

2273/18

I - 2939/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

I 221414

B-1. 4355/18

Signature
7-3-18
11.53

DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT is made on this 07th day of March, 2018
 BETWEEN (1) SMT. MAMANI MAJHI (PAN - BA QPM3743J), wife of Sri Bablu
 Majhi, by faith - Hindu, by occupation - Business, by Nationality - Indian,
 residing at 22/8/A, Ramakrishna Sarani, Police Station & Post Office -
 Parnasree, Kolkata - 700060, District : South 24-Parganas, (2) SRI HARASIT
ROY (PAN - DCXPR2383M), son of Late Ramkrishna Roy, by faith -
 Hindu, by occupation - Business, by Nationality - Indian, residing at 76/1,
 Barisha Purbapara Road, Police Station - erstwhile Thakurpukur now
 Haridevpore, Post Office - Thakurpukur, Kolkata - 700063, District : South
 24-Parganas, (3) SRI SANDIP KUMAR HAZRA (PAN - ABFPH5608F), son of
 Late Haricharan Hazra, by faith - Hindu, by occupation - Business, by
 Nationality - Indian, (3A) SMT. SUNITA HAZRA (PAN - AUPPH6071F), wife of
 Sri Sandip Kumar Hazra, by faith - Hindu, by occupation - Housewife, by
 Nationality - Indian, both residing at 65, Gopalpara Road, Kolkata.

It is admitted
 to registration. The Signature sheet and
 the endorsement sheets attached with
 this document are the part of this
 document.

Signature

Addl. District Sub-Registrar
Behala, South 24 Parganas

08 MAR 2018

- 6 MAR 2018

Sl. No. 2924 Date. No. 1006


Name Haradhan Sakti Das

Address 55, Gopalpara Rd, P. K. Sarani, Kol-60.

Vendor Swarup Chandra

SWARUP CHANDRA
Alipore Judges' Court, Kol-27

EMMCON


Partner (SUBHASIS CHATTERJEE)



7381





7382

মহাবতী দাস



7383

Harshit Ray



7384

Sandip Kumar Hazra.



A.D.S.R. Behala
7 MAR 2018
Dist - South 24 Pgs.

Major Information of the Deed

Deed No :	I-1607-02939/2018	Date of Registration	26/03/2018
Query No / Year	1607-1000066955/2018	Office where deed is registered	
Query Date	05/03/2018 2:33:02 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhasis Chatterjee P 207, Goalapara Road, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700060, Mobile No. : 9830087646, Status : Others		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 1,43,27,808/-		
Stampduty Paid(\$D)	Registration Fee Paid		
Rs. 20,171/- (Article 48(g))	Rs. 3,028/- (Article E, E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S. - Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Krishna Sarani, Premises No. 9, Ward No: 129

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		6180 Sq Ft	1/-	92,58,687/-	Width of Approach Road: 23 Ft.
L2			Commercial use		300 Sq Ft	1/-	7,19,121/-	Width of Approach Road: 23 Ft.
		TOTAL :			14.85Dec	2 /-	99,77,808 /-	
		Grand Total :			14.85Dec	2 /-	99,77,808 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5500 Sq Ft	1/-	41,25,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 2750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 2750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
S2	On Land L2	300 Sq Ft	1/-	2,25,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 300 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	5800 sq ft	2 /-	43,50,000 /-	

Major Information of the Deed :- I-1607-02939/2018-26/03/2018

Particulars :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<p>Smt Mamani Majhi Wife of Shri Bablu Majhi 22/8/ A, Ramkrishna Sarani, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BVQPM3743J, Status: Individual, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence</p>
2	<p>Shri Harashit Roy Son of Late Ramkrishna Roy 76/1, Barisha Purbapara Road, P.O:- Thakurpukur, P.S:- Thakurpukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DCXPR2383M, Status: Individual, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence</p>
3	<p>Shri Sandip Kumar Hazra Son of Late Haricharan Hazra 65, Goalapara Road, R. K. Sarani, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABFPH5608F, Status: Individual, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence</p>
4	<p>Smt Sunita Hazra Wife of Shri Sandip Kumar Hazra 65, Goalapara Road, R. K. Sarani, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AUPPH6071F, Status: Individual, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence</p>
5	<p>Shri Tarak Nath Dey Son of Late Bholu Nath Dey 586/3, Becharam Chatterjee Road, P.O:- Behala, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEJPD9397Q, Status: Individual, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence</p>
6	<p>Shri Anil Kumar Batto Son of Late Kundan Lal Battu 55, Goalapara Road, R. K. Sarani, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHBPB6791M, Status: Individual, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence</p>
7	<p>Shri Pranob Kumar Barua Son of Late Nripendralal Barua 55, Goalapara Road, R. K. Sarani, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Buddhist, Occupation: Retired Person, Citizen of: India, PAN No.: CIBPB9583N, Status: Individual, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence</p>

Mapr Information of the Deed :- I-1607-02939/2018-26/03/2018

8	<p>Smt Jayanti Barua Wife of Shri Swadesh Ranjan Barua 55, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Buddhist, Occupation: House wife, Citizen of India, PAN No.: AZHPB9987B, Status: Individual, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence</p>
9	<p>Shri Haradhan Sapui Son of Late Gopi Nath Sapui 55, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: HZGPS9011F, Status: Individual, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence</p>
10	<p>Shri Sabyasachi Banerjee Son of Shri Sudarsan Banerjee 152, Ram Krishna Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: AOXPB3369N, Status: Individual, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence</p>
11	<p>Shri Sukumar Bhattacharjee Son of Kuman Bhabani Prasad Bhattacharjee 55/2/ A, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: DKIPB6353Q, Status: Individual, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence</p>
12	<p>Smt Barnali Bhattacharya Mall Daughter of Shri Sukumar Bhattacharjee 55/2/ A, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AZQP61741E, Status: Individual, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence</p>
13	<p>Shri Shibaji Bhattacharjee Son of Shri Sukumar Bhattacharjee 55/2/ A, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: DKIPB6350P, Status: Individual, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence</p>
14	<p>Smt Sukla Majumder Wife of Shri Dipankar Majumder 489/2, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: CIGPM5785E, Status: Individual, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2018 , Admitted by: Self, Date of Admission: 07/03/2018 ,Place : Pvt. Residence</p>

Major Information of the Deed :- I-1607-02939/2018-26/03/2018

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EMMCON P - 207, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060 , PAN No.: AAGFE9242C, Status : Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Subhasis Chatterjee (Presentant) Son of Late Deb Ranjan Chatterjee P - 207, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AEGPC5065F Status : Representative, Representative of : EMMCON (as partner)

Identifier Details :**Name & address**

Swarupa Singha
Wife of Tarun Kr. Singha
13 A, Brojendra Lal Ganguly Lane, P.O.- Tollygunge, P.S.- Charu Market, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , Identifier Of Smt (Maman) Majhi, Shri Harshit Roy, Shri Sandip Kumar Hazra, Smt Sunda Hazra, Shri Tarak Nath Dey, Shri Anil Kumar Batio, Shri Pranob Kumar Barua, Smt Jayanti Barua, Shri Haradhan Sapui, Shri Sabyasachi Banerjee, Shri Sukumar Bhattacharjee, Smt Barnali Bhattacharya Malli, Shri Shibaji Bhattacharjee, Smt Sukla Majumder, Shri Subhasis Chatterjee

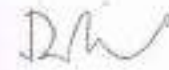
Endorsement For Deed Number : I - 160702939 / 2018

Major Information of the Deed :- I-1607-02939/2018-26/03/2018

On 05-03-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,33,27,808/-



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

On 07-03-2018

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

Presented for registration at 23.50 hrs on 07-03-2018, at the Private residence by Shri Subhasis Chatterjee .

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

Execution is admitted on 07/03/2018 by 1. Smt Mamani Majhi, Wife of Shri Bablu Majhi, 22/8/ A, Ramkrishna Sarani, P.O: Parnasree, Thana: Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India. PIN - 700060, by caste Hindu, by Profession Business, 2. Shri Harashit Roy, Son of Late Ramkrishna Roy, 76/1, Barisha Purbapara Road, P.O: Thakurpukur, Thana: Thakurpukur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Business, 3. Shri Sandip Kumar Hazra, Son of Late Haricharan Hazra, 65, Goalapara Road, R. K. Sarani, P.O: Parnasree, Thana: Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business, 4. Smt Sunita Hazra, Wife of Shri Sandip Kumar Hazra, 65, Goalapara Road, R. K. Sarani, P.O: Parnasree, Thana: Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife, 5. Shri Tarak Nath Dey, Son of Late Bhola Nath Dey, 586/3, Becharam Chatterjee Road, P.O: Behala, Thana: Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 6. Shri Anil Kumar Batto, Son of Late Kundan Lal Battu, 55, Goalapara Road, R. K. Sarani, P.O: Parnasree, Thana: Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business, 7. Shri Pranob Kumar Barua, Son of Late Nripendralal Barua, 55, Goalapara Road, R. K. Sarani, P.O: Parnasree, Thana: Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Buddhist, by Profession Retired Person, 8. Smt Jayanti Barua, Wife of Shri Swadesh Ranjan Barua, 55, Goalapara Road, R. K. Sarani, P.O: Parnasree, Thana: Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Buddhist, by Profession House wife, 9. Shri Haradhan Sapui, Son of Late Gopi Nath Sapui, 55, Goalapara Road, R. K. Sarani, P.O: Parnasree, Thana: Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Retired Person, 10. Shri Sabyasachi Banerjee, Son of Shri Sudarsan Banerjee, 152, Ram Krishna Sarani, P.O: Parnasree, Thana: Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Service, 11. Shri Sukumar Bhattacharjee, Son of Kumari Bhabani Prasad Bhattacharjee, 55/2/ A, Goalapara Road, R. K. Sarani, P.O: Parnasree, Thana: Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Retired Person, 12. Smt Barnali Bhattacharya Mall, Daughter of Shri Sukumar Bhattacharjee, 55/2/ A, Goalapara Road, R. K. Sarani, P.O: Parnasree, Thana: Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife, 13. Shri Shibaji Bhattacharjee, Son of Shri Sukumar Bhattacharjee, 55/2/ A, Goalapara Road, R. K. Sarani, P.O: Parnasree, Thana: Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Service, 14. Smt Sukla Majumder, Wife of Shri Dipankar Majumder, 489/2, R. K. Sarani, P.O: Parnasree, Thana: Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business

Major Information of the Deed - I-1607-02939/2018-26/03/2018

Identified by Swarupa Singha, , Tarun Kr. Singha, 13 A, Brojendra Lal Ganguly Lane, P.O: Tollygunge, Thana: Charu Market, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Others

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

Execution is admitted on 07-03-2018 by Shri Subhasis Chatterjee, partner, EMMCON (Partnership Firm), P - 207, Goalapara Road, R. K. Sarani, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060

Identified by Swarupa Singha, , Tarun Kr. Singha, 13 A, Brojendra Lal Ganguly Lane, P.O: Tollygunge, Thana: Charu Market, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Others

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

On 08-03-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,028/- (B = Rs 3,000/- ,E = Rs 28/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/03/2018 3:32PM with Govt. Ref. No: 192017180189259451 on 06-03-2018, Amount Rs. 3,028/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 38880485 on 06-03-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,071/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 20,071/-

Description of Stamp

1 Stamp, Type: Impressed, Serial no 221414, Amount, Rs.100/-, Date of Purchase: 06/03/2018, Vendor name: Swarup Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/03/2018 3:32PM with Govt. Ref. No: 192017180189259451 on 06-03-2018, Amount Rs. 20,071/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 38880485 on 06-03-2018, Head of Account 0030-02-103-003-02

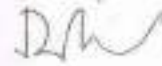
Biswarup Goswami
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1607-02939/2018-26/03/2018

On 26/03/2018

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.



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



Major Information of the Deed :- I-1607-02939/2018-26/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2018, Page from 91384 to 91480
being No 160702939 for the year 2018.



Digitally signed by BISWARUP
GOSWAMI
Date: 2018.03.26 15:36:55 +05:30
Reason: Digital Signing of Deed.

DAW

(Biswarup Goswami) 3/26/2018 3:36:21 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

Station & Post Office- Parnasree, Kolkata- 700060, District – South 24 Parganas , (4). **SRI TARAK NATH DEY,(PAN-AEJPD9397Q)** son of Late Bhola Nath Dey , by Faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 586/3, Becharam Chatterjee Road , Police Station & Post Office- Parnasree, Kolkata- 700034, District – South 24 Parganas , (5). **SRI ANIL KUMAR BATTOO,(PAN- AHBPB6791M)** son of Late Kundan Lal Battu, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 55, Goalapara Road(R.K.Sarani) , Police Station & Post Office- Parnasree, Kolkata- 700060, District – South 24 Parganas, (6). **SRI PRANOB KUMAR BARUA,(PAN-CIBPB9583N)** son of Late Nripendralal Barua , by Faith- Buddhist, by Occupation- Service/Retired Person, by Nationality- Indian, residing at 55, Goalapara Road(R.K.Sarani) , Police Station & Post Office- Parnasree, Kolkata- 700060, District – South 24 Parganas, (7). **SMT. JAYANTI BARUA(PAN- AZHPB9987B)** wife of Sri Swadesh Ranjan Barua, by Faith- Buddhist, by Occupation- House Wife, by Nationality- Indian, residing at 55, Goalapara Road(R.K.Sarani) , Police Station & Post Office- Parnasree, Kolkata- 700060, District – South 24 Parganas ,(8).**SRI HARADHAN SAPUI (PAN-HZGPS9011F)**, son of Late Gopi Nath Sapui , by faith- Hindu, by occupation- Retired Person, by Nationality- Indian, residing at 55, Goalapara Road(R.K.Sarani) , Police Station & Post Office- Parnasree, Kolkata- 700060, District – South 24 Parganas , (9). **SRI SABYASACHI BANERJEE,(PAN- AOXPB3369N)** son of Sri Sudarsan Banerjee , by faith- Hindu, by occupation-Service, by Nationality- Indian, residing at 152, Ram Krishna Sarani, Police Station & Post Office- Parnasree, Kolkata- 700060, District – South 24 Parganas , (10). **SRI SUKUMAR BHATTACHARJEE, (PAN DKIPB6353Q)** son of Late Bhabani Prasad Bhattacharjee, by faith- Hindu, by occupation- Retired Person, by Nationality - Indian, (10A) **SMT. BARNALI BHATTACHARYA MALL, (PAN- AZQPB1741E)**, daughter of Sri Sukumar Bhattacharjee, by Faith- Hindu, by Occupation - House Wife, by Nationality- Indian, (10B) **SRI SHIBAJI BHATTACHARJEE, (PAN DKIPB6350P)**, son of Sri Sukumar Bhattacharjee, by Faith- Hindu, by Occupation- Service, by Nationality- Indian, all residing at 55/2/A, Goalapara Road(R.K.Sarani) , Police Station & Post Office- Parnasree, Kolkata- 700060, District – South 24 Parganas & (11). **SMT. SUKLA MAJUMDER (PAN-CIGPM5785E)** Wife of Sri Dipankar Majumder, by faith- Hindu, by occupation- House Wife/ Business, by Nationality- Indian, residing at 489/2, R. K. Sarani, Police Station and Post Office- Parnasree, Kolkata-700060, District South 24 Parganas, hereinafter jointly called and referred to as the **LAND OWNERS/ FIRST PARTY**(which terms and expressions unless otherwise excluded by or repugnant to the context shall always mean and include their respective heirs, executors, administrators, legal representatives and assigns) **OF THE ONE PART.**



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Sunita Hazra



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Sarat Nath Ray



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Andhara Bhatta



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Pratik Kumar Barua



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Jyanti Barua



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Hanadhan Jaisri



A.D.S.R. Behala

7 MAR 2018

Dist.- South 24 Pgs.

