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

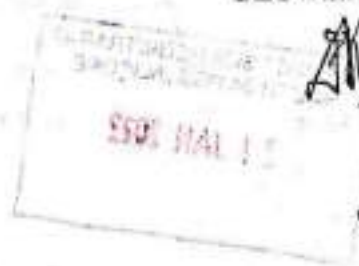
District Sub-Register-II
Alipore, South 24-parganas

21 JAN 2022

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

THIS DEVELOPMENT AGREEMENT ALONG WITH DEVELOPER POWER OF ATTORNEY is made this the 21st day of January Two Thousand and Twenty-two (2022)

BETWEEN



Advocate

17 JAN 2022

DL. NO. 019314

NAME.....

ADDRESS.....

Debesh Kr Misra (Adv.)
High Court, Cal-1

RS.....



- TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

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Identified by:

Tapan Misra
Advocate
High Court, Calcutta

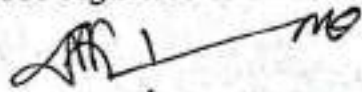
DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
21 JAN 2022

(1) **SRI MANABENDRA CHOWDHURY** (PAN : ACRPC3800D), (Aadhaar No. 7493 7835 6159), son of Late Bhuban Mohan Chowdhury, by faith – Hindu, by Occupation – Retired, residing at 2/12A, A.P.C. Park, Post Office- Baghajatin, Police Station- Patuli, Kolkata – 700 086, District – South 24 Parganas, West Bengal AND (2) **SRI SANJIB KUMAR DUTTA** Alias **SRI SANJIB DUTTA** (PAN : ALOPD3742R), (Aadhaar No. 4285 3080 7526), son of Sri Samir Kumar Dutta, by faith – Hindu, by Occupation – Service, residing at P-22, Lakshminarayan Motilal Road (SBI Housing Scheme), Post Office- Sarsuna, Police Station- Parnashree, Kolkata – 700 061, District – South 24 Parganas, West Bengal, hereinafter collectively called and referred to as the “**OWNERS**” (which terms or expressions shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

M/S. T.M. BUILDERS & DEVELOPERS having (PAN : AAGFT1324A), a Partnership having its Office at 72, Guru Charan Naskar Road, Chakdah, P.O.-Purba Putiary, P.S.- Regent Park, Kolkata – 700 093, represented by its partners namely 1) **SRI SAMRAT DEY** having (PAN : AUTPD8724B), (Aadhaar No. 6755 6739 0726), son of Sri Samir Kumar Dey, by faith – Hindu, by Occupation – Business, residing at 1/36, Brahmapur Shivmandir Road, P.O.-Brahmapur, P.S. Bansdrani, Kolkata – 700 096 and 2) **SRI SUDIPTA PAL** having (PAN : BFRPP1812A), (Aadhaar No. 5767 9357 1834), son of Sri Ranjit Kumar Pal, by faith – Hindu, by Occupation – Business, residing at 72, Guru Charan Naskar Road, Chakdah, P.O.- Purba Putiary, P.S. Regent Park Kolkata – 700 093, hereinafter referred to as the “**DEVELOPER**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS Sri Manabendra Chowdhury, the **OWNER NO. 1** herein, by an **Indenture** dated 9th day of May, 2001 registered at the Office of D.S R. -IV, Alipore

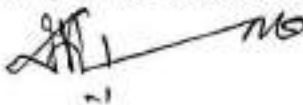

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and recorded in Book No. I, Volume No. 64, Pages from 263 to 288, being No. 2482, for the year 2001, purchased **ALL THAT** piece and parcel of Land measuring an area of 2 (Two) Cottahs 2 (Two) Chittaks 35 (Thirty Five) Sq.ft. more or less out of comprising R.S. Dag No. 105, 106 & 167 all under R.S. Khatian No. 124 lying and situate at Mouza-Garagacha, J.L. No. 45, Pargana- Khaspur, R.S. No. 111, under Collectorate Touzi No. 56, within the limits of Rajpur Sonarpur Municipality Ward No. 1, P. S. Sonarpur now Narendrapur,, Sub-Registry Office/A.D.S.R. Office Sonarpur, District South 24-Parganas, from its the then rightful Owners 1. Indian Ropeways & Engineering Co. Ltd. (formerly known as Damodar Ropeways & Engineering Ltd.) a Company incorporated under the Companies Act, 1956 and having its registered Office at 2, Rowland Road, Police Station - Bhowanipore, Kolkata-700 020, 2. Russel Construction Co. Ltd. a Company incorporated under Companies Act, 1956 and having its registered Office at 1A, Vansittart Row, Kolkata -700 001 and 3. Damodar International (P) Ltd. (formerly known as Damodar Ropeways International Pvt. Ltd.) a company incorporated under the Companies Act, 1956 and having its registered Office at 1/ 1A, Vansittart Row, Kolkata -700 001, represented by one of their Directors namely Sri A.B. Chamaria, Son of Sri Champa Lal Chamaria, of 6/2, Moira Street, Kolkata -700 016, vide resolutions dated 27.1.2001 of the Owner No. 1 Company and resolution dated 31.10.2000 of the Owner No. 2 Company and resolution dated 4.9.2000 of the Owner No. 3 Company, for a valuable consideration therein mentioned and the said Deed was confirmed by Debchhaya Abasan Pvt. Ltd., a company incorporated under the Companies Act, 1956 and having its registered office at 243/A, Jodhpur Park, Kolkata-700 068, represented by its Director, Shri Tamal Kanti De, son of Late Kalipada Dey of CN Roy Road, Govt. Housing Estate, Flat No C4, Picnic Garden, Kolkata-700039.

