

I-12877/22



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AM 618943

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

3. 2/3158943/22

[Signature]
District Sub-Registrar
Registrar U/S 7 (2)
Registration Code
Alipore, South 24 Parganas

07 NOV 2022

**DEVELOPMENT AGREEMENT ALONG WITH
DEVELOPER POWER OF ATTORNEY**

THIS DEVELOPMENT AGREEMENT ALONG WITH DEVELOPER
POWER OF ATTORNEY is made this the 7th day of November Two
Thousand and Twenty-two (2022)

BETWEEN

- 1247

11 OCT 2022

SL No. Date

Rs. 100/-

Name Tapesha Mishra

Address CALCUTTA HIGH COURT, KOL-1

SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
Kol-27



District Sub-Registrar IV
Registrar L/S 1318
Registration 1318
Alipore, South 24 Parganas
07 NOV 2022

Identified by:

Tapesha Mishra
Advocate
High Court, Calcutta

SRI NARESH CHOPRA, (PAN – ACDPC4401G), (Aadhaar No. 3561 8319 2308), son of Late Ram Ratan Chopra, by faith - Hindu, by Occupation – Business, by Nationality - Indian, residing at Plot No.113, Sector – B, Metropolitan Housing Society, South Canal Road, Post Office – Dhapa, Police Station – Tiljala, Kolkata – 700 105, District – South 24-Parganas, hereinafter called and referred to as the **OWNER/VENDOR/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include her legal heirs, executors, legal representatives, successors, administrators and assigns) of the **FIRST PART**

AND

SRI NARESH CHOPRA (HUF), (PAN – AAEHN5545B), represented by its 'Karta' namely **SRI NARESH CHOPRA, (PAN – ACDPC4401G), (Aadhaar No. 3561 8319 2308),** son of Late Ram Ratan Chopra, by faith - Hindu, by Occupation – Business, by Nationality - Indian, residing at Plot No.113, Sector – B, Metropolitan Housing Society, South Canal Road, Post Office - Dhapa, Police Station – Pragati Maidan, Kolkata – 700 105, District – South 24-Parganas, hereinafter called and referred to as the **“DEVELOPER/SECOND PARTY”** (which expression unless repugnant to the context shall mean and include its legal heir/ heirs, executor/ executors, administrator/ administrators, assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **SECOND PART.**

WHEREAS by virtue of a registered Deed of Conveyance dated 12th December, 1984, registered in the Office of Addl. District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Volume No.65, at Pages 348 to 359, Being No.5725, for the year 1984, one Mr. B.K. Lala, Sub-Ordinate Judge, 3rd Court, Alipore on behalf of one Smt. Kamala Bala Mondal, wife of Late Bholanath Mondal, residing at 81/3, Tollygunge Road, Kolkata – 700 033, sold, conveyed, transferred, assigned and granted a big plot of land measuring an area of 20 (Twenty) Bighas situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in R.S. Dag Nos.195 and 196 under R.S. Khatian Nos.117 and 118, corresponding to C.S. Dag No.102, C.S. Khatian Nos.5 & 6, formerly P.S. Tollygunge, thereafter P.S. Jadavpur, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, District South 24 Parganas, in favour of one (i) Sri Sasanka Sekhar Chowdhury, son of Late Kali Krishna Chowdhury, of 5/21,



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Bijoygarh, P.S. Jadavpur, Kolkata - 700 32 and (ii) Sri Dharendra Maitra, son of Sri Bhuban Mohan Maitra of 2/65, Gandhi Colony, Kolkata - 700 040.

AND WHEREAS thereafter by virtue of a registered Deed of Conveyance dated 15.01.1985, registered at the Office of District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Volume No.4, at Pages 270 to 277, Being No.220, for the year 1985, said (i) Sri Sasanka Sekhar Chowdhury and (ii) Sri Dharendra Maitra, sold, conveyed, transferred, assigned and granted part of the demarcated land measuring an area of 16 (Sixteen) Cottahs out of total land area measuring 20 (Twenty) Bighas situate in Mouza - Nayabad, J.L. No.25, R.S. No.3, Pargana - Khaspur, Touzi No.56, comprising in R.S. Dag Nos.195 and 196, under R.S. Khatian Nos.117 and 118, corresponding to C.S. Dag No.102, C.S. Khatian Nos.5 & 6, formerly P.S. Tollygunge, thereafter P.S. Jadavpur, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, District South 24 Parganas, in favour of one Smt. Minati Chowdhury, wife of Sri Prabir Chowdhury, of Mahajati Nagar, Birati, P.S. DumDum, Kolkata - 700 051.

AND WHEREAS thereafter the said Owner namely Smt. Minati Chowdhury developed the property and prepared a master plan wherein she showed several plots, road and Block owing to sell the same to different intending purchasers.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 12.08.1985, registered at the Office of District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Volume No.190, at Pages 255 to 268, Being No.11226 for the year 1985, said Smt. Minati Chowdhury, sold, conveyed, transferred, assigned and granted one plot of land measuring an area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. in Block "A" Plot No.39, situate in Mouza - Nayabad, J.L. No.25, R.S. No.3, Pargana - Khaspur, Touzi No.56, comprised in R.S. Dag No.195, measuring land area of 1 (One) Cottah 15 (Fifteen) Chittacks 08 (Eight) Sq.ft. and in R.S. Dag No.196, measuring land area of 14 (Fourteen) Chittacks 30 (Thirty) Sq.ft. totaling land area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft., under R.S. Khatian Nos.117 and 118, corresponding to C.S. Dag No.102, C.S. Khatian Nos.5 & 6, presently within P.S. Panchasayar, formerly P.S. Purba Jadavpur, District - South 24-Parganas, in favour of Smt. Krishna Majumder alias Krishna Mazoomder, wife of Sri Subrata Majumder of 58A, Park Street, P.S. Karya, Kolkata - 700 017.



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AND WHEREAS thereafter said Smt. Krishna Majumder, mutated and recorded her land in the record of The Kolkata Municipal Corporation known and numbered as K.M.C. Premises No.2643, Nayabad, within Ward No.109, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700094.