AND

EMMCON (PAN : AAGFE9242C) - a Partnership Firm having its office at P-207, Goala Para Road (R. K. Sarani), P.O & P.S. Parnasree, Kolkata - 700060, Dist - South 24 Pgs. represented by one of its Partners **SRI SUBHASIS CHATTERJEE (PAN: AEGPC5065F)** son of Late Deb Ranjan Chatterjee, by faith-Hindu, by occupation - Business, by Nationality- Indian, residing at P- 207, Goalapara Road (R. K. Sarani), Post Office & Police Station- Parnasree, Kolkata- 700060, District - South 24 Parganas, hereinafter called and referred to as the **DEVELOPER/ SECOND PARTY** (which terms and expressions unless otherwise excluded by or repugnant to the context shall always mean and include its, executors, administrators, successors, successors in office for the time being, legal representatives and assigns) **OF THE OTHER PART.**

WHEREAS the property being **ALL THAT** piece and parcel of Bastu land measuring an area of 9 Cottah 0 Chhitak and 0 Sqft. be the same a little more or less together with an old brick walled asbestos shed Shop Room standing thereon comprised in Dag Nos. 6433 and 6434 under C.S. and R.S. Khatian Nos. 501 and 506 in Mouza- Behala under Police Station Behala now Parnasree under Collectorate Touzi No. 346. J.L. No. 2, Rev. Survey No. 83. Pargana- Balia, within the then municipal limits of the South Sub- Urban Municipality in its old Ward No.4, lying and situated at old Holding Nos. 29 and 31 Goalapara Road being old municipal Premises No. 9, 10, 16 & 16C Rama Krishna Sarani at present 9, Ram Krishna Sarani within the limits of the Kolkata Municipal Corporation in its Ward No. 129, A.D.S.R.- Behala, in the then District of 24 Parganas now South 24 Parganas more fully described in the Schedule below, along with vast landed properties under the same Mouza, same Touzi, J.L. and Rev. Survey No. comprised in different Dags, under different Khatians, were originally seized and possessed by one Hari Charan Sapui since deceased the predecessor in interest of the Landowners/1st Party herein as absolute owner.

AND WHEREAS said Hari Charan Sapui while thus was in peaceful un interrupted possession and enjoyment of **ALL THAT** aforesaid piece and parcel of land including the property mentioned in the 1st Schedule A below he died intestate leaving his wife (1) Late Renu Bala Sapui and seven sons viz. (2) Late Nandalal Sapui (3) Late Gopi Nath Sapui (4) Late Kali Nath Sapui (5) Late Biswanath Sapui (6) Late Durga Nath Sapui (7) Late Kedar Nath Sapui and (8) Sri Shambhu Nath Sapui as his only heirs and legal representatives to inherit the aforesaid properties having 1/8th share each according to the then prevailing law of Succession.

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10 Sabyeswari Banerjee

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Sukumar Bhattacharya

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Purnali Bhattacharya Maity

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Shibaji Bhattacharjee

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Sankha Majumder



Swarupa Singha
Adv
10/0 Sri Tarun kr Singha
13A, Brajendra Lal Ganguly
Lane. PS- charu market
Po. Tollygange
Kolkata - 70033

AND WHEREAS said wife and sons of said Late Hari Charan Sapui after becoming the joint owners by inheritance while thus seized and possessed of the entire property left by said Late Hari Charan Sapui since deceased, they finding difficulties in the matter of joint enjoyment of their ancestral property with the intervention of common friends and well wishers amicably partitioned the aforesaid property by a duly registered Deed of Partition written in Bengali Script recorded in Book No.1, Volume No. 83, Pages from 235 to 251, Being No.5098 for the year 1967 at the Office of Joint Sub-Registrar Alipore at Behala.

AND WHEREAS as per terms of the said Deed of Partition said Gopi Nath Sapui since deceased was allotted and/or settled the property measuring an area of 5 Cottah 4 Chhitak and 27 Sqft. together with two storied building standing thereon together with other vast landed property mentioned therein in Schedule 'GA' written in Bengali script bordering 'RED' colour in the attached Plan therein as his absolute demarcated and divided property with exclusion of other co-sharers and as per terms of the said Deed of Partition another son of said Hari Charan Sapui viz. Nandalal Sapui, since deceased was allotted and/or settled a property measuring more or less 3 Cottahs 5 Chhitaks and 42 Sq.Ft. with a one storied building together with other vast landed properties mentioned therein in Schedule 'KHA' in the said Deed of Partition bordering 'YELLOW' colour in the attached Plan therein as his absolute demarcated and divided property with exclusion of other co-sharers.

AND WHEREAS by virtue of and as per terms of the said Deed of Partition said Gopi Nath Sapui after becoming the absolute 16 annas owner of his demarcated, divided and settled property while seized and possessed of the same without any interruption by duly mutating his name in the records of the then South Sub-Urban Municipality now the Kolkata Municipal Corporation as well as in the records of the Govt. Sherista he transferred some of his property to different purchasers and while had been in peaceful uninterrupted possession and enjoyment of the balance property during his life time sold some of his property to different purchasers by several Deeds of Sale and delivered khas possession thereof for valuable consideration mentioned therein in the said Deeds of Sale and subsequently while seized and possessed of the balance property together with Two Storied building standing thereon he sold a portion of the property being the North-West portion measuring an area of 1 (One) Cottah 12 (Twelve) Chhitak and 36 (Thirty Six) Sqft. be the same a little more or less together with 2 (Two) pucca Bed rooms along with 2 (Two) brick walled and asbestos shed Shop rooms and a Privy standing thereon together with proportionate share of common areas of the premises in favour of one Smt Dipali Bhattacharjee (since deceased) wife of Sri Sukumar Bhattacharjee, by a duly registered

Deed of Sale written in Bengali Script recorded in Book No.1, Volume No.23, at Pages 286 to 291, Being No. 1208 for the year 1977 at the Office of Joint Sub-Registrar Alipore at Behala and delivered peaceful khas possession thereof and while had been in peaceful uninterrupted possession of the balance property he during his life time executed his **Last Will and Testament** on 12.12.1997 which was registered at the Office of Additional District Sub- Registrar at Behala recorded in Book No.III, Volume No.3, Pages 209 to 213, Being No.161 For the year 1997 bequeathing the property measuring an area of 3 Cottahs and 27 Sq.Ft. together with a Two Storied Building standing thereon mentioned in the Schedule of the said **Will** absolutely in favour of his son Sri Haradhan Sapui wherein he appointed the said Haradhan Sapui as sole Executor to the said **Will**.

AND WHEREAS said Late Gopi Nath Sapui died on 29.05.2006 and after his death his son said Haradhan Sapui as sole Executor to the **Last Will** left by said Late Gopi Nath Sapui filed an application before the Learned District Delegate Court at Alipore for grant of L.Probate of the said **Will** left by said Late Gopi Nath Sapui registered as Case No. Act 39(P) 278 of 2006 and ultimately the Learned District Delegate Court was pleased to grant Probate in respect of the said **Will** in favour of said Haradhan Sapui on 27.08.2008.

AND WHEREAS as per terms of the said **Will** said Haradhan Sapui after becoming the absolute owner of the said property mentioned in the said **Will** duly mutated his name in the records of the Kolkata Municipal Corporation as well as in the records of the Govt. Seristha and after mutation the said property has been recorded and renumbered as Municipal Premises No.9, Rama Krishna Sarani being Assessee No. 41-129-10-0009-9.

AND WHEREAS said Haradhan Sapui after becoming the absolute owner of the said property covered by the said **Will** while seized and possessed of the same he sold a portion of his property being the portion of the of the Ground floor comprised of 2 Bed Rooms, 1 Kitchen, 1 Bath cum Privy and one Balcony measuring a Super Built up area of 551 Sq. Ft. together with a vacant land measuring an area of 634 Sq.Ft. together with proportionate share of common areas of the Premises in favour of Sri Anil Kumar Battoo, the **Landowners/ First Party No.-5** by a duly registered Deed of Conveyance recorded in Book No.1, CD Volume No.8, Page from 2366 to 2374, Being No.03615 for the year 2009 at the Office of A.R.A.-1, Kolkata and delivered peaceful khas possession thereof.

AND WHEREAS said Haradhan Sapui subsequently by another registered Bengali Kobala recorded in Book No.1, C D Volume No.32, Page from 5371 to 5380, Being No.11586 for the year 2009 at Office of A.D.S.R.-Behala sold 1 Brick walled asbestos shed Shop Room measuring an area of 51 Sq.Ft. in favour of Sri Tarak Nath Dey, the **Landowners/ First Party No.-4** herein and delivered peaceful khas possession thereof.

AND WHEREAS said Haradhan Sapui thereafter on 02.09.2011 by another registered Bengali Kobala recorded in Book No.1, C.D Volume No.19, Page from 4273 to 4287, Being No. 09698 for the year 2011 at Office of District Sub-Registrar-II, at Alipore, sold a portion of his balance property being the portion on the eastern side of the Ground Floor of his Two Storied Building comprised of 1 Bed Room, 1 Kitchen, 1 Bath and Privy and 1 Veranda measuring an area of 400 Sq.Ft. together with a courtyard on the eastern side of the Kitchen together with right of common user of 3' Feet wide Common Passage on the Southern of the property in favour of Smt. Jayanti Barua the **Landowners/ First Party No-7** and delivered peaceful khas possession thereof and since then said Haradhan Sapui, the **Landowners/ First Party No.-8** began to possess and enjoy of the balance property measuring more or less 14 Chhitaks and 42 Sq. Ft. together with a portion of Two Storied Building without any interruption as absolute owner.

AND WHEREAS the said Dipali Bhattacharjee since deceased after becoming the absolute owner of the aforesaid property by virtue of aforesaid Deed of Sale while seized and possessed of the same she died intestate on 15.12.2000 leaving behind her husband Sri Sukumar Bhattacharjee, one daughter Barnali Bhattacharya Mall and one son Sri Shibaji Bhattacharjee to inherit her aforesaid property having undivided $1/3^{\text{rd}}$ share each according to Hindu Succession Act.

AND WHEREAS the said Sukumar Bhattacharjee, Barnali Bhattacharya Mall and Shibaji Bhattacharjee, the husband, daughter and son of said Dipali Bhattacharjee after becoming absolute joint owners by inheritance of the property mentioned in the Schedule below duly mutated their names in the records of the Kolkata Municipal Corporation as well as in records of the Govt. Seristha and after mutation in the names of said Sukumar Bhattacharjee, Smt. Barnali Bhattacharya Mall had been recorded and renumbered as Premises No.16, Rama Krishna Sarani being Assessee

No.411291000166 in the Assessment records of the Kolkata Municipal Corporation and while had been in peaceful uninterrupted possession and enjoyment of the same by inducting tenants and collecting rents thereof as 16 annas absolute joint owners they jointly sold, transferred, conveyed, assured and assigned one Shop Room measuring an area of 55 Sqft. be the same a little more or less mentioned in

the Schedule below by a duly registered Deed of Sale written in Bengali Script recorded in Book No.1, CD Volume No.15, Page from 5197 to 5212, Being No.05895 for the year 2008 at the Office of Additional District Sub-Registrar- at Behala and delivered peaceful khas possession thereof in favour of one Dhananjoy Roy s/o, Shyamlal Roy and thereafter said Dhananjoy Roy after purchase of the said Shop room while seized and possessed of the same as absolute owner he sold, transferred, conveyed, assured and assigned the same to the present **Landowners/ First Party No. 1. Smt Mamani Majhi** herein for valuable consideration by a duly registered Deed of Sale written in Bengali Script(Bikray Kobala) recorded in Book No. I, C D Volume No. 19, Page from 4027 to 4040 Being No. 06938 for the year 2011 at the Office of Additional District Sub-Registrar of Behala and delivered peaceful khas possession thereof.

AND WHEREAS said Sukumar Bhattacharjee, Smt. Barnali Bhattacharya Mall and Shibaji Bhattacharjee all heirs and legal representatives of said Dipali Bhattacharjee, since deceased by another registered Bengali Kobala recorded in Book No.I, Volume No. 81 Page from 111. To 120, Being No. 3646, for the year 2006 at the Office of A.D.S.R. Behala sold another Shop Room measuring an area of 68.6 Sq. Ft. to Sri Harasit Roy, the present **Landowners/First Party No.2.** hereto and by another registered Bengali Kobala recorded in Book No.I, as Deed No. 13692 for the year 2008 at the Office of A.D.S.R. Behala, the said Sukumar Bhattacharjee, Smt. Barnali Bhattacharya Mal sold another Shop Room measuring 40 Sq.Ft. super built up area to one Bishnupada Sur s/o, Late Narendra Nath Sur and subsequently said Bishnupada Sur sold the said Shop Room to Smt. Shukla Majumder, **Landowners/ First Party No. 10** herein by a duly registered Deed of Sale (Kobala) recorded in Book No.I, Volume No. 36, Page from 937 to 947 being No. 10030 for the year 2012 at the Office of A.D.S.R. Behala and delivered peaceful khas possession thereof and thereafter in the year 2015 said Sukumar Bhattacharjee, Smt. Barnali Bhattacharya Mall and Shibaji Bhattacharjee again by another registered Deed of Sale written in Bengali Script sold another Shop Room measuring more or less 50 Sq.Ft. to Sandip Kumar Hazra, the Landowner/First Party No. 3 herein and the said Deed was recorded in Book No.I as Deed No.4692 for the year 2015 at the Office of D.S.R-II at Alipore and delivered peaceful khas possession thereof and then said Sukumar Bhattacharjee, Smt. Barnali Bhattacharya Mall and Shibaji Bhattacharjee, the **Landowners/ First Party Nos. 10, 10A & 10B** have been in peaceful uninterrupted possession and enjoyment of the balance property measuring more or less 01 Cottah, 0 Chittak and 29 Sq.Ft. of land together with one Storied old dilapidated building standing thereon as its absolute joint owners without any interruption.

AND WHEREAS said Nandalal Sapui, since deceased, one of the sons of said Hari Charan Sapui as per terms of the said Deed of Partition vide Deed No. 5098 for the year 1967, after becoming the absolute 16 annas owner of his demarcated, allocated and divided property mentioned therein in Schedule 'KHA' and shown in 'YELLOW' border in the annexed plan therein as mentioned heretofore he entered into an agreement for sale on 13.05 1976 with one Smt. Maya Rani Banerjee, the grand mother of the Landowner/First Party No. 8 herein in respect of a land measuring an area of 01 Cottah 05 Chhitak & 30 Sq.Ft.(on physical measurement 01 Cottah 01 Chhitak & 00 Sq.Ft.) and the Agreement was registered and recorded in Book No.1, Volume No. 25, at Pages 123 to127, Being No. 1250 for the year 1976 at the Office of Joint-Sub Registrar Alipore at Behala and subsequently said Nandalal Sapui as per terms of the said Agreement duly sold the said property to said Maya Rani Banerjee by a registered Deed of Sale (Bengali Bikray Kobala) recorded in Book No.1, Volume No.59, at Pages 237 to243, Being No.2616 for the year 1976 at the Office of Sub-Registrar T Behala and delivered peaceful khas possession thereof and said Maya Rani Banerjee after purchase of the said property while seized and possessed of the same by constructing a residential building thereon by duly mutating her name in the records of the competent authorities she out of love and affection transferred the same to her grand son Sri Sabyasachi Banerjee, the Landowners/ First Party No.8 herein by a duly registered Deed of Gift recorded in Book No.1, C.D. Volume No. 16, Page from 1492 to 1505, Being No.04283 for the year 2010 at the Office of D.S.R.-II at Alipore and delivered peaceful khas possession thereof and since then the Landowners/ First Party No. 8 has been in peaceful uninterrupted possession and enjoyment of the same as its absolute owner by duly mutating his name.

AND WHEREAS said Nandalal Sapui while seized and possessed of the balance property measuring 3 Cottahs 5 Chhitaks and 42 Sq.Ft. without any interruption he died intestate leaving behind his wife (1) Smt. Kalo Bala Sapui, three sons viz.(2) Sri Kashi Nath Sapui (3) Sri Biswanath Sapui and (4) Sri Tarak Nath Sapui and three daughters namely (5) Smt. Lakshmi Rani Gharoui, (6) Smt. Chhaya Das and (7) Smt. Dipti Das as his only heirs and legal representatives to inherit his property left by him having equal share each according to Hindu Succession Act.

AND WHEREAS said wife, sons and daughters of said Nandalal Sapui after becoming the joint owners by inheritance while thus were in joint enjoyment and possession of the said property said Tarak Nath Sapui and one of his sisters namely Smt. Lakshmi Rani Gharoui finding difficulties in the matter of joint enjoyment filed a suit for Partition against their other co-sharers before the Learned 7th Civil Judge (Senior Division) at Alipore registered as Title Suit No. 102 of 2000 and the said suit was ultimately decreed on compromise.

AND WHEREAS as per terms of the said compromise decree the said Smt. Kalo Bala Sapui, Smt. Lakshmi Rani Gharoui, Smt. Chhaya Das and Smt. Dipti Das on receiving owelty money relinquished their share in favour of said Kashi Nath Sapui, Biswanath Sapui and as per terms of the said compromise decree said Kashi Nath Sapui and Biswanath Sapui were jointly allotted and/ settled a property on the Northern side measuring an area of 2 Cottah 4 Chhitak and 6 Sqft. as their absolute demarcated and divided property and said Tarak Nath Sapui was allotted and/or settled a property on the Southern side measuring an area of 1 Cottah 1 Chhitak and 36 Sqft. as his absolute demarcated and divided property together with right of user of 3' Feet common passage on the South-East portion of the property.

