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Certified that the documents submitted to registration, The signature sheets and the endorsement sheets attached with the document are the part of this document.

*Signature*  
District Sub-Register-I,  
Alibore, South 24 Parganas.

06-12-21

**AGREEMENT FOR DEVELOPMENT**  
**-CUM-**  
**DEVELOPMENT POWER OF ATTORNEY**

**THIS AGREEMENT FOR DEVELOPMENT-CUM-DEVELOPMENT POWER**  
**OF ATTORNEY** is made on this the *06<sup>th</sup>* day of *December*, 2021 **BETWEEN**

SRI PRABIR PAUL, (PAN-AFQPP2907Q & Aadhaar No.9058 9891 0937) son of Sri Santi Ranjan Paul, by faith-Hindu, Nationality-Indian, by occupation-Business, residing at Flat No.2404, URBANA, Tower-6, 783, Anandapur, P.O. EKP, P.S. Anandapur, Kolkata-700 107, hereinafter referred to as the 'OWNER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART:**

AND

M/S. OIENDRILA PROMOTERS AND OWNERS PVT. LTD., (PAN-AABCO1239M) a company incorporated under the Companies Act, 1956, having its office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata-700 042, represented by its one of the Director namely, SRI PRABIR PAUL, (PAN AFQPP2907Q), son of Sri Santi Ranjan Paul, by faith-Hindu, by occupation-Business, residing at Flat No.2404, URBANA, Tower-6, 783, Anandapur, P.O. EKP, P.S. Anandapur, Kolkata-700 107, hereinafter referred to as the 'DEVELOPER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, executors, administrators, legal representatives and assigns) of the **SECOND PART:**

WHEREAS by an Order No.546, passed by the Ld. Court of 3<sup>rd</sup> Sub-Judge at Alipore, Dist. 24-Parganas, dated 14.07.1971 of Partition Suit vide T.S. No.16 of 1941, one Smt. Reba Sarkar, daughter of Late Monindra Nath Mondal was allotted ALL THAT piece and parcel of of land measuring 2 Bigha 17 Cottah more or less, situated at Mouza-Nayabad, J.L. No.25, Pargana-Khaspur, Touzi No.56, comprised R.S. Dag No.196, 198, 199, 200,201 appertaining to R.S. Khatian No.129,



130, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, and 126, under P.S. formerly Tollygunge then Kasba, thereafter Purba Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry /A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written.

AND WHEREAS by a Deed of Sale, dated 15.09.1982 registered at Dist. Sub-Registrar at Alipre and recorded in Book No.I, Volume No.330, page from 249 to 259, Deed No.12694, for the year 1982, made between the said Smt. Smt. Reba Sarkar sold, transferred and conveyed the said land measuring 2 Bigha 17 Cottah more or less, situated at Mouza-Nayabad, J.L. No.25, Pargana-Khaspur, Touzi No.56, comprised R.S. Dag No.196, 198, 199, 200,201 appertaining to R.S. Khatian, No.129, 130, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, and 126, under P.S. formerly Tollygunge then Kasba, thereafter Purba Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written, unto and in favour of one Sri Sunil Kumar Roy, son of Sri Suresh Kumar Roy of 164, Santoshpur Avenue, P.S. Kasba, Kolkata-700075 and (1) Sri Somnath Mondal son of Late Monindra Nath Mondal, (2) Sri Kanti Ranjan Chakraborty, son of Late Lanini Mohan Chakraborty, (3) Smt. Esha Dey, wife of Sri Monindra Chandra Dey and Smt. Rekha Majumder wife of Sri Arabindra Majumder, as the Confirming Party confirmed the said sale.

AND WHEREAS thus the said of S Sri Sunil Kumar Roy became the owner of the said land and for the purpose of selling, he divided the said land into several small plots and provided common passage for free access to those plots by a lay-out plan.

AND WHEREAS by a Deed of Sale, dated 13.02.1984 registered at Dist. Sub-Registrar at Alipore and recorded in Book No.I, Volume No.53(x), page from 69 to 78, Deed No.1888, for the year 1984, the said Sri Sunil Kumar Roy as the Vendor sold, transferred and conveyed a plot of the said land measuring 6 Cottah 0 Chittak 00 sq.ft. be the same a little more or less, more fully described in the Schedule hereunder written, unto and in favour of one Sri Rabindra Nath Kundu, son of Sri Madhusudan Kundu of 159A, Bipin Behari Ganguly Street, Kolkata-700012.

