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Certified that the document is admitted to registration. The signature sheets and the endowment sheets attached with document are the part of this document.

District Sub-Registrar-V
Alipora, South 24 Parganas

05 OCT 2023

DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY made this
the 4th Day of October, 2023 (Two Thousand Twenty Three)

BETWEEN

27919

26 SEP 2023

SHUVADIP CHAKRABORTY
Advocate
Calcutta High Court

Atanu Chatterjee



V.C.T.I
2770

Atanu Chatterjee



V.C.T.I
2771

Ashim Ghosh.



V.C.T.I
2770

ARYAN
Atanu Chatterjee
Proprietor



V.C.T.I
2773

Ajay Banik
40 Jagadish Banik
4, Gov Place
Kolkata
8240825767

For

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
- 4 OCT 2023

(1) **SRI ATANU CHATTERJEE (PAN AHOPD6541L and AADHAAR No. 3291 1060 3686)**, son of Late Dipankar Deogharia, by faith Hindu, by occupation Business, nationality Indian, residing at Narayani Apartment 4th Floor, 809, Madurdah, Post Office EKTP, Police Station Anandapur (formerly Tiljala), Kolkata - 700107, District South 24 Parganas and (2) **SRI ASHIM GHOSH (PAN BCEPG4308Q and AADHAAR No. 6946 4568 1514)**, son of Late Anil Kumar Ghosh, by faith Hindu, by occupation Business, nationality Indian, residing at Village Langalberia, Post Office Dakshin Gobindapur, Police Station Sonarpur, Kolkata - 700145, District South 24 Parganas, hereinafter collectively referred to as the "**OWNERS/GRANTORS**" (which term or expression shall unless excluded by the repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**

AND

M/S. ARYAN, a Proprietorship Firm having its office at C/47, Survey Park, Post Office Santoshpur, Police Station Survey Park (formerly Purba Jadavpur), Kolkata - 700075, District South 24 Parganas, represented by its Proprietor, **SRI ATANU CHATTERJEE (PAN AHOPD6541L and AADHAAR No. 3291 1060 3686)**, son of Late Dipankar Deogharia, by faith Hindu, by occupation Business, nationality Indian, residing at Narayani Apartment 4th Floor, 809, Madurdah, Post Office EKTP, Police Station Anandapur (formerly Tiljala), Kolkata - 700107, District South 24 Parganas, hereinafter called and referred to as the "**DEVELOPER/ATTORNEY**" (which terms or expressions shall unless excluded by the repugnant to the context be deemed to mean and include its executors, administrators, legal representatives and/or assigns) of the **OTHER PART**

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS: -

Said Property: ALL THAT piece and parcel of land measuring about 3 (three) Cottah 4 (four) Chittack 37 (thirty seven) Square Feet, more or less, together with a tile shed dwelling house measuring 200 (two hundred)

square feet, more or less, being Municipal Premises No. 1194, Nayabad, being present Assessee No. 311090811944, comprised in R.S./L.R. Dag No. 191, under R.S. Khatian No. 145, presently under L.R. Khatian No. 2553, in Mouza Nayabad, J.L. No. 25, District Sub-Registry Office at Sealdah, under Police Station Purba Jadavpur (formerly Kasba), Kolkata-700094, within Ward No. 109 of the Kolkata Municipal Corporation (**KMC**), District of South 24 Parganas (hereinafter referred to as the **SAID PROPERTY**, morefully and particularly described in the **FIRST SCHEDULE** hereunder written);

Background: The Owners represent and warrant to the Developer regarding the title of the Said Property as follows:

WHEREAS by an Indenture dated 16th December, 2020, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2020, at Pages 202434 to 202466, being Deed No. 160405415 for the year 2020, one Sri Hirendra Guin sold, conveyed and transferred the Said Property, being, **ALL THAT** piece and parcel of land measuring about 3 (three) Cottah 4 (four) Chittack 37 (thirty seven) Square Feet, more or less, together with a tile shed dwelling house measuring 200 (two hundred) square feet, more or less, being Municipal Premises No. 1194, Nayabad, being present Assessee No. 311090811944, comprised in R.S./L.R. Dag No. 191, under R.S. Khatian No. 145, presently under L.R. Khatian No. 2553, in Mouza Nayabad, J.L. No. 25, District Sub-Registry Office at Sealdah, under Police Station Purba Jadavpur (formerly Kasba), Kolkata-700094, within Ward No. 109 of the KMC, District of South 24 Parganas unto and in favour (1) Sri Atanu Chatterjee and (2) Sri Ashim Ghosh (collectively the Owners herein), free from all encumbrances.

AND WHEREAS the said Owners have applied for mutation in respect of the Said Property before the Kolkata Municipal Corporation and the Assessment Department of the Kolkata Municipal Corporation was pleased to grant mutation under Municipal Premises being No. 1194, Nayabad in respect of the Said Property having Assessee No. 311090811944 in the name of said (1)

Sri Atanu Chatterjee and (2) Sri Ashim Ghosh (collectively the Owners herein), free from all encumbrances.

AND WHEREAS in the above mentioned events and circumstances said (1) Sri Atanu Chatterjee and (2) Sri Ashim Ghosh (collectively the Owners herein) became the joint and absolute owners of the Said Property, free from all encumbrances.