AND WHEREAS thereafter the **OWNER NO. 1** herein got his name recorded/mutated in respect of the said Land in the records of B.L. & L.R.O. and an area of Land measuring 2 (Two) Cottahs 2 (Two) Chittaks 35 (Thirty Five) Sq.ft. has been recorded in the name of the Owner (Manabendra Chowdhury) in L.R. Khatian No. 599


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of L.R. Dag No. 113, 114 & 177 of said Mouza Garagacha and also got his name recorded/mutated in respect of the said land in the records of Rajpur Sonarpur Municipality Ward No. 1 being **Holding No. 283, Garagacha.**

AND WHEREAS since then the **OWNER NO. 1** herein is lawfully seized and possessed of or otherwise well and sufficiently entitled to the said piece and parcel of Land measuring **2 (Two) Cottahs 2 (Two) Chittaks 35 (Thirty Five) Sqft.** more or less together with a Tin shade structure measuring 100 (One hundred) sft standing thereon lying and situate at Mouza Garagacha, J.L. No. 45, R.S. No. 111, under Touzi No. 56, comprising R.S Dag No 105,106 & 167 (LR Dag No. 113, 114 & 177), within the limits of Rajpur Sonarpur Municipality Ward No. 1, being **Holding No. 283, Garagacha,** presently P.S. Narendrapur formerly P.S. Sonarpur, A.D.S.R. Office Garia, District South 24-Parganas.

AND WHEREAS SRI SANJIB KUMAR DUTTA ALIAS SRI SANJIB DUTTA THE OWNER NO 2 herein and his mother **Smt. Ratna Rani Dutta,** wife of Sri Samir Kumar Dutta jointly by an Indenture dated 9th day of May, 2001 registered at the Office of D. S. R. -IV, Alipore and recorded in Book No. 1, Volume No. 59, Pages from 297 to 320, being No. 2336, for the year 2001, purchased **ALL THAT** piece and parcel of Land measuring **2 (Two) Cottahs 0 (Zero) Chittak 30 (Thirty Sq.ft.)** more or less comprising R.S. Dag No. 106 & 167 both under R.S. Khatian No. 124, lying and situate at Mouza Garagacha, J.L. No. 45, Pargana-Khaspur, R.S. No. 41, under Collectorate Touzi No. 56, within the limits of **Rajpur Sonarpur Municipality Ward No. 1,** P.S. Sonarpur now P.S. Narendrapur, presently Sub- Registry Office/A.D.S.R. Office Garia, District South 24-Parganas, from its the then rightful Owners, 1. Indian Ropeways & Engineering Co. Ltd. (formerly known as Damodar Ropeways & Engineering Ltd.) a Company incorporated under the Companies Act, 1956 and having its registered Office at 2, Rowland Road, Police Station - Bhowanipore, Kolkata-700 020, 2. Russel Construction Co. Ltd. a company incorporated under Companies Act, 1956 and having its registered Office at 1A, Vansittart Row, Kolkata-700 001 and 3. Damodar International (P) Ltd. (formerly known as Damodar Ropeways International Put. Ltd. a company incorporated under the Companies Act, 1956 and having its registered Office at 1/1A, Vansittart Row, Kolkata 700 001, represented by one of their

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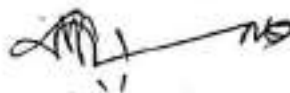
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Directors namely Sri A.B. Chamaria, son of Sri Champa Lal Chamaria, of 6/2, Moira Street, Kolkata 700 016, vide resolutions dated 27.1.2001 of the Owner No. 1, Company and resolution dated 31.10.2000 of the Owner No. 2, Company and resolution dated 04.09.2000 of the Owner No. 3, Company, for a valuable consideration therein mentioned and the said Deed was confirmed by Debchhaya Abasan Pvt. Ltd. a company incorporated under the Companies Act, 1956 and having its registered office at 243/A, Jodhpur Park, Kolkata- 700 068, represented by its Director Shri Tamal Kanti De son of Late Kalipada Dey of C.N Roy Road, Govt. Housing Estate, Flat No. C-4, Picnic Garder, Kolkata – 700 039.