AND WHEREAS by a Deed of Sale, dated 25.05.1984 registered at Dist. Sub-Registrar at Alipore and recorded in Book No.I, Volume No.34, page from 482 to 491, Deed No.6914, for the year 1984, the said Sri Rabindra Nath Kundu as the Vendor sold, transferred and conveyed a plot of the said land measuring 6 Cottah 0 Chittak 00 sq.ft. be the same a little more or less, more fully described in the Schedule hereunder written, unto and in favour of one Binay Krishna Kundu, since deceased, son of Late Bhusan Mohan Kundu of 159A, Bipin Behari Ganguly Street, Kolkata -700012.

AND WHEREAS the said Binay Krishna Kundu became the owner of the said land in physical possession 5 Cottah 6 Chittak more or less and kept aside land measuring 10 Chittak for road and while he enjoyed the said land, died intestate on 01.09.1998 leaving behind him surviving his wife Smt. Pratima Kundu and three daughter Smt. Suvra Mitra, Smt.



Swati Brahma and Smt. Sukti Kundu as his only legal heiresses and successors, who jointly inherited the said land left by the said deceased, as per Hindu Succession Act.1956.

**AND WHEREAS** being in need of money, the said Smt. Pratima Kundu, Smt. Suvra Mitra, Smt. Swati Brahma and Smt. Sukti Kundu sold, transferred and conveyed the said land measuring 5 Cottah 6 Chittak more or less, more fully described in the First Schedule hereunder written, by a Deed of Sale, dated 09.08.2001, registered in the office of D.S.R.-III, Alipore and recorded in Book No.I, Volume No.107, page from 333 to 352, Deed No.4430 for the year 2001, unto and in favour of one Sri Babul Biswas, Sri Jadab Biswas, Sri Sanjoy Biswas, Sri Nakul Biswas, all sons of late Nityananda Biswas.

**AND WHEREAS** after such purchase, the said Sri Babul Biswas, Sri Jadab Biswas, Sri Sanjoy Biswas, Sri Nakul Biswas mutated their names in the office of Kolkata Municipal Corporation in respect of the said land measuring 5 Cottah 6 Chittak more or less, which was known and numbered as Municipal Premises No.2651, Nayabad, vide Assessee No.31-109-08-2763-0, Kolkata-700 094 and also recorded their names in the office of the B.L. & L.R.O and got the conversion of the nature of the said land, from the concerned B.L. & L.R.O authority.

**AND WHEREAS** Sri Babul Biswas, Sri Jadab Biswas, Sri Sanjoy Biswas appointed their brother Sri Nakul Biswas as their constituted Attorney for the purpose of looking after the said land with right to sell, by executing a General Power of Attorney, dated 08.09.2017, registered at D.S.R.-IV, Alipore, vide Book No.IV, Volume No.1604-2017, page from 7842 to 7860, Being No.425 for the year 2017 and they entered into

an Agreement for Sale with one Sri Nitya Ghosh, son of Late Satish Chandra Ghosh of A-52, Sammilani Park, Santoshpur, Kolkata-700075.

**AND WHEREAS** being in need of money, the said Sri Babul Biswas, Sri Jadab Biswas, Sri Sanjoy Biswas through their constituted attorney and for self Sri Nakul Biswas sold, transferred and conveyed the said land measuring 5 Cottah 6 Chittak more or less, being Municipal Premises No.2651, Nayabad, Kolkata-700 094, more fully described in the First Schedule hereunder written, by a Deed of Sale, dated 26.03.2021, registered in the office of D.S.R.-IV, Alipore and recorded in Book No.I, Volume No.1604-2021, page from 115376 to 115418, Deed No.02550 for the year 2021, unto and in favour of the Owner herein

**AND WHEREAS** after such purchase, the Owner herein recorded his names in the office of the B.L. & L.R.O and the said land is recorded as L.R. Dag No.196 under L.R. Khatian No.2529 and also mutated his name in the office of Kolkata Municipal Corporation in respect of the said Municipal Premises No.2651, Nayabad, vide Assessee No.31-109-08-2763-0, Kolkata-700 094, having unfettered right, title and interest thereto and free from all encumbrances

**AND WHEREAS** thus the Owner herein seized and possessed of the said land measuring 5 Cottah 6 Chittak be the same a little more or less together with 400 sq.ft. Asbestos shed structure standing thereon, more fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

**AND WHEREAS** the Owner is desirous of constructing a G+IV storied building on the said land, but due to insufficiently fund, the Owner have placed his offer to the Developer to entrust the said development work



with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owner herein under the following terms and conditions.

