

1810/2021

P-1720/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 291412

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

Additional Dist. Sub Registrar
Sealdah

07 APR 2021

DEVELOPMENT AGREEMENT-CUM-POWER OF ATTORNEY

THIS AGREEMENT-CUM-POWER OF ATTORNEY is made on this the 31st day of March, 2021 **BETWEEN**

Contd.....

P. 3/ 592773/21

CRN: 000 0217064.1

20 MAR 2021

3121 100/-
No. Value

Date.....
Sold to.....
Address.....
Vendor.....

Sova Sen Kalam
Moulana Abul Kalam
Azad Sarani
KORSA

Sealdah Civil Court
CALCUTTA



- Raju Chakrabarti



V.C.T.I
1857

- Raju Chakrabarti



V.C.T.I
1858

- Yadu Chakrabarti



V.C.T.I
1859

2501857 2501858



A.D.S.R., SEALDAH
- 6 APR 2021
Dist.-South 24 Parganas

Identified by me:-

Bishnu para Saha
S/o. late Radhe Gobinda
Saha
A/65, R.M.M. Lane
P.O+P.S.-Belghata
Kolkata-700010
Occ :- PPT Service

SMT. SOVA SEN, (PAN: EDMPS7823G, AADHAAR No. 439945148874, Mob. No. 9836609401), widow of Late Bacha Ram Sen, by faith-Hindu by occupation- Housewife, residing at 25/2/D, Narkeldanga Main Road, P.O. Belegkata, P.S. Narkeldanga, Kolkata-700054, District - 24 Parganas (South), hereinafter called and referred to as the **OWNER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, legal representatives, administrators and assigns) of the

FIRST PART

AND

M/S. RP JEET DEVELOPERS PVT. LTD., (PAN: AAGCR5064A, Mob. No. 9831084051), a Private Limited Concern, represented by its Directors, **SRI RANAJIT CHAUDHURI**, (PAN: ACIPC6043M, AADHAR No. 3491 9740 7973, Mob. No. 9831084051), son of Late Ramaprasad Chaudhuri and **SRI YUDHAJIT CHAUDHURI**, (PAN AJLPC0843M, AADHAR No. 5769 5854 9750, 9051202550), son of Sri Ranajit Chaudhuri, having its registered Office at 75, Hem Chandra Naskar Road, P.O. & P.S. Beliaghata, Kolkata-700010, Dist. 24-Parganas (South), hereinafter called the **DEVELOPER / CONFIRMING PARTY** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors,

successors, administrators, legal representatives successor-in-office and assigns) of the **SECOND PART/ OTHER PART**.

WHEREAS one Bepin Behari Laha purchased a land measuring about 1 bigha 16 cottahs 9 chittaks with structure standing thereon in Narkeldanga Main Road at a sale held on 12.03.1930 in Execution Case no. 250 of 1930 in execution of Decree in Suit No.165 of 1929 in the Second court of Sub Judge at Alipore and the sale was confirmed and a certificate of Sale was issued on 21.05.1931.

AND WHEREAS by a conveyance dated 7.9.1932 and registered at Sealdah Registry Office, recorded in Book No. I, Volume No. 28, at Pages 63 to 66, being no.1480, for the year 1932, said Bepin Behari Laha purchased the undivided 1/6th share and interest of Tarapada Saha in the said land and structure.

AND WHEREAS by a Bengali Deed of Gift dated 09.07.1937 said Bepin Behari Laha bequeathed unto one Sachindra Nath Laha a plot of land and portion of tank measuring about 8 cottah 5 chittaks 23 sq.ft with structure standing thereon out of the above mentioned land.

AND WHEREAS by a Bengali Conveyance dated 13.02.1945 made between Sarashi Ranjan Laha, only heir of said Bepin Behari Laha, sold land measuring about 19 Cottahs 5 chittaks with land and

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structure standing thereon out of the aforesaid land in favour of said Sachindra Nath Saha and the said deed of conveyance was registered in the office at A.D.S.R Sealdah and has been recorded in Book no. 1, Volume no. 16, pages from 13 to 15, Being no. 270 for the year 1945.

AND WHEREAS said land and building are numbered as 126A, B, D & E, Narkeldanga Main Road.

AND WHEREAS by a Bengali Conveyance dated 6th March, 1953, which was registered in the office at A.D.S.R. Sealdah and has been recorded in Book No. 1, Volume no. 35, at pages 81-83 being no. 824 for the year 1953, said Sachindra Nath Saha sold and transferred the land and structure of Municipal Premises No. 126/3A and 126/3D, Narkeldanga Main Road, to one Bishnupada Siddhanta.

AND WHEREAS, said Sachindra Nath Saha while was in exclusive possession of the land measuring about 3 cottas 15 chhitacks 32 sq.ft. along with structure standing thereon being part of Municipal premises No. 126/3B, Narkeldanga Main Road and the land measuring about 6 cottas 14 chhitacks 33 sq.ft. along with structure standing thereon being part of Municipal Premises No.126/3E, Narkeldanga Main Road, sold and transferred the said two land and structure of the said two premises in favour of one Smt. Sova Sen i.e the Vendor herein by executing and registering a Deed of Sale on 19.8.1966 and the said Deed of Sale was registered in the office at

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A.R.A Calcutta and has been recorded in Book No. I, Volume no. 114, at pages 140 to 147, being no. 4513 for the year 1966.

AND WHEREAS said Bishmupada Siddhanta while was in exclusive possession of land measuring about 8 chittaks 35 sq.ft along with structure standing thereon being Municipal Premises No. 126/3D (formerly 126/3A) Narkeldanga Main Road, sold and transferred the said land and structure of said Premises No. 126/3D, Narkeldanga Main Road in favour of Smt. Sova Sen i.e the Vendor herein by executing and registering a Deed of Sale on 29.9.1972 and the said Deed of Sale was registered in the office of Sub-Registrar and has been recorded in Book No. I, Volume no. 36, at pages 127 to 134, being no. 1421 for the year 1972.

AND WHEREAS, in the manner aforesaid said Sova Sen i.e the vendor became the absolute owner of the said two lands and structures of the said two premises being part of Municipal premises Nos. 126/3B, Narkeldanga Main Road & part of Premises No. 126/3E, Narkeldanga Main Road and also land and structure of Municipal Premises No. 126/3D, Narkeldanga Main Road.

AND WHEREAS owner herein had been in absolute possession and in enjoyment of the said three properties detailed peacefully without any claim, demand, interruption or objection from any person or persons in respect of their respective share.