AND WHEREAS by a Deed of Gift dated 11.06.2019 registered at the Office of A.D.S.R. Garia and recorded in Book No. 1, CD Volume No. 1629, Pages from 88272 to 88303, being No. 162902791 for the year 2019, Smt. Ratna Rani Dutta, mother of the **OWNER NO. 2** herein granted, transferred and conveyed by way of Gift **ALL THAT** piece and parcel of land measuring about **02 (Two) Cottahs 0 (Zero) Chittack 30 (Thirty) Sq.ft.** be the same a little more or less together with a Tin Shade structure measuring 100 (One hundred) Sq.ft. standing thereon comprised in R.S. Dag No. 106 & 167, appertaining to R.S. Khatian No. 124, in Mouza – Garagacha, Pargana – Khaspur, J.L. No. 45, R.S. No. 41, under Collectorate Touzi No. 56, at present lying and situate under the local jurisdiction of Rajpur Sonarpur Municipality Ward No. 1, under formerly Police Station – Sonarpur now P.S. Narendrapur, District – South 24 Parganas unto and in favour of her son **Sri Sanjib Kumar Dutta, the OWNER NO. 2** herein.

AND WHEREAS since then the **OWNER NO. 2** herein as its absolute owner is lawfully seized and possessed of/or otherwise well and sufficiently entitled to the said piece and parcel of land measuring about 02 (Two) Cottahs 0 (Zero) Chittak 30 (Thirty) Sq.ft. be the same a little more or less together with a Tin Shade structure measuring 100 (One hundred) Sq.ft. standing thereon comprised in R.S. Dag No. 106 & 167, appertaining to R.S. Khatian No. 124, in Mouza – Garagacha, Pargana – Khaspur, J.L. No. 45, R.S. No. 41, under Collectorate Touzi No. 56, at present lying and situated under the local jurisdiction of **Rajpur Sonapur Municipality Ward No. 1**, Police Station – Sonarpur now P.S. Narendrapur, District – South 24 Parganas having unfettered right, title and interest thereto and free all encumbrances.

AND WHEREAS thereafter the **OWNER NO. 2** herein got his name recorded/mutated in respect of the said land in the records of B.L. & L.R.O. and an area





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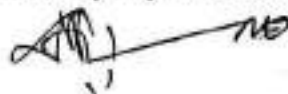
of Land measuring 2 (Two) Cottahs 0 (Zero) Chittack 30 (Thirty) Sq.ft. has been recorded in the name of the OWNER NO. 2 (Sanjib Kumar Dutta) in L.R. Khatian No.627 of L.R. Dag No. 114 & 177 of said Mouza – Garagacha and also mutated his name in the record of concerned Municipality known as **Holding No. 286, Garagacha.**

AND WHEREAS by virtue of a registered Deed of Amalgamation dated 18.08.2021, registered in the Office of D.S.R.III, Alipore and entered into Book No.1, Volume No. 1603-2021, Pages from 209200 to 209222, Deed No. 160306516 for the year 2021, both the OWNERS amalgamated their total property situated side by side measuring total land area of 4 (Four) Cottahs 3 (Three) Chittacks 20 (Twenty) Sq.ft. situated in said Mouza- Garagacha, J.L No.45 morefully described in the **SCHEDULE-A** below.

AND WHEREAS thus the OWNERS herein jointly acquired right, title and interest of the said property and the DEVELOPER herein got the Owners name recorded/mutated jointly in respect of the said land in the records of Rajpur Sonarpur Municipality Ward No.1 being amalgamated **Holding No.283, Garagacha** (Assessment No.1104302063670) 24 Parganas (South).

AND WHEREAS being seized and possessed of the same the OWNERS herein expressed their desire for development of the said property through the DEVELOPER mentioned herein by constructing a new ground plus three storied building with lift facility after demolishing the existing structure as per sanctioned building plan to be sanctioned by the Rajpur Sonarpur Municipality.

AND WHEREAS considering the financial capacity, experience knowledge, men power and Goodwill of the DEVELOPER, the OWNERS herein agreed to allow the DEVELOPER herein to develop the said property by constructing a new ground plus three storied building having lift facility after demolishing the existing structure as per available sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality at the cost of the DEVELOPER and necessary permission to be obtained from time to time from the Appropriate Authority/ies concerned at the said amalgamated **Holding No.283, Garagacha** (Assessment No.1104302063670), formerly P.S. Sonarpur, presently P.S. Narendrapur, within Rajpur Sonarpur Municipality Ward No.1, 24 Parganas (South).