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

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

### **ARTICLE - I : DEFINITION**

- 1.1 **OWNER**: shall mean and include the party of the First Part and his respective heirs and successors.
- 1.2 **DEVELOPER**: shall mean and include the Party of the Second Part and its successor-in-office, executors, administrators, legal representatives and assigns.
- 1.3 **SAID PROPERTY**: shall mean and include the land measuring 5 Cottah 6 Chittak be the same a more or less together with the 400 sq.ft. asbestos shed structure standing thereon, situated at Mouza-Nayabad, J.L. No.25, Pargana-Khaspur, Touzi No.56, comprised R.S. & L.R. Dag No.196, appertaining to R.S. Khatian No.129, 130, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, and 126, corresponding to L.R. Khatian No.2529, being Municipal Premises No.2651, Nayabad, vide Assessee No.31-109-08-2763-0, Kolkata-700 094 under P.S. formerly Tollygunge then Kasba, thereafter Purba Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of

24-Parganas, since South 24-Parganas, fully described in the First Schedule hereunder written .

- 1.4 NEW BUILDING: shall mean and include such G+IV storied building shall be approved by the Developer herein in respect of the said property to be constructed on the said land.
- 1.5 COMMON FACILITIES: shall mean and include corridors, staircase, ways, landing, roof common passage, boundary wall, water reservoir, water tank, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.
- 1.6 OWNER' ALLOCATION: shall mean and include entire First floor and three car parking spaces on ground floor, each measuring 110 sq.ft. of the proposed G+IV storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.
- 1.7 DEVELOPER'S ALLOCATION : shall mean and include save and except the Owner's allocation, the remaining constructed area of the proposed G+IV storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.
- 1.8 BUILDING PLAN: shall mean and include the plan approved by the parties hereto and to be sanctioned by the Kolkata Municipal Corporation for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto.

#### ARTICLE- II; DATE OF COIMMENCEMENT

- 2.1 This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in



full force so long the Developer's allocation is sold or transferred to the intending purchasers.

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

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

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

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

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

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

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

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building, having several self contained flats on the Ownership basis and will sell

the flats and spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers except the Owner' allocation.

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

6.1 The Developer shall at her own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owner' allocation as stated hereinbefore within the 24 (Twenty Four) months from the date of Sanction Building Plan, to be sanctioned by the Kolkata Municipal Corporation.

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

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

6.4 The Developer shall at its own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Owner



and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

#### ARTICLE-VII: OWNER' COVENANTS

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

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

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

7.4 The Owner deliver the original title deed and all other relevant papers and documents to the Developer for selling and transferring the said Developer's allocation and the Developer herein retain the said

original papers and documents so long the said Developer's allocation is sold to the intending Purchaser or purchasers.

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

#### **ARTICLE-VIII: CONSTRUCTION**

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

8.2 The Developer shall be entitled to obtain necessary modification or rectification plan for the purpose of completion of the construction of the building if necessary to be sanctioned by the Kolkata Municipal Corporation.

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

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

#### **ARTICLE-IX: SPACE ALLOCATION**



original papers and documents so long the said Developer's allocation is sold to the intending Purchaser or purchasers.

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

### ARTICLE-VIII: CONSTRUCTION

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

8.2 The Developer shall be entitled to obtain necessary modification or rectification plan for the purpose of completion of the construction of the building if necessary to be sanctioned by the Kolkata Municipal Corporation.

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

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

### ARTICLE-IX: SPACE ALLOCATION

9.1 After completion of the construction of the new building, the Developer will allot the flat to the Owner first and after that to the intending purchasers according to the booking of allocation of the prospective purchasers.

9.2 The Developer will be solely responsible for the allotment of flats and spaces in the building to be constructed by him and no one will be entitled to interfere thereto including the Owner herein.

