

#151/23

L. 7768/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Q. No. 807601A98/2023
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Certified that the document is admitted for registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
 Behala, South 24 Parganas

27 JUN 2023

DEVELOPMENT POWER OF ATTORNEY

THIS INDENTURE is made on this 27th day of June
 2023 (Two Thousand Twenty Three)

BETWEEN

For SANGITAA CONSTRUCTION

Proprietor

40889

Name : A. K. SINGH, Advocate
Address : High Court, Calcutta
Kolkata - 700001

Rs.
Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

02 JUN 2023

Shandehal



5713
12/6/23

Shandehal

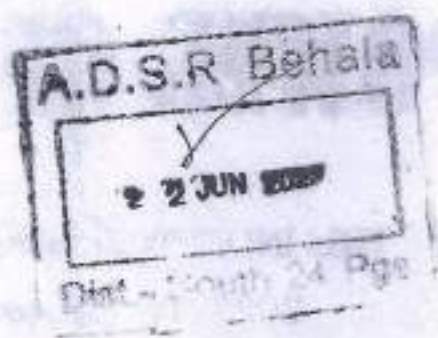


5716

For SANGITAA CONSTRUCTION

Shetty
Proprietor

Shetty



5717

Dipak Kumar Das
Dipak Kumar Das
Advocate
Alipore Judges' Court
Kolkata-700 027

SRI SAURAV KHANDELWAL, (PAN: BGXPK5911N, AADHAAR NO. 972010219718), son of Sri Prem Narayan Khandelwal, by faith-Hindu, by occupation-Business, Nationality-Indian, residing at 10/16A, Siddhinath Chatterjee Road, Post Office - Behala, Police Station - Parnasree, Kolkata, West Bengal -700034, hereinafter called and referred to as the "**OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

A N D

SANGITAA CONSTRUCTION, a Proprietorship firm, having its registered office at 309F, Ho-Chi-Minh-Sarani, "Sangitaa Residency", 1st Floor, Post Office -Sarsuna, Police Station - Sarsuna, Kolkata-700061, represented by its sole Proprietor- **SRI BAPI CHATTERJEE, (PAN: ACHPC8691G, AADHAAR NO.4623 0733 5154)**, son of Sri Madhusudan Chatterjee, by faith-Hindu, by occupation-Business, Nationality-Indian, residing at 309E, Ho-Chi-Minh-Sarani, "Sangitaa Residency", Block-"B", Post Office - Sarsuna, Police Station - Sarsuna, Kolkata-700061, hereinafter called and referred to as the "**PROMOTER/DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor in office, legal representatives and assigns) of the **OTHER PART.**

WHEREAS one Sambhu Charan Bhattacharjee was the Owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring 38 decimals, be the same or a little more or less, lying and situated in R.S. Dag No. 273; **ALL THAT** piece and parcel of Sali land measuring 31 decimals be the same or a little more or less, lying and situated in R.S. Dag No. 274; **ALL THAT** piece and parcel of Sali land measuring 20 decimals, be the same or a little more or less, lying and situated in R.S. Dag No. 275; and **ALL THAT** piece and parcel of Sali land measuring 42 decimals, be the same or a little more or less, lying and situated in R.S. Dag No. 276; altogether land measuring 131 decimals, all under R.S. Khatian No. 217 of Mouza - Hanspukuria, J.L. No. 20, R.S. No. 36, Pargana - Magura, Police Station : Behala now Thakarpukur, within the territorial limits of Joka II Anchal Panchayet, District: 24-Parganas, together with all right and easements, facilities and amenities annexed thereto and other landed property.

AND WHEREAS by virtue of a registered Deed of Sale in the year 1959, the said Sambhu Charan Bhattacharjee duly sold,