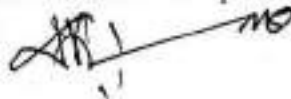




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AND WHEREAS the party of the **SECOND PART/DEVELOPER** herein has agreed to make the construction of the proposed ground plus three storied building in flat systems for residential purpose as 50% : 50% ratio basis. The **OWNERS** shall get 50% of the total constructed area of flats on different floors as well as 50% of sanction Car Parking Space on ground floor North-East side of the building. Accordingly it is decided that the **OWNERS** herein shall jointly get from the **DEVELOPER** 75% of the **Second Floor** flat area on South-East side of the building consisting of two flats and also 75% sanction flat area (consisting of two flats) on South-East side and North-West side of the **Third Floor** of the building and 50% of the total sanction Car Parking Space on ground floor North-East side as per sanctioned plan. The **DEVELOPER** shall also pay to the **OWNER No.1** of the sum of Rs.1,001/- as non refundable sum and also pay to the **OWNER No.2** the sum of Rs.51,001/- as non refundable sum. Immediate after sanction of the building plan, the **Owners' Allocation** shall be decided by a Supplementary Agreement to be executed by the **OWNERS** and **DEVELOPER**. This is called the **Owners' Allocation** as morefully described and mentioned in the **SCHEDULE "B"** hereunder written. The **OWNERS** shall also enjoy the undivided proportionate share of land together with the right of enjoyment of all the common amenities/facilities of the building as mentioned in the **SCHEDULE-'D'** below and the **DEVELOPER** shall enjoy the rest construction of the proposed building to be erected at the cost of the **DEVELOPER**.

AND WHEREAS the **DEVELOPER** herein shall get the remaining entire **First Floor flats** of the proposed building and also 50% of the remaining sanction Car Parking Space sanction to be situated on ground floor South-East side of the building and also 25% of **Second Floor** Southern side flat area and 25% of **Third Floor** North-Eastern side flat area of the proposed building. The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "C"** hereunder written. The **DEVELOPER** shall also enjoy the undivided proportionate share of land and other common rights of the building as mentioned in the **SCHEDULE-'D'** below. The **DEVELOPER** shall erect the proposed ground plus three storied building with lift facility at its own cost and its supervision and labour to be erected as per annexed Specification as well as the municipal building plan to be sanctioned and to meet up such expenses the **DEVELOPER** shall collect the entire consideration amount from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties.





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

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term:
 - (a) **OWNERS** : shall mean the Parties of the **FIRST PART** herein namely (1)**SRI MANABENDRA CHOWDHURY (PAN : ACRPC3800D)**, (Aadhaar No. 7493 7835 6159), son of Late Bhuban Mohan Chowdhury, residing at 2/12A, A.P.C. Park, Post Office- Baghajatin, Police Station- Patuli, Kolkata – 700 086, District – South 24 Parganas, West Bengal and (2)**SRI SANJIB KUMAR DUTTA Alias SRI SANJIB DUTTA (PAN : ALOPD3742R)**, (Aadhaar No. 4285 3080 7526), son of Sri Samir Kumar Dutta, residing at P-22, Lakshminarayan Motilal Road (SBI Housing Scheme), Post Office- Sarsuna, Police Station- Parnashree, Kolkata – 700 061, District – South 24 Parganas, West Bengal and their legal heir/heirs, executor/executors, administrator/ administrators, and legal representative/ representatives.
 - (b) **DEVELOPER** : shall mean **M/S. T.M. BUILDERS & DEVELOPERS** having (PAN : AAGFT1324A), a Partnership having its Office at 72, Guru Charan Naskar Road, Chakdah, P.O.- Purba Putiary, P.S.- Regent Park, Kolkata – 700 093, represented by its partners namely 1) **SRI SAMRAT DEY** having (PAN : AUTPD8724B), (Aadhaar No. 6755 6739 0726), son of Sri Samir Kumar Dey, residing at 1/36, Brahmapur Shivmandir Road, P.O.- Brahmapur, P.S. Bansdroni, Kolkata – 700 096 and 2) **SRI SUDIPTA PAL** having (PAN : BFRPP1812A), (Aadhaar No. 5767 9357 1834), son of Sri Ranjit Kumar Pal, residing at 72, Guru Charan Naskar Road, Chakdah, P.O.- Purba Putiary, P.S. Regent Park Kolkata – 700 093 Party of the **SECOND PART** herein for the time being and its respective successors or successors in interest, legal heirs, representatives, administrators and assigns.
 - (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
 - (d) **PROPERTY** : shall mean the Property measuring land area **4 (Four) Cottahs 3 (Three) Chittacks 20 (Twenty) Sq.ft.** more or less, situated in Mouza – Garagacha, J.L. No.45, Touzi No.56, R.S. No.111 & 41, comprising in R.S. Dag No.105 (P), 106 (P) & 167(P), under R.S. Khatian No.124, corresponding to L.R.





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Dag Nos.113, 114 & 177 under L.R. Khatian Nos.599 and 627, formerly P.S. Sonarpur, presently P.S. Narendrapur known as **Municipal Holding No.283, Garagacha**, within Ward No.1, of Rajpur Sonarpur Municipality as mentioned and described in the **SCHEDULE - 'A'** hereunder written.