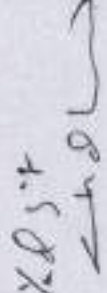
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30-15ER395A
1263E-
126/3D-
80-35sqft
11-15-
3-15-32
8-35
12-2-27
SEP



Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16063000592773/2021

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|--|---|--|---|
| 1 | Smt Sova Sen 25/2/D, Narikel Danga Main Road, P.O:- Narikeldanga, P.S:- Narikeldanga, District:- South 24-Parganas, West Bengal, India, PIN - 700054 | Principal |  |  |  06-04-2021 |
| 2 | Shri Ranajit Chaudhuri 75, Hem Chandra Naskar Road, P.O:- Beliaghata, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700010 | Represent ative of Attorney [RP JEET DEVELOP ERS PRIVATE LIMITED] |  |  |  06-04-2021 |
| 3 | Shri Yudhajit Chaudhuri 75, Hem Chandra Naskar Road, P.O:- Beliaghata, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700010 | Represent ative of Attorney [RP JEET DEVELOP ERS PRIVATE LIMITED] |  |  |  06-04-2021 |

| Sl No. | Name and Address of Identifier | Identifier of | Photo | Finger Print | Signature with date |
|--------|--|---|---|--|-----------------------------------|
| 1 | Bishnupada Saha Son of Late Radha Gobinda Saha 485, Ram Mohan Mallick Garden Lane, P.O.- Bellaghata, P.S.- Bellaghata, District-South 24- Parganas, West Bengal, India, PIN - 700010 | Smt Sova Sen, Shri Ranajit Chaudhuri, Shri Yudhajit Chaudhuri |  |  | Bishnu pada Saha 06-04-2021 |

(Kaushik/Ray)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 SEALDAH
 South 24-Parganas, West
 Bengal

AND WHEREAS subsequently the owner intended to develop the aforesaid property with G.R. Properties but thereafter differences and disputes arose in between said G.R. Properties and the Owner herein as the representative of said G.R. Properties namely, Goutam Das miserably failed and neglected to fulfil the terms and conditions of the owners as such the registered Power of Attorney dated 02.03.2010 by the owner herein has been cancelled by a registered Deed of Revocation of Power of Attorney on 18. 10.2012 and the said Deed of Revocation of Power of Attorney registered in the Office at A.D.S.R., Sealdah and has been recorded in Book No. IV, CD Volume No.4, Being No. 01986, for the year 2012.

AND WHEREAS thereafter the party of the 1st part entered into one Registered Development Agreement with the party of the 2nd part herein on 06.12.2019 for construction of a multi-storeyed building on the land of the said 2 parts of said 3 premises no. 126/3B, Narkeldanga Main Road & part of Premises No. 126/3E, Narkeldanga Main Road and also land and structure of Municipal Premises No. 126/3D, Narkeldanga Main Road by way of amalgamation, by obtaining sanction plan from K.M.C. and the 2nd part/ developer herein accepted the said offer and obtained a sanctioned plan from K.M.C. and amalgamated the land into one land measuring more or less 11 Cottahs 7 Chittacks 30 Sq.ft. along with structure standing

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thereon being Municipal Premises No. 126/3E, Narkeldanga Main Road, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054, and as per terms of the said agreement it was decided that the party of the 1st part herein shall construct a masonry building on the land of the premises no. 126/3E, Narkeldanga Main Road, now known as Moulana Abul Kalam Azad Sarani, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054, District - 24 Parganas (South), within the local limits of Kolkata Municipal Corporation, Ward No.30, by demolishing the existing building.

AND WHEREAS the party of the 1st part herein entered into one registered Development Agreement with the party of the 2nd part herein on 06.12.2019 in respect of the amalgamated land being premises no. 126/3E, Narkeldanga Main Road, now known as Moulana Abul Kalam Azad Sarani, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054, District - 24 Parganas (South) upon demolition of the existing structure consists of land measuring more or less 11 cottahs 7 chittaks 30 sq.ft. and the said Development Agreement was registered in the office of A.D.S.R. Sealdah, and recorded in Book No.I, Volume No. 1606, pages from 178954 to 179003, being no. 160604746 for the year 2019.

AND WHEREAS the party of the 1st part further executed and registered on the said self-same date one registered Development

Power of Attorney in favour of the party of the 2nd part herein to transfer and execute sale deed of 50% allotted portion in the said building i.e. entire 2nd floor, 2 flats on the 3rd floor and 50% of the ground floor as was intended to be constructed on the aforesaid land of the said amalgamated premises. The said Development Power of Attorney was registered under the office of A.D.S.R. Sealdah and recorded in Book No. 1, Volume No. 1606, pages from 179462 to 179488, being no. 160604770 for the year 2019.

AND WHEREAS the party of the 2nd part upon execution of the said registered Development Agreement and also in consistence with the said Development Power of Attorney had already taken steps for obtaining sanction of building plan from the Kolkata Municipal Corporation and for the purpose of obtaining sanction of building plan, the party of the 2nd part has already amalgamated the previous three lands of three premises as were being owned by the party of the 1st part herein and upon such amalgamation, the party of the 2nd part has already adopted steps for obtaining sanction of building plan from the Kolkata Municipal Corporation.

AND WHEREAS during the period of continuance of the said development agreement, the party of the 1st part out of her Owned and possessed land measuring more or less 11 cottahs 7 chittaks 30 sq. ft. has gifted away the land measuring more or less 5 cottahs 7 chittaks

6.86 sq.ft. out of 11 cottahs 7 chittaks 30 sq. ft. of land of the aforesaid premises in favour of her sons namely, (1) SRI SAMIR SEN, (2) SRI PRABIR KUMAR SEN and (3) SRI MIHIR SEN by executing and registering one Deed of Gift in favour of her aforesaid 3 sons and simultaneously with the execution of the said Deed of Gift, the party of the 1st part herein has effected delivery of possession of the said gifted property to her said three sons being land measuring more or less 5 cottahs 7 chittaks 6.86 sq. ft. and as such owing to such execution and registration of the said Deed of Gift as has been registered in the Office of the A.D.S.R., Sealdah and recorded in Book No. I, Volume No.1606-2020, at Pages from 56435 to 56472, Being No. 160601334 for the year 2020 and for such execution of the aforesaid deed of gift, the total scenario of the said development agreement dated 06.12.2019 has been changed. Accordingly the parties hereto thereafter executed and register one Supplementary Agreement for recording the changes of circumstances and change of ownership in the land of the aforesaid premises as to execution and registration of the portions of the 1st part, her three sons and the party of the 2nd part herein. That Supplementary Development Agreement was registered under the office of A.D.S.R. Sealdah, recorded in Book No. I, Volume No. 1606, pages from 83153 to 83183, being no. 160601818 for the year 2020, in that Supplementary

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Agreement it was decided by and between the parties that at present the party of the 1st part herein is the owner of the land measuring more or less 6 cottahs 23.14 sq. ft. and therefore the party of the 1st part is only entitled to have 50% of the total constructed area of the proposed building i.e. 50% of the ground floor (front to back) excepting service area, entire 1st floor and one flat on the north-eastern portion of the 3rd floor of the proposed building and the developer is entitled to have rest 50% of the total constructed area of the proposed building i.e. 50% of the ground floor (front to back), entire 2nd floor and two flats on the 3rd floor of the proposed building excepting the owner's allocation as would be constructed on the said 6-cottahs 23.14 sq. ft. of land and the party of the 1st part shall not be entitled to claim any right on the constructed area of the building as would be constructed on the rest portion of land of 11 cottahs 7 chittaks 30 sq. ft. being the land measuring about 5 cottahs 7 chittaks 6.86 sq. ft. as has already been gifted away by the party of the 1st part herein in favour of her aforesaid sons. The aforesaid sons of the party of the 1st part herein shall be entitled to claim 50% of the constructed area of the building as would be constructed on the said land measuring more or less 5 cottahs 7 chittaks 6.86 sq. ft. The party of the 2nd part herein subsequent to the date of execution of the said Deed of Gift by the party of the 1st part herein in favour of her sons, has already executed