AND WHEREAS while enjoying the same peacefully by virtue of a registered Deed of Conveyance dated 10.04.2012, registered at the Office of District Sub-Registrar - III, Alipore, South 24-Parganas and recorded in Book No.I, CD Volume No.7, Pages from 5727 to 5745, Being No.03119 for the year 2012, said Smt. Krishna Majumder alias Krishna Mazoomder, sold, conveyed, transferred, assigned and granted her aforesaid purchased plot of land measuring an area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. in Block "A" Plot No.39, situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprised in R.S. Dag No.195, measuring land area of 1 (One) Cottah 15 (Fifteen) Chittacks 08 (Eight) Sq.ft. and in R.S. Dag No.196, measuring land area of 14 (Fourteen) Chittacks 39 (Thirty) Sq.ft. totaling land area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft., under R.S. Khatian Nos.117 and 118, corresponding to C.S. Dag No.102, C.S. Khatian Nos.5 & 6, known as K.M.C. Premises No.2643, Nayabad, within the Ward No.109, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 094, District - South 24-Parganas, in favour of one Smt. Nandini Ganguly, wife of Mr. Abhijit Ganguly, residing at 117A, Selimpur Road, Flat No. A-3, Ashina, P.O. Dhakuria, P.S. Jadavpur, Kolkata – 700 031, for a valuable consideration as mentioned therein.

AND WHEREAS after purchase said Smt. Nandini Ganguly, mutated and recorded her land in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.2643, Nayabad, within the Ward No.109**, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700094.

AND WHEREAS after purchasing the aforesaid plot of land said Smt. Nandini Ganguly mutated and recorded her name in the record of Ld. B.L. & L.R.O. Kasba vide Reference M/Case No.545/2013 and Memo No.18/mut/5385/BLRO/ ATM/Kasba dated 09.10.2013 and the property is now under R.S. Dag Nos.195 and 196, under present R.S. Khatian No.117 of said Mouza - Nayabad and accordingly the Ld. B.L. & L.R.O. Kasba, has issued the mutation Certificate in favour of said Smt. Nandini Ganguly.

AND WHEREAS thereafter the said Smt. Nandini Ganguly taken conversion in respect of the nature and character of her Land from 'Shali' to 'Bastu vide Case No.193/2014 and Memo No.17/3378/Con. Certificate/BLLRO/ATM/Kasba dated 02.07.2015 issued by Ld. BL. & L.R.O office Kasba.

AND WHEREAS while seized and possessed of by virtue of a registered Deed of Sale dated 30.05.2016, registered at the Office of District Sub-Registrar - V, Alipore, South 24-Parganas and recorded in Book No. 1, Volume No. 1630-2016, Pages from 49050 to 49073, Being No. 163001662 for the year 2016, said Smt. Nandini Ganguly, sold, conveyed, transferred, assigned and granted her aforesaid purchased plot of land measuring an area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. in Block "A" Plot No.39, situate in Mouza - Nayabad, J.L. No.25, R.S. No.3, Pargana - Khaspur, Touzi No.56, comprised in R.S. Dag No.195, measuring land area of 1 (One) Cottah 15 (Fifteen) Chittacks 08 (Eight) Sq.ft. and in R.S. Dag No.196, measuring land area of 14 (Fourteen) Chittacks 30 (Thirty) Sq.ft. totaling land area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft., under R.S. Khatian Nos. 117 and 118, corresponding to C.S. Dag No.102, C.S. Khatian Nos.5 & 6, known as K.M.C. Premises No.2643, Nayabad, within the Ward No.109, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700094, District - South 24-Parganas, in favour of the previous Owners/Vendors namely (1) Sri Bulbul Dey, son of Late Lal Mohan Dey and (2) Sri Abhijit Dey, both of Ruchira Residency, Tower-7, Flat No.6/3, 369, Purbachal Kalitala Main Road, Post Office : Haltu, Police Station - Garfa, Kolkata - 700078, District - South 24-Parganas, for a valuable consideration as mentioned therein.

AND WHEREAS after purchase the said previous Owners/Vendors namely (1) Sri Bulbul Dey and (2) Sri Abhijit Dey, jointly mutated and recorded their purchased land in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.2643, Nayabad, within Ward No.109**, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700094, District - South 24-Parganas and subsequently mutated and recorded their names in the record of Ld. B.L. & L.R.O. Kasba vide Reference M/Case No.919/2016 and Memo No.18/mut/206/BLLRO/ATM/Kasba/17 dated 16.01.2017 in the name of Sri Bulbul Dey and Reference M/Case No.920/2016 and Memo No.18/mut/205/ BLLRO/ATM/Kasba/17 dated 16.01.2017 in the name of Sri Abhijit Dey.

AND WHEREAS while enjoying the said property peacefully said Sri Bulbul Dey and Sri Abhijit Dey due to their urgent need of money declared to sell their said land and property as free from all encumbrances and by virtue of a registered Deed of Conveyance dated 16.10.2020, registered in the office of D.S.R. - IV, Alipore and entered into Book No. 1, Volume No. 1604-2020, Pages from 154353 to 154389, Deed No. 160403957 for the year 2020, the present **OWNER/VENDOR** herein has purchased the said plot of 'Bastu' land measuring an area of **2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. more or less** togetherwith one Tile shed measuring an area of 200 (Two Hundred) Sq.ft. standing thereon and also together with all easement rights upon the land and adjacent road/passage in Block "A" Plot No.39, situate in **Mouza - Nayabad, J.L. No.25, R.S. No.3, Pargana - Khaspur, Touzi No.56, comprising in R.S. Dag Nos.195 & 196, under present R.S. Khatian No.117, known as K.M.C. Premises No.2643, Nayabad, within Ward No.109, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700094, District - South 24 Parganas, as described in the SCHEDULE - 'A' below for a valuable consideration as morefully mentioned therein.**

AND WHEREAS after purchase the present **OWNER/VENDOR** has mutated his name in the record of K.M.C. in respect of his aforesaid purchased property known as K.M.C. Premises No. 2643, Nayabad, having Assessee No. 31-109-08-2754-0.

AND WHEREAS the present **OWNER/VENDOR** herein is the absolute owner and possessor of **ALL THAT** the said plot of 'Bastu' land measuring land area of **2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. more or less** togetherwith one Tile shed measuring an area of 200 (Two Hundred) Sq.ft. standing thereon and also together with all easement rights upon the land and adjacent road/passage in Block "A" Plot No.39, situate in **Mouza - Nayabad, J.L. No.25, R.S. No.3, Pargana - Khaspur, Touzi No.56, comprising in R.S. Dag Nos.195 & 196, under present R.S. Khatian No.117, known as K.M.C. Premises No.2643, Nayabad, within Ward No.109, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700094, District - South 24-Parganas, as described in the SCHEDULE - 'A' below and since purchase the present **OWNER** herein is in physical possession of the said property which is free from all encumbrances.**

AND WHEREAS the present **OWNER/VENDOR** now decided to develop the **SCHEDULE - 'A'** mentioned property by constructing a Ground plus Four storied building with lift facility, comprising of a number of residential flats on the different floors, Car Parking Space/s in the ground floor through his Developer-firm as per the sanctioned building plan duly sanctioned from The Kolkata Municipal Corporation.