- (e) **BUILDING** : shall mean the proposed residential ground plus three storied building with lift facility to be constructed on the said property as per sanction building plan to be sanctioned by Rajpur Sonarpur Municipality at the cost of the **DEVELOPER**.
- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, landings, stair ways, passages ways, motor and pump room, meter space, lift, lift Room, lift well and lift lobby, water and water lines and plumbing lines, underground water reservoir, over head water tank, water pump and motor and other facilities as mentioned in the **SCHEDULE "D"** hereunder written which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat owners who shall purchase the same from the **DEVELOPER**.
- (g) **OWNERS' ALLOCATION** : The **OWNERS** shall get their allocation as mentioned in the **SCHEDULE-B** below i.e. 75% of Third Floor South-East side Flat and North-West side Flat area and 75% of Second floor South-East side flat area and 50% of total sanction Car Parking Space on ground floor North-East side and it is to be decided by a Supplementary Agreement to be executed by the **OWNERS** and the **DEVELOPER** immediate after sanction of the building plan This is called the **Owners' Allocation** as morefully described and mentioned in the **SCHEDULE "B"** hereunder written.
- (h) **DEVELOPER'S ALLOCATION** : the **DEVELOPER** herein shall get the rest constructed area i.e. entire First Floor flats and also 25% of Third Floor North-East side Flat area and 25% of Second Floor Southern side flat area of the proposed building and 50% of sanctioned Car Parking area on Ground floor, South-East side of the proposed building as per building plan and it is to be decided by a Supplementary Agreement to be executed by the **OWNERS** and the **DEVELOPER** immediate after sanction of the building plan. The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the

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SCHEDULE "C" hereunder written.

- (i) **THE ARCHITECT:** shall mean such persons who will be appointed by the **DEVELOPER** for both designing and planning the building on the said premises.
 - (j) **BUILDING PLAN:** would mean such plan to be prepared by the Planner/Architect for the construction of the building to be sanctioned by Rajpur Sonarpur Municipality at the cost of the **DEVELOPER**.
 - (k) **TRANSFER:** with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.
 - (l) **TRANSFeree:** shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
2. **THIS AGREEMENT :** shall take effect from the date of execution of this agreement.
3. **THE OWNERS DECLARE** as follows:
- (a) That they are the absolute joint Owners and seized and possessed of and/or well and sufficiently entitled to the property as described in the **SCHEDULE - A** below.
 - (b) That the entire property is free from all encumbrances and the **OWNERS** have a good marketable title in respect of the said property as described in the **SCHEDULE - A** below.
 - (c) That the said property is free from all encumbrances, charges, liens lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:



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- (a) That the **OWNERS** have hereby granted exclusive right to the **DEVELOPER** to undertake the new construction on the said Holding to be constructed by the **DEVELOPER** in accordance with the plan or plans to be sanctioned by Rajpur Sonarpur Municipality at the cost of the **DEVELOPER**. The **OWNERS** shall give full co-operation except monetary help to the **DEVELOPER** for the same as and when required.
- (b)(i) **OWNERS' ALLOCATION** : The **DEVELOPER** shall give the **OWNERS** as the **OWNERS' ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written.
- (ii) **DEVELOPER'S ALLOCATION** : The **DEVELOPER** shall get the rest construction of the building excluding the **Owners' Allocation** as described in the **SCHEDULE-'C'** below.
- (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval and sanction of the building plan and the alternation/ modification/verification of the sanctioned building plan from the appropriate authorities shall be prepared signed and submitted by the **DEVELOPER** in the names of the **OWNERS** and also at the cost of **DEVELOPER** and if any alteration/modification of making further plans for proposed construction are required the **OWNERS** shall give such written permission to the **DEVELOPER** without any interruption.
- (d) That for all that purpose of sanction of Building plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities and the **DEVELOPER** shall appear, represent, sign before the concerned authorities on behalf of the **OWNERS** in their names and on their behalf in connection with any or all of the matters aforesaid and the **OWNERS**, in such circumstances, shall give full assistance/co-operation/signatures whenever necessary to the **DEVELOPER** for the interest of the proposed project.

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- (e) That the **DEVELOPER** Firm shall erect the building in the said Holding as per said building plan to be sanctioned from Municipal Authority at the cost of the **DEVELOPER** and for the same the **OWNERS** shall put their signatures as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the **Developer's portion** only together with proportionate undivided land share and other common rights to the intending purchasers and receive part or full consideration money from the intending Purchasers on **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER**.
- (f) That the **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a ground plus three storied building with lift facility in accordance with the building plan to be sanctioned by the office of Rajpur Sonarpur Municipality at the cost of the **DEVELOPER**.
- (g) That the **DEVELOPER** shall construct the new building and carry out all the acts through its men or agents in such manner which it shall think fit and proper for such construction of the said proposed building according to the municipal building plan by consuming maximum F.A.R. and shall also file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement and to make the said proposed building with full habitable condition.
- (h) That the **DEVELOPER** shall be exclusively entitled to its respective share of its allocation i.e. **DEVELOPER'S ALLOCATION** in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.