AND WHEREAS the Owners being desirous of developing the Said Property by demolishing the existing structures/buildings (if any) and by constructing multistoried building/s (**New Building**) thereon. The Developer herein has approached the Owners to entrust the said work of development of the Said Property which the Owners have agreed and both the parties jointly agreed to record herein the terms and conditions to avoid any future disputes and differences.

ARTICLE-I
DEFINITION

In this Agreement, the words put in brackets and in bold print define the word, phrase and expression immediately preceding. Further to the above in this agreement unless it is found contrary or repugnant to the context: -

1. **"OWNERS"** shall mean (1) **SRI ATANU CHATTERJEE**, son of Late Dipankar Deogharia, by faith Hindu, by occupation Business, nationality Indian, residing at Narayani Apartment 4th Floor, 809, Madurdah, Post Office EKTP, Police Station Anandapur (formerly Tiljala), Kolkata – 700107, District South 24 Parganas and (2) **SRI ASHIM GHOSH**, son of Late Anil Kumar Ghosh, by faith Hindu, by occupation Business, nationality Indian, residing at Village Langalberia, Post Office Dakshin Gobindapur, Police Station Sonarpur, Kolkata – 700145, District South 24 Parganas.

2. **"DEVELOPER"** shall mean **M/S. ARYAN**, a Proprietorship Firm having its office at C/47, Survey Park, Post Office Santoshpur, Police Station Survey Park (formerly Purba Jadavpur), Kolkata - 700075, District South 24 Parganas, represented by its Proprietor, **SRI ATANU CHATTERJEE**, son of Late Dipankar Deogharie, by faith Hindu, by occupation Business, nationality Indian, residing at Nerayani Apartment 4th Floor, 809, Madurdah, Post Office EKTP, Police Station Anandapur (formerly Tiljala), Kolkata - 700107, District South 24 Parganas.

3. **"SAID PROPERTY"** shall mean **ALL THAT** piece and parcel of land measuring about 3 (three) Cottah 4 (four) Chittack 37 (thirty seven) Square Feet, more or less, together with a tile shed dwelling house measuring 200 (two hundred) square feet, more or less, being Municipal Premises No. 1194, Nayabad, being present Assessee No. 311090811944, comprised in R.S./L.R. Dag No. 191, under R.S. Khatian No. 145, presently under L.R. Khatian No. 2553, in Mouza Nayabad, J.L. No. 25, District Sub-Registry Office at Sealdah, under Police Station Purba Jadavpur (formerly Kasba), Kolkata-700094, within Ward No. 109 of the KMC, District of South 24 Parganas, morefully described in the **FIRST SCHEDULE** hereunder.

4. **"BUILDING PLAN"** shall mean and include the building Plan to be sanctioned and/or approved by the Kolkata Municipal Corporation for construction of the proposed New Building as also include the renewed, revised and/or modified and/or other Plans, elevations, designs, maps, drawings and other specifications.

5. **"NEW BUILDING"** shall mean the multistoried building to be constructed in the Said Property according to the sanctioned Building Plan.

6. **"OWNERS' ALLOCATION"** shall mean and include Entire Third Floor of the New Building to be constructed on the land of the Said Property

2. **"DEVELOPER"** shall mean **M/S. ARYAN**, a Proprietorship Firm having its office at C/47, Survey Park, Post Office Santoshpur, Police Station Survey Park (formerly Purba Jadavpur), Kolkata - 700075, District South 24 Parganas, represented by its Proprietor, **SRI ATANU CHATTERJEE**, son of Late Dipankar Deogharia, by faith Hindu, by occupation Business, nationality Indian, residing at Narayani Apartment 4th Floor, 809, Madurdah, Post Office EKTP, Police Station Anandapur (formerly Tiljala), Kolkata - 700107, District South 24 Parganas.
3. **"SAID PROPERTY"** shall mean **ALL THAT** piece and parcel of land measuring about 3 (three) Cottah 4 (four) Chittack 37 (thirty seven) Square Feet, more or less, together with a tile shed dwelling house measuring 200 (two hundred) square feet, more or less, being Municipal Premises No. 1194, Nayabad, being present Assessee No. 311090811944, comprised in R.S./L.R. Dag No. 191, under R.S. Khatian No. 145, presently under L.R. Khatian No. 2553, in Mouza Nayabad, J.L. No. 25, District Sub-Registry Office at Sealdah, under Police Station Purba Jadavpur (formerly Kasba), Kolkata-700094, within Ward No. 109 of the KMC, District of South 24 Parganas, morefully described in the **FIRST SCHEDULE** hereunder.
4. **"BUILDING PLAN"** shall mean and include the building Plan to be sanctioned and/or approved by the Kolkata Municipal Corporation for construction of the proposed New Building as also include the renewed, revised and/or modified and/or other Plans, elevations, designs, maps, drawings and other specifications.
5. **"NEW BUILDING"** shall mean the multistoried building to be constructed in the Said Property according to the sanctioned Building Plan.
6. **"OWNERS' ALLOCATION"** shall mean and include Entire Third Floor of the New Building to be constructed on the land of the Said Property

together with 2 (two) covered car parking spaces (on the North-East-West side) and include undivided proportionate share in the land and undivided proportionate share in the Common Areas And Facilities, morefully described in the PART-I of the FOURTH SCHEDULE hereunder.