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and registered a further development agreement with the aforesaid sons of the party of the 1st part herein and as such the party of the 1st part herein assures and undertakes that she will not assert her any claim over the Constructed building as would be constructed by the party of the 2nd part herein on the said land of the said premises measuring more or less 5 cottahs 7 chittaks 6.86 sq. ft. at any time in future. That it was also settled between the 1st part and 2nd part that at the time of execution of the Development Agreement by and between the 1st part and 2nd part herein, the party of the 2nd part has spent Rs.75,00,000/- (Rupees Seventy Five Lacs) only to the 1st part herein. **The party of the 1st part has agreed to adjust the said amount of Rs.75,00,000/- (Rupees Seventy Five Lacs) only from the allotted portion of the party of the 1st Part in the said housing project and the 1st part also agreed to make payment to the 2nd Part Rs.35,00,000/- (Rupees Thirty Five Lacs) out of Rs.75,00,000/- (Rupees Seventy Five Lacs) at the time of taking delivery of possession and the said amount is considered as adjustable amount with owner's allocation of flats.**

AND WHEREAS now both the 1st part and the 2nd part herein for removing all types of confusions herein intended to make one Fresh Development Agreement cum Power of Attorney with fresh terms and conditions mentioned herein below. And the parties hereto

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owing to such circumstances have entered into this Development Agreement cum Power of Attorney on the following terms and conditions.

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

1. That at present the party of the 1st part herein is the owner of the land measuring more or less 6 cottahs 23.14 sq. ft. and therefore the party of the 1st part is only entitled to have 50% of the total constructed area of the proposed building i.e. 50% of the ground floor (front to back) excepting service area, entire 1st floor and one flat on the north-eastern portion of the 3rd floor of the proposed building and the developer is entitled to have rest 50% of the total constructed area of the proposed building i.e. 50% of the ground floor (front-to back), entire 2nd floor and two flats on the 3rd floor of the proposed building excepting the owner's allocation as would be constructed on the said 6 cottahs 23.14 sq. ft. of land and the party of the 1st part shall not be entitled to claim any right on the constructed area of the building as would be constructed on the rest portion of land of 11 cottahs 7 chittaks 30 sq. ft. being the land measuring about 5 cottahs 7 chittaks 6.86 sq. ft. as has already been gifted away by the party of the 1st part herein in favour of her aforesaid

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sons. The aforesaid sons of the party of the 1st part herein shall be entitled to claim 50% of the constructed area of the building as would be constructed on the said land measuring more or less 5 cottahs 7 chittaks 6.86 sq. ft. The party of the 2nd part herein subsequent to the date of execution of the said Deed of Gift by the party of the 1st part herein in favour of her sons, has already executed and registered a further development agreement with the aforesaid sons of the party of the 1st part herein and as such the party of the 1st part herein assures and undertakes that she will not assert her any claim over the constructed building as would be constructed by the party of the 2nd part herein on the said land of the said premises measuring more or less 5 cottahs 7 chittaks 6.86 sq. ft. at any time in future.

2. That it is further mentioned here that the one registered development power of attorney also executed by the party of the 1st part herein in favour of the Directors of the party of the 2nd part herein shall also be taken to be restricted as to giving authority to the party of the 2nd part herein for doing all acts in respect of the said total landed area of the said premises and the development agreement cum Power of Attorney shall be taken only in respect of the land of the said premises measuring

more or less 6 cottahs 23.14 sq. ft. out of 11 cottahs 7 chittaks 30 sq. ft. of land and also the building as would be constructed on the said land of the aforesaid premises. That being the factual aspect.

3. That it is further specifically provided herein that at the time of execution of the development agreement by and between the party of the 1st part and 2nd part herein, the party of the 2nd part has spent Rs.75,00,000/- (Rupees seventy five lac) only within the knowledge and consent of the party of the 1st part herein on different heads such as Municipal rates and taxes and on other heads. The party of the 1st part has agreed to adjust the said amount of Rs.75,00,000/- from the allotted portion of the party of the 1st part in the said housing project as has been intended to be constructed on the land of premises no. 126/3E, Narkeldanga Main Road, now known as Moulana Abul Kalam Azad Sarani, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054, District - 24 Parganas (South). Since the party of the 1st part at present is not the owner of entire land of premises no.126/3E, Narkeldanga Main Road, now known as Moulana Abul Kalam Azad Sarani, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054, District - 24 Parganas (South), she has agreed to make payment to the 2nd part Rs.35,00,000/- (Rupees thirty

five lac) only out of Rs.75,00,000/- (Rupees seventy five lac) only at the time of taking delivery of possession of the 1st part's allocation in the said proposed building. It was further agreed upon that if the party of the 1st part cannot make payment of the said sum of Rs.35,00,000/-, in such event, the party of the 1st part shall adjust the sum of Rs.35,00,000/- from her allotted portion in the said proposed building at premises no. 126/3E, Narkeldanga Main Road, now known as Moulana Abul Kalam Azad Sarani, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054 @ Rs.5,500/- (Rupees five thousand five hundred) only per sq. ft.

4. All the cost of construction of the said proposed building will be incurred and borne by the Developer from his own fund.
5. That the structure as in existence at the said premises now in dilapidated condition and it has been agreed upon that the Developer shall dispose of all building materials and debris as would come out upon demolition of the structure of the said premises for realization of cost of demolition.
6. That the owner i.e. the 1st Part shall put her signature on the building plan for submitting the same at the office of the K.M.C. for obtaining sanction of the same from the concerned department of K.M.C. The Owner shall put their signature on

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the Additional/ revised plan if any, and/or other applications and documents as would be required to be submitted at the office of the K.M.C. for the purpose of obtaining sanction of building plan from the office of the K.M.C.

7. That the party of the 1st part herein declare, assure and undertake that they are the absolute owner of the land and structure detailed in schedule "A" below and they have good and marketable title in the said premises and the premises is not under any litigation nor over the said property there is any order of attachment, liens etc
8. That the party of the 1st part herein further assure that excepting them there is no other co-owner in respect of the said premises and the party of the 1st part herein are legally entitled to enter into this agreement with the party of the 2nd part herein and they further assure that no Deed of Transfer or any other development agreement or any other agreement have been executed by them in favour of any person or parties.
9. That the developer shall raise construction on the said proposed building strictly in consistence with the sanctioned building plan and the developer shall not make any deviation to the sanctioned building plan. The developer shall complete the

proposed construction within 18 months from the date of obtaining sanction of building plan from the office of the K.M.C.

10. That the developer shall be entitled to get in allocation the entire constructed area of the said proposed building excepting the allotted portion of the owner.
11. That the developer is hereby authorized and empowered in relation to said construction, so far as may be necessary to apply and obtain quotas, entitlement and other allocation of or for cement, steel, bricks and other materials allocable to the owner for the construction of the said proposed building and similarly to apply for and obtain temporary and/or permanent connection of water, electricity, power, gas and other input and facilities required for the construction of enjoyment of the building plan for which the owner shall execute a general power of attorney in favour of the Developer and/or his nominee or nominees and all such power of attorney and other authorities shall be executed as shall be required by the Developer for the purpose of construction and allied jobs and the owner shall also sign all such applications and other documents as shall be required for the purpose or otherwise for in construction of proposed building from time to time and owner shall sign on the

building plan before submitting the same to the Municipal authority.