AND WHEREAS said Kashi Nath Sapui, Biswanath Sapui and Tarak Nath Sapui as per terms of the said compromise decree after becoming the absolute owners of their respective allocated and divided property while thus were in peaceful uninterrupted possession and enjoyment of the same they jointly sold, transferred, conveyed, assured and assigned their entire property measuring more or less 3 Cottahs 5 Chhitaks and 42 Sq.Ft. to the present Landowners/First Party No. 6, Pranab Kumar Barua for valuable consideration mentioned therein by a duly registered Deed of Sale (Bengali Kobala) recorded in Book No.1, Volume No. 160-2016, Page from 24192 to 24217, Being No.160200808 for the year 2016 at the Office of District Sub-Registrar-II at Alipore and delivered peaceful khas possession thereof.

AND WHEREAS all the Landowners/ First Party after becoming the owners of their respective property duly mutated their names in the records of the Kolkata Municipal Corporation as well as in the records of the Govt. seristha began to possess and enjoy their own respective property as absolute recorded owners.

AND WHEREAS all the Landowners/First Party herein jointly sitting together expressed their willingness and decided to unite their respective properties into a single property for which each of the Landowners transferred an undivided portion of their respective property to the other Landowners by several registered Deeds of Gift all registered at the Office of A.D.S.R.- Behala and to materialize their object said MAMANI MAJHI by a registered Deed of Gift transferred an undivided portion of her property measuring 15 Sq.Ft. of land and 15 Sq.Ft. of structure out of her property measuring 55 Sq.Ft. of Shop Room in favour of the other Landowners viz.1). SRI HARASIT ROY, 2). SRI SANDIP KUMAR HAZRA, 3). SMT. SUNITA HAZRA, 4). SRI TARAK NATH DEY, 5). SRI ANIL KUMAR BATTOO, 6). SRI PRANOB KUMAR BARUA, 7). SMT. JAYANTI BARUA, 8). SRI HARADHAN SAPUI, 9). SRI SABYASACHI BANERJEE, 10). SRI SUKUMAR BHATTACHARJEE, 10A). SMT. BARNALI BHATTACHARYA MALL,

10B). SRI SHIBAJI BHATTERJEE and 11). SMT. SUKLA MAJUMDER and the said Deed of Gift was recorded in Book No.I, Volume No.1607-2017, Page from 328010 to 328066, Being No.160710906 for the year 2017. Similarly said HARASHIT ROY by a registered Deed of Gift transferred an undivided portion of his property measuring 15 Sq.Ft. of land and 15 Sq.Ft. of structure out of his property measuring 68.6 Sq.Ft. of Shop Room in favour of the other Landowners viz.1.) SMT. MAMANI MAJHI 2). SRI SANDIP KUMAR HAZRA 3). SMT. SUNITA HAZRA 4). SRI TARAK NATH DEY 5). SRI ANIL KUMAR BATTOO 6). SRI PRANOB KUMAR BARUA 7). SMT. JAYANTI BARUA 8). SRI HARADHAN SAPUI 9). SRI SABYASACHI BANERJEE 10). SRI SUKUMAR BHATTACHARJEE 10A). SMT. BARNALI BHATTACHARYA MALL 10B). SRI SHIBAJI BHATTERJEE and 11). SMT. SUKLA MAJUMDER and the said Deed of Gift was recorded in Book No.I, Volume No.1607-2017, Page from 323223 to 323270, Being No.160710899 for the year 2017 and said SANDIP KUMAR HAZRA and SUNITA HAZRA jointly by a registered Deed of Gift transferred an undivided portion of their property measuring 15 Sq.Ft. of land and 15 Sq.Ft. of structure out of her property measuring 50 Sq.Ft. of Shop Room in favour of the other Landowners viz. 1). SMT. MAMANI MAJHI, 2). SRI HARASIT ROY, 3). SRI TARAK NATH DEY, 4). SRI ANIL KUMAR BATTOO, 5). SRI PRANOB KUMAR BARUA, 6). SMT. JAYANTI BARUA, 7). SRI HARADHAN SAPUI 8). SRI SABYASACHI BANERJEE 9). SRI SUKUMAR BHATTACHARJEE 9A) SMT. BARNALI BHATTACHARYA MALL, 9B). SRI SHIBAJI BHATTERJEE and 10). SMT. SUKLA MAJUMDER and the said Deed of Gift was recorded in Book No.I, Volume No.1607-2017, Page from 323124 to 32174, Being No.160710904 for the year 2017. and said TARAK NATH DEY by a registered Deed of Gift transferred an undivided portion of her property measuring 15 Sq.Ft. of land and 15 Sq.Ft. of structure out of her property measuring 51 Sq.Ft. of Shop Room in favour of the other Landowners viz. 1). SMT. MAMANI MAJHI 2). SRI HARASIT ROY 3). SRI SANDIP KUMAR HAZRA 4) SMT. SUNITA HAZRA, 5). SRI ANIL KUMAR BATTOO 6). SRI PRANOB KUMAR BARUA 7). SMT. JAYANTI BARUA 8). SRI HARADHAN SAPUI 9). SRI SABYASACHI BANERJEE 10). SRI SUKUMAR BHATTACHARJEE, 11).SMT. BARNALI BHATTACHARYA MALL 12). SRI SHIBAJI BHATTERJEE and 13). SMT. SUKLA MAJUMDER and the said Deed of Gift was recorded in Book No.I, Volume No.1607-2017, Page from 325275 to 325233, Being No.160710900 for the year 2017.

Said ANIL KUMAR BATTOO also by a registered Deed of Gift transferred an undivided portion of his property measuring 2 Chhitaks 20 Sq.Ft. of structure out of his property measuring 551 Sq.Ft. together with a vacant land measuring 634 Sq.Ft. and 2 Shop Rooms (cycle and carpenter) in favour of the other Landowners viz.1). SMT. MAMANI MAJHI 2). SRI HARASIT ROY,3). SRI SANDIP KUMAR HAZRA, 4) SMT. SUNITA HAZRA, 5). SRI TARAK NATH DEY, 6). SRI PRANOB KUMAR BARUA, 7). SMT. JAYANTI BARUA, 8). SRI HARADHAN SAPUI, 9) SRI SABYASACHI BANERJEE,

10). SRI SUKUMAR BHATTACHARJEE, 11). SMT. BARNALI BHATTACHARYA MALL, 12). SRI SHIBAJI BHATTERJEE and 13). SMT. SUKLA MAJUMDER and the said Deed of Gift was recorded in Book No.1, Volume No.1607-2017, Page from 323271 to 323320, Being No.160710898 for the year 2017.

AND said PRANOB KUMAR BARUA also by a registered Deed of Gift transferred an undivided portion of his property measuring 04 (Four) Chhitaks of land together with 50 Sq.Ft. of structure out of his property measuring 3 Cottahs 5 Chhitaks and 42 Sq.Ft. in favour of the other Landowners viz. 1). SMT. MAMANI MAJHI, 2). SRI HARASIT ROY, 3). SRI SANDIP KUMAR HAZRA, 4). SMT. SUNITA HAZRA, 5). SRI TARAK NATH DEY, 6). SRI ANIL KUMAR BATTOO, 7). SMT. JAYANTI BARUA, 8). SRI HARADHAN SAPUI, 9). SRI SABYASACHI BANERJEE, 10). SRI SUKUMAR BHATTACHARJEE, 11). SMT. BARNALI BHATTACHARYA MALL, 12). SRI SHIBAJI BHATTERJEE and 13). SMT. SUKLA MAJUMDER and the said Deed of Gift was recorded in Book No.1, Volume No.1607-2017, Page from 329316 to 329365, Being No.160710902 for the year 2017.

AND WHEREAS said HARADHAN SAPUI by a registered Deed of Gift transferred an undivided portion of her property measuring 4 Chhitaks of land together with 50 Sq.Ft. of residential structure out of his property measuring 14 Chhitaks 40 Sq.Ft. in favour of the other Landowners viz. 1. SMT. MAMANI MAJHI, 2. SRI HARASIT ROY, 3. SRI SANDIP KUMAR HAZRA, 4. SMT. SUNITA HAZRA, 6. SRI TARAK NATH DEY, 7. SRI ANIL KUMAR BATTOO, 8. SRI PRANOB KUMAR BARUA, 9. SMT. JAYANTI BARUA, 10. SRI SABYASACHI BANERJEE, 11. SRI SUKUMAR BHATTACHARJEE, 12. SMT. BARNALI BHATTACHARYA MALL, 13. SRI SHIBAJI BHATTERJEE and 14. SMT. SUKLA MAJUMDER and the said Deed of Gift was recorded in Book No.1, Volume No.1607-2017, Page from 321962 to 322011, Being No.160710896 for the year 2017 and said SABYASACHI BANERJEE also by a registered Deed of Gift transferred an undivided portion of his property measuring 4 Chhitaks of land and 50 Sq.Ft. of structure out of his property measuring 01 Cottah 05 Chhitaks and 30q.Ft. (on physical measurement 01 Cottah 01 Chittak) in favour of the other Landowners viz. 1. SMT. MAMANI MAJHI, 2. SRI HARASIT ROY, 3. SRI SANDIP KUMAR HAZRA, 4. SMT. SUNITA HAZRA, 5. SRI TARAK NATH DEY, 6. SRI ANIL KUMAR BATTOO, 7. SRI PRANOB KUMAR BARUA, 8. SMT. JAYANTI BARUA, 9. SRI HARADHAN SAPUI, 10. SRI SUKUMAR BHATTACHARJEE, 11. SMT. BARNALI BHATTACHARYA MALL, 12. SRI SHIBAJI BHATTERJEE and 13. SMT. SUKLA MAJUMDER and the said Deed of Gift was recorded in Book No.1, Volume No.1607-2017, Page from 323321 to 323370, Being No.160710897 for the year 2017.

AND WHEREAS be it mentioned here that in original Deed of Gift vide Deed No. 04283 for year 2010 at the office of D.S.R.-II at Alipore and subsequently in another Deed of Gift vide

Deed No. 160710897 for the year 2017 at the office of A.D.S.R. Behala the actual area of the entire property of Sabyasachi Banerjee has been wrongly typed and written as 01 Cottah 05 Chittaks 30 Sft. instead of its correct measurement 01 Cottah 01 Chittak and the said Sabyasachi Banerjee to avoid all future anomalies rectified the said area by a registered Deed of Declaration vide Deed No. 1385 for the year 2018 at the office of A.D.S.R Behala.

Similarly said **SUKUMAR BHATTACHARJEE, SMT. BARNALI BHATTACHRYA MALL** and said **SHIBAJI BHATTACHARJEE** jointly by a registered Deed of Gift transferred an undivided portion of their property measuring 4 Chhitaks of land and 50 Sq.Ft. of structure out of their property measuring 01 Cottah 0 Chhitak and 29 sq.Ft. in favour of the other Landowners viz. 1. **SMT. MAMANI MAJHI**, 2. **SRI HARASIT ROY**, 3. **SRI SANDIP KUMAR HAZRA**, 4. **SMT. SUNITA HAZRA**, 5. **SRI TARAK NATH DEY**, 6. **SRI ANIL KUMAR BATTOO**, 7. **SRI PRANOB KUMAR BARUA**, 8. **SMT. JAYANTI BARUA**, 9. **SRI HARADHAN SAPUI**, 10. **SRI SABYASACHI BANERJEE**, and 11. **SMT. SUKLA MAJUMDER** and the said Deed of Gift was recorded in Book No.1, Volume No.1607-2017, Page from 325399 to 325451, Being No.160710905 for the year 2017. And said **JAYANTI BARUA** also transferred an undivided portion of her property measuring 02 Chhitaks of land and 25 Sq.Ft. of structure out of her property measuring 400Sq.Ft.comprised of 1 Bed Room, 1 Kitchen and 1 Bath & Privy and Verandha together with 110 Sq.Ft. of Court yard in favour of the other Landowners viz. 1.**SMT. MAMANI MAJHI**, 2. **SRI HARASIT ROY**, 3. **SRI SANDIP KUMAR HAZRA**, 4. **SMT. SUNITA HAZRA**, 5. **SRI TARAK NATH DEY**, 6. **SRI ANIL KUMAR BATTOO**, 7. **SRI PRANOB KUMAR BARUA**, 8. **SRI HARADHAN SAPUI**, 9. **SRI SABYASACHI BANERJEE**, 10. **SRI SUKUMAR BHATTACHARJEE**, 11. **SMT. BARNALI BHATTACHARYA MALL**, 12. **SRI SHIBAJI BHATTERJEE** and 13. **SMT. SUKLA MAJUMDER** and the said Deed of Gift was recorded in Book No.1, Volume No.1607-2017, Page from 325168 to 325216, Being No.160710903 for the year 2017 and said **SUKLA MAJUMDER** to materialized the said object to make a single property by a registered Deed of Gift transferred an undivided portion of her property measuring 15 Sq.Ft. of land and 15 Sq.Ft. of structure out of her property measuring 32 Sq.Ft. of Shop Room in favour of the other Landowners viz. 1. **SMT. MAMANI MAJHI**, 2. **SRI HARASIT ROY**, 3. **SRI SANDIP KUMAR HAZRA**, 4. **SMT. SUNITA HAZRA**, 5. **SRI TARAK NATH DEY**, 6. **SRI ANIL KUMAR BATTOO**, 7. **SRI PRANOB KUMAR BARUA**, 8. **SMT. JAYANTI BARUA**, 9. **SRI HARADHAN SAPUI**, 10. **SRI SABYASACHI BANERJEE**, 11. **SRI SUKUMAR BHATTACHARJEE**, 12, **SMT. BARNALI BHATTACHARYA MALL**, 13. **SRI SHIBAJI BHATTACHASRJEE** and the said Deed of Gift was recorded in Book No.1, Volume No.1607-2017, Page from 325323 to 325371, Being No.160710901 for the year 2017.

AND WHEREAS accordingly all the aforesaid Landowners/ 1st Party by virtue of the aforesaid several Deeds of Gift became the absolute joint owners of the entire property measuring an area of 9 Cottahs 0 Chhitaks and 0 Sft (Approx) of land together with old dilapidated two storied building with shop rooms.

AND WHEREAS the Landowners/ First Party herein subsequently for their better enjoyment amalgamated their entire property into a single unit as per rules and after amalgamation the entire property has been recorded and renumbered as Municipal Premises No. 9, Rama Krishna Sarani, Kolkata-700060, being Assessee No. 41-129-10-0009-9 and since then the Landowners/ First Party herein have been in peaceful uninterrupted possession and enjoyment of the same as its absolute joint owners by paying taxes and rates thereof and/or well and sufficiently to the same.

AND WHEREAS the Landowners/First Party being desirous of developing the said property were/are in search of a Developer/ Contractor who has good financial strength and vast experience in the field of promotional venture.

AND WHEREAS the Developer/Contractor/Second Party after coming to know the decision of the Landowners/First Party approached the Landowners/First Party and stated that the Developer/Contractor/Second Party concerned would be able to construct a Multi Storied building upon the said land morefully described in the First Schedule property/properties up to the maximum limit of floors consisting of several self contained Flats, Car parking Spaces, Shop Rooms and Commercial Spaces available as per present rules and regulations of the Kolkata Municipal Corporation and all funds required for such construction will be provided by the Developer/Contractor/Second Party from his own funds and/or other resources provided the said Developer/Contractor/ Second Party shall be entitled to sell/transfer the balance available construction of the proposed construction to any intending buyer/buyers as per terms and conditions settled by the Developer/Contractor/Second Party as per his own choice after handing over possession of the Landowners'/First Party's allocation mentioned hereinafter.

AND WHEREAS both the Landowners/First Party and the Developer/Contractor/Second Party agree to materialize the said proposal for construction of the proposed Multi Storied building therefore, discussed the matter

for long to avoid all future disputes and differences and finally agreed to record the terms and conditions hereinafter mentioned since verbally agreed.

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

ARTICLE-I DEFINITION

The following terms and expressions will be used in these presents for several times and for abandoned precaution all the times the expression shall always mean and/or shall carry out the meaning in the following manners and language.

