VA corrected as per Key: 10-OSW10747-23-54			

Details of last assessment:

(Including Pt. No.) Assh. Shed/Area - 945 sft

Res. 316, Nayabad

M - Nayabad

D. 23-90

R.S. Kh-104

J.L-25

Residential & Non-residential uses should be grouped separately.

Months of Reserved Assessment

Accommodation and Name of Occupier

Covered Floor area

Municipal Corporation LANDS AND BUILDINGS

C. P. - 501 - 02. 04. 12 - 30,000

37

Page No

Name of Inspector (in full)

Effective Qr. of Revaluation

Nature of access	Date of Occupancy certificate date of new building u/s 171(5)	Existing annual valuation with date of effective valuation if objection if any	Revised Annual Valuation		Grounds of Increase (Code Nos. in Notice form)	Remarks
			If applicable u/s 171 (5)	Determined under other Sections		
11	12	13	14	15	16	17
			A.V.	13740		12-21

SAF Key No - 109 | 08 | 12 | 20 - 12 | 300000

Approved by A.C. (S.U) dt 15/12/21

Calculation as per SA

Calculation

Signature and date: 07/05/2021

Signature and date: 07/05/2021

R.I.P. No - 3249710 dt 07/5/2021

for R.S - 5000k

Signature and date: 07/05/2021



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India
 ভাবিকাউজির আই ডি / Enrollment No.: 1190/22954/00604

To
 সুমঙ্গল দাসী
 Sumangal Dhali
 S/O Mahendra Dhali
 2 NO NEPAL POLLY
 Ranabhulia
 Panchpota
 South Twenty Four Parganas
 West Bengal 700152

24878218



MN248782182FT



আপনার আধার সংখ্যা / Your Aadhaar No

2991 5869 0626

আধার - সাধারণ মানুষের অধিকার

STRS Enterprise

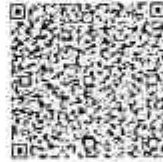
S/O Mahendra Dhali



ভারত সরকার
 Government of India



সুমঙ্গল দাসী
 Sumangal Dhali
 পিতা : মহেন্দ্র দাসী
 Father : MAHENDRA DHALI
 জন্ম তারিখ / Year of Birth : 1973
 পুরুষ / Male



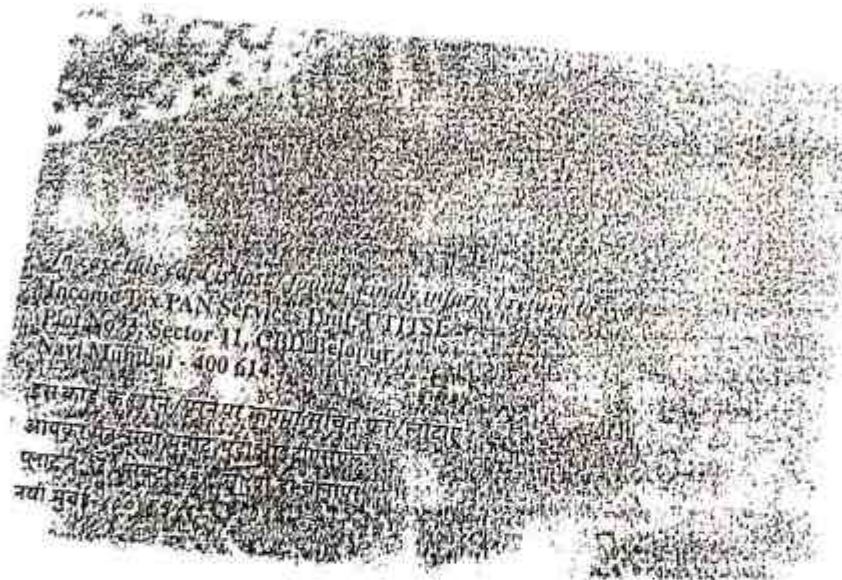
2991 5869 0626

আধার - সাধারণ মানুষের অধিকার



STRS Enterprise
शुभ उद्यम एनपी
Partner

शुभ उद्यम एनपी



आयकर विभाग
INCOME TAX DEPARTMENT
TAPAN PANJA
SHARAT PANJA
30/10/1970
 Permanent Account Number
CKPPP6288J
 Signature

भारत सरकार
GOVT OF INDIA



STRS Enterprise
Tapan Panja
 PERSONAL

इस कार्ड को खोने / पाने पर कृपया सूचित करें। संपर्क:
 आयकर पत्र सेवा इकाई, एन एस डी एल
 5 वीं मंजिर, मंत्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,
 मॉडल कॉलोनी, नज़्द डीप बंगला चौक पास,
 पुणे - 411 016.

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 Plot No. 341, Survey No. 997/8,
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 Pune - 411 016.