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- (i) The **DEVELOPER** shall apply in the names of the **OWNERS** and represent them before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the **OWNERS** shall not raise any objections for it; on the contrary the **OWNERS** shall give full co-operations to the **DEVELOPER** for facilitating the proposed project.
- (j) That the **DEVELOPER** shall at its own costs construct the proposed building at the said holding in accordance with the municipal building plan and also as per annexed specifications and the **DEVELOPER** shall take all the risk and responsibility regarding the construction of the proposed building and the **DEVELOPER** further declares that it shall complete the said building within 24 (Twenty four) months from the date of this Agreement alongwith 7 (Seven) months grace period if required.
- (k) That the **DEVELOPER** shall install pump operated water connection through water lines in each floors/flats, generator, water storage tanks, installation of lift overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities in the said building at its own cost as required to be provided in the new building to be constructed by the **DEVELOPER** on Ownership basis and as mutually agreed upon.
- (l) All costs of Mutation, sanction of the building plan and construction of the proposed new ground plus three storied building will be borne by the **DEVELOPER** and the **OWNERS** shall have no liability in respect thereof. It is noted that the **OWNERS** have already handed over the vacant possession of the property fully mentioned in the **FIRST SCHEDULE** hereunder written unto and in favour of the **DEVELOPER** at the time of signing this agreement.

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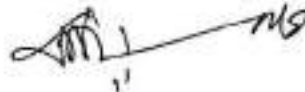
- (m) That the **DEVELOPER** shall arrange to take electric connection and install electric main meter and also to install the electric transformer in the site of this project at its cost if required but the **OWNERS** shall have to pay the charge of individual electric meter for their individual flats. The **DEVELOPER** shall arrange the proper water supply to the project and building and make the entire building a habitable one as per the Rajpur Sonarpur Municipality sanction building plan.
- (n) That the **DEVELOPER** shall appropriate the entire consideration money to be received after selling of the Flat/s and other space/s under their/its Allocation (i.e. Developer's Allocation). The **DEVELOPER** shall never charge/mortgage the holding nor assign this project to any Third Party.
- (o) That the **DEVELOPER** will be a liberty to place a Sign Board for Public Notice as to the Project undertaken by the **DEVELOPER** during construction.
- (p) That the **DEVELOPER** shall give or issue possession letter to the **OWNERS** after completion of the **Owner's Allocation** in habitable condition and full of modern amenities and facilities free of costs in all its aspects. After completion of the building the **DEVELOPER** shall take necessary Completion Certificate from the concerned Municipality. In no case the **DEVELOPER** can deviate the building plan during construction and after completion of the entire construction work and same should be in habitable condition, all the Flat Owners will form a Flat Owners Association to maintain inspection to the said building and incur expenses related with the dwelling purposes.
5. **THE OWNERS HEREBY AGREE AND CONVENANT WITH THE DEVELOPER** as follows:-

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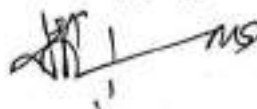
- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said property by the **DEVELOER** but they can visit the site any time for supervision (working hrs.)
- (ii) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the **DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.
- (iii) The **OWNERS** have already handed over vacant possession of the property as mentioned in the **SCHEDULE 'A'** hereunder at the time of execution of this agreement to the **DEVELOPER** for making construction work of the proposed building as per sanction building plan to be sanctioned by the concerned Municipality at the cost of the **DEVELOPER** within **24 (Twenty four) months** from the date of Agreement alongwith **7 (Seven) months** grace period if required.
- (iv) The **DEVELOPER** shall sell the flats etc. of the proposed building, from the **DEVELOPER'S ALLOCATION** (strictly excluding the **Owners' Allocation** as described in the **SCHEDULE B** below) as described in the **SCHEDULE 'C'** hereunder written **TOGETHER WITH** proportionate undivided share of land of the said property and the common portions, roof of the building proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full consideration money from the intending purchasers of the relative flats and Car Parking Space of the building from the **DEVELOPER'S ALLOCATION** as per the terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation for the intending Purchaser(s) and shall have right to execute and register all the Conveyance, Deeds or Agreement for sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**.