12. That the owner hereby execute a General Power of Attorney in favour of the developer with the execution of this agreement to enable the developer to take all necessary action for and on behalf of the owner for commencing the work, construction and completion of the said proposed Housing Project and entering into agreement for sale of the flats or apartment and floor spaces of the developer's allocation as per Schedule-'C' in the said building but all such power of attorney shall be executed and registered by the owner at the cost and expenses of the developer.
13. That the owner shall not interfere with or obstruct in any manner in the execution and completion work of development and construction job on the land of the said premises unless it is not according to the law or sanctioned building plan and as per specification of construction.
14. That the owner shall pay all arrear municipal taxes due and payable in respect of the said property. After the completion of the proposed building and handing over possession of the owner's allocation to the owner's liabilities in this behalf shall be

- the joint liability of the owner and developer in proportion to their allocation of the proposed building.
15. That the owner shall not do any act, deed or thing whereby enjoyment of any common facilities among the several flats owner in the building may be obstructed.
 16. That the allocation of the Developer and the owner has been specifically mentioned in Schedule- "B" and Schedule "C" respectively. The developer shall raise the construction of the proposed building in accordance with the specification of construction as has been mentioned herein and the same shall be regarded to be the part of this agreement.
 17. It has been specifically agreed upon that the developer shall first handover the allocated portions of the owner in fully and completely constructed condition in all respect and thereby allow possession of the portions of any areas to prospective buyers.
 18. The Developer shall be entitled to fix its sign board on the said property, for advertisement of sale of flat/flats and inserting in news paper and other advertising media after sanction of the building plan without any objection from the land owner. The developer will choose the name of the new building.

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19. The developer absolutely shall appoint any Architects for supervising the structural constructions of the foundation, basements, pillars, structures, terms and conditions slabs, concrete underground/ overhead reservoirs, electrical and plumbing fixtures and materials for constructions sewers and sewerage system etc. and shall have the right to do so but exclusively at their (developers) costs and expenses. The landowner shall not be liable responsible in any manner whatsoever regarding the construction materials used by the developer.
20. The developer shall have their full right to dispose of their allotted portion of the said building in favour of the intending buyers and the owner shall have no objection in respect of the same and the entire consideration money against the disposal of the Developer's allocation of the said building shall be appropriated by the developers themselves. The consideration money which ever shall be realized by the developers for the disposal of their allotted portion of the said Building, shall be regarded the income of the developer and the owner shall not be accountable for such money received by the developer before any authority namely income tax and other statutory authorities.

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21. That upon demise either of the parties to this agreement shall not be cancelled or terminated, the respective heirs of the deceased party will step in the shoes of the deceased party and the said heirs of the deceased party shall be bound to fulfill the terms of this agreement. The owner undertake to effect delivery of possession of the said property in free condition and without any encumbrances so that the developer can undertake the development job of the said premises.
22. The developer and their men, agents, engineers, architects, masons, Labours, contractors will have free access at the said premises and will take all necessary steps/action necessary for implementation of the project by development of the land of the said premises, posting of banners and advertisement in the papers inviting buyers of the allotted portion of the developer.
23. That sale proceeds of the developer's allocation and proportionate land interest with regard to the developer's allocation will be considered as consideration of the flats/apartment and other miscellaneous expenses incurred by the developer.
24. The parties of the both part have entered into this agreement purely on principle-to-principle basis and nothing stated herein shall be deemed or constructed as partnership or a joint venture

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- between the owner and developer. Each party shall keep other indemnified from and against the same.
25. After execution and registration of the document in respect of Developer's allocation and completion of scheme as are required by the law the owner shall have right, title and interest into the said immovable property in respect of the common portions of the building for enjoyment of their allotted portion along with other flat owner of the building. The developer shall be at liberty to allot and/or transfer the developer's allotted portions including proportionate land interest in favour of other person/persons without any reference to the owner.
26. The apartments in the said housing project excepting those are allotted to the owner shall be booked and sold by the developer to the intending purchasers. The developer is entitled to accept money from the intending purchasers by way of advance for the sale of flat or flats or proportionate land interest of the building from the intending purchasers. The owner shall not be entitled to interfere with and to raise and objection whatsoever thereto.
27. All disputes and differences by and between the parties hereto and their representatives as to this agreement or its clauses or as to the meaning scope and effect there or as to the rights, benefits and privileges of the parties hereto as to any matter

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touching these presents shall be referred to the arbitration of two arbitrators to be appointed by the parties hereto. The arbitration proceedings shall be governed under the provisions of Arbitration and conciliation Act 1996 and the rules framed there under for the time being in force.

28. That simultaneously with the execution of this agreement, the owner shall handover all the originals of the documents relating to the title of the owner in the said property and the owner further undertake to give inspection to the developer other copies of documents relating to the said property to the developer in case of necessity. The owner further assures that the said property is free from all encumbrances. From the date of delivery of possession of the apartment by the developer, the owner of the respective flats shall pay the proportionate Municipal taxes and any other impositions, maintenance charges and other expenses relating to the said housing project proportionately as may be determined by all the flat owner or by the Association of the Apartment owner to be formed. All the apartment owner shall form the association of the Apartment owner under the provisions of W.B.A.O. Act 1972.
29. From the date of delivery of possession of the apartment, the developer/ allottee of respective flats and the owner shall pay

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the proportionate share of the Municipal taxes in respect of their allotted portions and other impositions, maintenance charges relating to the said housing project. Since the date of execution of this agreement to the date of completion of the said housing project all such liabilities are to be borne by the developer. It is further agreed upon that if the owner are intend to transfer their allotted portion of the proposed building, the developer shall dispose of the said portion of the owner' first and thereby shall pay to the owner the whole amount of consideration of such portion of the owner.

30. The developer shall construct the said building in accordance with the building rules of the office of the K.M.C. and the developer shall bear whole cost of construction of the said proposed building. The roof of the building shall remain in exclusive possession of the owner and the developer. The owner shall take steps for obtaining vacant possession from existing tenants and if any tenant intends to continue their possession in the said premises, the said tenant shall be provided accommodation from the allotted portion of the owner.
31. That it is agreed upon that if for any reason the owner cannot execute and register a General Power of Attorney in favour of the developer conferring rights upon the developer to transfer the

Contd.....

the proportionate share of the Municipal taxes in respect of their allotted portions and other impositions, maintenance charges relating to the said housing project. Since the date of execution of this agreement to the date of completion of the said housing project all such liabilities are to be borne by the developer. It is further agreed upon that if the owner are intend to transfer their allotted portion of the proposed building, the developer shall dispose of the said portion of the owner' first and thereby shall pay to the owner the whole amount of consideration of such portion of the owner.

30. The developer shall construct the said building in accordance with the building rules of the office of the K.M.C. and the developer shall bear whole cost of construction of the said proposed building. The roof of the building shall remain in exclusive possession of the owner and the developer. The owner shall take steps for obtaining vacant possession from existing tenants and if any tenant intends to continue their possession in the said premises, the said tenant shall be provided accommodation from the allotted portion of the owner.
31. That it is agreed upon that if for any reason the owner cannot execute and register a General Power of Attorney in favour of the developer conferring rights upon the developer to transfer the

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allotted portion of the developer in the said building in favour of the intending buyers by executing and registering deed of sale, the owner undertake to execute and register deed of sale in favour of intending buyers with regard to the allotted portion of the developer in the said proposed building and also proportionate land interest of the said building by joining as vendor in the deed of sale.