AND WHEREAS the **DEVELOPER/SECOND PARTY** herein has primarily taken sanction of a Ground Plus three storied building Plan with Lift facility vide sanctioned building Permit No.2021120062 dated 20.04.2021 from The Kolkata Municipal Corporation Borough Office - XII and subsequently it has been revised as Ground Plus Four storied building Plan with Lift facility vide sanctioned building Permit No.2022120326 dated 28.09.2022 from The Kolkata Municipal Corporation Borough Office - XII at the Developer's own cost and expenses and now the **DEVELOPER/SECONDPARTY** and **VENDOR** desire to enter into this registered Development Agreement for the construction of a new Ground plus Four storied building with Lift facility upon the aforesaid property as per the sanctioned building plan under certain terms and conditions which has been decided by and between the Parties herein. Refer Annexure - X for Specification of Building Construction.

AND WHEREAS the **DEVELOPER** i.e. the party of the **SECOND PART** herein has agreed to make the construction of the proposed Ground plus Four storied building with lift facility in flat systems for residential and other purposes in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind of flats etc. after giving the Owner, the Owner's Allocation and accordingly the **OWNER** shall get one 3BHK residential flat being Flat No. 4A, on Fourth Floor, South-East-West side of the proposed building together with right to use one small Car Parking Space to be situated on the Ground Floor of the proposed building measuring an area of 90 (Ninety) Sq.ft. more or less. The **OWNER** shall also enjoy the undivided proportionate share of land and also the other common rights and facilities of the proposed building as mentioned in the **SCHEDULE "A"** and **"C"** herein below. This is the called the **OWNER'S ALLOCATION** as mentioned in the **SCHEDULE "B"** herein below.

AND WHEREAS the Party of the **SECOND PART** i.e. **DEVELOPER** herein shall get the remaining construction of the proposed building (excluding Owner's Allocation of the

proposed building as mentioned above). The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "D"** hereunder written. The Party of the **SECOND PART** shall erect the entire proposed Ground plus Four storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the sanction building plan duly sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats and Car Parking Spaces etc. The **DEVELOPER** shall enjoy the common rights and undivided proportionate share of land as mentioned in the **SCHEDULE - A and C** below.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term:
 - (a) **OWNER** : shall mean the party of the **FIRST PART** herein namely **SRI NARESH CHOPRA**, son of Late Ram Ratan Chopra, residing at Plot No.113, Sector - B, Metropolitan Housing Society, South Canal Road, Post Office - Dhapa, Police Station - Tiljala, Kolkata - 700 105, District - South 24-Parganas and his legal heir/heirs, executor/ executors, administrator/ administrators, and legal representative/ representatives.
 - (b) **DEVELOPER** : shall mean **SRI NARESH CHOPRA (HUF)**, represented by its 'Karta' namely **SRI NARESH CHOPRA**, son of Late Ram Ratan Chopra, residing at Plot No.113, Sector - B, Metropolitan Housing Society, South Canal Road, Post Office - Dhapa, Police Station - Pragati Maidan, Kolkata - 700 105, District - South 24-Parganas and its legal heirs, representatives, administrators and assigns.
 - (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
 - (d) **PREMISES** : shall mean the Property known as **K.M.C. Premises No.2643, Nayabad**, within **Ward No.109**, being Assessee No.31-109-08-2754-0, presently P.S.

Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700094, District – South 24-Parganas, as mentioned and described in the **SCHEDULE 'A'** hereunder written.

- (e) **BUILDING** : shall mean the proposed Ground plus Four storied building with lift facility to be constructed on the said premises as per aforesaid revised sanctioned building Permit No.2022120326 dated 28.09.2022 duly sanctioned by The Kolkata Municipal Corporation Borough Office – XII and subsequently any addition/ alteration/ modification/regularized building plan.
- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, stair ways, passages ways, driveways, common lavatories, meter space, water and water lines and plumbing lines, lift, lift room, lift lobby, underground water reservoir, over head water tank, water pump and motor, common toilet on Ground Floor, if any and other facilities, Care Taker's Room, if any as mentioned in the **SCHEDULE "C"** hereunder written, which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat Owners who shall purchase the same from the **DEVELOPER**.
- (g) **OWNER'S ALLOCATION** : The **OWNER** shall get one 3BHK residential flat being Flat No. 4A, on Fourth Floor, South-East-West side of the proposed building together with right to use one small Car Parking Space to be situated on the Ground Floor of the proposed building measuring an area of 90 (Ninety) Sq.ft. more or less. The **OWNER** shall also enjoy the undivided proportionate share of land and also the other common rights and facilities of the proposed building as mentioned in the **SCHEDULE "A"** and **"C"** herein below. This is called the **OWNER'S ALLOCATION** as mentioned in the **SCHEDULE "B"** herein below.
- (h) **DEVELOPER'S ALLOCATION** : The **DEVELOPER** herein shall get the remaining construction of the proposed building (excluding Owner's Allocation of the proposed building as mentioned above). The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "D"** hereunder written. The Party of the **SECOND PART** shall erect the entire proposed Ground plus Four storied building with lift facility at its cost and its supervision and labour to be

erected as per annexed Specification and also as per the aforesaid sanctioned building plan duly sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats and Car Parking Space etc. The **DEVELOPER** shall enjoy the undivided proportionate share of land and all common rights as mentioned in the **SCHEDULE - A** and **C** below.

- (i) **THE ARCHITECT** : shall mean such persons who will be appointed by the **DEVELOPER** for both designing and planning the building on the said premises.
 - (j) **BUILDING PLAN** : would mean such plan prepared or to be prepared by the Planner/Architect for the construction of the building duly sanctioned by The Kolkata Municipal Corporation Borough Office - XII at the cost of the **DEVELOPER**.
 - (k) **TRANSFER** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.
 - (l) **TRANSFeree** : shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.
3. **THE OWNER DECLARES** as follows:
- (a) That he is the absolute Owner and seized and possessed of and/or well and sufficiently entitled to the said property as described in the **SCHEDULE 'A'** below.
 - (b) That the **OWNER** has a good marketable title in respect of the said K.M.C. Premises No. 2643, Nayabad, within Ward No.109, being Assessee No.31-109-08-2754-0,

presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700094, District – South 24-Parganas.