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- (v) The **OWNERS** hereby empower and authorize the **DEVELOPER** to do this project in connection with the said property as described in the **SCHEDULE - A** hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well as sewerage plan and to take water or electric connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the **DEVELOPER'S ALLOCATION**, to negotiate any matter for the said property etc. and for the same the **OWNERS** shall execute and register the Development Power of Attorney in favour of the **DEVELOPER** within these presents.
6. **THE DEVELOPER DOETH HEREBY AGREE AND COVENANT WITH THE OWNERS** as follows :-
- (i) To get maximum sanction area from the concerned Municipal Authority the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at **DEVELOPER'S** cost without prejudice right, title and interest of the land Owner.
- (ii) To complete the construction of the building within 24 (Twenty four) months from the date of this agreement alongwith 7 (Seven) months grace period if required. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered the such delay shall not be counted.
- (iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- (iv) Not to do any act, deed or thing from the part of the **OWNERS** whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of

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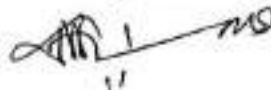
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any of the **DEVELOPER'S ALLOCATION** in the said building.

- (v) The **DEVELOPER** shall act as per the terms and conditions of this Agreement.
- (vi) All expenses for the project including sanction building plan, soil test, supervision for construction of the proposed building and also Completion Certificate of the building shall be paid by the **DEVELOPER** and the **DEVELOPER** shall also pay all the previous outstanding municipal taxes and land tax (khajna). The **OWNERS** shall have to pay the municipal taxes after getting possession of the **Owners' Allocation** in the said building. The **DEVELOPER** shall pay the taxes for the period of construction of the building and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers.
- (vii) The complete construction-specification shall be the part of this agreement annexed herewith marked as '**Annexure -A**'.
- (viii) The **DEVELOPER** shall remain liable to complete the proposed building as per sanctioned building plan and also as per annexed Specification and thereafter the **DEVELOPER** shall take the Completion Certificate of the building from the concerned Municipal Authority.

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

The **OWNERS** herein namely, (1)**SRI MANABENDRA CHOWDHURY** (PAN : ACRPC3800D), (Aadhaar No. 7493 7835 6159), son of Late Bhuban Mohan Chowdhury, by faith - Hindu, by Occupation - Retired, residing at 2/12A, A.P.C. Park, Post Office- Baghajatin, Police Station- Patuli, Kolkata - 700 086, District - South 24 Parganas, West Bengal and (2)**SRI SANJIB KUMAR DUTTA** Alias **SRI SANJIB DUTTA** (PAN : ALOPD3742R), (Aadhaar No. 4285 3080 7526), son of Sri Samir Kumar Dutta, by faith - Hindu, by Occupation - Service, residing at P-22, Lakshminarayan Motilal Road (SBI Housing Scheme), Post Office- Sarsuna, Police


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Station- Parnashree, Kolkata – 700 061, District – South 24 Pargannas, West Bengal do hereby appoint “MS. T.M. BUILDERS & DEVELOPERS having (PAN : AAGFT1324A), a Partnership having its Office at 72, Guru Charan Naskar Road, Chakdah, P.O.- Purba Putiary, P.S.- Regent Park, Kolkata – 700 093, represented by its partners namely 1) SRI SAMRAT DEY having (PAN : AUTPD8724B), (Aadhaar No. 6755 6739 0726), son of Sri Samir Kumar Dey, by faith – Hindu, by Occupation – Business, residing at 1/36, Brahmapur Shivmandir Road, P.O.- Brahmapur, P.S. Bansdroni, Kolkata – 700 096 and 2) SRI SUDIPTA PAL having (PAN : BFRPP1812A), (Aadhaar No. 5767 9357 1834), son of Sri Ranjit Kumar Pal, by faith – Hindu, by Occupation – Business, residing at 72, Guru Charan Naskar Road, Chakdah, P.O.- Purba Putiary, P.S. Regent Park Kolkata – 700 093, as their lawful Constituted Attorney on their behalf to do the following acts in respect of their property as mentioned in the SCHEDULE-A below:

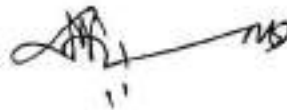
- i. To look after and manage the property on behalf of us i.e. the OWNERS.
- ii. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices and in any other Office of Government, in the Office of Rajpur Sonarpur Municipality or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayat or any other office or Local Authority on behalf of us and for such purpose our said Attorney may accept service of any summons or any notice issued by any authority, shall be received by our said Lawful Attorney.
- iii. To sign and verify and plaint; written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the SCHEDULE-A hereunder written in any such Court or Office.
- iv. To appoint, engage on our behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever our said Attorney shall think proper to do so and to discharge and/or terminate his appointments.