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



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Government of India

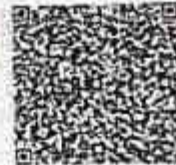
Enrolment No.: 1190/22553/01425

To
Tapan Panja
S/O Sarat Panja
Ranabhulia Main Road
Garia
Bhagabanpur
Panchpota
South Twenty Four Parganas West Bengal - 700152
9051227850

Overseas Date: 09/02/2011

Generation Date: 24/01/2012

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

2327 7804 6227

मेरा आधार, मेरी पहचान

Tapan Panja

*SVRS Enterprise
Tapan Panja
Partner*



भारत सरकार
Government of India



Tapan Panja
Date of Birth/DOB: 30/10/1970
Male/ MALE

2327 7804 6227



मेरा आधार, मेरी पहचान

आयकर विभाग
 INCOME TAX DEPARTMENT
 DIPAN HAOLADAN
 PREMANANDA HAOLADAN
 19/06/1980
 Permanent Account Number
 AMPPH0725B
 Photo
 Signature



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 Navi Mumbai - 400 614.
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 आयकर पैन सेवाएँ इकाई, आईटी/टीएल
 प्लॉट नं. 2, सेक्टर 11, सीबीडी बेलपुर,
 नवी मुंबई - 400 614.

STRS Enterprise
 Dipan Haoladan



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

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



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
S/O প্রেমানন্দ হাওলাদার, 2নং
নেপালপলী, রানাভূতিয়া,
পাঁচপোতা, দক্ষিণ ২৪ পরগণা,
পশ্চিমবঙ্গ, 700152

Address:
S/O Premananda Haoladar, 2NO
NEPALPOLLY, Ranabhutia,
Panchpota, South Twenty Four
Parganas, West Bengal, 700152

2930 5094 1804



1800 200 1947



help@uidai.gov.in



www.uidai.gov.in



ভারত সরকার

Unique Identification Authority of India
Government of India

ভাণ্ডারীকৃত আই ডি / Enrollment No.: 1190/22955/00844

To
রিপন হাওলাদার
Ripan Haoladar
S/O Premananda Haoladar
2NO NEPALPOLLY
Ranabhutia
Panchpota
South Twenty Four Parganas
West Bengal 700152
27335165
27/06/2013
MN273351652FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2930 5094 1804

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



রিপন হাওলাদার
Ripan Haoladar
পিতা : প্রেমানন্দ হাওলাদার
Father : Premananda Haoladar
জন্ম তারিখ / Year of Birth : 1982
লিঙ্গ / Male



2930 5094 1804

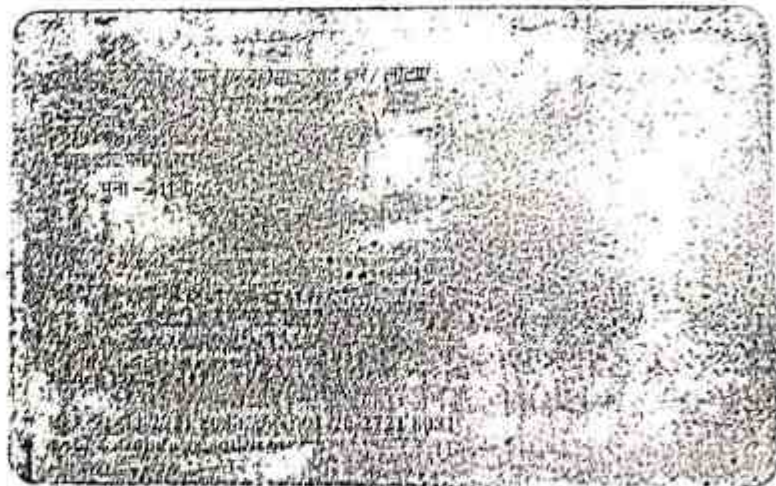
আধার - সাধারণ মানুষের অধিকার

Ripon Haoladar Enterprise

Paraw



STRS Enterprise
Subhas Das Partner





भारतीय विशिष्ट पहिचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India
 आविष्कारित आई डि / Enrollment No.: 1190/22036/80256

To
 सुभाष दास
 Subhas Das
 S/O Nakul Chandra Das
 2NO NEPAL POLLY
 Ranabhulia
 Panchpola
 South Twenty Four Parganas
 West Danga 700152
 46061699
 MN460618998FT



आपনার আধার সংখ্যা / Your Aadhaar No. :

4847 8858 4465

आधार - साधारण मानुषेर अधिकार



भारत सरकार
 Government of India



सुभाष दास
 Subhas Das
 पिता : नकुल चन्द्र दास
 Father : NAKUL CHANDRA DAS
 जन्मतिथि / DOB : 30/03/1977
 पुरुष / Male



4847 8858 4465

आधार - साधारण मानुषेर अधिकार

STPS Enterprise
 Subhas Das
 Partner

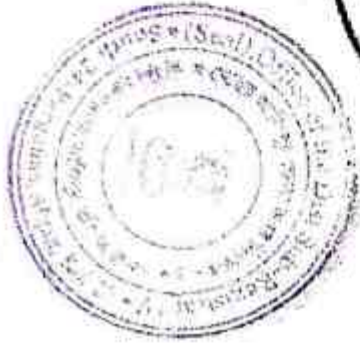
7

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 204347 to 204478

being No 160405081 for the year 2021.



Digitally signed by pradipta kishore guha
Date: 2021.08.13 14:24:02 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2021/08/13 02:24:02 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)