For SANGITAA CONSTRUCTION



Proprietor

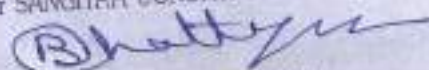
transferred and conveyed demarcated 65.5 decimals (actual physical measurement 1 Bigha 17 Cottah 7 Chittack) from the Northern Part, being the 50% Share out of **ALL THAT** piece and parcel of Sali land measuring 38 decimals, be the same or a little more or less, lying and situated in R.S. Dag No. 273; **ALL THAT** piece and parcel of Sali land measuring 31 decimals be the same or a little more or less, lying and situated in R.S. Dag No. 274; **ALL THAT** piece and parcel of Sali land measuring 20 decimals, be the same or a little more or less, lying and situated in R.S. Dag No. 275; and **ALL THAT** piece and parcel of Sali land measuring 42 decimals, be the same or a little more or less, lying and situated in R.S. Dag No. 276; all under R.S. Khatian No. 217 of Mouza - Hanspukuria, J.L. No. 20, R.S. No. 36, Pargana - Magura, Police Station : Behala now Thakurpukur, within the territorial limits of Joka II Anchal Panchayet, District: 24-Parganas, together with all right and easements, facilities and amenities annexed thereto, unto and in favour of one Narendra Kumar Seal, son Late Chaitanya Charan Seal. The said Deed of Conveyance was registered at the Office of District Sub-Registrar at Behala and entered in Book No. I, Volume No. 19, Pages from 269 to 273, Being No. 1300 for the year 1959.

AND WHEREAS after purchasing of the aforesaid property, the said Narendra Kumar Seal was seized and possessed of the same as owner and enjoying the same without interruption from anybody else by paying Khajna and taxes to the appropriate authority.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 14.12.1979, the said Narendra Kumar Seal through his Constituted Attorney namely Nirmal Kumar Seal sold, transferred and conveyed **ALL THAT** piece and parcel of divided and demarcated Sali land measuring 65.5 decimals (actual physical measurement 1 Bigha 17 Cottah 7 Chittack) lying and situated in R.S. Dag Nos. 273, 274, 275 and 276, under R.S. Khatian No. 217 of Mouza - Hanspukuria, J.L. No. 20, R.S. No. 36, Pargana - Magura, Police Station : Behala now Thakurpukur, within the limits of Joka II Anchal Panchayet, District: 24-Parganas, together with all right and easement, facilities and amenities annexed thereto unto and in favour of Smt. Jaya Mitra, wife of Sri Atindra Krishna Mitra. The said Deed of Conveyance was registered at the Office of District Sub-Registrar at Alipore and entered in Book No. I, Volume No. 79, Pages from 209 to 215, Being No. 5592 for the year 1979.

AND WHEREAS after purchasing of the aforesaid property, the said Smt. Jaya Mitra was seized and possessed of the same as owner and enjoying the same paying Khajna and outgoings to the appropriate authority.

For SANGITAA CONSTRUCTION



Proprietor

AND WHEREAS the said Jaya Mitra made a passage of 18 feet wide and 252 feet long on the Southern side of the aforesaid property comprised in R.S. Dag No.273 and 274 leading from the main road to the front portion of various plots containing land measuring 6 Cottahs 5 Chittacks and executed an Agreement dated 04.05.1995 with Darshan Lal Anand Prakash and Sons Memorial Trust thereby agreed to use the said passage by both the parties and their heirs, successors, representatives and assigns.

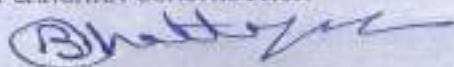
AND WHEREAS by virtue of registered Deed of Sale dated 14.12.1995 the said Smt. Jaya Mitra sold, transferred and conveyed undivided 50 % share of **ALL THAT** piece and parcel of land measuring 06 Cottahs 05 Chittacks, be the same a little more or less out of land measuring 01 Bigha, 17 Cottahs 07 Chittacks, lying and situated in R.S. Dag Nos. 273, 274, 275 and 276, under R.S. Khatian No. 217 of Mouza - Hanspukur, J.L. No. 20, R.S. No. 36, Pargana - Magura, Police Station : Behala now Thakurpukur, within the territorial limits of Joka II Anchal Panchayet, District: 24-Parganas, for use as a common passage unto and in favour of Darshan Lal Anand Prakash and Sons Memorial Trust, of 11, R.N. Mukherjee Road, Kolkata-700001. The said Deed of Conveyance was registered at the Office of Additional District sub-Registrar at Behala and entered in Book No. I, Volume No. 81, Pages from 109 to 118, Being No. 4609 for the year 1995.

AND WHEREAS after selling out the aforesaid property including common passage, the said Smt. Jaya Mitra retained and possessed **ALL THAT** piece and parcel of land measuring 01 Bigha, 11 Cottahs, 02 Chittacks including common passage.