#### **ARTICLE-X: RATES & TAXES**

10.1 The Owner, Developer and Developer's transferees shall bear and pay the municipal taxes, building taxes and other rates and taxes whatsoever as may be found payable in respect of the said new building after delivery of possession to the Owner & purchasers proportionately.

10.2. The Owner, Developer or the Developer's transferees after taking possession, shall bear and pay the proportionate amount of cost of maintenance and service charges with regard to the said new building in respect of their allocation and the Owner shall be liable for the same but they will pay for their allocation only.

#### **ARTICLE-XI: JOINT DECLARATION**

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



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

11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the said building within **24(Twenty Four)** months from the date of sanction of the building plan.

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

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

11.6 The Owner will be bound to make registration of sale deed in respect of all flats and spaces of Developer's allocation at the cost of the Purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owner shall co-operate with the Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

11.7 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the Owner in favour of the Developer save as herein expressly provided and also the exclusive licence and/or contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis subject to fulfilment

of terms and conditions, failing which Developer shall have no right to sell the flats and spaces in the said building.

11.8 The Owner and Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall be parties hereto constitute an Association of persons.

#### **ARTICLE-XII:ARBITRATION & JURISDICTION**

12.1 In case of any dispute or differences between the parties hereto concerning or relating to or arising out of this agreement or with regard to the construction or interpretation of this agreement or any of the terms herein contained, the same shall be settled amicably between the parties hereto, if the same is not settled then the matter will be referred to the Arbitration consisting of three members each party will appoint one and third will be appointed by the said two and the decision of the majority will be binding upon the parties hereto and/or same will be proceed according to law or as per provision of Arbitration and Conciliation Act.1996 as amended up to date .

12.2 The Courts at District South 24-Parganas alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

12.3 Be it noted that by this Development Agreement that the related Development Power of Attorney, the Developer shall only be entitled to received consideration money by executing Agreement/Final Document for transfer of property as per provision laid down in the said documents as a Developer without getting any Ownership of any part of the property under Schedule. This Development Agreement and the related



Development Power of Attorney shall never be treated as the Agreement/ Final document for transfer of property between the owner and Developer in any way. This clause shall have overriding effect to any this written in this documents in contrary to this clause.

### **DEVELOPMENT POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS** that I, **SRI PRABIR PAUL**, (PAN-AFQPP2907Q & Aadhaar No.9058 9891 0937)son of Sri Santi Ranjan Paul, by faith-Hindu, Nationality-Indian, by occupation-Business, residing at Flat No.2404, URBANA, Tower-6, 783, Anandapur, P.O. EKP, P.S. Anandapur, Kolkata-700 107, hereinafter referred to as the **OWNER/PRINCIPAL** of the send greetings.

**AND WHEREAS** for the purpose of construction of the proposed G+IV storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land, and to appear before any office and places, I the Owner/Principal herein do hereby nominate, constitute, authorise and appoint the said Developer, **M/S. OIENDRILA PROMOTERS AND OWNERS PVT. LTD.**, (PAN-AABCO1239M) a company incorporated under the Companies Act, 1956, having its office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata-700 042, represented by its one of the Director namely, **SRI PRABIR PAUL**, (PAN AFQPP2907Q),son of Sri Santi Ranjan Paul, by faith-Hindu, by occupation -Business, residing at Flat No.2404, URBANA, Tower-6, 783, Anandapur, P.O. EKP, P.S. Anandapur, Kolkata-700 107, as my true and lawful Attorney to do and execute inter alia the following acts, deeds and things :-

- 1 On my behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.
- 2 To execute, sign and prepare building plan or plans and submit the same to the building Department, The Kolkata Municipal Corporation upon signing and executing his name on the said plan or plans on our behalf and in my name and obtained the same from the Kolkata Municipal Corporation on payment of all fees and charges thereto.
- 3 To execute, sign and prepare the internal and external plan or plans for sewerage, drainage and submit the same to the Drainage Department, The Kolkata Municipal Corporation and sign and execute on the said plan or plans in my name and on my behalf and obtain the same from the Kolkata Municipal Corporation upon payment of all fees, charges etc.
- 4 To execute, sign and prepare any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the Kolkata Municipal Corporation, Building Department for regularisation and also appear before the K.M.C. Building Tribunal for hearing and obtain the same from the Kolkata Municipal Corporation, Building Department, on my behalf and in my name and also get Completion Certificate of the Building from the Kolkata Municipal Corporation.
- 5 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.
- 6 To negotiate for sale, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed



on the Schedule mentioned land with any person, firm, association, financial Institution, at such rate my said Attorney shall deem fit and proper.