1) **OWNERS** - Shall mean (1) **SRI HARADHAN SAPUI**, son of Late Gopi Sapui,(2) **SRI PRANAB KUMAR BARUA**, son of Nripendralal Barua, (3) **SMT. JAYANTI BARUA**, wife of Sri Swadesh Ranjan Barua,(4) **SRI SABYASACHI BANERJEE**, son of Sri Sudarsan Banerjee,(5) **SRI ANIL KUMAR BATTOO**, son of Late Kundan Lal Battoo,(6) **SRI SUKUMAR BHATTACHERJEE**, son of Late Bhabani Prasad Bhattacharjee,(6A) **SMT. BARNALI BHATTACHARYA MALL**, wife of Sri Sunil Kumar Mall, (6B) **SRI SHIBAJI BHATTACHARJEE**, son of Sri Sukumar Bhattacharjee,(7) **SMT. SUKLA MAJUMDER**, wife of Sri Dipankar Majumder,(8) **SRI SANDIP KUMAR HAZRA**, son Late Haricharan Hazra, (9) **SMT. MAMANI MAJHI**, wife of Sri Bablu Majhi, (10) **SRI HARASIT ROY**, son of Late Ramkrishna Roy,(11) **SRI TARAK NATH DEY**, son of Late Bhol Nath Dey including their respective heirs, legal representatives, executors, administrators and assigns as mentioned as **Landowners/First Party** in this agreement.

2) **DEVELOPER/CONTRACTOR/SECOND PARTY** - EMMCON- a Partnership Firm having its office at P-207, Goalpara Road (R. K. Sarani), P.O & P.S. Parnasree, Kolkata - 700060, Dist - South 24 Pgs. represented by its Partners (1) **SRI SUBHASIS CHATTERJEE** son of Late Deb Ranjan Chatterjee, by faith-Hindu, by occupation - Business, by Nationality- Indian, (2) **SMT. BAISHALI CHATTERJEE** wife of Sri Subhasis Chatterjee by faith-Hindu, by occupation - Business, by Nationality- Indian, both residing at P- 207, Goalapara Road (R. K. Sarani), Post Office & Police Station- Parnasree, Kolkata- 700060, District - South 24 Parganas, hereinafter called and referred to as the **DEVELOPER/ SECOND PARTY** (which terms and expressions unless otherwise excluded by or repugnant to the context shall always mean and include its, executors, administrators, successors, successors in office for the time being, legal representatives and assigns) **OF THE OTHER PART.**

- 3) **PREMISES/PROPERTY** - Shall mean **ALL THAT** piece or parcel of land measuring 09 Cottah 0 Chittaks 0 Sq. ft. together with Building and Asbestos Shed Shop Rooms standing thereon on the Ground Floor comprised in Dag Nos.6433 & 6434 under C.S. and R.S. Khatian Nos. 501 and 506 in Mouza- Behala under Collectorate Touzi No.346, J.L.No.2, Rev. Survey No. 83 situates and lying at and being old Holding Nos. 29 and 31 Goalapara Road being old municipal Premises No. 9, 10, 16 & 16C Rama Krishna Sarani at present 9, Ram Krishna Sarani, (after amalgamation) being Postal Premises No. 55, Goala Para Road, Police Station-erstwhile Behala now Parnasree, Kolkata-700060, Ward No. 129 of the Kolkata Municipal Corporation and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- 4) **PROPOSED BUILDING** - Shall mean one or more Multi Storied building to be constructed on the said premises in accordance with the building plan subject to sanction by the K.M.C.
- 5) **BUILDING PLAN** - Shall mean the plan which shall be prepared by the **Developer/Contractor/Second Party** signed by the **Landowners/First Party** herein and to be sanctioned by the Kolkata Municipal Corporation and shall include any addition or alteration, modification, revision made by **Developer/Contractor/ Second Party** in accordance with the building rules of the Kolkata Municipal Corporation.
- 6) **OWNERS' ALLOCATION** -
- a. Shall mean on completion of the proposed Multi Storied building the **Landowners/First Party** in consideration of their respective property shall be entitled to get as **Owners' Allocation** in the following manner:-
1. **HARADHAN SAPUI**:- a self contained Flat measuring more or less 400 Sq.Ft. (Built up area) comprised of 2 Bed Rooms, 1 Dining Cum Kitchen, 1 Toilet on the Top Floor (south-west side) and a Shop Room (Saloon) measuring 50 Sq.Ft. on the Ground Floor (on the extreme south-western side) of the constructed area of the said Building to be constructed on the said premises mentioned in the First Schedule hereunder and a sum of Rs. 9,00,000/- (Rupees Nine Lac) in following installments:-
- a) Rs. 50,000/- on the date of Agreement

b) Rs. 75,000/- on handing over of possession to the Developer after obtaining sanction plan.

c) Balance on or after delivery of the new flat.

2. **PRANAB KUMAR BARUA** :- shall be entitled to get 1 self contained Flat measuring 750 Sq. Ft. Built up area on the 1st Floor (south-western side) and 1 Car Parking Space on the Ground Floor together with a sum of Rs. 15,00,000/- (Rupees Fifteen Lac only) in installments:-

a) Rs. 50,000/- on the day of Agreement

b) Rs. 1,00,000/- on handing over of possession to the Developer after obtaining sanction plan.

C) Balance on or after delivery of the new flat.

3. **JAYANTI BARUA**:- shall be entitled to get 1 self contained Flat measuring 750 Sq.Ft. Built up area on the 3rd Floor (south-western side).

4. **SABYASACHI BANERJEE**:- 1 (One) self contained Flat measuring 1100 Sq.Ft. Super Built up area comprised of 3(Three) Bed Rooms, 1(One) Dining/ Living Room, 1 (One) Kitchen, 2 (Two) Toilets, 1 (One) Verandah on the 3rd Floor (south-eastern side), 1(One) Covered Car Parking Space on the Ground Floor, measuring 120 Sft. together with a sum of Rs. 20,00,000/- (Rupees Twenty Lac Only) in installments:-

a) Rs. 100,000/- on the day of Agreement

b) Rs. 3,00,000/- on handing over of possession to the Developer after obtaining sanction plan.

C) Balance within three months from the date delivery of possession of the new flat.

5. **ANIL KUMAR BATTOO:-** 1 (One) self contained Flat measuring 1100 Sq.Ft. Super Built up area comprised of 3(Three)/ 2 (Two) Bed Rooms, 1(One) Dining/ Living Room, 1 (One) Kitchen, 2 (Two) Toilets, on the 3rd Floor (North-eastern side), 2(Two) Shop Rooms, one measuring 53 Sq.Ft. (Cycle) and another measuring 58 Sq.Ft.(Carpenter) on the Ground Floor (Northern side) and one open car parking space (open to the sky) together with a sum of Rs. 7,00000/- (Rupees Seven Lac) in installments:-
- a) Rs. 50,000/- on the day of Agreement.
 - b) Rs. 50,000/- on handing over of possession to the Developer after obtaining sanction plan.
 - C) Balance on or after delivery of the new flat.
6. **SUKUMAR BHATTACHARJEE, BARNALI BHATTACHARYA MALL & SHIBAJI BHATTACHARJEE :-** 1 (One) self contained Flat measuring 500 Sq. Ft. Built up area comprised of 2(Two) Bed Rooms, 1(One) Dining/ Living Room, 1 (One) Kitchen, 1 (One) Toilet, on the 2nd Floor (South-western side) and 2(Two) Shop Rooms, one measuring 40 Sq.Ft. and the other measuring 70 Sq.Ft. on the Ground Floor (Northern side) together with a sum of Rs. 5,00000/- (Rupees Five Lac) in installments:
- a) Rs. 50,000/- on the day of Agreement
 - b) Rs. 50,000/- on handing over of possession to the Developer after obtaining sanction plan.
 - C) c) Balance on or after delivery of the new flat.
7. **SMT. SUKLA MAJUMDER:-** 1 (One) Shop Room measuring 32 Sq. Ft.(length 8' x width 4') on the Ground Floor (Northern side road approaching).
8. **SANDIP KUMAR HAZRA :-** 1 (One) Shop Room on the Ground Floor measuring 50 Sq. Ft. (Northern side road approaching).

- e. Except the above allocations, the **Landowners/First Party** shall not claim or demand any other extra allocation or any further monetary consideration from the **Developer/Contractor/Second Party** for the sale of **Developer/Contractor/Second Party's** allocation in the said Building to be constructed in the said property.
- fl. The **Landowners/First Party's** allocation is more fully mentioned in the Second Schedule hereunder written.
- 7) **DEVELOPER/ CONTRACTOR/ SECOND PARTY'S ALLOCATION** - Shall mean the remaining and/or balance constructed area in the form of Self Contained Flats, Car Parking Spaces, Shop Rooms and other Spaces of the said building to be constructed at the said premises after allocation to the **Landowners/First Party** including proportionate share of land and common facilities and absolute right to enter into agreement for sale or any type of transfer, lease or in any way deal with the same as the absolute Owner thereof in the manner hereinafter provided. The Developer's Allocation is described in the **THIRD SCHEDULE** hereunder.
- 8) **ENGINEER/ARCHITECT**- shall mean such person or persons may be appointed by the **Developer/Contractor/ Second Party** for making plan and supervising the construction of the proposed Multi Storied Building and act as per the Kolkata Municipal Corporation building rules.
- 9) **COMMON EXPENSES:-** Shall mean and include proportionate share of the costs, charges and expenses for working, maintenance upkeep, repair and replacement of the common parts.
- 10) **COMMON AREAS AND COMMON FACILITIES** : Shall include corridors, stairways, passageways, common toilets, pump room, ultimate roof, water pump and motor, water tank & water reservoir, lift as per sanction plan and other facilities which may be mutually agreed upon between the parties hereto and required for the establishment, location, enjoyment provision, maintenance and/or management of the building which shall always remain as joint property of the **Landowners/First Party** and the **Developer/Contractor/Second Party** and/or their nominee or nominees.

- 11) **CAR PARKING SPACE** : shall mean open or covered space for keeping car as per rules of the K.M.C.
- 12) **SHOP ROOM**: Shall mean rooms for carrying on any legal business.
- 13) **TRANSFER** : Shall mean, with its Grammatical varieties, transfer of possession and by any other means adopted for effecting that is understood as transfer of undivided and impartible share of land to the purchaser/s thereof in strict adherence to the concept of transfer as prescribed by the law of the land.
- 14) **WORDS** - Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and similarly words importing neuter gender shall include masculine and feminine genders.

ARTICLE-II, COMMENCEMENT

This Agreement shall be deemed to have commenced with effect from the date of signing of this agreement and time is the essence of the contract.

ARTICLE-III, OWNERS' RIGHTS AND REPRESENTATION

- 1) The **Landowners/First Party** herein are the absolute joint owners in respect of the said premises more fully and particularly described in the **First Schedule** hereunder written.
- 2) The abstract of title of the **Landowners/First Party** in respect of their property as mentioned hereinabove is true and correct.
- 3) The entire premises is in khas possession of the **Landowners/ First Party** herein and no person or person other than the **Landowners/First Party** have any right of occupancy, easement of otherwise therein.

- 4) The **Landowners/First Party** have paid or shall pay all the taxes and impositions in respect of the said premises upto date and the **Landowners/First Party** have agreed to clear all the Corporation Taxes & Govt. Rents, if anything due till the date of commencement of construction of the said building or till handing over possession of the same to **Developer/Contractor/Second Party** for construction.
- 5) There are no suits and/or legal proceeding and/or litigation pending in any court involving the question of title to the said premises or any part thereof and involving the **Landowners/First Party** neither there are any separate agreement or agreements with anyone else relating to the said premises.
- 6) There are no arrear of taxes and/or dues of the **Landowners/First Party** with Income Tax, Wealth Tax, Gift Tax and/or other appropriate body or authorities that may affect the said premises in any manner whatsoever. Neither the said premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to income Tax, Revenue or any other public demand.
- 7) There are no impediments or bar under any law or statute by which the **Landowners/First Party** are prevented from selling and transferring their share, right title and interest in the said premises and as such the Landowner/First Party is entitled to execute necessary Deed/s of Conveyance in favour of the **Developer/Contractor/Second Party** and/or its nominees as the case may be in respect of the said proposed building further the **Landowners/First Party** have not in any way dealt with the said premises whereby the right, title and interest of the **Landowners/First Party** as to the ownership use development and enjoyment thereof is or may be affected in any manner whatsoever.

- 8) That the said entire premises is free from all mortgages, charges, loans, liens, lispendens, attachments, acquisition, requisition and any other encumbrances whatsoever.
- 9) No proceeding has been initiated or are pending in respect of the said premises in the office of the Urban Land (Ceiling and Regulation) Act. 1972.
- 10) The said premises or any part thereof is at present not affected by any requisition or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings have been received or come to the notice of the **Landowners/First Party**.
- 11) The **Landowners/First Party** herein are fully and sufficiently entitled to enter into this agreement.
- 12) Irrespective of what has been stated above it shall be the obligation of the **Landowners/First Party** to make out a marketable title in respect of the said premises.

ARTICLE-IV, DEVELOPER/CONTRACTOR/SECOND PARTYS' RIGHT

- 1) The **Landowners/First Party** hereby grants subject to what have been hereunder provided exclusive right to the **Developer/Contractor/Second Party** to construct new multistoried building thereon in accordance with the sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation with or without any amendment and/or modification thereto. All application for sanction of plan, modification of plan if any and other papers and documents as may be necessary for sanction of building plan and for modification if any and rectification of plan from appropriate authority shall be prepared and submitted by the **Developer/Contractor/ Second Party** on behalf of the **Landowners/First Party** at the **Developer/Contractor/Second Party's** own costs and expenses and the

Developer/Contractor/Second Party shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for aforesaid purpose.

- 2) Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the **Landowners/First Party** of the said premises or any part thereof to the **Developer/Contractor/Second Party** or as creating any right, title or interest in respect thereof to the **Developer/Contractor/Second Party** other than an exclusive license for the purpose of development of the said premises in terms hereof and to deal with their allocation after providing the **Landowners'/First Party's** Allocation as per terms hereby presented.

ARTICLE-V POSSESSION

Possession of the said premises shall be handed over by the **Landowners/First Party** to the **Developer/Contractor/Second Party** on the date as per requisition of the **Developer/ Contractor/Second Party** for proceedings with preparation of formalities for construction.

ARTICLE - VI PROCEDURE

- 1) The **Landowners/First Party** shall grant proper authority to the **Developer/Contractor/Second Party** and/or his nominee or nominees by executing a General Power of Attorney as may be required by the **Developer/Contractor/Second Party** for the purposes of the construction of the building on the said premises and represent the **Landowners/First Party** for all purposes in connection with the construction work of the building before the appropriate authorities **PROVIDED HOWEVER** the same shall not create any financial liabilities upon the **Landowners/First Party** for construction of the multi-storied building in any manner whatsoever.
- 2) Apart from the execution of the General Power of Attorney the **Landowners/First Party** hereby undertake that they will sign all papers, documents, deeds etc. required for the construction of the building at the **Developer/Contractor/Second Party's** costs as per requisition of **Developer/Contractor/Second Party**.

- 3) However after issuing registered General Power of Attorney in favour of the **Developer/Contractor/Second Party**, the **Landowners/First Party** shall always sign the Building plan and other related papers for sanction of the building plan and also all papers for modification or amendment thereof within the rules of the Kolkata Municipal Corporation and without disturbing the **Landowners'/First Party's** allocation.

ARTICLE-VII DEALING OF SPACE IN THE BUILDING

- 1) The **Developer/Contractor/Second Party** herein shall on completion of the new building over the amalgamated property put the **Landowners/First Party** into undisputed possession of the **Landowners'/First Party's** Allocation **TOGETHER WITH** the rights in proportionate share of land, common areas, facilities and amenities. The **Landowners'/First Party's** Allocation shall be completed in all respect and shall be provided with the fixtures and fittings and all amenities as set out in the **FIFTH SCHEDULE** hereinafter stated.
- 2) The **Landowners/First Party** shall be entitled to transfer or otherwise deal with **Landowners'/First Party's** Allocation in the new building to be constructed by the **Developer/Contractor/Second Party** without prejudice to the interest of the **Developer/Contractor/Second Party** for construction of the proposed building.
- 3) That the **Developer/Contractor/Second Party** shall be exclusively entitled to Developer's Allocation in the newly constructed Multi Storied Building with exclusive right to transfer or otherwise deal with or dispose of the same to any person or persons without any prior notice to the **Landowners/First Party** herein and the **Landowners/First Party** shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.
- 4) After completion of the building in all respect, the **Landowners/First Party** shall execute the Deed of Conveyance or Conveyances as the Vendor in favour of the **Developer/Contractor/Second Party** or his nominee or

nominees or intending Purchaser/s in such part as shall be required for the **Developer/Contractor/Second Party's** Allocation **PROVIDED HOWEVER** the cost of such Deed of Conveyance or Conveyances, including stamps and registration expenses and all other legal expenses shall be borne and paid by the **Developer/Contractor/Second Party** or its nominee or nominees or intending Purchaser/s and in the said Deed of Conveyance/s the **Landowners/First Party** present themselves as Vendors if necessary or the **Landowners/First Party** shall execute and register the Power of Attorney in favour of the **Developer/Contractor/Second Party** for execution and registration of the Deed of Conveyance/s for the sale of Flats, Car Parking Spaces, Shop Rooms and other spaces in **Developer/Contractor/Second Party's** Allocation of the said proposed Multi Storied Building on behalf of the **Landowners/First Party**.