AND WHEREAS by virtue of registered Deed of Sale dated 15.11.2002 the said Smt. Jaya Mitra as Vendor sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring measuring 01 Bigha, 11 Cottahs 02 Chittacks, lying and situated in R.S. Dag Nos. 273, 274, 275 and 276, under R.S. Khatian No.217 corresponding to L.R. Khatian No.339 of Mouza - Hanspukuria, J.L. No. 20, R.S. No. 36, Pargana - Magura, Police Station : Behala now Thakurpukur, within the territorial limits of Joka II Anchal Panchayet, District: 24-Parganas, together with undivided 50% share of common passage attached to said plot of land containing land measuring 6 Cottahs 5 Chittacks for egress and ingress unto and in favour of Sri Prem Narayan Khandelwal. The said Deed of Conveyance was registered at the Office of District Sub-Registrar - II at Alipore and entered in Book No. I, Volume No. 136, Pages from 187 to 198, Being No. 07271 for the year 2006.

AND WHEREAS after such purchase, while in enjoyment of the aforesaid property as owner thereof, subsequently it was detected by said Sri Prem Narayan Khandelwal that due to inadvertence and typographical mistake "R.S. DAG Nos.273 & 274, UNDER L.R.

For SANGITAA CONSTRUCTION



Proprietor

KHATIAN No.339' was wrongly been written as 'R.S. DAG Nos.273, 274, 275 & 276, UNDER R.S. KHATIAN No.217' in the said Deed dated 15th November 2022, which was duly rectified by virtue of a registered Deed of Declaration dated 20th November, 2017 registered in the Office of the District Sub-Registrar - II at Alipore and recorded in Book No.I, Volume No.1602-2017, Pages 313393 to 313411, Being No.160210479 for the year 2017.

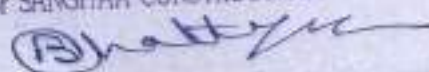
AND WHEREAS after physical measurement, it appears that the due to widening the adjacent road, the land area comes to 28 (Twenty-Eight) Cottahs 4 (Four) Chittacks 37 (Thirty-Seven) squarefeet more or less together with structure standing thereon

AND WHEREAS the said Sri Prem Narayan Khandelwal thus became the sole and absolute Owner in respect of **ALL THAT** piece and parcel of land measuring about 28 (Twenty-Eight) Cottahs 4 (Four) Chittacks 37 (Thirty-Seven) squarefeet more or less together with undivided half share of the common passage measuring 6 (Six) Cottahs 5 (Five) Chittacks more or less situate and lying at Mouza : Hanspukuria, J.L. No.20, R.S. No.36, Touzi No.15, under R.S. Khatian No.217, appertaining to Dag Nos.273, 274, 275 & 276 and duly mutated his name with the office of the Kolkata Municipal Corporation (South Suburban Unit) and after such mutation, the same is known and numbered as Premises No.131/2, Bakhra Hat Road, Police Station : Thakurpukur, Kolkata : 700104, under Ward No.144, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South) and paying taxes thereto.

AND WHEREAS while being seized and possessed the aforesaid property the said Sri Prem Narayan Khandelwal duly gifted **ALL THAT** piece and parcel of land measuring about 7Cottahs 1 Chittacks 8 sq. ft. more or less along with 400 sq. ft. tiled shed structure in favour of his son Sri Saurav Khandelwal, by virtue of a Deed of Gift on 20th January, 2021 being registered in the office of A.D.S.R. Behala and which is recorded in Book No. I, Volume No. 1607-2021, pages 39418 to 39448 being no. 160700687 for the year 2021.

AND WHEREAS after obtaining the said property the said Sri Saurav Khandelwal (duly mutated his name in the records of Kolkata municipal Corporation and after such mutation, the said property is known and numbered as Premises No.131/2B, Bakhra Hat Road, Police Station : Thakurpukur, Kolkata : 700104, vide Assessee No. 711440204380 under Ward No.144, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South) and is in absolute possession and well and sufficiently entitled of the same by paying taxes thereto.

For SANGITAA CONSTRUCTION



Proprietor

AND WHEREAS while in peaceful enjoyment of the said property the Owner is desirous to develop his property by a competent developer.

AND WHEREAS after being fully satisfied regarding the aforesaid representations made by the Owner, one said S.P. Enterprise approached the Owner and discussed the viability of developing a multi storied building at the aforesaid property and on the terms and conditions on which the development of the said property can be undertaken and after such discussion the said S.P. Enterprise had agreed to develop the said property in accordance with the Building Plan to be sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS the said S.P. Enterprise had inspected all the papers and documents relating to the title of the Owner For carrying out such development has entered into Deed of Development Agreement togetherwith Development Power of Attorney were executed by the Owner on 25.02.2021 registered in the office of A.D.S.R. Behala and which is recorded in Book No. I, Volume No. 1607-2021, pages 118406 to 118465 being no. 160702941 for the year 2021.