32. That it is agreed upon in between the parties that the parties to this agreement and their respective transferees shall use for beneficial enjoyment of the said proposed building, the common passage, common entrance, stair-case, stair-case landing and open spaces surrounding the said proposed building and also the terrace of the said proposed building and those portions shall be regarded to be the common portions of the proposed building.
33. That it is further agreed upon that the developer at the time of effecting delivery of possession of the owner allocation to the owner, shall issue Possession Certificate with copy of the sanctioned building plan for avoiding all sorts of future complications and litigations.
34. That the developer shall pay to the occupier/ tenant for vacating the space in the Schedule-A property and the said amount will

Contd.....

be borne by the developer and the owner equally and such amount shall be adjusted from the space of the owner's allocation.

35. That if any additional floor/ floors shall be raised by the developer over the roof of the last floor of the newly constructed building, in such case the floor area ration shall be remained between the 1st part and 2nd part /developer as 40% : 60%.
36. The party of the 2nd part has spent Rs.75,00,000/- (Rupees seventy five lac) only within the knowledge and consent of the party of the 1st part herein on different heads such as Municipal rates and taxes and on other heads. The party of the 1st part has agreed to adjust the said amount of Rs.75,00,000/- from the allotted portion of the party of the 1st part in the said housing project she has agreed to make payment to the 2nd part Rs.35,00,000/- (Rupees thirty five lac) only out of Rs.75,00,000/- (Rupees seventy five lac) only at the time of taking delivery of possession of the 1st part's allocation in the said proposed building. It was further agreed upon that if the party of the 1st part cannot make payment of the said sum of Rs.35,00,000/-, in such event, **the party of the 1st part shall adjust the sum of Rs.35,00,000/- from her allotted portion** in the said proposed building at premises no. 126/3E,

Contd.....

be borne by the developer and the owner equally and such amount shall be adjusted from the space of the owner's allocation.

35. That if any additional floor/ floors shall be raised by the developer over the roof of the last floor of the newly constructed building, in such case the floor area ration shall be remained between the 1st part and 2nd part /developer as 40% : 60%.
36. The party of the 2nd part has spent Rs.75,00,000/- (Rupees seventy five lac) only within the knowledge and consent of the party of the 1st part herein on different heads such as Municipal rates and taxes and on other heads. The party of the 1st part has agreed to adjust the said amount of Rs.75,00,000/- from the allotted portion of the party of the 1st part in the said housing project she has agreed to make payment to the 2nd part Rs.35,00,000/- (Rupees thirty five lac) only out of Rs.75,00,000/- (Rupees seventy five lac) only at the time of taking delivery of possession of the 1st part's allocation in the said proposed building. It was further agreed upon that if the party of the 1st part cannot make payment of the said sum of Rs.35,00,000/-, in such event, **the party of the 1st part shall adjust the sum of Rs.35,00,000/- from her allotted portion in the said proposed building at premises no. 126/3E,**

Contd.....

Narkeldanga Main Road, now known as Moulana Abul Kalam Azad Sarani, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054 @ Rs.5,500/- (Rupees five thousand five hundred) only per sq. ft.

SCHEDULE 'A' ABOVE REFERRED TO

(Description of the whole property)

ALL THAT piece and parcel of a land measuring more or less 6 cottahs 23.14 sq. ft. along with structure standing thereon being Municipal Premises No. 126/3E, Narkeldanga Main Road, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054, within the limits of Kolkata Municipal Corporation, Ward No. 30.

SCHEDULE 'B' ABOVE REFERRED TO

(Allotted Portion of the Owner)

The Owner shall be allotted 50% of the total constructed area of the proposed building i.e. 50% of the ground floor (front to back) excepting service area, entire 1st floor and one flat on the north-eastern portion of the 3rd floor of the proposed building. Developer already has spent Rs.75,00,000/- (Rupees seventy five lac) only within the knowledge and consent of the Owner herein on different heads such as Municipal rates and taxes and on other heads. Owner has agreed to adjust the said amount of Rs.75,00,000/- from the allotted portion of the party

Contd.....

of the Owner in the said housing project she has agreed to make payment to the Developer Rs.35,00,000/- (Rupees thirty five lac) only out of Rs.75,00,000/- (Rupees seventy five lac) only at the time of taking delivery of possession of the Owners allocation in the said proposed building. It was further agreed upon that if the Owner cannot make payment of the said sum of Rs.35,00,000/-, in such event, the Owner shall adjust the sum of Rs.35,00,000/- from her allotted portion in the said proposed building at premises no. 126/3E, Narkeldanga Main Road, now known as Moulana Abul Kalam Azad Sarani, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054 @ Rs.5,500/- (Rupees five thousand five hundred) only per sq. ft.

SCHEDULE 'C' ABOVE REFERRED TO

(Allotted Portion of the Developer)

The developer shall be allotted rest 50% of the total constructed area of the proposed building i.e. 50% of the ground floor (front to back), entire 2nd floor and two flats on the 3rd floor of the proposed building excepting the owner's allocation as would be constructed on the said 6 cottahs 23.14 sq. ft. of land. Developer already has spent Rs.75,00,000/- (Rupees seventy five lac) only within the knowledge and consent of the Owner herein on different heads such as Municipal rates and taxes and on other heads. Owner has agreed to adjust the said amount of Rs.75,00,000/- from the allotted portion of the party

Contd.....

of the Owner in the said housing project she has agreed to make payment to the Developer Rs.35,00,000/- (Rupees thirty five lac) only out of Rs.75,00,000/- (Rupees seventy five lac) only at the time of taking delivery of possession of the Owners allocation in the said proposed building. It was further agreed upon that if the Owner cannot make payment of the said sum of Rs.35,00,000/-, in such event, the Owner shall adjust the sum of Rs.35,00,000/- from her allotted portion in the said proposed building at premises no. 126/3E, Narkeldanga Main Road, now known as Moulana Abul Kalam Azad Sarani, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054 @ Rs.5,500/- (Rupees five thousand five hundred) only per sq. ft.

SCHEDULE-"D" ABOVE REFERRED TO:

(Common portions of the proposed building)

1. The foundations, columns, beams, Supports, girders, entrance and exists, sky Street, corridors, stair, staircase of the building, boundary walls and main gate, stair case and stair case landing.
2. Common passage, common areas.
3. Water pump, Overhead water tank and underground water reservoirs, water pumps and other common plumbing installation pump room, ventilation duct.

Contd.....

4. Electrical wiring, motors, fittings and fixtures for lighting the stair cases lobby and other common are as (excluding those as are installed for any particular flat) installation fixtures, fittings etc. and roof.
5. Drains and sewerage line of the building.
6. other common parts, areas equipment, installation fixtures, fittings, covered and open space in or around the Said building as are necessary for passage to or about the Occupy of the flats and as are assessments of necessary of the building.