7. **"DEVELOPER'S ALLOCATION"** shall mean and include remaining portion of the New Building **save and except** the Owner's Allocation to be constructed on the land of the Said Property and include undivided proportionate share in the land and undivided proportionate share in the Common Areas And Facilities, morefully described in the **PART-II** of the **FOURTH SCHEDULE** hereunder.
8. **"TRANSFeree/BUYER"** shall mean a person, firm, limited company, association of persons, to whom any flat/room or space is transferred/sold at the said New Building that will be constructed on the Said Property.
9. **"COMMON AREAS AND FACILITIES"** shall mean and include all the common portions and facilities, morefully described in the **SECOND SCHEDULE** hereunder in the New Building and/or the Said Property.
10. **"COMMON EXPENSES"** shall mean the expenses required for common benefit of the Transferee/Buyers morefully described in the **THIRD SCHEDULE** hereunder.
11. **"CONSTRUCTED AREA"** shall mean the space in the building available for independent use and occupation including the space demarcated for common facilities and services as per the sanctioned Building Plan.
12. **"ARCHITECT"** shall mean any qualified person or persons or firm appointed or nominated by the Developer as Architect for construction of the said New Building.

SINGULAR shall include plural and vice versa.

MASCULINE shall include Feminine and vice versa.

ARTICLE- II
THE REPRESENTATION OF THE OWNERS

1. The Owners are absolutely seized and possessed of and/or well and sufficiently entitled to the Said Property and have good marketable title of the Said Property and the Said Property is free from all encumbrances, liens, charges and attachments. The Owners further declare that the Owners did not entered into any development agreement or any agreement for sale with any third party in respect of the Said Property and shall not in the future enter into any other agreement with any third party in respect of the same during the subsistence of this Agreement.
2. There is no impediment of any nature whatsoever for the Owners to enter into this agreement and to entrust the work of Development of the Said Property unto and in favour of the Developer as per the terms of this Agreement.
3. The Owners hereby indemnify and agree to keep the Developer saved, harmless and indemnified of from and against any and all actions, suits, costs, proceedings, claims, losses, damages or liabilities (whether criminal or civil) suffered by the Developer in relation to any defect in the right, title and interest of the Owners in the Said Property and/or any encumbrance or liability whatsoever thereon and those resulting from breach of this Agreement by the Owners and any breach resulting in any successful claim by any third party in connection with the above.

ARTICLE-III
COVENANTS OF THE OWNERS

1. The Owners hereby appoint the Developer as the exclusive Builder and/or promoter, subject to what has been hereunder provided, for the purpose of the development of the Said Property and/or construction of the New Building as per the said Building Plan as per the scheme of development as expressly contained in this Agreement. The Developer hereby accepts and confirms the above by executing these presents.
2. In consideration of the cost of construction of the New Building being borne and paid by the Developer, the Owners hereby expressly authorizes and gives absolute authority to the Developer to negotiate for sale or deal within any manner whatsoever with the Developer's Allocation in the said New Building in the Said Property **save and except** the areas allotted for the Owners and receive the full consideration price in respect of the said constructed space of the Developer's share in the said New Building and to give full and valid discharge thereof.
3. The Developer shall be entitled to execute agreement for sale, to accept money from the intending purchaser and to give good valid discharge for the sale for the Developer's Allocation and appropriate the entire consideration therefor.
4. The Owners shall be fully liable for payment of all outstanding Municipal and other taxes and levies in respect of the Said Property.
5. The Owners hereby grant to the Developer and/or its nominees necessary Power of Attorney (as mentioned in the **Fifth Schedule** given hereunder) for the purpose of (i) getting the Building Plans sanctioned / revalidated / modified / altered/ extended by the Planning Authorities and obtaining all necessary permissions from

different authorities in connection with construction of the New Building/s and (ii) for construction of the New Building and booking and sale of all the flats and spaces in the New Building falls within the Developer's Allocation to prospective purchasers.

6. The Developer shall be responsible to keep the Owners' Allocation secured from entry of trespassers or any other person who has no legal right over possession on the Owners' Allocation.
7. That the Owners shall be entitled to the Owners' Allocation in accordance with the terms and conditions alongwith undivided share in the land, common parts, areas, and common facilities and amenities.
8. That the Developer shall be entitled to Developer's Allocation in accordance with the terms and conditions alongwith undivided share in the land, common parts, areas, and common facilities and amenities.
9. That the Owners and Developer shall become absolutely entitled to their respective allocations and one will not interfere with the right of others in the enjoyment of peaceful possession thereof.
10. That the Developer shall have exclusive right to demolish all the existing structure, if any, erected on the Said Property. It is absolutely made clear that the Developer shall be entitled to the entire amount realized from the sale of the scrap/debris of the existing structure, if any standing on the Said Property.
11. Simultaneously with the execution of this Agreement the Owners have handed over the khas, vacant and peaceful permissive possession of the Said Property to the Developer.