- (c) That the said property is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
4. **THE OWNER AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
- (a) That the **OWNER** has hereby granted exclusive right to the **DEVELOPER** to undertake the new construction on the said Premises to be constructed by the **DEVELOPER** in accordance with the sanction building plan/plans duly sanctioned by The Kolkata Municipal Corporation.
- (b) (i) **OWNER'S ALLOCATION** : The **DEVELOPER** shall give the **OWNER** as the **OWNER'S ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written and rest sale proceeds etc., of the project shall be enjoyed by the **DEVELOPER** herein.
- (ii) **DEVELOPER'S ALLOCATION** : The **DEVELOPER** shall enjoy the Developer's Allocation as described in the **SCHEDULE-D** below.
- (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval of building plan and its addition/alternation/modification/verification of the sanctioned building plan from the appropriate authorities to be prepared, signed and submitted by the **DEVELOPER** for and in the name of the **OWNER** at the cost of **DEVELOPER** and if any addition/alteration/modification of making further plans for proposed construction are required the **OWNER** shall give such written permission to the **DEVELOPER** without any interruption.
- (d) For all that purpose of sanction of Building plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the **DEVELOPER** shall appear, represent, sign before the concerned authorities on behalf of the **OWNER** in her name and on her behalf in connection with any or all of the matters aforesaid and the **OWNER**, in such circumstances, shall give assistance/

co-operation/signatures whenever necessary to the **DEVELOPER** for the interest of the proposed project.

- (e) That the **DEVELOPER-Firm** shall erect the building in the said premises as per said sanctioned building plan and for the same the **OWNER** shall put her signature as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the Developer's allocation together with proportionate undivided land share and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER**.
- (f) The **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a Ground plus Four storied building with lift facility thereon in accordance with the aforesaid sanctioned building plan duly sanctioned by The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER**.
- (g) The **DEVELOPER** shall make, build, construct, supervise and carry out all the acts through contractors and sub-contractors in such manner as may be thought fit and proper by it for such construction of the said proposed building according to the aforesaid sanctioned building plan duly sanctioned by the concerned The Kolkata Municipal Corporation Office referred to in this Agreement on the said Property and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said property in terms of this Agreement.
- (h) That the **DEVELOPER** shall be exclusively entitled to its respective share of the **DEVELOPER'S ALLOCATION** of the proposed building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the others.
- (i) The **DEVELOPER** shall apply in the name of the **OWNER** and represent him before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement

and the **OWNER** shall not raise any objections for it on the contrary the **OWNER** shall give full co-operations for doing the proposed project.

(j) That the **DEVELOPER** shall at its own costs construct and complete the proposed building at the said premises in accordance with the sanctioned building plan duly sanctioned by The Kolkata Municipal Corporation Office and as well as hereby annexed specifications and the **DEVELOPER** shall take all the responsibility and risk regarding the construction of the proposed building and further covenant to complete the said building within 18 (Eighteen) months from the date of execution and completion of registration of this Development Agreement.

(k) That the **DEVELOPER** shall install in the said building at its own costs pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities as are required to be provided in the new building constructed for sale of the flats etc. therein on Ownership basis and as mutually agreed upon.

5. **THE OWNER HEREBY AGREES AND COVENANTS WITH THE DEVELOPER** as follows:-

- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the **DEVELOPER**.
- (ii) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the **DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.
- (iii) The **OWNER** positively give vacant possession of the entire premises as mentioned in the **SCHEDULE 'A'** hereunder to the **DEVELOPER** for making construction work of the proposed building as per aforesaid sanctioned building plan duly sanctioned by the concerned The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER**.
- (iv) The **DEVELOPER** shall sell all the Developer's Allocation of the proposed building, as described in the **SCHEDULE 'D'** hereunder written **TOGETHER**

WITH proportionate undivided share of land of the said premises and the common areas and facilities proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full i.e. entire consideration money from the intending purchasers of the relative flats and/or all other portions of the building from the **DEVELOPER'S ALLOCATION** as per its terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and by virtue of this Agreement the **DEVELOPER** shall have right to execute and register all the Conveyance/s, Deeds or Agreement for sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**.

- (v) The **OWNER** hereby empowers and authorizes the **DEVELOPER** to do this project in connection with the said property as described in the **SCHEDULE - A** hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds, and to make Agreement for Sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well sewerage plan and to take water or electric connection therein and also to execute any document, declaration or affidavit for the interest of the project etc. to appoint different type of professional men, to appoint Advocate, to receive part or full consideration money on the **DEVELOPER'S ALLOCATION**, to negotiate any matter for the said property etc.

6. THE OWNER HEREIN EXECUTE THE POWER OF ATTORNEY IN FAVOUR OF THE DEVELOPER HEREIN BELOW:

I the **OWNER** herein namely, **SRI NARESH CHOPRA**, (PAN - **ACDPC4401G**), (Aadhaar No. **3561 8319 2308**), son of Late Ram Ratan Chopra, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Plot No.113, Sector - B, Metropolitan Housing Society, South Canal Road, Post Office - Dhapa, Police Station - Tiljala, Kolkata - 700 105, District - South 24-Parganas, do hereby appoint **SRI NARESH CHOPRA (HUF)**, (PAN - **AAEHN5545B**), represented by its 'Karta' namely **SRI NARESH CHOPRA**, (PAN - **ACDPC4401G**), (Aadhaar No. **3561 8319 2308**), son of Late Ram Ratan Chopra, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Plot No.113, Sector - B, Metropolitan Housing Society, South Canal Road, Post Office - Dhapa, Police Station - Pragati Maidan, Kolkata - 700

105, District – South 24-Parganas, as my lawful Constituted Attorney on my behalf to do the following acts in respect of my said property as mentioned in the **SCHEDULE** below:

- i. To look after and manage the property on behalf of the **OWNER**.
- ii. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices and in any other Office of Government, in the Office of The Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayat or any other office or Local Authority on behalf of me and for such purpose my said Attorney may accept service of any summons or any notice issued by any authority, shall be received by my said Lawful Attorney.
- iii. To sign and verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the **SCHEDULE - A** hereunder written in any such Court or Office.
- iv. To appoint, engage on my behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever my said Attorney shall think proper to do so and to discharge and/or terminate his appointments.
- v. To cause mutation of my said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and also in the record of Ld. B.L. & L.R.O. within the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on my behalf.
- vi. To demarcate or delineate my said property that be necessary for the said purpose by virtue of a Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered before the concerned registering authority and/or to sewer any affidavit related thereto.