- 7 My Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces out of Developer's allocation of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.
- 8 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces out of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on my behalf.
- 9 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements,

petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.

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

**AND GENERALLY** to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces out of Developer's allocation of the proposed multi-storied building to be constructed on the schedule mentioned land and all acts, deeds by my said Attorney shall be taken as our acts deeds and things as I was personally present and done the same myself.

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

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** a piece and parcel of Bastu land measuring 5 Cottah 6 Chittak be the same a more or less together with the 400 sq.ft. cemented floor asbestos shed structure standing thereon, situated at Mouza-Nayabad, J.L. No.25, Pargana-Khaspur, Touzi No.56, comprised R.S. & L.R.Dag No.196, appertaining to R.S. Khatian No.129, 130, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, and 126, corresponding to L.R. Khatian No.2529, being Municipal Premises No.2651, Nayabad, vide Assessee No.31-109-08-2763-0, Kolkata-700094 under P.S. formerly Tollygunge then Kasba, thereafter Purba Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, together



with all easements rights and appurtenances thereto, being butted and bounded as follows :-

On the North : 8' ft. wide Common Passage,

On the South : Premises No.3293, Nayabad,

On the East : 30' ft. wide Road,

On the West : Land of other,

**SECOND SCHEDULE ABOVE REFERRED TO**

(Owner' Allocation)

**ALL THAT** entire First floor and three car parking space on ground floor each measuring 110 sq.ft. of the proposed G+IV storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building

**THIRD SCHEDULE ABOVE REFERRED TO**

(Developer's Allocation)

**ALL THAT** save and except the Owner's allocation, the remaining constructed area of the proposed G+IV building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

**FOURTH SCHEDULE ABOVE REFERRED TO**

(Specification of the Construction)

1. Construction will be made as per sanction building plan of the K.M.C. with R.C.C structure frame work.
2. All the materials to be used will be brand new and first class quality and the workmanship will be of proper standard.

3. Aluminium channel sliding window 3/8 bar steel grill with glass panes and other necessary fittings will be provided in the window.
4. All doors will be of ISI Mark of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet.
5. Flooring will be of 2' x 2' size white marble/Tiles and normal dado of 6".
6. In the kitchen 6' ft x 12'-6" black stone slab cooking platform with steel sink and glazed tiles up to 3' ft height from the side of black stone slab.
7. In the Toilet, white glazed tiles on the wall up to 6' ft. height with white Indian pan / Commode , and standard taps in Toilet, one shower point, two tap in kitchen i.e. one in the sink and one under the sink and one wash basin point either in kitchen or in toilet.
8. Concealed electrical wiring with standard copper wires as per Architectural lay out in the manner hereunder written:-
  - Bed room – Two light point, one fan point and one 5 Amp plug
  - Dining – One 15 amp plug point, two light point, one fan point.
  - Kitchen, - one light point, one power point, one exhaust fan point.
  - Toilet - One light point and one exhaust fan point
  - Balcony – one light point.
9. Plaster of parish on the walls inside the flat.
10. Outer walls will be weather coat.
11. Concealed pipe line with low down cistern in the toilet.
12. All pipe line will be of plastic high density.
13. All masonry, sanitary, structural electrical painting work will be done as per specification of the Engineer to be engaged by the Developer.
14. That Balcony will be covered up to 2' ft. 6" inch and balance will open.
15. All extra work of fittings can be provided subject to approval of the engineer with extra cost.



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

SIGNED SEALED & DELIVERED

In presence of:-

1. *Alipor Police Court*  
*Alipor Police Court*  
*20/27*

2. *Director Land*  
*Alipor Police*  
*20/27*

*Probin Paul*  
 \_\_\_\_\_  
**OWNER**

Oiendrilla Promoters & Developers Pvt. Ltd.












*Probin Paul*  
 \_\_\_\_\_  
 Director  
**DEVELOPER**

Drafted by:-  
*Alipor Police Court*  
 Advocate  
 Alipore Police Court,  
 Kolkata-700027.  
*F460/89*

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

Name.....

Signature.....

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

Name.....

Signature..... *Robin Paul*

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

Name.....