ARTICLE-IV
COVENANTS OF THE DEVELOPER

1. In consideration of the Owners permitting and/or allowing the Developer herein to develop the Said Property in the manner and upon terms and conditions recorded in this Agreement, the Developer shall at their own risk and responsibility develop the Said Property and construct the New Building thereon in accordance with the sanctioned Building Plan with the help of the Architect as may be appointed by the Developer from time to time.
2. The Developer herein shall be entitled to represent the Owners before the Kolkata Municipal Corporation and all other government authorities and/or departments, as may from time to time be necessary, or required for the purpose of obtaining sanctioned building plan/s and/or for carrying out the Development work and/or construction of the said New Building subject to the power of attorney granted to the Developer by the Owners for the same.
3. The Developer herein shall be entitled to apply for and obtain all necessary sanctions, permission and/or clearance certificate from the appropriate Government authorities and/or department as may from time to time be necessary or required.
4. The Developer herein shall pay and bear and be liable to and/or responsible for the cost, charges and expenses for the development of the Said Property and/or for the construction of the proposed New Building and in this respect, the Developer hereby agreed to keep the Owners absolutely indemnified and harmless.
5. The Developer shall be strictly bound to complete the entirety of the New Building and to the full satisfaction of the Owners in terms of the Building Plan.

6. The Developer shall have the sole, exclusive and absolute right to recover their cost of construction and profits from sale of the Developer's Allocation.
7. The Developer hereby agrees and covenants with the Owners not to violate any of the provisions of the rules applicable to the construction of the said New Building.
8. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners will be prevented from enjoying, selling assigning, disposing of the Owners' Allocation or any part of it.
9. The Developer shall complete the construction and make the New Building habitable and handover the Owners' Allocation within 2 (two) years [which may be extended for a further period of 6 (six) months] from the date of the Sanctioned Plan, unless prevented by the circumstances of Force Majeure described hereunder. After the completion of the Owners' Allocation, the Developer will issue an intimation to take possession of the Owners' Allocation in favour of the Owners in writing via Speed Post/ Registered Post and the Owners shall be bound to take the possession of the Owners' Allocation within 7 (seven) days of the intimation and if the Owners fail to take delivery of the Owners' Allocation within the stipulated time then it shall be deemed that satisfactory physical possession of the Owners' Allocation has been handed over to the Owners by the Developer on the seventh day from the date of said intimation and the Developer shall have no responsibility with regard to the Owners' Allocation thereafter.
10. The Developer shall be liable to obtain a secured adequate load of electricity in the said New Building for operation of common services and in the Common Areas And Facilities. The Developer shall also be liable to obtain at its cost, power supply including the cost of

transformer upto the main supply point in the Said Property **PROVIDED THAT** the cost for obtaining individual connections by the Transferee/Buyers in respect of their concerned unit/s shall be borne by the Transferee/Buyers.

11. The Developer shall obtain and secure drainage connection and arrange for adequate volume of water supply in the said New Building.

ARTICLE-V

TERMINATION/CANCELLATION

1. In case the Developer fails to construct and complete the New Building within completion time as contemplated hereinabove then and in such event, the Developer shall be entitled to a further grace period of 6 (six) months.
2. That should the Owners delay and/or default and/or fail to perform any of their obligations and/or maintain any of the covenants mentioned hereinabove, in that case and on that event the Developer shall be at liberty to seek for specific performance of this contract and claim for damage or rescind this Agreement.
3. None of the Parties shall be entitled to cancel or rescind this Agreement without recourse to conciliation and arbitration as provided in Article-VII hereunder. In the event of any default on the part of either Party, the other Party shall be entitled to claim specific performance of this Agreement and the Parties agree that the Arbitration Tribunal shall be empowered to award specific performance and additionally also to award damages and other such reliefs.

ARTICLE-VI
BUILDING

1. The Developer shall at its own cost erect and complete the construction of the said New Building at the Said Property in accordance with the sanctioned Building Plan with standard materials.
2. The Developer shall install, erect at the said New Building, at its own cost pump sets, sewerages, storage tanks, overhead reservoirs, concealed electric wiring, fitting and installations and other facilities, as are required to be provided in a residential building having self-contained apartments.
3. The Developer shall be authorized as and when necessary to apply for and obtain quotas, entitlements, and other allocation of cement and all types of tools, bricks and other building materials and accessories for the construction of the said New Building and to similarly apply for and obtain connection of water, drainage, sewerage, and/or other inputs and facilities as may be required from time to time for the constructions of the said New Building.
4. As soon as the said New Building is completed, the Developer shall give written notice to the Owners about the completion of the construction of the said New Building in terms of this Agreement and the sanctioned Building Plan thereof.
5. The Owners and the Developer shall keep each other indemnified against all legitimate claims actions demand costs charges and expenses which may be consequent upon a default by the Owners or the Developer on their behalf.
6. After the completion and transfer of the said New Building, all the Transferee/Buyers of the New Building shall form a registered Society.

Each Transferee/Buyer shall also be responsible to pay and bear and shall forthwith pay on demand to the Society the Common Expenses for maintaining the Common Areas And Facilities in the Said Property payable proportionately in respect of the flats allotted to them.

7. That the name of the New Building to be constructed on the Said Property will be decided solely by the Developer at the Developer's discretion and the Owners shall have no objection regarding the same.