ARTICLE - VIII, BUILDING

- 1) The **Developer/Contractor/Second Party** shall at its own cost and expenses construct, erect and complete the said Multi Storied Building at the said amalgamated premises in accordance with the sanctioned plan and in conformity with such specification, with the better quality materials with intent that the said building will be a decent and well built construction in accordance with the materials as are mentioned in the **FOURTH SCHEDULE** hereunder written.
- 2) Subject as aforesaid the decision of the Architect engaged in the said project by the **Developer/Contractor/Second Party** regarding the quality of the basic building material shall be final and binding on the parties hereto.
- 3) The **Developer/Contractor/Second Party** at its own cost and expenses shall be authorized in the names of the **Landowners/First Party** if necessary to apply and obtain quotas and other allocations for cement, steel, bricks and other building materials, allocable to the **Landowners/First Party** for the construction of the proposed Multi Storied Building and

similarly apply from and obtain temporary and permanent connection of water, electricity, gas, power if necessary and permanent drainage and sewerage connection to the newly built up Multi Storied Building and other inputs and facilities required for the construction and enjoyment of the building.

- 4) The **Developer/Contractor/Second Party** shall at its own costs and expenses construct and complete the said new building and various units and/or permanent apartments and other spaces therein in accordance with the sanctioned building plan.

ARTICLE-IX COMMON FACILITIES

- 1) The **Developer/Contractor/Second Party** shall pay and bear all property taxes and other dues and outgoings in respects of the said premises from the date of taking possession from the **Landowners/First Party** for construction of the proposed building up to the date of handing over the possession of the Owners' Allocation.
- 2) **That after getting Landowners'/First Party's** Allocation in the new building all taxes, duties, revenues, pertaining thereon shall be borne by the **Landowners/First Party**. Tax for the midterm period of the said construction (i.e. from the date of **M.O.U.** and delivery of possession of the Owners' allocation in the new building) shall be borne by the **Developer/Contractor/Second Party in respect of the 1st Schedule Property.**
- 3) After completion of the proposed Multi Storied Building as per sanctioned plan and specification and handover of the allocation to the **Landowners/First Party**, the **Landowners/First Party** and the **Developer/Contractor/Second Party** shall punctually and regularly pay the rates and taxes for their concerned portion to the concerned authorities and both shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever arising out of their respective allocations.
- 4) Any transfer of any part of the **Landowners'/First Party's** allocation in the new Multi Storied Building shall be subject to other provisions hereof and the **Landowners/First Party** thereafter will be responsible to pay the said rates and service charges for the common facilities in respect of the space transferred to them.

ARTICLE- X, COMMON RESTRICTION

- 1) The **Landowners'/First Party's** Allocation in the proposed Multi Storied Building shall be subject to the same restrictions and use as is applicable to the **Developer/Contractor/Second Party's** Allocation in the building intended for common benefits of all occupiers of the building which shall include the follows :
- 2) Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor to use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
- 3) Neither party shall demolish or permit demolition of any wall or other structure in his/her/their respective allocation or any portions thereof or make any structural alteration without the previous consent of the other in this behalf.
- 4) Landowners/1st Party shall handover their respective properties to the Developer/ 2nd Party free from all encumbrances/ tenants/ lease etc. after obtaining sanction plan.
- 5) Neither party shall transfer or permit to transfer from their respective allocations or any portion thereof unless:
 - a) Such party shall have observed and performed all terms & conditions on their respective parts to be observed and/or performed.
 - b) The proposed transferee shall have given a written undertaking to that effect that such transferee shall remain bound by the terms and conditions of these presents and further that such transferee shall pay all and whatsoever shall be payable in that respect in relation to the area to be in his/her/their possession.
- 6) Both parties shall abide by all laws, bye-laws, rules and regulations of the Government, statutory bodies and/or local bodies as the case may be and shall bound to answer and be the responsible for any deviation and/or breach of any of the said laws, bye-laws and regulations.

- 7) The respective allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the occupiers of the building indemnified from and against the consequence of any breach.
- 8) Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
- 9) No goods or other items shall be kept by the other party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of users in the corridors and other places of common use in the building.
- 10) Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.

ARTICLE XI, LANDOWNERS' OBLIGATION

- 1) The **Landowners/First Party** do hereby agree and covenant with the **Developer/Contractor/Second Party** not to do any act, deed or thing whereby the **Developer/Contractor/Second Party** may be prevented from selling, assigning and/or disposing of any part of the building or at the said premises.
- 2) The **Landowners/First Party** do hereby agree and covenant with the **Developer/Contractor/Second Party** not to cause any interference or hindrance in the construction of the said building at the said Premises to be constructed by the **Developer/Contractor/Second Party** excepting on reasonable grounds.

- 3) The **Landowners/First Party** shall handover original copies of the deeds and documents in connection with the said property to the **Developer/Contractor/Second Party** at the time of execution of this agreement.
- 4) The **Landowners/First Party** do hereby agree and covenant with the **Developer/Contractor/Second Party** not to let out, lease, mortgage and/or charge the said Premises or any portion thereof without the consent in writing of the **Developer/Contractor/Second Party** during the period of construction and till the date of completion of the total transaction in pursuance of these presents.
- 5) The **Landowners/First Party** will not be liable for or responsible for any financial obligation of the **Developer/Contractor/Second Party** towards any bank/financial institution or any individual.
- 6) That if the **Developer/Contractor/Second Party** fails to complete the construction within the specified time then the **Developer/Contractor/Second Party** will be liable for compensation for such delayed.

ARTICLE-XII, DEVELOPER/CONTRACTOR/SECOND PARTY'S OBLIGATION

- 1) The **Developer/Contractor/Second Party** hereby agrees and covenants with the **Landowners/First Party** to handover the **Landowners'/First Party's** Allocation within 24(Twenty Four) English Calendar months from the date of sanction of building plan or handing over possession of the property for construction of the proposed Multi Storied Building whichever is later. Time in this respect shall be deemed to be the essence of contract in the agreement.
- 2) The **Developer/Contractor/Second Party** hereby agrees and covenants that he shall strictly follow the rules and regulations of the building rules of the Kolkata Municipal Corporation, Building Department during the construction and not to do any act, deed or thing whereby the **Landowners/First Party** are prevented from enjoying, selling, assigning

and/or disposing of any of the **Landowners'/First Party's** allocation in the said premises.

- 3) The **Developer/Contractor/Second Party** shall not have any right, title and interest in the **Landowners'/First Party's** Allocation together with proportionate share of common land, facilities and amenities which shall solely and exclusively belong and continue to belong to the **Landowners/First Party**.
- 4) That the **Developer/Contractor/Second Party** shall construct the proposed Multi Storied Building in accordance with the sanctioned plan, consequences of any deviation from the sanctioned plan which will be subsequently sanctioned by the appropriate authority or authorities and shall be the sole responsibility of the **Developer/Contractor/Second Party**.
- 5) The **Developer/Contractor/Second Party** shall be entitled to give permission of installing of any type of structure such as Tower for Mobile Communication, Hoarding etc. on the roof of the said building with mutual consent from the owners.-
- 6) The **Developer/Contractor/Second Party** shall not assign the benefits of this agreement to any one and the **Developer/Contractor/Second Party** shall execute the construction work of the project by itself but the **Developer/Contractor/Second Party** shall have liberty to appoint contractor for any of the proposed building.
- 7) The **Developer/Contractor/Second Party** herein shall arrange to demolish the existing building on the said premises by its own costs and effort and the **Developer/ Contractor/Second Party** shall be the sole authority to get the price for the sale of old building materials, fittings and fixtures of the existing building.
- 8) The **Developer/Contractor/Second Party** shall arrange for alternative accommodation for the **Landowners/First Party (No. 5, 6A, 6B, 7, 8 & 9)** (not for the Shop Owners) suitable to the standard of living of the **Landowners/First Party** so far as possible within the same locality during

the period of construction and the **Developer/Contractor/Second Party** shall bear the rent of such alternative accommodation of the **Landowners/First Party** and such rent shall be paid to the **Landowners/First Party** by the **Developer/Contractor/Second Party** within the 7th day of each periodical month tentatively fixed herein to the tune of Rs 5,000/- to Rs. 7,000/- Per month. Be it mentioned here that the monthly rent of the **Landowners/First Party (as mentioned above)** will be settled by and between the Parties hereto on mutual consent.

ARTICLE-XIII, LANDOWNERS'/FIRST PARTY'S INDEMNITY

- 1) The **Landowners/First Party** do hereby undertake that the **Developer/Contractor/Second Party** shall be entitled to the said construction and shall enjoy its allocated portion without any interference or disturbance from the **Landowners/First Party** provided that it should perform and fulfill all the terms and conditions herein contained and/or its part to be observed and performed.

ARTICLE-XIV DEVELOPER/CONTRACTOR/SECOND PARTY'S INDEMNITY

- 1) The **Developer/Contractor/Second Party** hereby undertakes to keep the **Landowners/First Party** indemnified against all Third party's claims and actions arising out of any sort of act or commission or omission of the **Developer/Contractor/Second Party** in or related to the construction of the said building.
- 2) The **Developer/Contractor/Second Party** hereby undertakes to keep the **Landowners/First Party** indemnified against all actions, suits, costs and proceedings and claims that may arise out of the **Developer/Contractor/Second Party's** actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect herein.

ARTICLE XV, MISCELLANEOUS

- 1) The **Landowners/First Party** and the **Developer/Contractor/Second Party** have entered into this Agreement purely as a Joint Venture basis and nothing contained herein shall be deemed to construe as a partnership between the parties hereto in any manner whatsoever nor shall be the parties hereto constitute as an Association of persons.
- 2) It is understood from time to time to facilitate uninterrupted construction of the building by the **Developer/Contractor/Second Party** various deeds, documents, matters and things not herein specified may be required to be done and duly signed by the **Landowners/First Party** relating to which specific provision may not have been mentioned herein. The **Landowners/First Party** hereby undertake to do all such acts, deeds, matters and things and to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe on the rights of the **Landowners/First Party** and/or against the spirits of these presents. The **Landowners/First Party** hereby agree to put their respective signatures in case of any fresh building plan and all other relating documents for the construction of the said Multi Storied Building duly and/or to be submitted before the authority of the Kolkata Municipal Corporation for sanctioning the same without creating any infringement to the rights of the **Landowners/First Party**.
- 3) The **Landowners/First Party** shall not be liable for any Income-tax, Property tax or any other taxes in respect of the **Developer/Contractor/Second Party's** Allocation, which is the sole responsibility of the **Developer/Contractor/Second Party** and it always keeps the **Landowners/First Party** indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 4) Any notice required to be given by the **Developer/Contractor/Second Party** to the **Landowners/ First Party** shall without prejudice to any other mode of service available be deemed to have served on the **Landowners/First Party** if delivered by hand and duly acknowledge or send by prepaid

registered post with acknowledgement due to the last known address of the **Landowners/First Party** and vice-versa.

- 5) From the date of delivery of possession of the new flat, each party shall be liable to pay and bear proportionate share of taxes payable in respect of each respective spaces.
- 6) As soon as the new building is completed within the time hereinabove mentioned, the **Developer/Contractor/ Second Party** shall give written notice to the **Landowners/First Party** regarding Owner's Allocation in the proposed Multi Storied Building.
- 7) That the **Landowners/First Party** shall and/or be deemed to have taken possession of the **Landowners' Allocation** of Flats, Car Parking Spaces, Shop Rooms, Commercial Spaces etc. on the date of issue notice of completion thereof by the **Developer/Contractor/Second Party** and such date of notice shall for the purpose therein be deemed to be the date of possession irrespective of when the **Landowners/First Party** take actual possession of the **Landowners' Allocation** of Flats, Car Parking Spaces, Shop Rooms and Commercial Spaces etc. The said notice to be served by the **Developer/Contractor/Second Party** on completion of the proposed Multi Storied Building as per sanctioned building plan and as per terms and conditions of this Agreement.
- 8) That after taking possession the **Landowners/First Party** shall not raise objection or make any claim of any nature whatsoever regarding construction of the **Landowners' Allocation**. The **Landowners' Allocation** shall for all purposes be deemed to be completed as soon as the exclusive possession therein be given and internally completed and the **Developer/Contractor/Second Party** provides reasonable egress and ingress therein and water and electricity connection thereto.
- 9) That if the **Landowners/First Party** want to carry out extra work in the aforesaid **Landowners' Allocation** apart from those mentioned in the **FIFTH SCHEDULE** they have to bear extra cost each item as per estimate given by the Developer.

- 10) The building proposed to be constructed by the **Developer/Contractor/Second Party** shall be made at its own costs and expenses fully in accordance with the specification as mentioned and described in the **FOURTH SCHEDULE** hereunder written.
- 11)) That the **Landowners/First Party** hereby fully agree and consent that the **Developer/Contractor/Second Party** shall have the right to advertise, fix hoardings or sign board of any kind relating to the publicity for the benefit of commercial exploitation of the proposed new building from the date of execution of this agreement and on completion of the said building or earlier all such advertisements and hoardings shall be cleared of by the **Developer/Contractor/Second Party** at its own costs.
- 12)) The original Agreement and the original copies of the all deeds and documents in respect of the said property shall be kept at the city office of the **Developer/Contractor/ Second Party** or at the office of the agent for the inspection of the intending purchaser/s and their respective Bankers.
- 13) The **Landowners/First Party** shall not be liable and/or responsible for any accidents, mishaps, and/or incidents endangering, causing and/or resulting any sort of injury, loss of life, limb or property of any human being whether or not involved in the construction/project of development of the said property.

ARTICLE - XVI

JOINT OBLIGATION

- 1) The **Developer/Contractor/Second Party** shall develop and construct the said Multi Storied Building on the said land as per present rules of the Kolkata Municipal Corporation after utilizing the available F.A.R. as per present rules in vogue.
- 2) The **Landowners/First Party** will lend their respective names and signatures in all lawful paper/plans/documents and deeds in (Xerox copy) those may come on the way of the **Developer/Contractor/Second Party** for

successful implementation of the project since the project will be promoted in the **Landowners'/First Party's** property along with the other plot holder's names and under their authority after amalgamation of all adjacent properties but all legal or any other kind of liabilities will be borne by the **Developer/Contractor/Second Party** only and not by **Landowners/First Party** and others as because any loss or profit of the project is not concerned with the **Landowners/First Party**.

- 3) That all legal works relating to the project may be done by **MR. DEBENDRANATH PARUI**, the Advocate of the **Developer/Contractor/Second Party**.

ARTICLE-XVII, LEGAL PROCEEDINGS

ARBITRATION

- A) All disputes or differences arising out of or in relation to this Agreement shall be firstly mutually discussed and resolved by the parties hereto. In case the disputes and differences are not mutually resolved within sixty (60) days after formal written notice of dispute or differences has been given by one party to the other but continue to subsist, the same shall be referred to the Arbitration to adjudicate the disputes and differences between the parties.
- B) The venue of Arbitration shall be at Kolkata and all documentations and oral proceedings shall be conducted in the English Language. The award shall also be made in the English Language.
- C) Save and except what have been specifically stated herein above all disputes and differences between the parties arising out of the meaning of the construction of the Agreement or their respective rights and liabilities as per this Agreement shall be settled mutually in presence of well wishers of each party.

- D) **NOTWITHSTANDING** the foregoing provisions herein as above the right to sue for specific performance of this contract or for damages by cancellation of this Agreement as per penal clause by any against the other as per terms of the Agreement shall remain unaffected.

ARTICLE-XVIII JURISDICTION

- 1) For adjudication of dispute and differences between the parties hereto in any manner relating to or arising out of these presents or in any way connected with the land and/or building the Ld. Court of Kolkata having jurisdiction over the said property will be the actual forum.

ARTICLE-XIX, FORCE MAJEURE

- 1) The parties hereto shall not be considered to be liable for any obligations hereunder written to the extent in respect of existence of 'Force Majeure'.
- 2) Force Majeure shall mean flood, earthquake, tempest, riot, labour strike and/or other act or commission beyond the control of the parties hereto.
- 3) In case of Force Majeure, the time for completion of the construction of the building shall be extended.