Signature.....





आधार

भारत सरकार  
Unique Identification Authority of India

Enrolment No.: 0647/03107/64583

To  
PRABIR PAUL  
C/O Santu Ranjan Paul  
URBANA, TOWER-6, FLAT NO.-2404  
783 ANANDAPUR  
E.K.T  
E.K.1  
Kolkata West Bengal - 700107  
9433443846

Download Code: 280302018

Generation Code: 520602018

Signature valid



QR Code with Fingerprint

आपका आधार संमांक / Your Aadhaar No. :

9058 9891 0937  
VID : 9117 4808 1074 5403

मेरा आधार, मेरी पहचान



PRABIR PAUL  
Date of Birth: 07/10/1973  
Male/ MALE

9058 9891 0937  
VID : 9117 4808 1074 5403

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रतिलिपि द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का स्वयं उदघोष में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार  
Unique Identification Authority of India

Address:  
C/O Santu Ranjan Paul, URBANA,  
TOWER-6, FLAT NO.-2404, 783  
ANANDAPUR, E.K.T, Kolkata,  
West Bengal - 700107



QR Code with Fingerprint

9058 9891 0937  
VID : 9117 4808 1074 5403



9058 9891 0937  
VID : 9117 4808 1074 5403

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

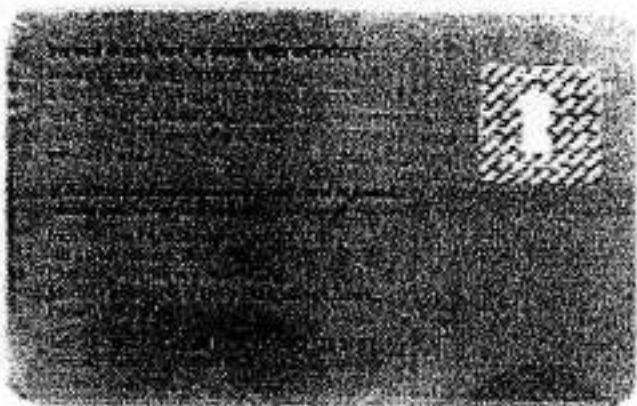


पैन नंबर सेवा कार्ड  
PAN Card Number Card  
AFOF12345G



नाम  
पता  
व्यक्ति का पता  
व्यक्ति का पता  
व्यक्ति का पता

*Prabir Lal*





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

OIENDRILA PROMOTERS AND  
DEVELOPERS PRIVATE LIMITED



आयकर विभाग

आयकर विभाग

Oiendrila Promoters & Developers Pvt. Ltd.

*E. Subudh*  
Director



2021

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

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

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

Presented for registration at 12:05 hrs on 06-12-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by PRABIR PAUL.

**Certificate of Market Value (WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,01,39,738/-

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

Execution is admitted on 06/12/2021 by PRABIR PAUL, Son of Rev SANTI RANJAN PAUL, URBANA TOWER-6, 783, ANANDAPUR, Flat No: 2404, P.O: E K T, Thana: Tiljala, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business

Indetified by ALOK SAFUI, Son of SANAT SAFUI, ALIPORE, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-12-2021 by PRABIR PAUL, DIRECTOR, OIENDRILA PROMOTERS AND OWNERS PVT LTD (Private Limited Company), 27B, BOSE PUKUR ROAD, City:-, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042

Indetified by ALOK SAFUI, Son of SANAT SAFUI, ALIPORE, 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 60/- ( E = Rs 28/-, H = Rs 28/-, M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 28/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/12/2021 5:57PM with Govt. Ref. No: 192021220126654138 on 02-12-2021, Amount Rs: 28/-, Bank: SBI EPay ( SBIEPay), Ref. No. 8421661428617 on 02-12-2021, Head of Account 0030-03-104-001-16


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 19,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2393, Amount: Rs.1,000/-, Date of Purchase: 03/12/2021, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/12/2021 5:57PM with Govt. Ref. No: 192021220126654138 on 02-12-2021, Amount Rs: 19,070/-, Bank: SBI EPay ( SBIEPay), Ref. No. 8421661428617 on 02-12-2021, Head of Account 0030-02-103-003-02

  
Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
South 24-Parganas, West Bengal