AND WHEREAS after execution of the aforesaid Deed of Development Agreements togetherwith Development Power of Attorney the sole proprietor of the said S.P. Enterprise, one Srikanta Das died intestate on 22.11.2021 leaving behind him surviving his widow Smt Jhuma Das and his son one Sayandeb Das as his only legal heirs. The said Smt. Jhuma Das obtained trade license in the name of the firm as its sole proprietress after obtaining no objection and consent from her son the said Sayandeb Das, who has duly relinquished all his right, interest and claim in respect of the said firm in favour of his mother Smt. Jhuma Das.

AND WHEREAS to legalize the aforesaid indentures executed by and between the Owners and the said deceased proprietor of S.P. Enterprise, the Owner herein has executed General Power of Attorney on 10.03.2022 in favour of the said firm being represented by its Proprietress Smt Jhuma Das being registered in the office of A.D.S.R. Behala and which is recorded in Book No. I, Volume No. 1607-2022, pages 133761 to 133790 being no. 160703613 for the year 2022.

AND WHEREAS subsequently, due to personal inconvenience the said S.P. Enterprise is not desirous and willing to develop the multi storied building at the aforesaid property more fully and more particularly described in the First Schedule hereunder written and was in search of a Developer having financial capacity and knowledge to conduct the Development work in the said property and after due exploration has nominated and/or desirous to

For SANGITAA CONSTRUCTION



Proprietor

handover the said development work to a very suitable Developer (the **PROMOTER/DEVELOPER/SECOND PARTY** herein) who having vast knowledge and experience in the said trade or field viz. **SANGITAA CONSTRUCTION**, a Proprietorship firm, having its registered office at 309F, Ho-Chi-Minh-Sarani, "Sangitaa Residency", 1st Floor, Post Office -Sarsuna, Police Station - Sarsuna, Kolkata-700061, represented by its sole Proprietor- **SRI BAPI CHATTERJEE, (PAN: ACHPC8691G, AADHAAR NO.4623 0733 5154)**, son of Sri Madhusudan Chatterjee, by faith-Hindu, by occupation-Business, Nationality-Indian, residing at 309E, Ho-Chi-Minh-Sarani, "Sangitaa Residency", Block-"B", Post Office - Sarsuna, Police Station - Sarsuna, Kolkata-700061 and accordingly to materialize the same the owner/s, SANGITAA CONSTRUCTION and S.P. Enterprise have entered into a Memorandum Of Understanding on 17.02.2023.

AND WHEREAS owing to the aforesaid reason is the aforesaid Deed of Development Agreements togetherwith Development Power of Attorney is cancelled by virtue of an indenture being registered in the office of A.D.S.R. Behala and which is recorded in Book No. I vide Deed No. 7495 for the year 2023 and at the same time the General Power of Attorney as stated above has revoked by virtue of an indenture being registered in the office of A.D.S.R. Behala and which is recorded in Book No. IV vide Deed No. 33 for the year 2023.

AND WHEREAS in the mean time the said Sri Saurav Khandelwal while thus seized and possessed of the same as owner and got her name mutated in respect of the aforesaid property in the records of the B.L. & L.R.O., Government of West Bengal under L.R. Khatian No.9193, in L.R. Dag Nos.325, 326, 327 & 328.

AND WHEREAS the said Owner, is now desirous of developing the said premises by constructing thereupon a new multi storied building in accordance with the building plan to be approved and sanctioned by the Kolkata Municipal Corporation through the said suitable Promoter/Developer **SANGITAA CONSTRUCTION**, who can undertake the responsibility of construction of such building at the said premises by its own funds, arrangements and expenses.