DEVELOPMENT POWER OF ATTORNEY

(Related with the Development Agreement

Dated 07.03.2018)

KNOW ALL MEN BY THESE PRESENTS THAT, WE, (1). SMT. MAMANI MAJHI (PAN-BVQPM3743J), wife of Sri Babluk Majhi, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 22/8/A, Ramakrishna Sarani, Police Station & Post Office- Parnasree, Kolkata- 700060, District – South 24 Parganas. **(2). SRI HARASIT ROY (PAN- DCXPR2383M),** son of Late Ramkrishna Roy, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 76/1, Barisha Purbapara Road, Police Station- erstwhile Thakurpukur now Haridevpore, Post Office- Thakurpukur, Kolkata- 700063, District – South 24 Parganas. **(3). SRI SANDIP KUMAR HAZRA, (PAN ABFPH5608F)**, son of Late Haricharan Hazra, by faith- Hindu, by occupation- Business, by Nationality- Indian, **(3A). SMT. SUNITA HAZRA (PAN-AUPPH6071F),** wife of Sri Sandip Kumar Hazra, by Faith- Hindu, by Occupation- House wife, by Nationality- Indian, both residing at 65, Goalapara Road(R.K.Sarani) , Police Station & Post Office- Parnasree, Kolkata- 700060, District – South 24 Parganas, **(4). SRI TARAK NATH DEY,(PAN-AEJPD9397Q)** son of Late Bhol Nath Dey, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 586/3, Becharam Chatterjee Road, Police Station & Post Office- Parnasree, Kolkata- 700034, District – South 24 Parganas, **(5). SRI ANIL KUMAR BATTOO,(PAN-AHBPB6791M)** son of Late Kundan Lal Battu, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 55, Goalapara Road(R.K.Sarani) , Police Station & Post Office- Parnasree, Kolkata- 700060, District – South 24 Parganas, **(6). SRI PRANOB KUMAR BARUA,(PAN-CIBPB9583N)** son of Late Nripendralal Barua, by faith- Buddhist, by occupation- Service/Retired Person, by Nationality- Indian, **(6B). SMT. JAYANTI BARUA(PAN- AZHPB9987B)** wife of Sri Swadesh Ranjan Barua, by faith- Buddhist, by occupation- House Wife, by Nationality- Indian, both residing at 55, Goalapara Road(R.K.Sarani) , Police Station & Post Office- Parnasree, Kolkata- 700060, District – South 24 Parganas, **(7). SRI HARADHAN SAPUI (PAN-HZGPS9011F),** son of Late Gopi Nath Sapui, by faith- Hindu, by occupation- Retired Person, by Nationality- Indian, residing at 55, Goalapara Road(R.K.Sarani) , Police Station & Post Office- Parnasree, Kolkata- 700060, District – South 24 Parganas, **(8). SRI SABYASACHI BANERJEE,(PAN-AOXPB3369N)** son of Sri Sudarsan Banerjee, by faith- Hindu, by occupation- Service, by Nationality- Indian, residing at 152, Ram Krishna Sarani, Police Station & Post Office- Parnasree, Kolkata- 700060, District – South 24 Parganas, **(9). SRI SUKUMAR BHATTACHARJEE, (PAN DKIPB6353Q)** son of Late Bhabani Prasad Bhattacharjee, by faith- Hindu, by occupation- Retired Person, by Nationality- Indian,

(9A).SMT. BARNALI BHATTACHARYA MALL (PAN- AZQPB1741E), daughter of Sri Sukumar Bhattacharjee, by Faith- Hindu, by Occupation- House Wife, by Nationality- Indian, (9B). SRI SHIBAJI BHATTACHARJEE, (PAN DKIP86350P), son of Sri Sukumar Bhattacharjee, by Faith- Hindu, by Occupation- Not Working, by Nationality- Indian, all residing at 55/2/A, Goalapara Road(R.K.Sarani) , Police Station & Post Office- Parnasree, Kolkata- 700060, District – South 24 Parganas & (10). SMT. SUKLA MAJUMDER (PAN-CIGPM5785E) Wife of Sri Dipankar Majumder, by faith- Hindu, by occupation- House Wife/ Business, by Nationality- Indian, residing at 489/2, R. K. Sarani, Police Station and Post Office- Parnasree, Kolkata-700060, District South 24 hereinafter jointly called and referred to as the PRINCIPALS/EXECUTANTS: SEND GREETINGS:

WHEREAS WE, the Principals /Executants herein are jointly seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring an area of 09 Cottahs 0 Chittaks and 0 Sq.Ft (approx) together with an old dilapidated Two Storied Building and Asbestos Shed Shop Rooms standing thereon on the Ground Floor comprised in Dag Nos. 6433, 6434 new Dag No. 7170 under C.S. and R.S. Khatian Nos. 501 and 506 in Mouza Behala, Police Station Behala now Parnasree under Collectorate Touzi No. 346, Rev. Survey No. 83, J.L. No. 2, Pargana- Balia, lying & situates at Municipal Premises No.9, Rama Krishna Sarani (after amalgamation), being Postal Premises No. 55, Goala Para Road, Kolkata-700060 under K.M.C. Ward No. 129, under Sub-Registry Office the then Alipore now Behala in the District of the then 24 Parganas now South 24 Parganas morefully described in the First Schedule hereunder which we acquired either by inheritance and subsequently as per Will left by Gopi Nath Sapui in Probate case no Act 39 (P) 278 of 2006 duly granted by the Ld. District Delegate at Alipore or by purchase by different registered Deeds and lastly by way of amalgamation amongst ourselves.

AND WHEREAS we being the Executants/Principals herein have decided to develop our said property by way of constructing a multistoried building thereon consisting of several self contained flats/units, car parking spaces, shop rooms, commercial spaces and other spaces in accordance with the sanctioned Building Plan to be sanctioned by the Kolkata Municipal Corporation partly for our residential and commercials purpose and partly to be sold to any intending Purchaser/s and for the said purpose we have already entered into a Development Agreement dated the 07.03.2018.... duly registered in

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the Office of the A.D.S.R., Behala with **EMMCON (PAN : AAGFE9242C)** - a Partnership Firm having its office at P-207, Goala Para Road (R. K. Sarani), P.O & P.S. Parnasree, Kolkata - 700060, Dist - South 24 Pgs. represented by one its Partners **SRI SUBHASIS CHATTERJEE (PAN: AEGPC5065F)** son of Late Deb Ranjan Chatterjee, by faith-Hindu, by occupation - Business, by Nationality- Indian, residing at P- 207, Goalapara Road (R. K. Sarani), Post Office & Police Station- Parnasree, Kolkata- 700060, District - South 24 Parganas for the development of our property at Municipal Premises No. 9, Rama Krishna Sarani, being Postal Premises No. 55, Goala Para Road, Kolkata - 700060 within Ward No. 129 of the Kolkata Municipal Corporation under the certain terms and conditions as are stipulated therein.

AND WHEREAS in terms of the said Agreement for Development both the Landowners and the Developer/Contractor duly finalized their respective allocation in the said Building to be constructed over the said premises more fully and particularly mentioned in the First Schedule hereunder written.

AND WHEREAS in pursuance of the said Joint Venture Agreement and in pursuance of the understanding between us it has become necessary and also expedient for us to appoint Attorney/s or Agent/s to look after our affairs during our absence concerning the said property and to move different offices regarding our said property on behalf of us.

NOW KNOW BY THESE PRESENTS WE, the Executants/Principals herein hereby nominate, constitute and appoint **SRI SUBHASIS CHATTERJEE** son of Late Deb Ranjan Chatterjee, residing at P-207, Goala Para Road, P.O.&P.S.Parnasree,Kolkata700060, District South 24 Pargana, one of the Partners of **EMMCON** a Partnership Firm having its office at P-207, Goala Para Road, P.O. & P.S. Parnasree, Kolkata-700060 as our true and lawful Attorney for us in our names and on our behalf to do execute and perform inter alia the following acts, deeds, matters and things in respect of the property described in the Schedule hereunder written.

f) For the aforesaid purpose to sign and to make and execute all applications to the appropriate government departments and other authorities competent for granting necessary Licenses, permission for construction of Building, sewerage, drainage, electric connection on the said premises or any part thereof and to apply for and obtain necessary permission, if required, for cement, steel and other building materials but in all cases the said Attorney shall be liable to spend money whatsoever required on our behalf without any precondition and without any demand in future.

g) All cost, charges, fees, levies, impositions, statutory payments, taxes and expenses of whatsoever required for dismantling existing building, erection, construction and completion at the new Building its materials, fittings, and fixtures in all respect, including temporary and residential connections of water sewerage, electricity in accordance with law and other amenities for the building shall be paid and borne by the Attorney and the Principals have no responsibilities and/or liability and/or liabilities towards payment of any dues, liabilities, costs, charges and expenses by whatsoever name called relating to and/or arising there-from in any manner of whatsoever nature.

h) To appoint any Architect, Engineer or other or persons for drawing plans and submission for the same before the Kolkata Municipal Corporation or before any other competent Authority, as necessary to construct new building on the said property.

i) To take steps and/or endeavour regarding sale and/or disposal i.e. to enter into the agreement for sale with any intending Purchaser/s of any part or portions of the said property, save and except the Owner's Allocations as clearly mentioned in the Agreement as stated hereinabove.

j) To enter into Agreement and to sign and execute agreement/s with prospective buyer/s of the Flats, Shop Rooms, Car Parking Spaces, Commercial Spaces, Covered Spaces and/or other Spaces of the Developer's Allocation except the portion reserved for the Owners/Principals in the proposed Building to be constructed on the said property and to receive, realize and collect all purchase money either in full or in part or in advance by way of earnest money and payment of purchase money from each prospective buyer/s and/or purchaser/s and to give, sign and grant effective receipts and discharge for the same. The

Principals are free from all liabilities arising out of the above act of the Developer and intending Purchaser/s will have no claim on Principals.

k) To sell or transfer, assign the flats, covered spaces and/or other spaces except the portion reserved for the Owners/ Principals in the proposed Building by signing and/or executing documents, deeds, conveyance and other assurance of property in favour of the property buyers and/or purchasers of the Flats, Car parking spaces, Shop rooms, Commercial Spaces, Covered Spaces and/or other Spaces and to present such documents, its conveyance and other assurances of the property thereof before the appropriate Registering authorities and/or offices and their Registration in due form of law upon receipt by him the entire consideration and/or purchase money from the prospective buyers.

l) To present such Deed of Conveyance or Conveyances for registration, to admit execution before the Addl. District Sub-Registrar or District Sub-Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things, which our said Attorney shall consider necessary for conveying the said constructional areas to the said Purchaser or Purchasers as fully and effectually in all respect as we could do the same, if we personally present.

m) To make Affidavits and Declaration, Indemnity Bonds and other writings before the Kolkata Municipal Corporation or before any other authority and the Attorney is competent to sign and execute all sorts of papers and documents on our behalf and we hereby undertake to ratify the same, as if, those acts are done by us as our lawful duty in terms of Agreement already executed by us.

n) To apply for drainage, sewerage, electric, telephone, water and other connection for assessing and/or re-assessing and/or reviewing the assessment of taxes or impositions and for that purpose to sign all papers and documents and/or representation as may be thought necessary by the said Attorney before the proper Authority or Authorities.

o) To appoint Engineers, Architects and other agents, sub-contractors, care takers as the said Attorney shall think fit and proper and to make payment of their fees and charges as

being expressly agreed that in no event we the Owners/Principals shall be liable for any fees, charges of such Architects, Engineers and other agents and/or Contractors.

p) In case necessary to amalgamate the property mentioned in the FIRST SCHEDULE with other adjacent property and properties to make the same into a single unit for facilitating a big building project as our said Attorney thinks fit and proper as per his discretion.

q) To deal with and/or negotiate with any persons regarding any dispute that may arise with any person or persons of the locality

r) This Power of Attorney shall remain valid and operative till the completion of the construction of the said Multi Storied Building on the said premises as per time schedule mentioned in the said Development Agreement and till the completion of registration of the Deed of Conveyance/s of the proportionate share of land in the said premises together with all rights of use common area and common area and common passage in the said premises in favour of the Purchaser/s strictly within the Developer/Contractor/Second Party's allocation of the said Building as per Agreement dated 07.03.2018 provided however that the principals together shall have the right to revoke the same at any point of time.

GENERALLY to do or execute all other acts, deeds, things in the same manner and to some extent as I could do or execute such documents and we do hereby confirm and ratify and agree to confirm and ratify whatever have been done by the Attorney or his men and agents during the continuance of the construction work.

AND We do hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the Power, authorities and liberties hereby conferred upon under and by virtue of this Deed.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring an area of 09 Cottahs 0 Chhitaks and 0 Sqft. (approx) together with Two storied old dilapidated building measuring 5500 Sft (App) and Asbestos Shed Shop Rooms measuring 300 Sft (App) standing thereon comprised in Dag Nos. 6433 and 6434, new Dag No. 7170 under C.S. and R.S. Khatian Nos.501 and 506 of Mouza- Behala, under Police Station erstwhile Behala now Parnasree, Collectorate Touzi No. 346, Rev. Survey No. 83, J.L. No. 2 lying and situates at municipal Premises No.9, Rama Krishna Sarani, Kolkata-700060 (after amalgamation) being Postal Premise No. 55, Goala Para Road, within the municipal limits of the Kolkata Municipal Corporation, in its Ward No. 129, being Assessee No. 41-129-10-0009-9, A.D.S.R.O.- Behala in the District of South 24 Parganas, which is butted and bounded by:-

NORTH- 23 feet wide KMC Road

SOUTH- House of Mita Sapui

EAST- House of Sukumar Saha

WEST- 21 feet wide KMC Road

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNERS, ALLOCATION)

1. **HARADHAN SAPUI:-** a self contained Flat measuring more or less 400 Sq.Ft. (Built up area) comprised of 2 Bed Rooms, 1 Dining Cum Kitchen, 1 Toilet on the Top Floor (south-west side) and a Shop Room (Saloon) measuring 50 Sq.Ft. on the Ground Floor (on the extreme south-western side) of the constructed area of the said Building to be constructed on the said premises mentioned in the First Schedule hereunder and a sum of Rs. 9,00000/- (Rupees Nine Lac) in following installments:-
 - a) Rs. 50,000/- on the date of Agreement
 - b) Rs. 50,000/- on handing over of possession to the Developer after obtaining sanction plan.
 - c) Balance on or after delivery of the new flat.

2. **PRANAB KUMAR BARUA** :- shall be entitled to get 1 self contained Flat measuring 750 Sq.Ft. Built up area on the 1st Floor (south-western side) and 1 Car Parking Space on the Ground Floor together with a sum of Rs. 14,00000/- (Rupees Fourteen Lac) in installments:-

a) Rs. 50,000/- on the day of Agreement

b) Rs. 1,00,000/- on handing over of possession to the Developer after obtaining sanction plan.

c) c) Balance on or after delivery of the new flat.

3. **JAYANTI BARUA**:- shall be entitled to get 1 self contained Flat measuring 750 Sq.Ft. Built up area on the 3rd Floor (south-western side).

4. **SABYASACHI BANERJEE**:- 1 (One) self contained Flat measuring 1100 Sq.Ft. Super Built up area comprised of 3(Three) Bed Rooms, 1(One) Dining/ Living Room, 1 (One) Kitchen, 2 (Two) Toilets, 1 (One) Verandah on the 3rd Floor (south-eastern side), 1(One) Covered Car Parking Space on the Ground Floor (120 Sft) together with a sum of Rs. 20,00000/- (Rupees Twenty Lac) in installments:-

a) Rs. 100,000/- on the day of Agreement

b) Rs. 3,00,000/- on handing over of possession to the Developer after obtaining sanction plan.

c) Balance within three months from the date delivery of possession of the new flat.

5. **ANIL KUMAR BATTOO**:- 1 (One) self contained Flat measuring 1100 Sq.Ft. Super Built up area comprised of 3(Three) Bed Rooms, 1(One) Dining/ Living Room, 1 (One) Kitchen, 2 (Two) Toilets, on the 3rd Floor (North-eastern side), 2(Two) Shop Rooms, one measuring 53 Sq.Ft. (Cycle) and another measuring 58 Sq.Ft.(Carpenter) on the Ground Floor (Northern side) together with a sum of Rs. 7,00000/- (Rupees Seven Lac) in installments:-

- a) Rs. 50,000/- on the day of Agreement
- b) Rs. 50,000/- on handing over of possession to the Developer after obtaining sanction plan.
- C) c) Balance on or after delivery of the new flat.