ARTICLE-VII

MISCELLANEOUS

1. The Owners and the Developer have entered into this Agreement purely upon principle to principle basis and nothing herein contained shall in any manner be deemed or construed as a partnership between the parties nor shall the parties hereto constitute as association of persons.
2. The entitlement of the Owners inter-se in the Owners' Allocation shall be corresponding to the Share Ratio of ownership in the Said Property.
3. The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavor to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.
4. If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the

Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal, in terms of the Arbitration and Conciliation Act, 1996. The Owners shall appoint an Arbitrator for themselves and the Developer shall appoint an Arbitrator for itself and the Chairman of the Arbitration Tribunal to be jointly appointed by the said 2 (two) Arbitrators appointed by the Owners and the Developer as mentioned above.

ARTICLE-VIII
COMMON RESTRICTIONS

The Owners' and the Developer's Allocation in the proposed New Building shall be subject to the following restrictions and use:

1. Neither party shall use or permit to be used with the respective allocation in the building or any part or portion thereof for carrying on any obnoxious, illegal and immoral trade or activity and not be use the same for any purpose which may cause any nuisance or hazard to the occupiers of the New Building.
2. Neither party shall demolish or permit demolishing or any wall or other structure in their respective allocation or any portion thereof and make any structural alteration after completion of the project without the written permission of the Society.
3. Both parties shall abide by all the laws, byelaws, and Rules & regulations of the Government, statutory Bodies and/or local bodies as the case may be.

ARTICLE- IX
FORCE MAJEURE

1. The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies

caused by neither of the Parties and unforeseen occurrences such as (1) acts of God (2) acts of nature (3) acts of war (4) fire (5) insurrection (6) terrorist action (7) civil unrest (8) riots (9) non availability or reduced availability of building materials (10) strike by material suppliers, transporters, contractors, workers and employees (11) delay in receiving statutory permissions (12) delay in the grant of electricity, water, sewerage and drainage connection (13) delay in the grant of any permission or sanction by the Government or any statutory authority (14) any notice, order of injunction, litigation, attachments, etc. (15) any rule or notification of the Government or any other public authority and (16) any act of Government such as change in legislation or enactment of new law or restrictive laws or regulations (collectively **FORCE MAJEURE**). However, on happening of any of the events of Force Majeure (as mentioned above), the concerned Party shall immediately inform the other Party in writing.

2. If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of Force Majeure, such Party shall be deemed not to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits (if any) for the performance of such obligations shall be extended accordingly.

ARTICLE-X

RATES AND TAXES

1. The Owners hereby agree and undertake to pay all outstanding rates and taxes and other dues payable to the concerned local authority or to any Government or Semi-Government authority or to any statutory body or any local authority in respect of the Said Property till the date of handing over of possession of the Said Property to the Developer and the Developer shall pay the same from the date of taking possession till the expiry of this agreement. After handing over possession of the Owners' Allocation, the Developer and the Owners

shall be liable to pay the rates and taxes and other levies in respect of their final allocation settled between the Owners and the Developer.

2. The Owners hereby indemnify and shall keep the Developer fully indemnified against all losses and damages which the Developer may incur due to non-payment of the said amount of taxes and/or other statutory liabilities of the Owners.
3. The Developer and/or buyer and/or the transferee of the flats in the new building shall bear and pay the proportionate amount on the municipal taxes pertaining to their respective floor area after getting possession of their respective units.

ARTICLE-XI

NOTICE

1. Any notice, demand or other communication required or authorized to be given by any Party under this Agreement or for the purpose hereof to the other party, shall be in writing and sent by registered/speed post, facsimile or e-mail addressed to the other party at the address stated hereunder or such other address as may be specified subsequently by notice in writing and any such notice shall operate and be deemed to have been served at the expiration of seven working days after it is posted in the case of registered airmail/speed post and at the expiration of 48 hours in case of e-mail.

The address of service of notice upon the Owners shall be:

Name: **Sri Ashim Ghosh**

Address: Village Langalberia, Post Office Dakshin Gobindapur, Police Station Sonarpur, Kolkata – 700145, District South 24 Parganas

The address of service of notice upon the Developer shall be –

Name: **Mr. Atanu Chatterjee**, Proprietor of **M/s. Aryan**

C/47, Survey Park, Post Office Nantoolpur, Police Station Survey Park (formerly Purba Jadavpur), Kolkata - 700075

FIRST SCHEDULE

SAID PROPERTY

ALL THAT piece and parcel of land measuring about 3 (three) Cottah 4 (four) Chittack 37 (thirty seven) Square Feet, more or less, together with a tile shed dwelling house measuring 200 (two hundred) square feet, more or less, being Municipal Premises No. 1194, Nayabad, being present Assessee No. 311090811944, comprised in R.S./L.R. Dag No. 191, under R.S. Khatian No. 145, presently under L.R. Khatian No. 2553, in Mouza Nayabad, J.L. No. 25, District Sub-Registry Office at Sealdah, under Police Station Purba Jadavpur (formerly Kasba), Kolkata-700094, within Ward No. 109 of the Kolkata Municipal Corporation, District of South 24 Parganas. The Said Property is butted and bounded as follows:

- On the North** : By vacant land
- On the East** : By vacant land
- On the South** : By Premises No. 874, Nayabad
- On the West** : 6150 MM wide Road

SECOND SCHEDULE

COMMON AREAS AND FACILITIES

- 1) Foundation, beams vertical and lateral supports main walls, common walls, boundary walls, main entrance/gate of the New Building.
- 2) Main gate of the Said Property.
- 3) Installation common services viz. electricity water, pipes and sewerage, rain water pipes.
- 4) Water Pump with motor and pump room.
- 5) Underground Reservoir/s.