AND WHEREAS thus upon negotiations between the two parties at the intervention of through S.P. Enterprise(who has been paid a sum of Rs 6,25,000/- by the Developer towards negotiation fees)as per Memorandum Of Understanding dated 17.02.2023 ; the Owner herein, being party of the first part, have agreed to allow the Promoter/Developer, being the party of the other part, to develop the said premises, being K.M.C Premises No. 131/2A, Bakhrabat Road Police Station: Thakurpukur, Kolkata-700104, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.144, as a real estate project, on the terms and conditions

For SANGITAA CONSTRUCTION



Proprietor

morefully and more particularly laid down in the "**Development Agreement**" which is registered in the office of A.D.S.R. Behala and recorded in Book No. I, Being No. 7499 for the year 2023. OKK

AND WHEREAS I the said Sri Saurav Khandelwal, the Owner/Executant herein do hereby nominate, constitute and appoint the Developer herein as my **ATTORNEY** to do the following acts, deeds and things in respect of the property morefully described in the First Schedule :

1. To look after, manage, control, supervise, develop the aforesaid property which is particularly mentioned and written in the "First Schedule" herein below written where the proposed multi storied building to be constructed and hereafter referred to as the said property on my behalf.
2. To sign and execute all agreement/s and/or documents and all other necessary paper and documents concerning the said property for and on my behalf.
3. To represent me before all the office/offices concerned including the B.L.&L.R.O., Kolkata Municipal Corporation etc. and to sign all papers including mutation, building plan, sewerage, completion certificate etc. and all documents and all relevant papers and to appear in all hearing before the authorities for such mutation, dealing objections and /or appeals on my behalf against the excess valuation assessed by the authority concerned and also to prefer before the appropriate authorities and represent me at the time of hearing of such objections or appeal on my behalf.
4. To apply for and obtain all necessary sanction, clearances and approval from all competent authorities for doing all allied jobs in respect of the said property on my behalf.
5. To appear for and represent me before any competent authority, Tribunal, Arbitrator or Revenue, Administer, Civil and Criminal Jurisdiction relating to any matters, concerning the said property as mentioned and written to the "First Schedule" hereinabove on my behalf.
6. To institute any case or defend any suit, proceedings, appeals, revision, injunction, proceedings, inquiry, claims etc. relating to the said property on my behalf.
7. To appoint and/or engage and legal practitioner, solicitor, auditor, Valuer, assessor, arbitrator and/or any legal practitioner or any Advocate or other person or persons and to sign, execute and deliver all Vakalatnama, Ekranamas, Petitions, etc. for the aforesaid purposes relating to the said property on my behalf.
8. To sign, execute, submit or deliver all written objection, memorandum or appeals, applications, revisions, injunction,

For SANGITAA CONSTRUCTION



Proprietor

petition, complaints and all other appeals and papers documents and exhibit for the aforesaid purposes.

9. To visit and represent me before all the West Bengal Government Office or Offices and/or Central Government Office or Offices for smooth management of my said property as written in the Schedule herein above on my behalf.

10. To pay all rates, taxes, revenue, charges, expenses, outgoings payable for and on the account of the said property or any part thereof and to receive any of such advance money/ booking money and discharge valid receipt receivable for and on account of the only Developer's share of the portion of the said property as mentioned and written in the "Second Schedule" herein below.

11. To apply for and obtain for all amenities and facilities such as telephone, water, electricity, building sanction plan, mutation, conversion and other utilities in the said property thereof from relevant competent authorities.

12. To sign and execute all such deed/s, instrument/s and assurance/s which will be necessary to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the Developer's allocation of the said property or part of it on my behalf morefully described and identified herein below.

13. To sign and execute any Deed/s or Deed of Sale/ Agreement for Sale, Deed of Conveyance, Deed of Amalgamation, Deed of Gift and necessary documents in respect of the Developer's allocation excluding the Owner's allocation which is morefully described and identified herein in "Second Schedule" herein below for registration when to be executed by my said Attorney and to admit, execute and registration thereof before as to the concerned registering authorities like as such A.D.S.R. Behala or any other like such registering Office or Offices concerned in my name and on my behalf. To sign and execute any indenture/s relating to the said property identified herein in "First Schedule" herein below as required by my said Attorney from time to time.

Be it expressly stated that by virtue of this Power of Attorney the said Attorney hereby obtain or shall have power for development work on the property morefully described in the First Schedule herein above and can derive all sorts of profit therefrom in respect of the Developer's allocation morefully described and identified herein below.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by my said Attorney in his

For SANGITAA CONSTRUCTION



Proprietor

absolute discretion which they may deem fit and proper and think necessary to do so on and performs for the aforesaid purposes.