BASIC SPECIFICATION OF CONSTRUCTION

a) Main feature:

- 1) The building shall be designed on R.C.C. foundation and Structure with R.C.C. column, beams and slabs;
- 2) Electrical wiring and switches i.e. provisions for fan, lights and all plug points on board in each room and shall a light in each verandah, toilet, kitchen within the units without fan or light fittings on other electrical gadgets and on 5 Amp. Plug point on Switchboard is provided at the height of 1 feet from floor in each living room, toilets, provided a light point and a 15 Amp. For use of emersion Heater, plug point for the use of heater and a light point in the kitchen are provided. The electricity line shall

Contd.....

be wiring with first class materials and connect With the main meter in the ground floor. The developer in the common area shall provide a covered space for electric meters for all the occupiers.

FLOORS AND WINDOWS

1. All doors shutters will be flush door made of seasoned wood.
2. All windows are made with steel window.
3. All doors frame will be shal Wood.
4. All doors and windows painted With synthetic enamel paint.
5. All toilet P.V.C. Door with P.V.C. frame.
6. The grill shall be fixed in each widow.(box grill)

FLOORING:

1. All bed rooms, drawing rooms, dining rooms and balcony shall be finished with silver colour cast-in-situ mosaic with multicolour chips.
2. All bath rooms' floor shall be of the Mosaic that the Vertical walls thereof shall be of glazed tiles finished upto a maximum height off 5 feet.
3. Kitchen shall have the Indian patent stone flooring dado and stainless steel sink and black stone fittings on Working

Contd.....

platform. White glazed tiles must be provided on all four sides of the toilet.

SANITARY AND PLUMBING

1. Soil pipes in the bathroom and kitchen and qua guard lime beside Kitchen room.
2. All full toilets will be provided with fancy typed pan C.P. shower rose , only will be provided Indian pan, all pipe lines in toilets and kitchen will be supreme pipes, sanitary fittings are of medium brass C.P. and P.V.C. finished the medium porcelain basin(white) will be provided in drawing room adjacent to dining-Cum-bathroom.
3. All bath room shall be provided with the following fittings
 - a) One bathroom in the each flat.
 - b) Choice able colored one number of wash basin without pedestal, One number of EMC and cistern in each toilet.
 - c) Brass taps (one number of each toilet, Esseco typed brand)
 - d) One COMOD pan in good quality
 - e) One geezer line, hand shower line.

WALLS

Contd.....

General finishing of the interior walls shall be cement sand Plastered (8" - 5" - 3") will be provided on the walls to be required thickness over which plaster of Paris will be applied paris Will be applied the ceiling plaster (1 : 4) and plaster of paris will be applied.

POWER FOR CONSTRUCTION AND TRANSFER:

1. To look after, manage, control, and supervise my property of which the executant is the owner in respect of ALL THAT land measuring an more or less of 6 cottahs 23.14 sq. ft. along with structures standing thereon being Municipal premises No. 126/3E, Narkeldanga Main Road, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054 on my behalf and in my name.
2. To take all steps for submission of building plan before the K.M.C and to put signatures on the said building plan as would be required to be submitted before the K.M.C. and to sign on all other application and documents as would be required to be submitted before the K.M.C. for obtaining sanction of such building plan and/or additional building plan alongwith all other related jobs of K.M.C. in respect of the said land at the desire of the attorneys on my behalf and to take delivery of the sanctioned building plan from K.M.C.

Contd.....

3. To represent me and appear before the authorities of the K.M.C. or any other authorities in connection with the said property, on my behalf and in my name in connection with all K.M.C. proceedings relating to my aforesaid house property and to obtain sanction of building plan in respect of the said land of the aforesaid premises.
4. To appear for, to execute, perform, act and to do all necessary jobs and required activities for all purposes and represent me before the concerned Authorities or Govt. Departments as per his requirement on my behalf including the K.M.C. in respect of my said property.
5. To apply for and obtain permission from different Concerned Authorities including the K.M.C. and CESC for the purpose of lying water connection, Electricity, Drainage, Sewerage connection, drainage connection for beneficial enjoyment of the proposed building and to obtain completion certificate in respect of the said property and to provide other basic amenities for residential and other purposes in the aforesaid premises and for the said purposes to sign, execute and submit all necessary applications, papers, plans and documents before concerned authorities and to do all acts, deeds, matters and things as the attorneys shall think proper. To submit building plan in respect

Contd.....

- of the land of the said premises before the K.M.C. on my behalf by putting their signature on the building plan and to take all steps for obtaining sanction of building plan from K.M.C. and to take delivery of the said building plan from K.M.C.
6. To appoint on my behalf, pleader, Advocate or Solicitor, whenever my said Attorneys shall think fit and proper to do so for the purposes of management of the said property and discharge and/or terminate his/her/their or other appointment.
 7. To settle adjust, compound, mortgage, sell, compromise or submit all complaint actions, suits, accounts, plaints and disputes between us and other person or persons to compound compromise any dispute if arises in respect of the said property or any agreement or deed relating to the same.
 8. From time to time to assign, execute, register, affirm and verify all or any petition application to the K.M.C. and to obtain water and drainage connection and to obtain plans and occupancy certificate, declarations, affidavits, indemnities and such other papers and documents as from time to time be necessary or required in relation to the said premises as the said attorney shall think fit and proper.

Contd.....

of the land of the said premises before the K.M.C. on my behalf by putting their signature on the building plan and to take all steps for obtaining sanction of building plan from K.M.C. and to take delivery of the said building plan from K.M.C.

6. To appoint on my behalf, pleader, Advocate or Solicitor, whenever my said Attorneys shall think fit and proper to do so for the purposes of management of the said property and discharge and/or terminate his/her/their or other appointment.
7. To settle adjust, compound, mortgage, sell, compromise or submit all complaint actions, suits, accounts, plaints and disputes between us and other person or persons to compound compromise any dispute if arises in respect of the said property or any agreement or deed relating to the same.
8. From time to time to assign, execute, register, affirm and verify all or any petition application to the K.M.C. and to obtain water and drainage connection and to obtain plans and occupancy certificate, declarations, affidavits, indemnities and such other papers and documents as from time to time be necessary or required in relation to the said premises as the said attorney shall think fit and proper.

Contd.....

9. To appear for and represent me before all statutory body in the office of the Board or Revenue Collector, any Magistrate, Judge, and K.M.C, C.E.S.C Ltd., Government or any Non-Government or Semi-Government Authorities for permission to transfer in respect of developer's allocation and all other purposes relating to the said premises and also before any Magistrate and in all other department or office in connection with the said land/premises.
10. To give valid and effective receipts and discharge for all payments as may be received and/or realized by my said Attorney from any person or persons.
11. To enter into any agreement for sale with any intending purchaser/purchasers for sale of the aforesaid property to the extent of share of the attorney in the said property and to that effect receive earnest money from the intending purchaser or purchasers and the balance of the consideration money for completion of such sale or sales and to give good valid receipts and discharges for the same which will protect the purchaser or purchasers and to sign and execute and register the Deed of Conveyance in favour of the purchaser or purchasers on my behalf in respect of my Attorneys' allocation and to present such deeds before proper Registration Office having jurisdiction and

Contd.....

to have registered such deed of sale in accordance with the provision of Indian Registration Act on my behalf.