- 6) Overhead Tanks on the roof of the New Building.
- 7) Common staircases, landing, lobbies, etc.
- 8) Lift, lift well and lift machineries.
- 9) Lighting in the common space, passages, staircase including fixtures and fittings.
- 10) Common Meter box.
- 11) Fire fighting systems (if any).
- 12) Open space surrounding the said New Building.
- 13) All other parts of the said New Building the necessary for its existences, maintenance and safety for normally in common use of the Transferee/Buyers.

THIRD SCHEDULE
COMMON EXPENSES

- a) The expenses of maintaining and repairing the main structure, main walls top floor roof and in particular, the main water pipes, waste water pipes water lines, water tanks, lift, etc. of the building and electrical lines for common lights and pump.
- b) The cost of cleaning and lighting the passages staircase, top floor roof etc. and other parts of the building used by the buyers in common with all the owners and occupiers of the flats and spaces of the New Building.
- c) Reasonable salaries of a sweepers and darwans for the Common Areas And Facilities.
- d) All expenses of Common services and in connection with Common Areas And Facilities as mentioned above.
- e) All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common Areas And Facilities.

- f) All other expenses and/or outgoing as are incurred by all the flat owners and/or Society for the common purposes.

FOURTH SCHEDULE

PART-I

OWNERS' ALLOCATION

ALL THAT Entire Third Floor of the New Building to be constructed on the land of the Said Property **together with 2 (two) covered car parking spaces** (on the North-East-West side) and include undivided proportionate share in the land and undivided proportionate share in the Common Areas And Facilities.

PART-II

DEVELOPER'S ALLOCATION

ALL THOSE remaining portion of the New Building **save and except** the Owner's Allocation to be constructed on the land of the Said Property and include undivided proportionate share in the land and undivided proportionate share in the Common Areas And Facilities.

FIFTH SCHEDULE

POWER OF ATTORNEY

NOW KNOW YE ALL MEN BY THESE PRESENTS that we, the **Owners/Grantors** abovenamed, (1) **SRI ATANU CHATTERJEE (PAN AHOPD6541L and AADHAAR No. 3291 1060 3686)**, son of Late Dipankar Deogharia, by faith Hindu, by occupation Business, nationality Indian, residing at Narayani Apartment 4th Floor, 809, Madurdah, Post Office EKTP, Police Station Anandapur (formerly Tiljala), Kolkata - 700107, District South 24 Parganas and (2) **SRI ASHIM GHOSH (PAN BCEPG4308Q and AADHAAR No. 6946 4568 1514)**, son of Late Anil Kumar Ghosh, by faith Hindu, by occupation Business, nationality Indian, residing at Village Langalberia, Post Office Dakshin Gobindapur, Police Station Sonarpur,

Kolkata - 700145, District South 24 Parganas, do hereby make nominate constitute retain and appoint and have made nominated constituted retained and appointed the said **M/S. ARYAN**, a Proprietorship Firm having its office at C/47, Survey Park, Post Office Santoshpur, Police Station Survey Park (formerly Purba Jadavpur), Kolkata - 700075, District South 24 Parganas, represented by its Proprietor, **SRI ATANU CHATTERJEE**, son of Late Dipankar Deogharia, by faith Hindu, by occupation Business, nationality Indian, residing at Narayani Apartment 4th Floor, 809, Madurdah, Post Office EKTP, Police Station Anandapur (formerly Tiljala), Kolkata - 700107, District South 24 Parganas (hereinafter referred to as the said "**Attorney**") as our true and lawful Attorney to act in our name, on our behalf and on our account and to do all or any of the acts deeds matters and things relating to the Said Property namely:

- (1) **Sanction, Revalidation, Modification, Extension and Alteration of Building Plans and Other Statutory Compliances:** To cause sanction, revalidation, modification, extension and alteration of the Building Plan/s to be prepared and submitted by appointing an qualified person/ architect and structural engineer and then to have the same sanctioned and/or revalidated and/or modified and/or extended and/or altered and/or revised by the KMC and the Other Authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and re-validation as the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the KMC and the Other Authorities.
- (2) **Dealing with Authorities:** To deal with all authorities including but not limited to KMC and the Other Authorities for sanction, modification, alteration, extension, revision and re-validation of the Building Plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required and cause gift of portion of the Said

Property in favour of KMC and the Other Authorities for road widening or any other necessities, as be required by the Attorney.

- (3) **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Property.
- (4) **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, including but not limited to clearances under the Urban Land (Ceiling & Regulations) Act, 1976 and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- (5) **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the New Building on the Said Property.
- (6) **Construction:** To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the New Building and/or any other structure on the Said Property, in accordance with the Development Agreement.
- (7) **Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Attorney in accordance with the Development Agreement and without creating any liability or obligation of the Owners/Grantors.
- (8) **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, modification, alteration, revision and re-validation of the Building Plans and to have the same registered and

obtain all permissions and clearances as may be required for the same.