AND I do hereby agree and undertake to ratify and confirm all such acts, deeds, things and matters which my said Attorney may lawfully do, execute and cause to be performed by virtue of this Power of Attorney.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about 7 Cottahs 1 Chittacks 8 sq. ft. more or less along with 400 sq. ft. tiled shed structure more or less standing thereon, situate and lying at Mouza : Hanspukuria, J.L. No.20, R.S. No.36, Touzi No.15, under R.S. Khatian No.217, L.R. Khatian -9193, appertaining to R.S. Dag Nos.273, 274, 275 & 276 L.R. Dag No., 325, 326, 327 & 328 and within the limits of the Kolkata Municipal Corporation (South Suburban Unit) at Premises No. 131/2B, Bakhra Hat Road, Police Station : Thakurpukur, Kolkata : 700104, under Ward No.144, Assessee No. 711440204380, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), together with right to use common passage for egress and ingress on the Southern side of the Plot including all right and easements, facilities and amenities annexed thereto, which is butted and bounded as follows :-

ON THE NORTH :-By Land of Chanda Mohan;

ON THE SOUTH :-By 23' feet wide Common passage;

ON THE EAST :-By Premises No.131/2A, Bakhra Hat Road;

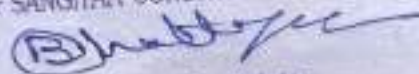
ON THE WEST :-Tulika Ice Cream Pvt. Ltd.;

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNER'S ALLOCATION)

In lieu of the land of the said premises/property; the Owner will be entitled to get 42% of the F.A.R of the new building (including flats/car parking space/commercial spaces) in the proposed building together with undivided and impartible proportionate share of the land including all right of easements, facilities and amenities annexed thereto.

For SANGITAA CONSTRUCTION



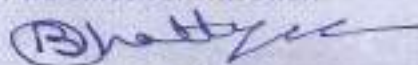
Proprietor

Apart from the allocation as aforesaid the Developer shall pay a sum of Rs.6,25,000/- (Rupees Six Lakhs Twenty Five Thousand only), as non refundable amount. Under instruction of the owner out of the aforesaid non-refundable amount of Rs 6,25,000/ an amount of Rs 2,50,000/ has already been paid to S.P. Enterprise (as per the MOU signed between the parties on 17/02/2023) and the balance amount is also paid in the name of S.P. Enterprise on or before the execution of "**Development Agreement**" under instruction of the owner, (Be it mentioned here that prior to the receipt of such final payment the said S.P. Enterprise shall obtain and/ or procure the N.O.C. from one Mr. Ranjit Bhattacharjee, the erstwhile architect). Apart from the aforesaid non refundable amount of Rs.6,25,000/- (Rupees Six Lakhs Twenty Five Thousand only), the Developer has also paid a sum of Rs.13,75,000/- (Rupees Thirteen Lakhs Seventy Five Thousand only), to the owner herein which would be adjustable/ refundable interest free from the sale of the Owner's allocation (in case of refund ability within 6 months from the date of handing over possession of the Owner's Allocation by the Developer). Be it mentioned here that the developer has already paid an amount of Rs.2,50,000/- to the owner on the date of signing the MOU dated 17/02/2023 and the balance sum of Rs. 11,25,000 is paid by the developer to the owner herein at the time of signing the "**Development Agreement**".

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

Save and except the Owners allocation as mentioned in the **SECOND SCHEDULE** hereunder in lieu of making construction of the building at its own costs and expenses; the Promoter/Developer will be entitled to get rest of the 58% of the F.A.R of the new building (including flats/car parking space/commercial spaces) of the proposed building together with undivided and impartible proportionate share of the land including all right of easements, facilities and amenities annexed thereto.

For SANGITAA CONSTRUCTION



Proprietor

IN WITNESS WHEREOF the PARTIES hereto set and subscribed their respective hands and seals in this on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
by the PARTIES within named at
Kolkata in the presence of:

1. *Sintu Chatterjee*
309 F Ho Chi Minh
Soroni, Kol 700061

2.

Fluena Das
P-29, Arcadia
(EX) Behala-34

Saurav Khondakhal

SIGNATURE OF THE FIRST PARTY/
EXECUTANT/OWNER

For SANGITAA CONSTRUCTION

Shetty
Proprietor

SIGNATURE OF THE SECOND PARTY/
CONSTITUTED ATTORNEY/DEVELOPER

Drafted by :

Dipak Kumar Das

Dipak Kumar Das

Advocate

Alipore Judges' Court,

Kolkata - 700 027

Computer Print by:

Lezlie Day

Sarsuna, Kol-61

For SANGITAA CONSTRUCTION

Shetty
Proprietor

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












Name.....