12. That by virtue of this Development Power of Attorney my said appointed Attorneys shall have the absolute right and liberty to sell his allotted portion under the aforesaid development agreement in the aforesaid property at any price or consideration as our said ATTORNEYS shall think fit and better.
13. To appoint Engineer/Engineers and/or Supervisors for preparation of such plans and/or for construction and completion of the said building at the cost and expenses of the Attorneys.
14. To apply for and acquire building materials such as cement, iron, steel, sand and bricks, etc. and to take delivery of the necessary permits for the same at the cost and expenses of the Attorneys.
15. To appoint and discharge building constructor, masons, workers etc at the cost and expenses of the Attorneys.
16. To purchase and/or to take delivery of all types and kinds of building materials, sands, stone chips, bricks, steel materials, sanitary fittings, pipes and/or other fixtures, doors, windows, lifts, electrical goods as may be necessary for the work of the

Contd.....

said building and to complete the same and to make the same habitable.

17. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection.

18. To sign, acknowledge all registered or insured letters notices, summons and/or money orders and to receive delivery of the same, which are the relation to work of the said premises.

AND WHEREAS do all such acts, deeds, things and transaction and/or all such business for me as effectually as I could myself do and perform if I was personally present and I do hereby ratify and confirm whatsoever other acts my said attorneys shall do or caused to be done lawfully by virtue of these presents and I hereby ratify and confirm and agree or undertake to ratify and confirm all and whatsoever acts my said attorneys appointed under this Power hereby granted shall lawfully do or caused to be done in the exercise of this right or by virtue of these presents.

WITNESSED BY ME
[Signature]
SIGNED AND SEALED
[Signature]
[Stamp]

Contd.....

said building and to complete the same and to make the same habitable.

17. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection.

18. To sign, acknowledge all registered or insured letters notices, summons and/or money orders and to receive delivery of the same, which are the relation to work of the said premises.

AND WHEREAS do all such acts, deeds, things and transaction and/or all such business for me as effectually as I could myself do and perform if I was personally present and I do hereby ratify and confirm whatsoever other acts my said attorneys shall do or caused to be done lawfully by virtue of these presents and I hereby ratify and confirm and agree or undertake to ratify and confirm all and whatsoever acts my said attorneys appointed under this Power hereby granted shall lawfully do or caused to be done in the exercise of this right or by virtue of these presents.

Contd.....

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

SIGNED, SEALED & DELIVERED
In the presence of :-

WITNESSES :-

1. Bishnu Pada Saha
A/65, R.M.M. St.
Lane - Kol-10

[Signature]

SIGNATURE OF THE OWNER

2. Santanu Sen
46, Raichandi Tala
3rd Lane, Udaypur
Nimta, Kol-49

1. [Signature]
2. [Signature]
DIRECTORS
RPJEE DEVELOPERS PVT. LTD.
Director
Director

SIGNATURE OF THE DEVELOPERS

DRAFTED BY :-

Samar Chandra












Advocate
Sealdah Court
Enrolment No.


F/886/2008












COMPUTERISED BY ME :-

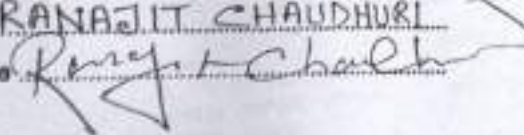
Gopinath












GOPI NATH DATTA
23/2C, Abinash Sasmal Lane,
Kolkata-700010

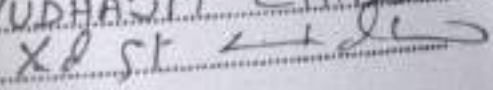
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Name SOVA SEN
 Signature 

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|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name RANAJIT CHAUDHURI
 Signature 

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

Name YUDHAJIT CHAUDHURI
 Signature 



भारतीय जनता पार्टी
 भारतीय जनता पार्टी
 भारतीय जनता पार्टी
 Yashraj Choudhary
 पिता : रमेश चौधरी
 Father : Ramesh Choudhary
 वर्ष / Year of Birth : 1997
 लिंग / Male



5769 5854 9750

आधार - साधारण मानुषेअ अधिकार

Yashraj Choudhary



भारतीय जनता पार्टी
 भारतीय जनता पार्टी
 भारतीय जनता पार्टी
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण
 ७५, हेम चंद्रा नस्कार रोड,
 बेलेघाटा, कोकता, पश्चिम बंगाल,
 ७०००१०

Address
 75, HEM CHANDRA
 NASKAR ROAD,
 BELEGHATA, Belghata
 H.O. Belghata, Kolkata,
 West Bengal, 700010

1947
 1800 180 1947

help@uidai.gov.in

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P.O. Box No. 1947
 Bangalore 560 081

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

RP JEET DEVELOPERS PRIVATE
LIMITED

11/07/2013

Account Number

AACCR5014

आयकर विभाग / आयकर सेवा केंद्र / अहमदाबाद
आयकर विभाग अहमदाबाद, 200 901, अहमदाबाद
1 मीनारोड, मीनारोड, अहमदाबाद, 380 015, गुजरात
संपर्क: 079-4000 4000
फैक्स: 079-4000 4000

Income Tax PAN Service Unit, NSDL,
3rd Floor, Marol Street,
Plot No. 341, Survey No. 997A,
Mandla Colony, Near Deep Engineering College,
Pune - 411 016.

Tel: 91-20-2721 8198 & 20-2721 8199
e-mail: info@nsdl.com

RP JEET DEVELOPERS PVT. LTD

Director

RP JEET DEVELOPERS PVT. LTD.

Director


 भारत सरकार
 GOVERNMENT OF INDIA




जन्मतिथि: ०१/०१/१९९१
 Hemant Choudhary
 पिता: रामप्रसाद चौधरी
 Father: RAMAPRASAD Choudhary
 जन्म वर्ष / Year of Birth: 1991
 लिंग / Male




3491 9740 7973

आधार - साधारण मानुषेअर अधिकार



 भारतीय रिजिस्ट्रार परिचय प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

| | |
|---|---|
| <p> ठिकाना ७५, हेम चन्द्र नरकर रोड, बेलेघाटा, बेलेघाटा, कोलकाता, पश्चिमबंग, ७०००१० </p> | <p> Address 75, HEM CHANDRA NAKKAR ROAD, BELEGHATA, Beleghata H.O. Beleghata, Kolkata, West Bengal, 700010 </p> |
|---|---|


 1947
 1800 180 1947



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 H.O. Beleghata, 1947
 Beleghata - 700010

Hemant Choudhary

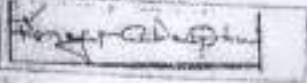
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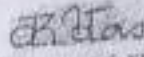


नाम / NAME
 RANAJIT CHAUDHURI

पिता का नाम / FATHER'S NAME
 RAMAPRASAD CHAUDHURI

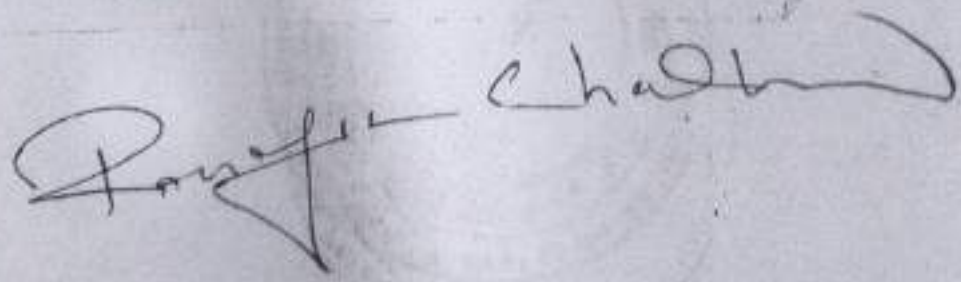
जन्म तिथि / DATE OF BIRTH
 21-01-1963

हस्ताक्षर / SIGNATURE



 आयकर अधिकारी, पंजी. XI
 COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड को खो / भिन्न होने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें -
 संयुक्त आयकर आयुक्त (पंजी. एवं तकनीकी)
 पी-7,
 चौरंगी चौक,
 कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
 Joint Commissioner of Income Tax (Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta- 700 069.