- vii. To deposit the revenue for my said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
- viii. To sign all the plans to be submitted before the concerned authority/authorities for the sanction of the new building plan, revised building Plan, addition and/or alteration Plan horizontally or vertically and/or modified Plan and/or regularised Plan and/or completion Building Plan for my said property and sign all the papers related thereto and to sign the same on my behalf the addition and/or alteration Plan horizontally or vertically and/or modified or revised or regularized Plan and submit the same before The Kolkata Municipal Corporation for sanction and then to get delivery the same along with the Completion Certificate and also Completion Plan of the building on my behalf from The Kolkata Municipal Corporation and execute any affidavit related thereto and also sign, execute and register any Deed of Declaration to be required for the same related to my said property.
- ix. To sign drainage and sewerage Plan of the property and submit the same before the Kolkata Municipal Corporation in respect of the Premises and to sign all other papers related thereto.
- x. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the **SCHEDULE - A** below and also to sign all the papers related thereto.
- xi. To look after and to control all the affairs for the development of the said land and construction of a new Ground plus Four storied building with Lift facility which is being erected as per sanction building Plan duly sanctioned by The Kolkata Municipal Corporation or other approval of the Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign, execute and register on behalf of the owner all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE - A** below related thereto and registrar the such document as per requirement for the interest of the proposed project.
- xii. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction, modification, revised and/or addition and/or alteration of sanctioned plans by the

appropriate authority and other appropriate authorities after signing from the landowner.

- xiii. To appear and represent on behalf of the **PRINCIPAL** i.e. **LAND OWNER** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal Police, necessary Departments of Government of West Bengal, in connection with the modification and/or addition and/or alteration of Development plans horizontally or vertically for the above mentioned property and also for the interest of the proposed project.
- xiv. To pay fees for obtaining the addition, alteration, modification and/or revised Plan horizontally or vertically and such other orders and permissions from the necessary authorities on behalf of the landowner as required for sanction, modification, addition and/or alteration of the Development Plan horizontally or vertically and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as my Attorney shall think fit and proper.
- xv. To receive the excess amount of fees, if any, paid for the purpose of modification, addition, alteration, revised and/or completion building plan to be sanctioned from the authority or authorities.
- xvi. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper.
- xvii. To apply for obtaining electricity gas, water sewerage, drainage, lift, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto on behalf of the **OWNER** and submit the same before the concerned authority/ authorities for such connection of electric, drainage and sewerage, water, telephone, gas, connection etc. and to execute and sign all paper plan for sanction drainage and sewerage connection of the said entire property and to do all such other acts, To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.

- xviii. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
- xix. To appear and represent me before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
- xx. To negotiate with others for giving possession of the flats, Car Parking Spaces, commercial Spaces, if any etc. in lieu of proper considerations sum against the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of this registered Development Agreement below and the **DEVELOPER** shall do all the acts in the Premises and the **DEVELOPER** shall get the **DEVELOPER'S ALLOCATION** as within mentioned.
- xxi. To collect advance or part payment or full consideration money from the intending purchasers of the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of this registered Development Agreement, alongwith the proportionate share of land and grant receipt in favour of the interested persons/persons who are interested to take possession of the flat/ flats, Car Parking Space/s, commercial Space/s, if any etc. in lieu of satisfactory consideration.
- xxii. To advertise in different news papers and display, hoarding in different places and also to engage agency or agencies for giving possession of the Developer's Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the Developer's Allocation as mentioned in this registered Development Agreement to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.
- xxiii. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/ Car Parking Spaces, commercial Spaces, if any including proportionate land share of the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** below alongwith the proportionate share of land at my said premises or any part thereof and for that purpose to sign and execute all deeds, as my said Attorney shall think fit and proper as per this registered Development Agreement.

- xxiv. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- xxv. To receive part or full consideration sum against the Developer's Allocation as mentioned in the **SCHEDULE - D** of this registered Development Agreement from the intending purchasers and acknowledges the receipt of the same.
- xxvi. To appear and represent me before any Notary Public, office of the Additional District Sub-Registrar, Scaldah, District Sub-Registrar offices at Alipore, Addl. Registrar of Assurance/s at Kolkata, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration and or any kind of instrument writing executed and signed by the said Attorney in any manner concerning the said property as per this registered Development Agreement in connection with the **DEVELOPER'S ALLOCATION** only and present the same before the Registrar for registration.
- xxvii. To take necessary steps for registration of the Developer's Allocation as mentioned in the **SCHEDULE - D** of this registered Development Agreement or any part alongwith the proportionate share of land by the Developer i.e. the Attorney herein.
- xxviii. To convey, prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
- xxix. To file and defend suits, cases, appeals and applications of whatsoever nature for and on my behalf or to be institute preferred by or any person or persons in respect of the said property.
- xxx. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the entire Premisesdeeds and things as may be deemed fit and proper by the said Attorney on my behalf.
- xxxi. To sign, declare and/or affirm any plaints, written statements petitions, affidavits, verifications, vakalatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.

xxvii.

To deposit and withdraw free, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

AND GENERALLY TO act as my Attorney in relation to all matters touching my said property and on my behalf to do all instruments, acts, nature, deeds except sale of fresh Owner's Allocation and things as fully and effectually as I would do if I would personally present in connection with the construction of the building.

AND I hereby ratify and confirm and agree or undertakes and whatsoever my said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming and other works for the purpose of Development.

The Attorney i.e. the **DEVELOPER** shall do all other acts on behalf of the **OWNER** in respect of the said property by virtue of this Power of Attorney.

7. **THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNER** as follows :-

- (i) To get maximum sanction area from The Kolkata Municipal Corporation the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at **DEVELOPER'S** cost.
- (ii) To complete the construction of the building within 18 (Eighteen) months from the date of execution and completion of registration of this Development Agreement. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if such construction work is hampered the such delay shall not be counted and the **DEVELOPER** shall have liberty to extend the time as mutually decided.
- (iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- (iv) Not to do any act, deed or thing from the part of the **OWNER** whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** in the said building.
- (v) Completion time of the project shall be 18 (Eighteen) months from the date of

execution and completion of registration of this Development Agreement.

(vi) All expenses for the project including supervision for construction of the proposed building and also Completion Certificate of the building shall be paid by the **DEVELOPER**. The **OWNER** has cleared up all the outstanding taxes and liabilities of K.M.C. in respect of the said property up to the date of sanction of the building plan and collected necessary Tax Clearance Certificate and Assessment Roll from the authority concerned. The **OWNER** shall have to pay the K.M.C. taxes after getting possession of the Owner's allocation in the said building. The **DEVELOPER** shall pay the taxes for the period of construction of the building and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers.

(vii) The complete construction specification shall be part of the agreement under annexure X.