- (9) **Mortgage:** To obtain construction loan from any financial institution by mortgaging the Said Property and/or any part thereof and can sign and execute all documents in this behalf from time to time and arrange for registration of the same from the appropriate authority.
- (10) **Acceptance of Papers:** To accept notices and service of papers from KMC, Fire Brigade, Competent Authority under the Urban Land Ceiling and Regulation Act, 1996, Airport Authority, Police, both Civil Court and Criminal Courts, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.
- (11) **Granting Receipts:** To receive and pay and/or deposit moneys including fees, rent, interest from any person or persons, body or bodies, authority or authorities and receive fund and to receive and grant valid receipts and discharges in respect thereof.
- (12) **Land Revenue:** To make payment of upto date land revenue/KMC/local authority taxes in respect of the Said Property by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof.
- (13) **Outgoings:** To pay all outgoings, including KMC Taxes etc. in respect of the Said Property/New Building and to collect receipts therefor.
- (14) **Mutation:** To take all necessary steps and to sign and submit all papers, applications and documents to record the Owners/Grantors name as owners of the Said Property in the office of KMC, local authorities and/or any other concerned authorities and to pay fees, costs and charges for that purpose.
- (15) **Land Conversion:** To take all necessary steps and to sign and submit all papers, applications and documents in connection with change of the nature and character of land contained in the Said Property *inter alia* by way of approaching the concerned authorities and obtaining

necessary orders for conversion of the Said Property as may be required or deemed fit by the Attorney and thereafter paying fees and charges for the same.

- (16) **Watch and Ward:** To employ and appoint watchmen, guards and other security personnel for the Said Property.
- (17) **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- (18) **Negotiation and Sale:** To negotiate for sale and sell the Units in the New Building, comprised in the Developer's Allocation (as defined in the Development Agreement including any future supplementation/s and as per the terms therein), to the intending purchasers, on terms and conditions as be deemed fit by the Attorney and to prepare, sign, execute and deliver agreements, conveyances and other instruments in this regard.
- (19) **Receive Payments:** To receive all payments with regard to the sale of the Units in the New Building falls within the Developer's Allocation to the intending purchasers and acknowledge receipt of the payments.
- (20) **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into such agreements, conveyances and instruments including but not limited to clearance under the Income Tax Act, 1961, for transfer of the Units in the New Building falls within the Developer's Allocation to the Intending Purchasers.
- (21) **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized, registered and authenticated declarations, gift in favour of KMC and/or Other Authorities as may be required, all agreements, conveyances and other instruments as aforesaid and in

[Handwritten signature]

particular to present for registration, admit execution, have registered and obtain original of said declarations, said Gift Deed in favour of KMC and/or Other Authorities, agreements, conveyances and other instruments for sale of the Units in the New Building falls within the Developer's Allocation.

(22) **Legal Action:** To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.

(23) **AND GENERALLY** to do all that is or may be necessary for carrying out the development of the "Said Property" and/or construction of the proposed building complex thereat and as our said Attorney shall think proper;

A N D it is clarified that nothing herein contained shall authorize the Attorney to give consent on behalf of the Owners/Grantors to the Developer in respect of any matter contained in these presents which require the Developer to take consent of the Owners nor to represent the Owners in any claim, dispute or legal proceeding by or against the Developer or persons claiming through it.

A N D the Owners/Grantors abovenamed do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney, lawfully do.

IN WITNESS WHEREOF the Parties have executed and delivered this Development Agreement And Power Of Attorney on the date mentioned above.

WITNESSES:

1. Ajay Bant

71 Grove Place

Koh-1

2. Shuvadip Chakraborty
(Shuvadip Chakraborty)
Advocate
High Court, Calcutta

Arun Chatterjee

Ashim Ghosh.

OWNERS/GRANTORS

Drafted by:

Shuvadip Chakraborty




























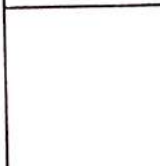
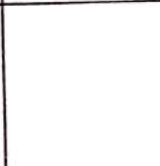



Shuvadip Chakraborty
Advocate
High Court at Calcutta

F/184/14

ARYAN
Arun Chatterjee
Proprietor

DEVELOPER/ATTORNEY

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Atam Chatterjee</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Ashim Ghosh</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



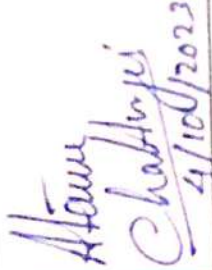


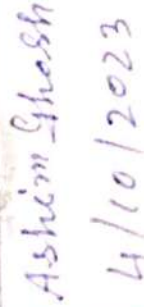

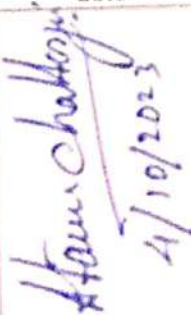




Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16302002475291/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ATANU CHATTERJEE 809, Madurdah, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN - 700107	Land Lord			 4/10/2023
2	Mr ASHIM GHOSH Village Langalberia, City:- Not Specified, P.O - Dkshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145	Land Lord			 4/10/2023
3	Mr ATANU CHATTERJEE 809, Madurdah, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN - 700107	Represent ative of Developer [ARYAN]			 4/10/2023