6. **SUKUMAR BHATTACHARJEE, BARNALI BHATTACHARYA MALL & SHIBAJI BHATTACHARJEE** :- 1 (One) self contained Flat measuring 500 Sq. Ft. Built up area comprised of 2(Two) Bed Rooms, 1(One) Dining/ Living Room, 1 (One) Kitchen, 1 (One) Toilet, on the 2nd Floor (South-western side) and 2(Two) Shop Rooms, one measuring 40 Sq.Ft. and the other measuring 70 Sq.Ft. on the Ground Floor (Northern side) together with a sum of Rs. 5,00000/- (Rupees Five Lac) in installments:

- a) Rs. 50,000/- on the day of Agreement
- b) Rs. 50,000/- on handing over of possession to the Developer after obtaining sanction plan.
- C) c) | Balance within three months from the date delivery of possession of the new flat.

7. **SMT. SUKLA MAJUMDER**:- 1 (One) Shop Room measuring 32 Sq. Ft. (length 8' x width 4') on the Ground Floor (Northern side road approaching).

8. **SANDIP KUMAR HAZRA** :- 1 (One) Shop Room on the Ground Floor measuring 50 Sq. Ft. (Northern side road approaching).

9. **TARAK NATH DEY**:- 1 (One) Shop Room on the Ground Floor measuring 68 Sq. Ft. (Northern side road approaching).

10. **HARASHIT ROY**:- 1 (One) Shop Room on the Ground Floor measuring 88 Sq. Ft. (2375 mm x 3300 mm) on the Western side road approaching.

- c) Staircase, stair landings in all floors, stair head room and lobbies on all the floors of the building.
- d) Entrance lobby, electric/utility room, water pump room, generator room (if any)
- e) The Ultimate Roof.
- f) Lift & Liftwell

II. Water, Pumping and Drainage :

- a) Drainage and sewerage lines and other installations for the same (except only those as are installed within exclusive area of any Unit and/or exclusively for its use).
- b) Water supply system.
- c) Water pump, underground and overhead water reservoir together with all common plumbing installations for carriage of any unit/or exclusively for its use.

III. Electrical Installations :

- a) Electric wiring and other fittings (excluding only those as are installed within the exclusive portion of any Unit and/or exclusively for its use).
- b) Lighting of the common portions.
- c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.

- IV. Others: Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the New Building as are necessary for passage to and/or user of the units in common by the co-owner / First Party.

11. **MAMANI MAJHI:-** 1 (One) Shop Room on the Ground Floor measuring 55 Sq. Ft. (Northern side road approaching).

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER/CONTRACTOR/SECOND PARTY'S ALLOCATION)

Remaining/ Balance constructed area of the said Multi Storied Building will be utilized by the Developer/Contractor/Second Party as Developer/Contractor/Second Party's Allocation consisting of several Flats in different floors, Car Parking Spaces, Shop Rooms, Commercial Spaces and other Spaces of the building to be constructed in the **FIRST SCHEDULE** property along with undivided proportionate share of land of the **FIRST SCHEDULE** property together with the common areas, facilities and amenities as are available or to be available in the said building. Landowners shall be liable to transfer the aforesaid allocation to the **Developer/Contractor/Second Party** or its nominee/s as per requisition of the **Developer/Contractor/Second Party** by way of Registered Deed of Conveyance/s if necessary or the Owner shall execute and register the General Power of Attorney in favour of the **Developer/Contractor/Second Party** for execution and registration of the Deed of Conveyance/s for the sale of Flats, Car Parking Spaces, Commercial Spaces, Shop Rooms and Other Spaces in **Developer/Contractor/Second Party's Allocation** of the said building on behalf of the Landowners.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(COMMON AREAS, PORTIONS)

- I. **Areas :-**
 - a) Entrances and Exits
 - b) Boundary Walls and Main Gate of the Premises

THE FIFTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION OF CONSTRUCTION)

- A. **FOUNDATION :** The Building is designed on R.C.C. footing and frame as per sanction plan.
- B. **WALLS :** all the external walls shall be 8"/10" brick/ fly ash brick work with cement plaster. All internal partition walls be 75 mm to 125 mm thick brick work with both side cement plaster.
- C. **DOORS :** All door frame shall be 4" X 2.5" Malayasia Sal wood with one coat of wood primer, main door/ shutter shall be 35 mm thick factory made flush type with one coat of wood primer and with the following fittings, such as M.S. Hinges, hatch bolt. Toilet door frame and toilet doors shall be made by PVC (Each shop room will be provided iron shutter gate)
- D. **WINDOWS :** All the windows shall be in Aluminium sliding with 3.5 mm thick smoke glass panels.
- E. **M.S. RAILING :** All M.S. railing to verandah etc. shall be as per architect's design in $\frac{1}{2}$ " square Bar 18 c.m. M.S. flats to be painted by ecoayd enamel paint over one coat of red oxide paint.
- F. **FLOORING :** All the flooring will be marble 2'X2' and skirting in 4" height or floor tiles as per your choice (cost adjustable). The Kitchen platform will have finished in black stone with a steel sink.
- G. **FINISH TO WALLS :** common areas shall be provided with 2 coats of white wash.
- H. **EXTERNAL PAINTING :** All external walls to be painted with 2 coats of cement base paint.
- I. **TOILET AND KITCHEN:** Tap fittings - **ESSCO** make or as per your choice (cost adjustable). Concealed PVC water line of required thickness will be provided for Kitchen & Toilets. One concealed geyser line (plumbing) will be provided for one toilet only.

1] **SANITARY & PLUMBING** : All the internal soil and waste water pipes shall be 50 mm to 100 mm dia PVC concealed in floor and passage. All the external soil and waste water pipes shall be in 50 mm to 100 mm ISI standered PVC piles joined with cement expose on walls. All the rain pipes shall be 4" / 3" PVC pipes. All the water supply shall be ½" PVC (ISI), internal or concealed in walls.

(a) One Anglo Indian type/ European style white commode & cistern of CERA will be provided for each toilet alongwith two in one bib cock provided with health fauced
(b) One Shower (c) One Wall Mixture for only one toilet, another toilet will be provided with one bib cock and one shower (d) One Basin will be provided in toilet alongwith one piler cock (e) Another Basin will be provided in the hall (f) One Washing Machine point will be provided.

2] **KITCHEN**: (A) One steel sink, (b) Two taps, (c) Aqua guard connection.

J. **WATER SUPPLY** : Each flat will be provided with water supply from over head tank. over head water tank shall be filled up by water pumps from semi under ground water reservoir which will eventually be filled up by timely water supply from KMC.

K. **ELECTRIAL INSTALLATION**:

1] Each bed room will be provide with 2 light points, 1 fan point, 2 plug points, one night lamp point.

2] Hall will be provided 2 light points, 1 fan point, 2 plug points, 1 Washing machine point, 1 night lamp point.

3] The master bed room will be provided with one A.C. point.

4] Kitchen will be provided 1 light point, 2 power point, 1 exhaust fan point and, 1 aqua point & 1 Refrigerator point.

5] Toilet will be provided 1 light point, 1 exhaust fan point and 1 geyser point (for one toilet only)

6] Each Shop Room will be provided 1 light point, 1 fan point, 1 plug point (15 Amp).

All electrical fittings will be of Pritam make and electrical wire will be of Finolex.

* That the Developer shall arrange and get main supply meter in the said premises with its own costs, each flat owner shall bear the cost and expenses for getting personal electric meter.

** Beyond the specification mentioned above any extra work cost borne by the flat owners as per that time present market value.

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

SIGNED, SEALED AND DELIVERED

In the presence of

WITNESSES :

1. Rajadon
28, N.C. Dey Rd,
Kolkata-34
2. Basu Kr. Ganguly
32/4 Ramkrishna Sarani
Behala
Kolkata-700060

মাহমুদ মাসুদ

Harshit Roy

Sukla Majumder

Tarak Nath Dey

Abdul Kader Bhatta

Panch Kumar Baner

Jayanti Baner

Haranath Sengupta

Sabyasachi Banerjee

Sukumar Bhattacharya

Bimali Bhattacharya

Shibaji Bhattacharjee

Sandip Kumar Hazra

Sumita Hazra

SIGNATURE OF THE LANDOWNERS/

FIRST PARTY

EMMCON

Partner

SIGNATURE OF THE DEVELOPER/

CONTRACTOR/SECOND PARTY

Drafted By & Read over and explained in Bengali

Debendranath Sanyal

Advocate (WB/1342/1983)

Computer Typed By:

Rajadon

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer/ Contractor/ Second Party within mentioned sum of **Rs 50,000/- (Rupees Fifty Thousand)** only.

Being Cheque No. 602151, Drawn on Canara Bank, Branch- Behala, Dtd. 07.03.2018.

WITNESSES:

1. Rajeev Datta
28, N.C. Datta,
Kolkata-34

Haradhan Sapui

(HARADHAN SAPUI)

SIGNATURE OF THE LANDOWNER/FIRST PARTY

2. Bazaru Kr. Ganguly
32/4 Ramkrishna Sarani
Behala Kolkata-700060

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer/ Contractor/ Second Party within mentioned sum of **Rs 50,000/- (Rupees Fifty Thousand)** only.

Being Cheque No.602152, Drawn on Canara Bank, Branch- Behala, Dtd. 07.03.2018.

WITNESSES:

1. Rejoice D A
28, M.C. D A Road,
K.N. 34

Anil Kumar Batto

(ANIL KUMAR BATTO)

SIGNATURE OF THE LANDOWNER/FIRST PARTY

2. BALAN KR Ganguly
32/4 Ramkrishna Sarani
Behala - Kolkala - Toroto

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer/ Contractor/ Second Party within mentioned sum of Rs 50,000/- (Rupees Fifty Thousand) only.

Being Cheque No.602153, Drawn on Canara Bank, Branch- Behala, Dtd. 07.03.2018.

WITNESSES:

1. Rajadon
28, N.C. DARA
Kal-34

Pranob Kumar Barua
(PRANOB KUMAR BARUA)

SIGNATURE OF THE LANDOWNER/FIRST PARTY

2. Barua Kr. Ganguly
32/4 Ramkrishna Sreni
Behala, Kolkata - 700 60

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer/ Contractor/ Second Party within mentioned sum of Rs 50,000/- (Rupees Fifty Thousand) only.

Sukumar Bhattacharjee

Being Cheque No. 602154, Drawn on Canara Bank, Branch Behala, Dtd: 07.03.2018.

WITNESSES:

1. Rajada
28, N.C. Datta Rd,
KOL-34

Sukumar Bhattacharjee
(SUKUMAR BHATTACHARJEE)

SIGNATURE OF THE LANDOWNER/FIRST PARTY

2. BAZAN KR. GANGULY
82/4 Ramkrishna Sarani
Behala, Kolkata-70060

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer/ Contractor/ Second Party within mentioned sum of **Rs 1,00,000/- (Rupees One Lakh)** only.

Being Cheque No.602155, Drawn on Canara Bank, Branch- Behala, Dtd. 07.03.2018.

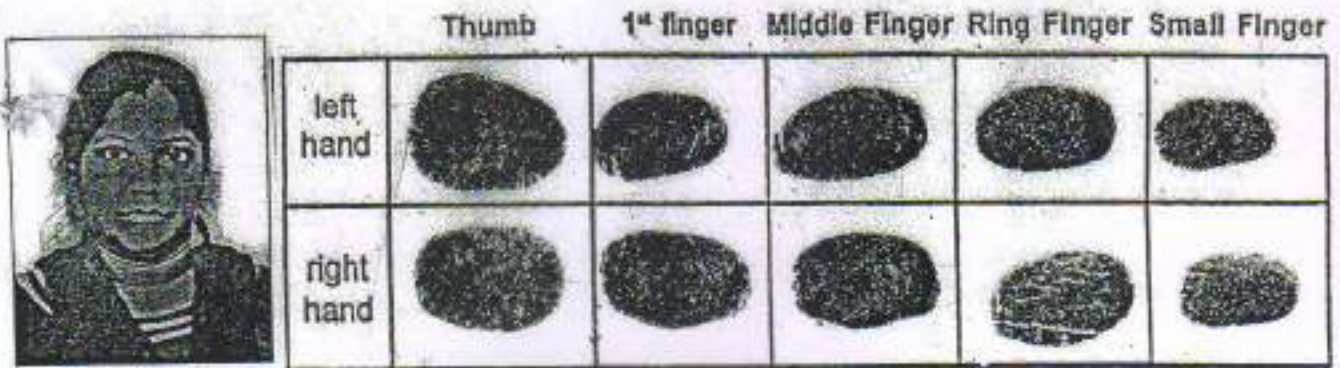
WITNESSES:

1. Rajendra
28-N.C. DMRD
Kolkata-34

Sabyasachi Banerjee
(SABYASACHI BANERJEE)

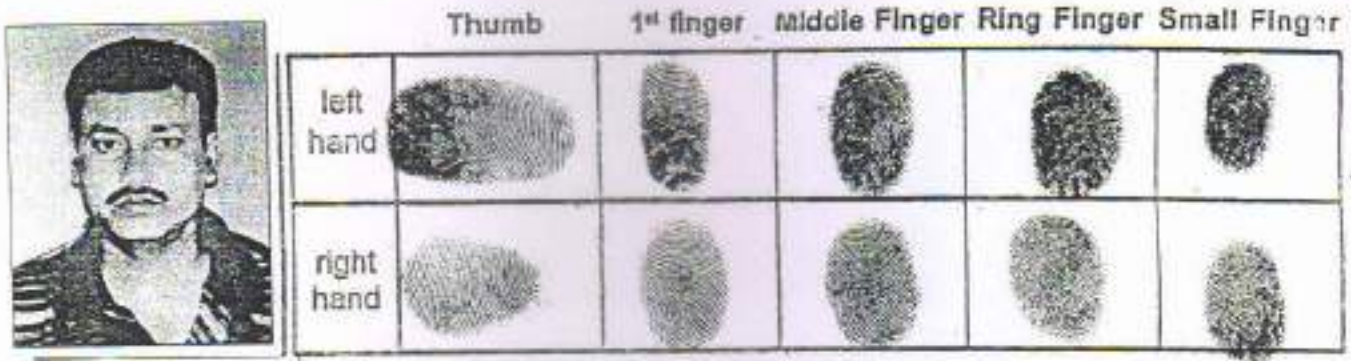
SIGNATURE OF THE LANDOWNER/FIRST PARTY

2. Baran K. Ganguly
32/4 Ramkrishna Sarani
Behala, Kolkata-70060



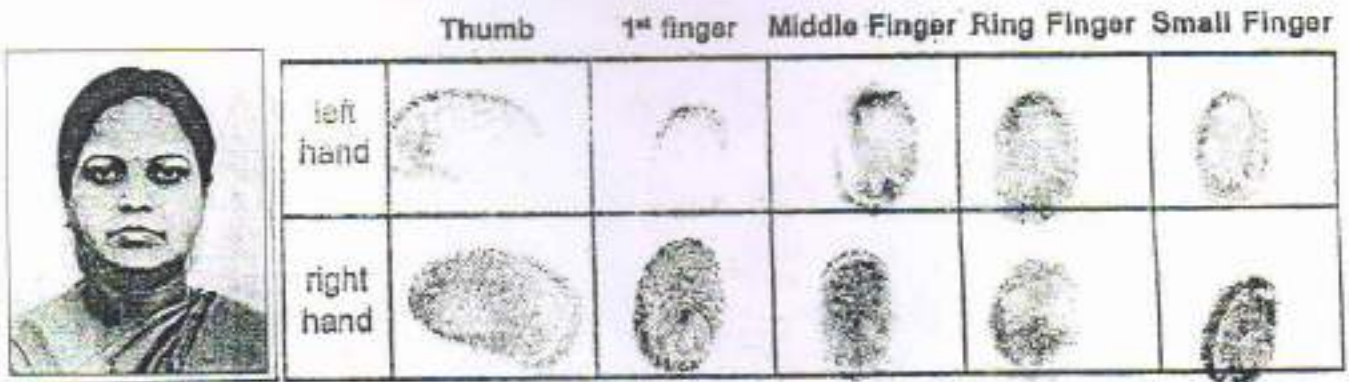
NameMARIANI DAJHI.....