8. **MUTUAL COVENANT AND INDEMNITIES :-**

(i) The **OWNER** hereby undertakes that the **DEVELOPER** shall be entitled to the entire proposed construction excluding the Owner's Allocation and shall enjoy its Allocation without interference or disturbances from the Owners' end, provided the **DEVELOPER** shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.

(ii) The **OWNER** is executing and registering a Development Power of Attorney by these presents in favour of the **DEVELOPER** to complete the project and also register all the Deeds including Agreement for Sale and Conveyance Deeds in respect of Developer's Allocation in favour of the intending purchasers and the **DEVELOPER** shall also execute and register the Deed of Conveyance in favour of the intending Purchasers on the **DEVELOPER'S ALLOCATION** (strictly excluding the Owner's Allocation) and the **OWNER** shall join in the same when he shall be called for, if required.

(ii) After taking possession of the Owner's Allocation in the said building the **OWNER** shall have to pay the necessary maintenance of the building and also the proportionate taxes. The **DEVELOPER** shall pay the taxes for the period of construction of the building in respect of building and thereafter the maintenance

and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers.

- (iv) That if any accident occurs during the continuance of the constructional work of the project and any injury or death-casualty takes place relating to the masons and / or labourers etc., the **DEVELOPER / SECOND PARTY** and /or its engaged persons only will be liable for the said accident and the **OWNER / FIRST PARTY** will not be held responsible or liable in any manner whatsoever.
- (v) That during pendency of this Agreement if the Owner leaves this material world, his legal heirs/successors shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the **DEVELOPER**. The **OWNER'S ALLOCATION** shall then remain unchanged.
- (vi) The **OWNER** shall take proper initiative to enjoy all easement rights upon the adjacent passage on which the entire project depend upon.

9. **JURISDICTION :**

All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta.

SCHEDULE OF THE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)
SCHEDULE - 'A'

ALL THAT piece and parcel of 'Bastu' land measuring an area of **2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. more or less** togetherwith one residential Tile shed measuring an area of **200 (Two Hundred) Sq.ft.** standing thereon having cemented flooring whereon a new Ground plus Four storied building with lift facility shall be erected as per aforesaid revised sanctioned building plan vide building Permit No.2022120326 dated 28.09.2022 duly sanctioned by The Kolkata Municipal Corporation Borough Office - XII and the said land and property is situated in Block "A" Plot No.39, situated in **Mouza - Nayabad, J.L. No.25, R.S. No.3, Pargana - Khaspur, Touzi No.56**, comprising in present **R.S. Dag No.195** measuring land area 1 (One) Cottah 15 (Fifteen) Chittacks 8 (Eight) Sq.ft. and in **R.S. Dag No.196** measuring land area of 14 (Fourteen) Chittacks 30 (Thirty) Sq.ft. totaling land area **2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft.**, under **R.S. Khatian No.117**, known as **K.M.C. Premises No.2643, Nayabad,**

within Ward No.109, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700094, District – South 24-Parganas. The entire property is butted and bounded by :

<u>ON THE NORTH</u>	:	Plot No.23 of R.S. Dag No.195(Part);
<u>ON THE SOUTH</u>	:	40'-0" wide K.M.C. Road;
<u>ON THE EAST</u>	:	Property of others of R.S. Dag No.195 and 196(Part);
<u>ON THE WEST</u>	:	Plot No.38 of R.S. Dag No.195 and 196(Part).

SCHEDULE – 'B' ABOVE REFERRED TO
(OWNER'S ALLOCATION)
TO BE OBTAINED FROM THE DEVELOPER

The **OWNER** shall get one 3BHK residential flat being Flat No. 4A, on Fourth Floor, South-East-West side of the proposed building together with right to use one small Car Parking Space to be situated on the Ground Floor of the proposed building measuring an area of 90 (Ninety) Sq.ft. more or less. The **OWNER** shall also enjoy the undivided proportionate share of land and also the other common rights and facilities of the proposed building as mentioned in the **SCHEDULE "A"** above and **SCHEDULE "C"** herein below. This is called the **OWNER'S ALLOCATION**.

SCHEDULE – 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

1. All stair-cases and stair landings on all the floors of the said building.
2. Stair-case of the building leading towards the vacant roof.
3. Common passages including main entrances on the ground floor leading to the top floor vacant roof of the building.
4. All common services and upon common spaces and undivided proportionate share of land and rights, liberties, easement and privileges and appendages and appurtenances to be enjoyed by the Co-owners.
5. Roof, Mounted Room, if any, Parapet wall of the building are for the purpose of common services and right.

6. Water pump, overhead water tank and all water supply line and plumbing lines.
7. Common Electric meter space, electric meter board, Electricity service and electricity main line wirings and lighting.
8. Drainages and sewerages including man-hole, junction pits etc. and drive way.
9. Boundary walls, main gate and/or side gates if any.
10. Vacant space and common Toilet, if any on the Ground Floor.
11. Lift and lift machine room of the building
12. Right of egress and ingress of car from the Car Parking Space to the outside road through common vacant space situated in front of the Car Parking Space.
13. Such other common parts, areas, equipments and installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to other user and occupier of the Unit, in common and as are specified by the Developer expressly to be the common parts after construction of the building.

SCHEDULE – 'D' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The **DEVELOPER** herein shall get the remaining construction of the proposed building (excluding Owner's Allocation of the proposed building as mentioned above). The Party of the **SECOND PART/ DEVELOPER** shall erect the entire proposed Ground plus Four storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the sanctioned building plan duly sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats and Car Parking Spaces etc. The **DEVELOPER** shall enjoy the common rights and undivided proportionate share of land as mentioned in the **SCHEDULE – "A"** and **"C"** above. The **DEVELOPER** shall enjoy the common rights alongwith undivided proportionate land share out of total land as mentioned in the **SCHEDULE – "A"** herein and all the common facilities as mentioned in the **SCHEDULE – 'C'**.

IN WITNESS WHEREOF the parties herein put their respective hand and seals
on this day, month and year first above written.