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr AJAY KUMAR BARIK Son of Mr Jagadish Barik 4, GOVERMENT PLACE, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mr ATANU CHATTERJEE, Mr ASHIM GHOSH, Mr ATANU CHATTERJEE			<i>Ajay Kumar Barik</i> 4/10/2023

(Jaideb Pal)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



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



192023240244601668

GRN Details

GRN:	192023240244601668	Payment Mode:	SBI Epay
GRN Date:	04/10/2023 10:55:31	Bank/Gateway:	SBlePay Payment Gateway
BRN :	5810682589029	BRN Date:	04/10/2023 10:56:01
Gateway Ref ID:	232772725239	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	041020232024460165	Payment Init. Date:	04/10/2023 10:55:31
Payment Status:	Successful	Payment Ref. No:	2002475291/2/2023
			[Query No * Query Year]

Depositor Details

Depositor's Name:	Mr Atanu Chatterjee
Address:	809 Madurdaha, Narayani A
Mobile:	9748003669
EMail:	atanu22sept@gmail.com
Period From (dd/mm/yyyy):	04/10/2023
Period To (dd/mm/yyyy):	04/10/2023
Payment Ref ID:	2002475291/2/2023
Dept Ref ID/DRN:	2002475291/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002475291/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	7070
2	2002475291/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	7098

IN WORDS: SEVEN THOUSAND NINETY EIGHT ONLY.

Major Information of the Deed

Deed No :	I-1630-03155/2023	Date of Registration	05/10/2023
Query No / Year	1630-2002475291/2023	Office where deed is registered	
Query Date	27/09/2023 7:36:26 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SHUVADIP CHAKRABORTY 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7278416548, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 59,96,499/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,080/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1194, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 4 Chatak 37 Sq Ft		59,42,499/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road,
Grand Total :				5.4473Dec	0 /-	59,42,499 /-	

Structure Details :

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

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr ATANU CHATTERJEE (Presentant) Son of Late Dipankar Deogharia 809, Madurdah, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx1L, Aadhaar No: 32xxxxxxxx3686, Status :Individual, Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Pvt. Residence</p>
2	<p>Mr ASHIM GHOSH Son of Late Anil Kumar Ghosh Village Langalberia, City:- Not Specified, P.O:- Dkshin Gobindapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BCxxxxxx8Q, Aadhaar No: 69xxxxxxxx1514, Status :Individual, Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>ARYAN C/47, Survey Park, City:- Not Specified, P.O:- Santoshpore, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AHxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr ATANU CHATTERJEE Son of Late Dipankar Deogharia 809, Madurdah, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx1L, Aadhaar No: 32xxxxxxxx3686 Status : Representative, Representative of : ARYAN (as proprietor)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr AJAY KUMAR BARIK Son of Mr Jagadish Barik 4, GOVERMENT PLACE, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001</p>			
Identifier Of Mr ATANU CHATTERJEE, Mr ASHIM GHOSH, Mr ATANU CHATTERJEE			

Transfer of property for L1

SLNo	From	To with area (Name-Area)
1	M ATANU CHATTERJEE	ARYAN-2 72365 Dec
2	M ASHIM GHOSH	ARYAN-2 72365 Dec

Transfer of property for S1

SLNo	From	To with area (Name-Area)
1	M ATANU CHATTERJEE	ARYAN-100 00000000 Sq Ft
2	MV ASHIM GHOSH	ARYAN-100 00000000 Sq Ft

Endorsement For Deed Number : I - 163003155 / 2023

On 04-10-2023

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

Presented for registration at 18:20 hrs on 04-10-2023, at the Private residence by Mr ATANU CHATTERJEE , one of the Executants.

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 59,96,499/-

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

Execution is admitted on 04/10/2023 by 1. Mr ATANU CHATTERJEE, Son of Late Dipankar Deogharia, 809, Madurdah, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business, 2. Mr ASHIM GHOSH, Son of Late Anil Kumar Ghosh, Village Langalberia, P.O: Dkshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business

Indetified by Mr AJAY KUMAR BARIK, , Son of Mr Jagadish Barik, 4, GOVERMENT PLACE, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

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

Execution is admitted on 04-10-2023 by Mr ATANU CHATTERJEE, proprietor, ARYAN (Partnership Firm), C/47, Survey Park, City:- Not Specified, P.O:- Santoshpore, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr AJAY KUMAR BARIK, , Son of Mr Jagadish Barik, 4, GOVERMENT PLACE, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others



Jaideb Pal

**DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

On 05-10-2023

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

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

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/10/2023 10:56AM with Govt. Ref. No: 192023240244601668 on 04-10-2023, Amount Rs: 28/-, Bank: SBI EPay (SBlePay), Ref. No. 5810682589029 on 04-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 10.00/- by online = Rs 7,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 27919, Amount: Rs.10.00/-, Date of Purchase: 26/09/2023, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/10/2023 10:56AM with Govt. Ref. No: 192023240244601668 on 04-10-2023, Amount Rs: 7,070/-, Bank: SBI EPay (SBlePay), Ref. No. 5810682589029 on 04-10-2023, Head of Account 0030-02-103-003-02



Jaideb Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 91235 to 91271

being No 163003155 for the year 2023.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2023.10.10 15:16:53 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 10/10/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.