Signature মারিনি দাধি



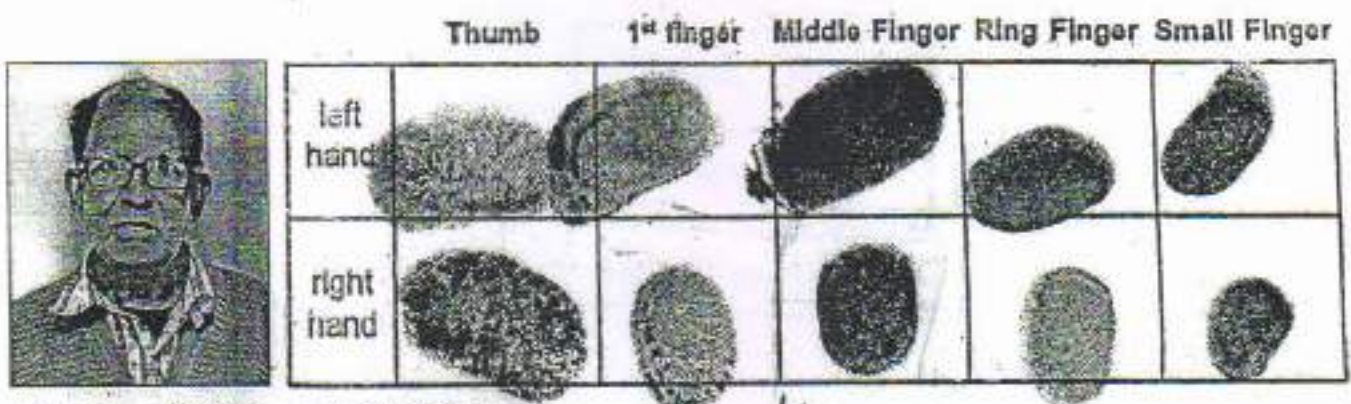
Name HARASHIT ROY.....

Signature Harashit Roy



Name SUMITA HAZRA

Signature Sumita Hazra



Name TAPAK NATH DEY

Signature Tapak Nath Dey



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

Name Anil Kumar Bhatoo
 Signature Anil Kumar Bhatoo

5



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

Name Prashant Kumar Barua
 Signature Prashant Kumar Barua



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

Name Jayanti Barua
 Signature Jayanti Barua

7



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

Name Haradhan Sapdi
 Signature Haradhan Sapdi

8



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

Name SABYASACHI BANERJEE 9

Signature Sabyasachi Banerjee



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

Name SUKUMAR BHATTACHARYA

Signature Sukumar Bhattacharya



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

Name BARNALI BHATTACHARYA MALLA

Signature Barnali Bhattacharya Malla



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

Name SHIBATI BHATTACHARJEE 12

Signature SHIBATI BHATTACHARJEE

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

Name SUKLA MAJUMDER 13
 Signature Sukla Majumder

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

Name SANDIP KUMAR HAZRA
 Signature Sandip Kumar Hazra

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

Name SUBHASIS CHATTERJEE
 Signature [Signature]

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

Name
 Signature



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	1607-1000066955/2018	Office where deed will be registered
Query Date	05/03/2018 2:33:02 PM	A.D.S.R. BEHALA, District South 24-Parganas
Applicant Name, Address & Other Details	Subhasis Chatterjee P 207, Goalapara Road Thana Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700060, Mobile No 9830087646, Status Others	
Transaction	Additional Transaction	
(0139) Sale Development Power of Attorney	(4002) Power of Attorney, General Power of Attorney [Rs. 0/-] (4305) Other than immovable Property, Declaration [No of Declaration : 2], (4311) Other than Immovable Property, Receipt [Rs. 3,00,000/-]	
Set Forth value	Market Value	
Rs. 0/-	Rs. 1,43,27,808/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20.07/- (Article 48(g))	Rs. 3,028/- (Article E. E. E. B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)	

Land Details :

District: South 24-Parganas, P.S. - Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Krishna Sarani, Premises No. 9, Ward No. 129

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		6180 Sq Ft	1/-	92,58,667/-	Width of Approach Road: 23 Ft.
L2			Commercial use		300 Sq Ft	1/-	7,19,121/-	Width of Approach Road: 23 Ft.
TOTAL					14.850ac	2 1/-	99,77,808 1/-	
Grand Total :					14.850ac	2 1/-	99,77,808 1/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5500 Sq Ft.	1/-	41,25,000/-	Structure Type Structure

Gr. Floor, Area of floor : 2750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 2750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

32	On Land L2	300 Sq Ft	1/-	2,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft, Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		5800 sq ft	2/-	43,50,000 /-	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details
1	Smt Mamani Majhi Wife of Shri Bablu Majhi22/8/ A, Ramkrishna Sarani, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : BVQPM3743J, Status: Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Shri Harashit Roy Son of Late Ramkrishna Roy76/1, Barisha Purbapara Road, P.O:- Thakurpukur, P.S:- Thakurpukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : DCXPR2383M, Status: Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	Sri Sandip Kumar Hazra Son of Late Haricharan Hazra65, Goalapara Road, R. K. Sarani, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : ABFPH5608F, Status: Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
4	Smt Sunita Hazra Wife of Shri Sandip Kumar Hazra65, Goalapara Road, R. K. Sarani, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. : AUPPH6071F, Status: Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
5	Shri Tarak Nath Dey Son of Late Bhola Nath Dey586/3, Becharam Chatterjee Road, P.O:- Behala, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : AEJPD9307Q, Status: Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
6	Shri Anil Kumar Batto Son of Late Kunden Lal Battu55, Goalapara Road, R. K. Sarani, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : AHBPB6791M, Status: Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self



Query No: 1607-1-00069955 of 2018

7	<p>Shri Pranch Kumar Barua Son of Late Nripendralal Barua55, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Buddhist, Occupation: Retired Person, Citizen of India, PAN No. :GIBPB9583N, Status: Individual, Executed by: Self , To be Admitted by: Self</p>	Individual	Executed by: Self , To be Admitted by: Self
8	<p>Smt Jayanti Barua Wife of Shri Swadesh Ranjan Barua55, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Buddhist, Occupation: House wife, Citizen of India, PAN No. :AZHPB9987B, Status: Individual, Executed by: Self , To be Admitted by: Self</p>	Individual	Executed by: Self , To be Admitted by: Self
9	<p>Shri Haradhan Sapui Son of Late Gopi Nath Sapui55, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. :HZGPS9011F, Status: Individual, Executed by: Self , To be Admitted by: Self</p>	Individual	Executed by: Self , To be Admitted by: Self
10	<p>Shri Sabyasachi Banerjee Son of Shri Sudarsan Banerjee152, Ram Krishna Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. :AOXPB3369N, Status: Individual, Executed by: Self , To be Admitted by: Self</p>	Individual	Executed by: Self , To be Admitted by: Self
11	<p>Shri Sukumar Bhattacharjee Son of Kumar Bhaban Prasad Bhattacharjee55/2/ A, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. :DKIPB6353Q, Status: Individual, Executed by: Self , To be Admitted by: Self</p>	Individual	Executed by: Self , To be Admitted by: Self
12	<p>Smt Barnali Bhattacharya Mall Daughter of Shri Sukumar Bhattacharjee55/2/ A, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. :AZQPB1741E, Status: Individual, Executed by: Self , To be Admitted by: Self</p>	Individual	Executed by: Self , To be Admitted by: Self
13	<p>Shri Shibaji Bhattacharjee Son of Shri Sukumar Bhattacharjee55/2/ A, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. :DKIPB6350P, Status: Individual, Executed by: Self , To be Admitted by: Self</p>	Individual	Executed by: Self , To be Admitted by: Self

14	Smt Sukia Majumder Wife of Shri Dipankar Majumder 489/2, R. K. Sarani, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: CIGPM5785E, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	EMMCON P - 207, Goalapara Road, R. K. Sarani, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 PAN No.: AAGFE9242C, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri Subhasis Chatterjee Son of Late Deb Ranjan Chatterjee P - 207, Goalapara Road, R. K. Sarani, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India , PAN No.: AEGPCS085F	EMMCON (as partner)

Identifier Details :

Name & address
Swarupa Singha Wife of Tarun Kr. Singha 13 A, Brojendra Lal Ganguly Lane, P.O:- Tollygunge, P.S:- Charu Market, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India , Identifier Of Smt Mamoni Majhi, Shri Harashit Roy, Shri Sandip Kumar Hazra, Smt Surita Hazra, Shri Tarak Nath Dey Shri Anil Kumar Bato, Shri Pranob Kumar Barua, Smt Jayanti Barua, Shri Haradhan Sapui, Shri Sabyasachi Banerjee, Shri Sukumar Bhattacharjee, Smt Barnali Bhattacharya Mall, Shri Shibaji Bhattacharjee, Smt Sukia Majumder, Shri Subhasis Chatterjee
N



Query No: 1607-1-000068955 of 2018

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 04/04/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 18/04/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10,00,000/- (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 situated 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 B.L.R.O office



[Handwritten signature]

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

AEGPC5065F



नाम / NAME
SUBHASIS CHATTERJEE

पिता का नाम / FATHER'S NAME
DEBRANJAN CHATTERJEE

जन्म तिथि / DATE OF BIRTH
27-11-1968

हस्ताक्षर / SIGNATURE

Subhasis Chatterjee

Shahin

सहायक आयुक्त (समूह-आय) क्षेत्र,
COMMISSIONER OF INCOME-TAX (C) KOLKATA

Shahin

इस कार्ड के खो / गिर जाने पर दृष्टा जायी जाने
जाने अधिकारी को सूचित / वापस कर दें
संबंधित अधिकार आयुक्त (पत्रादि एवं तकनीकी),
पी-7,
चौरीचौरी स्क्वायर,
कलकत्ता - 700 069.

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

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

ANIL KUMAR BATTO
KUNDANLAL BATTO
14/02/1963
Permanent Account Number
AHBPB5791M

[Signature]
SIGNATURE



Anil Kumar Batto

आयकर विभाग
INCOME TAX DEPARTMENT
TARAK NATH DEY



भारत सरकार
GOVT. OF INDIA

BHOLA NATH DEY

11/07/1948

Permanent Account Number

AEJPD9397Q

Tarak Nath Dey

Signature



Tarak Nath Dey

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने या दुरुपयोग सुचित करें/वापस करें :
आयकर पैन सेवायुक्त, UTTISL
प्लॉट नं. 3, सेक्टर 11, सीडी बीलपुर,
नवी मुंबई - 400 614.



Haradhan Sahu



Pranab Kumar Barua





Barnali Bhattacharya Mall

आयकर विभाग
INCOME TAX DEPARTMENT
JAYANTI BARUA
ANIL KANTI BARUA

07/08/1996

Registration Number
AZHPB9987B

Jayanti Barua

Signature



भारत सरकार
GOVT. OF INDIA



Jayanti Barua

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANDIP KUMAR HAZRA
HARICHARAN HAZRA
12/01/1968
Permanent Account Number
ABFPH5608F



Sandip Kumar Hazra



- Suneeha Hazra

आयकर विभाग
INCOME TAX DEPARTMENT
SUKLA MAJUMDER



भारत सरकार
GOVT. OF INDIA

DULAL PAUL

16/04/1972

Permanent Account Number

CIGPM5785E

Sukla Majumder

Signature



Sukla Majumder

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इन कार्ड के खोने/पैदा होने का सूचना देना/वापस करना :
आयकर पैन सेवा यूनिट, UTTISL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614

Harshit Roy

<p>आयकर विभाग INCOME TAX DEPARTMENT</p>		<p>भारत सरकार GOVT OF INDIA</p>
	<p>स्थायी लेखासंख्या नं. Permanent Account Number Card DCXPH2303M</p>	
<p>नाम/Name HARSHIT ROY</p>		
<p>पिता का नाम/Father's Name HANKISHAN ROY</p>		
<p>जन्म तिथि/Date of Birth 20/12/1963</p>	<p>हस्ताक्षर/Signature</p>	

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

MAMANI MAJHI

JAGANNATH SAMANTA

01/01/1976

Permanent Account Number

BVQPM3743J

श्रीमान् श्रीमति

Signature



148875013

श्रीमान् श्रीमति



Shibaji Bhattacharjee





Sukumar Bhattacharjee





Sabyasachi Banerjee

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-018925945-1 Payment Mode Online Payment
GRN Date: 06/03/2018 15:32:03 Bank: Oriental Bank of Commerce
BRN: 38880485 BRN Date: 06/03/2018 15:32:03

DEPOSITOR'S DETAILS

Id No. : 16071000066955/4/2018
(Query No./Query Year)

Name : Subhasis Chatterjee
Contact No. : Mobile No. : +91 9830087646
E-mail : subhasis900@gmail.com
Address : P 207 Goala Para Road Behala Kolkata 700050
Applicant Name : Mr Subhasis Chatterjee
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Power of Attorney Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	16071000066955/4/2018	Property Registration- Stamp Duty	0030-02-103-003-02	20071
2	16071000066955/4/2018	Property Registration- Registration Fees	0030-03-104-021-16	3099
Total				23099

In Words : Rupees Twenty Three Thousand Ninety Nine only



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 16071000066955/2018









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

Sl No.	Name of the Executant Category		Finger Print	Signature with date
1	Smt Mamani Majhi 22/91 Principal & Ranakishna Saran P.O. - Pansaree P.S. - Behala, Kolkata District - South 24- Parganas, West Bengal, India, PIN - 700060			 7/3/18
2	Shri Hatashin Roy 76-1 Principal Boraha Purba para P.O. - Thakurpukur P.S. - Thakurpukur, Kolkata District - South 24- Parganas, West Bengal, India, PIN - 700003			 7/3/18
3	Shri Sandip Kumar Principal Hazra 65, Goalpara Road, R. K. Saran P.O. - Pansaree, P.S. - Behala, Kolkata District - South 24 Parganas, West Bengal, India, PIN - 700060			 7/3/18





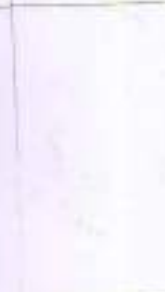




I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt Sunita Hazra 65, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Principal			Sunita Hazra 7/3/2018
5	Shri Tarak Nath Dey 588/3, Becharam Chatterjee Road, P.O.- Behala P.S.- Behala, Kolkata, District:-South 24-Parganas, West Bengal India, PIN - 700034	Principal			Tarak Nath Dey 07/03/2018
6	Shri Anil Kumar Batta 55, Goalapara Road, R. K. Sarani P.O.- Parnasree, P.S.- Behala Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Principal			Anil Kumar Batta 07/03/2018
7	Shri Pranob Kumar Barua 55, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Principal			Pranob Kumar Barua 07/03/2018





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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
8	Smt Jayanti Barua 55, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Principal			Jayanti Barua 7.3.18
9	Shri Haradhan Sapul 55, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Principal			Haradhan Sapul Dt. 7.3.2018
10	Shri Sabyasachi Banerjee 152, Ram Krishna Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Principal			Sabyasachi Banerjee 07/03/2018
11	Shri Sukumar Bhattacharjee 55/2/A, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Principal			Sukumar Bhattacharjee 7.3.18

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
12	Smt Barnali Bhattacharya Mall 55/2/ A, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District:-South 24.Parganas, West Bengal, India, PIN - 700060	Principal			 01/03/18
13	Shri Shibaji Bhattacharjee 55/2/ A, Goalapara Road, R. K. Sarani, P.O. - Parnasree, P.S.- Behala, Kolkata District -South 24. Parganas, West Bengal, India, PIN - 700060	Principal			 7/03/18
14	Smt Sukla Majumder 488/2, R. K. Sarani, P.O. - Parnasree, P.S.- Behala, Kolkata, District -South 24- Parganas, West Bengal, India, PIN - 700060	Principal			 7/3/2018

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
15	Shri Subhasis Chatterjee P - 207, Goalapara Road, R. K. Sarani, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700060	Represent ative of Attorney [EMMCO: N]			 07.03.2018
Sl No.	Name and Address of Identifier	Identifier of			Signature with date
1	Swarupa Singha Wife of Tarun Kr. Singha 13 A, Brojendra Lal Ganguly Lane, P.O.- Tollygunge, P.S.- Charu Market, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700033	Smt Manani Majhi, Shri Harashit Roy, Shri Sandip Kumar Hazra, Smt Sunita Hazra, Shri Tarak Nath Dey, Shri Anil Kumar Batto, Shri Pranob Kumar Barua, Smt Jayanti Barua, Shri Haradhan Sapui, Shri Sabyasachi Banerjee, Shri Sukumar Bhattacharjee, Smt Barnali Bhattacharya Mall, Shri Shibaji Bhattacharjee, Smt Sukla Majumder, Shri Subhasis Chatterjee			 07.03.2018

(Riswarup Goswami)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.F
BEHALA
South 24-Parganas, West
Bengal