WITNESS:

1. Abhejit Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700086

Naresh Chopra

SIGNATURE OF THE OWNER

2. Rajat Chopra
Metropolitan
Kolkata - 700105

OR NARESH CHOPRA (HUF)

Naresh Chopra
Karto

SIGNATURE OF THE DEVELOPER

PREPARED & DRAFTED BY :

Tapesh Mishra

(TAPESH MISHRA)

ADVOCATE [Enrol. No. F/1224/07]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin

Place, Kolkata-700086

Mob. 9836115120

Email: tapesh.mishra85@gmail.com

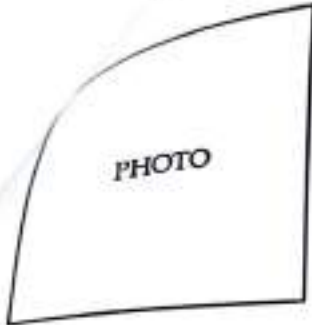
SCHEDULE OF WORK**ANNEXURE : X****(SPECIFICATION OF THE BUILDING CONSTRUCTION)****All Civil work as per I.S.I. standard.**

1. **STRUCTURE** : The main structure will be made of reinforce steel of grade fe415 N/m²& cement concrete of M20 Grade (or as per Drawing) comprising columns, beams, foundation etc. Waterproofing treatment for roof & cover with Cement Tiles.
2. **BRICK WORK** : All external walls will be of good quality bricks and Cement and sand mortar with having 200 mm thickness. And all the internal walls and walls of stair case balcony etc. will be of 125 mm thickness.
3. **PLASTERING** : External plastering will be 15 mm thick with (1:4) Cement and Sand mortar. The internal plastering to wall will be 20 mm thick with (1:4) cement and sand mortar and 10 mm. thick to ceiling with (1:4) cement and sand mortar.
4. **FLOORING** : Flooring will be done by Vitrified Floor Tiles of size 2'X2' with 4" inches skirting. The stair cases flooring shall be done by Kota Stone.
5. **DOORS** : All the door frames will be of wooden (Shal) provided with 32 mm thick commercial flush door with aluminum fittings, main entrance door of each flat will be one side teak decorating and one side commercial ply painted with brass fittings.
6. **WINDOWS** : All windows would be made of Anodized (in any one color) Aluminum frame with tinted glass fitted with suitable handle open able / sliding.
7. **TOILET AND W.C.** : All toilets will be provided with ½" section 34 concealed pipe lines (ISI), white porcelain Basin, 1 European Commode and PVC Cistern, 3 Taps, shower and provision of hot water line. Toilets will have 6' feet height glaze tiles from floor level. In case of W.C, one European Type commode and two taps and 1 washbasin (of Hindware / Parryware with Essco / Johnson or equivalent brand in White Color) with 6' height glazed tiles (of Kajaria / Nitco / City or Equivalent of 12" X 8" size) from floor level will be provided.
8. **KITCHEN** : Granite stone cooking platform having gas Cylinder space finished with 3' feet tiles (of Kajaria / Nitco / City or Equivalent of 12" X 8"

size) on wall of cooking platform, One stainless steel sink, and black stone rack and two water taps one connecting with the sink.

9. **PAINTING** : All interior wall and ceiling will be finished with plaster of Paris. All wooden and steel surfaces would be painted with First Class paint (Berger / Asian Paints or equivalent) over a coat of primer and the external surface would be painted with Weather Seal paint (Berger / Asian paints or equivalent).
10. **WATER ARRANGEMENTS** : Arrangement for water supplied by KMC or Deep Tube Well and the entire water pipe lines will be of quality P.V.C. pipe (ISI) and conceal as necessary.
12. **ELECTRICALS** : All electrical lines and wirings will be of concealed with Fire Retardant copper wire (Havells / Finolex or equivalent) and modular switches (Havells / Anchor / Siemens or equivalent), Havells MCB and will be provided as follows:
 - o EACH BED Room: 2 light points and 1 night lamp point, 1 Fan point, 1 AC point in master bedroom and 2 plug points.
 - o DINNING: 2 light points, 2 Fan points, 2 plug points, 1 power point , 1 TV & Phone point
 - o KITCHEN: 1 light point, 1 plug point, 1 Power point and 1 Exhaust Fan/ Chimney point.
 - o TOILET: 1 light point, 1 Power point, 1 Exhaust Fan point.
 - o BALCONY: 1 light point in each balcony.
 - o ENTRANCE GATE of each Flat will be provided with one calling bell.
 - o ROOF: 1 light point.
 - o STAIR CASE: 1 light point in each landing.
 - o Lift shall be installed.
13. **FABRICATION**: MS Steel grills provided on all windows and in staircase and balconies up to 1.2m height.

It is noted that if any extra work is done out of the said specification by the **OWNER**, for such extra work, the **OWNER** shall pay the necessary cost to the **DEVELOPER**.



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature



Nareesh chopra

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name... NAREESH CHOPRA

Signature *Nareesh chopra*



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature

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



192022230162439028

GRN Details

GRN:	192022230162439028	Payment Mode:	SBI Epay
GRN Date:	07/11/2022 10:51:08	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	1449956551223	BRN Date:	07/11/2022 10:51:40
Gateway Ref ID:	223117016901	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	071120222016243901	Payment Init. Date:	07/11/2022 10:51:08
Payment Status:	Successful	Payment Ref. No:	2003158943/1/2022

[Query No**/Query Year]

Depositor Details

Depositor's Name: Mr TAPESH MISHRA
Address: H C CALCUTTA
Mobile: 9836115120
Period From (dd/mm/yyyy): 07/11/2022
Period To (dd/mm/yyyy): 07/11/2022
Payment Ref ID: 2003158943/1/2022
Dept Ref ID/DRN: 2003158943/1/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003158943/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	6970
2	2003158943/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	6998

IN WORDS: SIX THOUSAND NINE HUNDRED NINETY EIGHT ONLY.



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

Query No / Year	2003158943/2022	Office where deed will be registered
Query Date	07/11/2022 10:20:06 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Tapeshe Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 57,27,249/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2643, , Ward No: 109, Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 13 Chatak 38 Sq Ft	1/-	56,73,249/-	Width of Approach Road: 40 Ft.,
Grand Total :				4.7277Dec	1 /-	56,73,249 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	



SI No	Name & address	Status	Execution Admission Details :
	<p>Naresh Chopra of Late Ram Ratan Chopra, Plot No.113, Sector - B, Metropolitan Housing Society, South Canal Road,, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. acxxxxx1g, Aadhaar No.: 35xxxxxxxx2308, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	<p>NARESH CHOPRA HUF (HUF) ,Plot No.113, Metropolitan Housing Society, South Canal Road, Block/Sector: B, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 PAN No. AAxxxxx5B, ,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative</p>	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	<p>Mr Naresh Chopra Son of Mr Ram Ratan Chopra, Plot No.113, Metropolitan Housing Society, South Canal Road, Block/Sector: B, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxx1G , Aadhaar No.: 35xxxxxxxx2308</p>	NARESH CHOPRA HUF (as Karta)

Identifier Details :

Name & address
<p>Mr Tapesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Naresh Chopra, Mr Naresh Chopra</p>