Signature.....

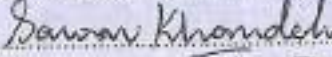
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	left hand					
	right hand					

Name.....

Signature 

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

Name.....

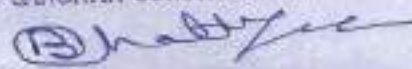
Signature 

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

Name.....

Signature.....

For SANGTAA CONSTRUCTION



Proprietor

3-502 P.M. n.c. case no - 1581/23



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

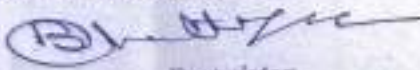
OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas



Signature / LTI Sheet of Query No/Year 16078001604738/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	SAURAV KHANDELWAL 10/16A, SIDDHINATH CHATTERJEE ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034	Principal			 22.6.23
2	BAPI CHATTERJEE 309E, HO-CHI-MINH SARANI, SANGITAA RESIDENCY, Block/Sector: B, City:- , P.O:- SARSUNA, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700061	Represent ative of Attorney [SANGITA A CONSTR UCTION]			 22.6.23


For SANGITAA CONSTRUCTION


Proprietor

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	DIPAK KR DAS Son of D K DAS ALIPORE JUDGES COURT, City:-, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	SAURAV KHANDELWAL, BAPI CHATTERJEE			 20.6.23

(Sourav Chakrobarty)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 BEHALA
 South 24-Parganas, West
 Bengal

For SANGITAA CONSTRUCTION


 Proprietor



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8001604738/2023	Office where deed will be registered
Query Date	21/06/2023 5:06:25 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	D K DAS ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831877898, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 40,00,000/-	Rs. 50,83,428/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 21/- (Article: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	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160707499/2023	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakrahat Road, Road Zone : (Bachharpara Road -- Raghunathpur Road Premises Not Located on Road) , , Premises No: 131/2B , Ward No: 144 Pin Code : 700104


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	7 Katha 1 Chatak 8 Sq Ft	39,00,000/-	49,78,128/-	Width of Approach Road: 23 Ft. , Project Name :
Grand Total :				11.6715Dec	39,00,000 /-	49,78,128 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1,00,000/-	1,05,300/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1,00,000 /-	1,05,300 /-	

For SANGTAA CONSTRUCTION

AS- 1 of 3


Proprietor

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SAURAV KHANDELWAL Son of PREM NARAYAN KHANDELWAL 10/16A, SIDDHINATH CHATTERJEE ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SANGITAA CONSTRUCTION 309F, HO-CHI-MINH SARANI, SANGITAA RESIDENCY, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 PAN No.:: ACxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	BAPI CHATTERJEE Son of MADHUSUDAN CHATTERJEE 309E, HO-CHI-MINH SARANI, SANGITAA RESIDENCY, Block/Sector: B, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1G,Aadhaar No Not Provided by UIDAI	SANGITAA CONSTRUCTION (as PROPRIETOR)

Identifier Details :

Name & address
DIPAK KR DAS Son of D K DAS ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of SAURAV KHANDELWAL, BAPI CHATTERJEE

Transfer of property for L1


Sl.No	From	To. with area (Name-Area)
1	SAURAV KHANDELWAL	SANGITAA CONSTRUCTION-11.6715 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SAURAV KHANDELWAL	SANGITAA CONSTRUCTION-400.00000000 Sq Ft

AS-2 of 3

For SANGITAA CONSTRUCTION



Proprietor

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 21-07-2023) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 21-07-2023)
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.

AS- 3 of 3



भारत सरकार
भारत



सौरव खंडेलवाल

Saurav Khandelwal

जन्म तिथि/DOB: 24/02/1992

पुरुष / MALE



9720 1021 9718

मेरा आधार, मेरी पहचान



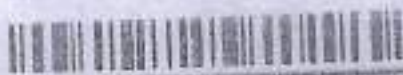
भारतीय सिविल पहचान प्राधिकरण
INDIAN AUTHORITY OF INDIA

पता:

आत्मज: प्रेम नारायण खंडेलवाल,
10/16ए, सिद्धिनाथ चर्चर्जी रोड,
मंटो स्टॉप, बेहाला, बेहाला,
कोलकाता,
वेस्ट बंगाल - 700034