**Details :**

	Photo	Finger Print	Signature
<b>ABHINAV K SAFUI</b> Son of SANAT SAFUI ALIPORE, City:-, P.O:- ALIPORE, P.S:- Alipore, District-South 24-Parganas, West Bengal, India, PIN:- 700027			
	06/12/2021	06/12/2021	06/12/2021

Identifier Of PRABIR PAUL, PRABIR PAUL

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	PRABIR PAUL	OIENDRILA PROMOTERS AND OWNERS PVT LTD-8.86873 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	PRABIR PAUL	OIENDRILA PROMOTERS AND OWNERS PVT LTD-400.00000000 Sq Ft



भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No.: 2077/80128/00057

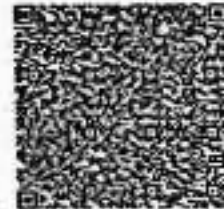
To  
Alok Safui  
S/O: Sanat Kumar Safui  
Kantha Villa , 3rd Floor 16/2 Rajani Kanta Das Road ,  
Kolkata  
Safui Para More P . S - Garfa  
Haltu  
Haltu  
Circus Avenue Kolkata  
West Bengal 700078  
9830828274

20/06/2016

372273220



MA722732205FT



आपका आधार क्रमांक / Your Aadhaar No. :

**3370 2325 6241**

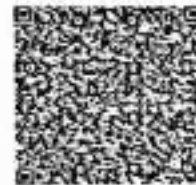
मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Alok Safui  
Father : Sanat Kumar Safui  
DOB : 24/02/1972  
Male



**3370 2325 6241**

मेरा आधार, मेरी पहचान



### Major Information of the Deed

	I-1603-12544/2021	Date of Registration: 10/01/2021
No / Year	1603-2002511851/2021	Office where deed is registered
Registry Date	02/12/2021 4:43:30 PM	1603-2002511851/2021
Applicant Name, Address & Other Details	Alok Safui Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9630828274, Status : Advocate	
Transaction	[0110] Sale, Development Agreement or Construction agreement	
Set Forth value	Rs. 1,01,39,738/-	
Stamp duty Paid(SD)	Rs. 20,070/- (Article:48(g))	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)	
	Additional Transaction: [4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
	Registration Fee Paid: Rs. 60/- (Article:E, E, E)	

#### Land Details :

District: South 24-Parganas, P.S.- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, Premises No: 2651, Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 5 Chatak 44.99 Sq Ft	1/-	1,00,31,738/-	Width of Approach Road: 30 Ft.,
<b>Grand Total :</b>				8.8687Dec	1/-	100,31,738 /-	



#### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft	1/-	1,08,000/-	Structure Type: Structure
<b>Total :</b>		400 sq ft	1/-	1,08,000 /-	

Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete





Word Details :

Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Finger Print
1	<b>PRABIR PAUL</b> Son of Rev SANTI RANJAN PAUL Executed by: Self, Date of Execution: 06/12/2021 , Admitted by: Self, Date of Admission: 06/12/2021 ,Place : Office	 06/12/2021	 LTB 06/12/2021
URBANA TOWER-6, 783, ANANDAPUR, Flat No: 2404, City:- , P.O:- E K T, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx7Q, Aadhaar No: 90xxxxxxxx0973, Status :Individual, Executed by: Self, Date of Execution: 06/12/2021 , Admitted by: Self, Date of Admission: 06/12/2021 ,Place : Office			

Developer Details :

Name,Address,Photo,Finger print and Signature	
SI No	Name
1	<b>OIENDRILA PROMOTERS AND OWNERS PVT LTD</b> 27B, BOSE PUKUR ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Finger Print
1	<b>PRABIR PAUL (Presentant )</b> Son of SANTI RANJAN PAUL Date of Execution - 06/12/2021, , Admitted by: Self, Date of Admission: 06/12/2021, Place of Admission of Execution: Office	 Dec 6 2021 12:29PM	 LTB 06/12/2021
URBANA TOWER-6, 783, ANANDAPUR, Flat No: 2404, City:- , P.O:- E K T, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx7Q, Aadhaar No: 90xxxxxxxx0937 Status : Representative, Representative of : OIENDRILA PROMOTERS AND OWNERS PVT LTD (as DIRECTOR)			



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 365208 to 365241

being No 160312544 for the year 2021.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2021.12.06 19:50:05 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/12/06 07:50:05 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)