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Naresh Chopra	NARESH CHOPRA HUF-4.72771 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri Naresh Chopra	NARESH CHOPRA HUF-200 Sq Ft



Land or Building Details as received from KMC :

Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
Assessment No. : 311090827540 Premises No. : 2643 Ward No. : 109 Street Name : NAYABAD	Reference Deed No. : I-3957/2020 Date of Registration. : Oct 16, 2020 Office Where Registered : DSR- IV,ALI	Owner Name : SRI NARESH CHOPRA Owner Address : PLOT NO-113, SECTOR-B , METRO POLITAN HOUSING SOCIETY, SOUTH CANAL ROAD , P.O-DHAPA, P.S- TILJALA , KOLKATA-700075 Pin No. : 700075	Character of Premises: Vacant Land Total Area of Land: 02 Cottah, 13 Chatak, 38 SqFeet,
L1 Assessment No. : 311090827540 Premises No. : 2643 Ward No. : 109 Street Name : NAYABAD	Reference Deed No. : I-3957/2020 Date of Registration. : Oct 16, 2020 Office Where Registered : DSR- IV,ALI	Owner Name : SRI NARESH CHOPRA Owner Address : PLOT NO-113, SECTOR-B , METRO POLITAN HOUSING SOCIETY, SOUTH CANAL ROAD , P.O-DHAPA, P.S- TILJALA , KOLKATA-700075 Pin No. : 700075	Character of Premises: Vacant Land Total Area of Land: 02 Cottah, 13 Chatak, 38 SqFeet,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 07-12-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 07-12-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This e-Assessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





भारत सरकार
GOVERNMENT OF INDIA



नारेश चोपड़ा

NARESH CHOPRA

जन्म तारीख / DOB : 04-04-1959

पुरुष / MALE



3561 8319 2308

आमर आधार, आमर परिचय

Naresh Chopra



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:

113 सेक्टर बी, कानाल साउथ रोड,
मेट्रोपॉलिटन हाउसिंग सोसायटी, धापा,
दक्षिण पश्चिम,
पिनकोड - 700105

Address

113 SECTOR-B CANAL
SOUTH ROAD
METROPOLITAN
HOUSING SOCIETY
Dhapa S.O South Twenty
Four Parganas West
Bengal -700105




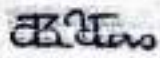


1947
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 061

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ACDPC4401G	
	नाम / NAME NARESH CHOPRA	
	पिता का नाम / FATHER'S NAME RAM RATAN CHOPRA	
	जन्म तिथि / DATE OF BIRTH 04-04-1959	
हस्ताक्षर / SIGNATURE		
		आयकर आयुक्त, प.सं.-11 COMMISSIONER OF INCOME-TAX, W.B. - II

Naresh Chopra

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NARESH CHOPRA (HUF)



07/09/1990

Permanent Account Number

AAEHN5545B

00012007

Naresh Chopra

Major Information of the Deed

Deed No :	I-1604-12877/2022	
Query No / Year	1604-2003158943/2022	Date of Registration
Query Date	07/11/2022 10:20:06 AM	07/11/2022
Applicant Name, Address & Other Details	Office where deed is registered	
	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Transaction	Tapes Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate	
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	
Set Forth value	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Rs. 2/-	Market Value	
Stampduty Paid(SD)	Rs. 57,27,249/-	
Rs. 7,070/- (Article:48(g))	Registration Fee Paid	
Remarks	Rs. 60/- (Article:E, E, E)	
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :




District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2643, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 13 Chatak 38 Sq Ft	1/-	56,73,249/-	Width of Approach Road: 40 Ft.,
Grand Total :				4.7277Dec	1 /-	56,73,249 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	




and Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Naresh Chopra (Presentant) Son of Late Ram Ratan Chopra Executed by: Self, Date of Execution: 07/11/2022 , Admitted by: Self, Date of Admission: 07/11/2022 ,Place : Office	Photo  07/11/2022	Finger Print  LTI 07/11/2022	Signature  07/11/2022
Plot No.113, Sector - B, Metropolitan Housing Society, South Canal Road,, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxx1g, Aadhaar No: 35xxxxxxxx2308, Status :Individual, Executed by: Self, Date of Execution: 07/11/2022 , Admitted by: Self, Date of Admission: 07/11/2022 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	NARESH CHOPRA HUF Plot No.113, Metropolitan Housing Society, South Canal Road, Block/Sector: B, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Naresh Chopra Son of Mr Ram Ratan Chopra Date of Execution - 07/11/2022, , Admitted by: Self, Date of Admission: 07/11/2022, Place of Admission of Execution: Office	Photo  Nov 7 2022 1:30PM	Finger Print  LTI 07/11/2022	Signature  07/11/2022
Plot No.113, Metropolitan Housing Society, South Canal Road, Block/Sector: B, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1G, Aadhaar No: 35xxxxxxxx2308 Status : Representative, Representative of : NARESH CHOPRA HUF (as Karta)				

Partner Details :

	Photo	Finger Print	Signature
Mr Tapesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	07/11/2022	07/11/2022	07/11/2022

Identifier Of Shri Naresh Chopra, Mr Naresh Chopra

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Naresh Chopra	NARESH CHOPRA HUF-4.72771 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Naresh Chopra	NARESH CHOPRA HUF-200.00000000 Sq Ft

On 07-11-2022

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.

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

Presented for registration at 13:25 hrs on 07-11-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Naresh Chopra ,Executant.

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 57,27,249/-

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

Execution is admitted on 07/11/2022 by Shri Naresh Chopra, Son of Late Ram Ratan Chopra, Plot No.113, Sector - B, Metropolitan Housing Society, South Canal Road,, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Business

Identified by Mr Tapesh Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-11-2022 by Mr Naresh Chopra, Karta, NARESH CHOPRA HUF (HUF), Plot No.113, Metropolitan Housing Society, South Canal Road, Block/Sector: B, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Identified by Mr Tapesh Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/11/2022 10:51AM with Govt. Ref. No: 192022230162439028 on 07-11-2022, Amount Rs: 28/-, Bank: SBI EPay (SBlePay), Ref. No. 1449956551223 on 07-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 100.00/- by online = Rs 6,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1247, Amount: Rs.100.00/-, Date of Purchase: 08/10/2022, Vendor name: Smriti Bikash Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/11/2022 10:51AM with Govt. Ref. No: 192022230162439028 on 07-11-2022, Amount Rs: 6,970/-, Bank: SBI EPay (SBlePay), Ref. No. 1449956551223 on 07-11-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 387190 to 387225

being No 160412877 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.17 11:37:08 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/11/17 11:37:08 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)