Yudhajit Chaudhury

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOVA SEN

BROJO LAL DUTTA

01/09/1931

Permanent Account Number

EDMPS7823G

Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTIES,
Plot No. 1, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पहने पर कृपया सूचित करें/सीटारें।
आयकर पैन सेवा यूनिट, उटिएएस
प्लॉट नं.-1, सेक्टर-11, सीडीबी
नवी मुंबई-400614



1952 KST1982



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

GRN Details

GRN: 192021220000250641
GRN Date: 02/04/2021 08:05:20
BRN : IK0BBMXJW4
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 02/04/2021 08:04:41
Payment Ref. No: 3000592773/3/2021
(Query No*/Query Year)

Depositor Details

Depositor's Name: Srijib Sundar Adhya
Address: 101/2, S C ROAD, HOW-2
Mobile: 9804182673
Depositor Status: Others
Query No: 3000592773
Applicant's Name: Mr Ranajit Chaudhuri
Identification No: 3000592773/3/2021
Remarks: Sale, Development Power of Attorney Payment No 3

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|--------------|-------------------|--|--------------------|--------------|
| 1 | 3000592773/3/2021 | Property Registration- Stamp duty | 0030-02-103-003-02 | 74920 |
| 2 | 3000592773/3/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21 |
| Total | | | | 74941 |

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

| | | | |
|--|---|---------------------------------|------------|
| Deed No.: | I-1606-01720/2021 | Date of Registration | 07/04/2021 |
| Query No / Year | 1606-3000592773/2021 | Office where deed is registered | |
| Query Date | 16/03/2021 5:01:36 PM | 1606-3000592773/2021 | |
| Applicant Name, Address & Other Details | Renajit Chaudhuri 75, Hem Chandra Naskar Road, Thana : Bellaghata, District : South 24-Parganas, WEST BENGAL, PIN - 700010, Mobile No. : 9831084051, Status : Seller/Executant | | |
| Transaction | Additional Transaction | | |
| [0139] Sale, Development Power of Attorney | [4308] Other than immovable Property, Agreement [No of Agreement : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 3,15,28,018/- | | |
| Stamp duty Paid(SD) | Registration Fee Paid | | |
| Rs. 75,020/- (Article:48(g)) | Rs. 21/- (Article:E, E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Phool Bagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narkeldanga Main Road, Road Zone : (Canal East Road(W29,30) – Rail Bridge) . . Premises No: 126/3E, , Ward No: 030 Pin Code : 700054

| 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 | 3 Katha 23.14 Sq Ft | 1/- | 3,14,53,018/- | Width of Approach Road: 12 Ft., |
| Grand Total : | | | | 9.953Dec | 1/- | 314,53,018 /- | |

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/- | 75,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 100 sq ft | 1/- | 75,000 /- | |

08/04/2021 Query No:-16063000592773 / 2021 Deed No : I - 160601720 / 2021. Document is digitally signed.

Page 53 of 55

Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | <p>Smt Sova Sen Wife of Late Bacha Ram Sen 25/2/D, Narikel Danga Main Road, P.O:- Narikeldanga, P.S:- Narikeldanga, District:- South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EDxxxxxx3G, Aadhaar No: 43xxxxxxxx8874, Status :Individual, Executed by: Self, Date of Execution: 31/03/2021 Admitted by: Self, Date of Admission: 06/04/2021 ,Place : Pvt. Residence. Executed by: Self, Date of Execution: 31/03/2021 Admitted by: Self, Date of Admission: 06/04/2021 ,Place : Pvt. Residence</p> |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>RP JEET DEVELOPERS PRIVATE LIMITED 75, Hem Chandra Naskar Road, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p> |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | <p>Shri Ranajit Chaudhuri (Presentant) Son of Late Ramaprasad Chaudhuri 75, Hem Chandra Naskar Road, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3M, Aadhaar No: 34xxxxxxxx7973 Status : Representative, Representative of : RP JEET DEVELOPERS PRIVATE LIMITED (as Director)</p> |
| 2 | <p>Shri Yudhajit Chaudhuri Son of Shri Ranajit Chaudhuri 75, Hem Chandra Naskar Road, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx3M, Aadhaar No: 57xxxxxxxx9750 Status : Representative, Representative of : RP JEET DEVELOPERS PRIVATE LIMITED (as Director)</p> |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| <p>Bishnupada Saha Son of Late Radha Gobinda Saha 4/65, Ram Mohan Mallick Garden Lane, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010</p> | | | |

Identifier Of Smt Sova Sen, Shri Ranajit Chaudhuri, Shri Yudhajit Chaudhuri

03-2021

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,15,28,018/-



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

On 06-04-2021

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

Presented for registration at 18:25 hrs on 06-04-2021, at the Private residence by Shri Ranajit Chaudhuri .

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

Execution is admitted on 06/04/2021 by Smt Sovu Sen, Wife of Late Bacha Ram Sen, 25/2/D, Road: Narikel Danga Main Road, , P.O: Narikeldanga, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife

Identified by Bishnupada Saha, , Son of Late Radha Gobinda Saha, 4/65, Ram Mohan Mallick Garden Lane, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Private Service

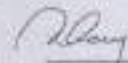
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 06-04-2021 by Shri Ranajit Chaudhuri, Director, RP JEET DEVELOPERS PRIVATE LIMITED (Others), 75, Hem Chandra Naskar Road, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

Identified by Bishnupada Saha, , Son of Late Radha Gobinda Saha, 4/65, Ram Mohan Mallick Garden Lane, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Private Service

Execution is admitted on 06-04-2021 by Shri Yudhajit Chaudhuri, Director, RP JEET DEVELOPERS PRIVATE LIMITED (Others), 75, Hem Chandra Naskar Road, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

Identified by Bishnupada Saha, , Son of Late Radha Gobinda Saha, 4/65, Ram Mohan Mallick Garden Lane, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Private Service



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

On 07-04-2021

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.

of Fees

that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees
by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/04/2021 8:06AM with Govt. Ref. No: 192021220000250641 on 02-04-2021, Amount Rs: 21/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BBMXJW4 on 02-04-2021, Head of Account 0030-03-104-001-16

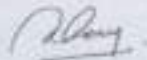
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 74,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3121, Amount: Rs. 100/-, Date of Purchase: 20/03/2021, Vendor name: Alok
Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/04/2021 8:06AM with Govt. Ref. No: 192021220000250641 on 02-04-2021, Amount Rs: 74,920/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BBMXJW4 on 02-04-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2021, Page from 69728 to 69783

Deed No 160601720 for the year 2021.



Digitally signed by Kaushik Ray
Date: 2021.04.08 12:18:01 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 2021/04/08 12:18:01 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)