Address

S/O: Prem Narayan
Khandelwal, 10/16A,
Siddhinath Chatterjee Road,
Manton Stop, Behala, Behala,
Kolkata,
West Bengal - 700034



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bangalore-560 005

For SANGITAA CONSTRUCTION

Proprietor

जायकर विभाग
INCOME TAX DEPARTMENT
SAURAV KHANDELWAL



भारत सरकार
GOVT OF INDIA

PREM NARAYAN KHANDELWAL

24/02/1991

Permanent Account Number
BGXPK5911N

*Saurav
Khandelwal*

Signature



0702210

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटने
भायकर पेन सेवा इकाई, एन एन डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के मजदीक,
बानेर, पुणे - 411 045.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

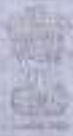
Tel: 91-20-2721 8051, Fax: 91-20-2721 8081
e-mail: unit@nsdl.co.in

For SANGITAA CONSTRUCTION

(Signature)

Proprietor

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BAPI CHATTERJEE
MADHUSUDAN CHATTERJEE
02/11/1968

Permitted Account Number

ACHPC8691G

Chatterjee



For SANGITAA CONSTRUCTION

Chatterjee
Proprietor

Major Information of the Deed

Deed No :	I-1607-07768/2023	Date of Registration	27/06/2023
Query No / Year	1607-8001604738/2023	Office where deed is registered	
Query Date	21/06/2023 5:06:25 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	D K DAS ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831877898, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 50,83,428/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160707499/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakrahat Road, Road Zone : (Bachharpara Road – Raghunathpur Road Premises Not Located on Road) , , Premises No: 131/2B, , Ward No: 144 Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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Grand Total :				11.6715Dec	39,00,000 /-	49,78,128 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
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Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1,00,000 /-	1,05,300 /-	

For SANGITAA CONSTRUCTION



Proprietor

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SAURAV KHANDELWAL (Presentant) Son of PREM NARAYAN KHANDELWAL 10/16A, SIDDHINATH CHATTERJEE ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BGxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status Individual, Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SANGITAA CONSTRUCTION 309F, HO-CHI-MINH SARANI, SANGITAA RESIDENCY, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.: ACxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BABI CHATTERJEE Son of MADHUSUDAN CHATTERJEE 309E, HO-CHI-MINH SARANI, SANGITAA RESIDENCY, Block/Sector: B, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx1G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SANGITAA CONSTRUCTION (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
DIPAK KR DAS Son of D K DAS ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of SAURAV KHANDELWAL, BABI CHATTERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SAURAV KHANDELWAL	SANGITAA CONSTRUCTION-11.6715 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SAURAV KHANDELWAL	SANGITAA CONSTRUCTION-400.00000000 Sq Ft

For SANGITAA CONSTRUCTION



Proprietor

For SANGITAA CONSTRUCTION



Proprietor

Endorsement For Deed Number : I - 160707768 / 2023

On 21-06-2023

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 50,83,428/-



Sourav Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 22-06-2023

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

Presented for registration at 15.50 hrs on 22-06-2023, at the Private residence by SAURAV KHANDELWAL, Executant.

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

Execution is admitted on 22/06/2023 by SAURAV KHANDELWAL, Son of PREM NARAYAN KHANDELWAL, 10/16A, SIDDHINATH CHATTERJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Identified by DIPAK KR DAS, , Son of D K DAS, ALIPORE JUDGES COURT, 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) [Representative]

Execution is admitted on 22-06-2023 by BAPI CHATTERJEE, PROPRIETOR, SANGITAA CONSTRUCTION, 309F, HO-CHI-MINH SARANI, SANGITAA RESIDENCY, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Identified by DIPAK KR DAS, , Son of D K DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Sourav Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 27-06-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

For SANGITAA CONSTRUCTION



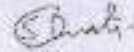
Proprietor

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 330113, Amount: Rs.100.00/-, Date of Purchase: 08/06/2023, Vendor name: Amal Kumar Saha



Sourav Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

For SANGITAA CONSTRUCTION



Proprietor

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023, Page from 224547 to 224571
being No 160707768 for the year 2023.



Digitally signed by SOURAV
CHAKRABORTY
Date: 2023.06.27 15:57:08 +05:30
Reason: Digital Signing of Deed.

S. Chakraborty

(Sourav Chakraborty) 2023/06/27 03:57:08 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

For SANGITAA CONSTRUCTION

S. Chakraborty

Proprietor

(This document is digitally signed.)