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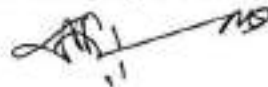
- v. To cause mutation of our said Property where necessary effected in the revenue and/or in the record of Rajpur Sonarpur Municipality and/or in the office of B.L. & L.R.O. and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate from the Municipal Authority and other necessary papers thereof and pay necessary taxes to Rajpur Sonarpur Municipality and also to pay the land taxes to the B.L. & L.R.O. under the jurisdiction as and when necessary on our behalf and shall file the application for such mutation of B.L. & L.R.O. and also sign all other necessary documents related thereto and also swear affidavit for the same on our behalf if required and our attorney shall also do and act and sign all the papers and form etc. related to the conversion matter of our said land as 'Bastu' and sign and execute all the such papers, form etc for such mutations and conversion in connection with our said property.
- vi. To demarcate or delineate my said property that be necessary for the said purpose by virtue of a Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered before the concerned registering authority and/or to sewer any affidavit related thereto related to our property.
- vii. To deposit the revenue for our said property in Rajpur Sonarpur Municipality or in any Government Department and to pay all charges and the local taxes for the properties.
- viii. To sign all the plans to be submitted before the concerned authority/authorities for the sanction of the building plan, revised building Plan and/or modified Plan and/or completion Building Plan for our said property and sign all the papers related thereto and to sign the same on our behalf the modified or revised Plan and submit the same before Rajpur Sonarpur Municipality for sanction and then to get delivery the same along with the Completion Certificate and also Completion Plan of the building on our behalf from Rajpur Sonarpur Municipality and execute any affidavit related thereto and also sign, execute and register any Deed of Declaration to be required for the same related to our said property.


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- ix. To sign the drainage and sewerage Plan of the property and submit the same before Rajpur Sonarpur Municipality in respect of the Premises and to sign all other papers related thereto.
- x. To sign the Plan for taking water connection from Rajpur Sonarpur Municipality in respect of the said Premises as mentioned in the SCHEDULE-A below and also to sign all the papers related thereto.
- xi. To look after and to control all the affairs for the development of the said land and construction of a new straight three storied building which is being erected as per sanction building Plan to be sanctioned by Rajpur Sonarpur Municipality or other approval of the Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of us i.e. the owners all the Declaration Deed or any other Declaration as mentioned in the SCHEDULE-A below related thereto and registrar the such document as per requirement for the interest of the proposed project.
- xii. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowner.
- xiii. To appear and represent on behalf of the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, Rajpur Sonarpur Municipality, Fire brigade, West Bengal Police, necessary Departments of Government of West Bengal, in connection with the modification and/or alteration of Development plans for the above mentioned property and also for the interest of the proposed project.
- xiv. To pay fees for obtaining the sanction of the building plan, modification of plan and such other orders and permissions from the necessary authorities on behalf of the **Landowners** as required for sanction, modification and/or alteration of the





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Development Plan and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our Attorney shall think fit and proper.

- xv. To receive the excess amount of fees, if any, paid for the purpose of sanction and/or modification and/or alteration of the revised and/or completion building plan to be sanctioned from the authority or authorities.
- xvi. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper.
- xvii. To apply for obtaining electricity, gas, water sewerage, drainage, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto on behalf of the **OWNERS** and submit the same before the concerned authority/ authorities for such connection of electric, drainage and sewerage, water, telephone, gas, connection etc. and to execute and sign all paper plan for sanction drainage and sewerage connection of our said property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.
- xviii. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
- xix. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
- xx. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign execute and

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submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

- xxi. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum against the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of this registered Development Agreement below and the **DEVELOPER** shall do all the acts in the Premises and the **DEVELOPER** shall get the **DEVELOPER'S ALLOCATION** as within mentioned.
- xxii. To collect advance or part payment or full consideration money from the intending purchasers of the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of this registered Development Agreement, alongwith the proportionate share of land and grant receipt in favour of the interested persons/ persons who are interested to take possession of the flat/ flats etc. in lieu of satisfactory consideration.
- xxiii. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the **Developer's Allocation** alongwith the proportionate share of land in our names as our said Attorney shall think fit and proper and to sell the **Developer's Allocation** as mentioned in this registered Development Agreement to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.
- xxiv. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats etc if any including proportionate land share of the said **DEVELOPER'S ALLOCATION** alongwith the proportionate share of land at our said premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per this registered Development Agreement.





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- xxv. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- xxvi. To receive part or full consideration sum against the **Developer's Allocation** as mentioned in this registered Development Agreement from the intending purchasers and acknowledges the receipt of the same.
- xxvii. To appear and represent us before any Notary Public, office of the Additional District Sub-Registrar, Sonarpur/Garia, District Sub-Registrar offices at Alipore, Addl. Registrar of Assurance/s at Kolkata, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Amalgamation, if required Deed of Boundary Declaration and or any kind of instrument writing executed and signed by the said Attorney in any manner concerning the said property as per this registered Development Agreement in connection with the **DEVELOPER'S ALLOCATION** only and present the same before the Registrar for registration.
- xxviii. To take necessary steps for registration of the **Developer's Allocation** as mentioned in this registered Development Agreement or any part alongwith the proportionate share of land by the Developer i.e. the Attorney herein.
- xxix. To convey, prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
- xxx. To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf or to be institute preferred by or any person or persons in respect of the said property.





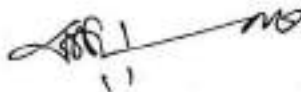
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- xxxi. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the entire Premises.
- xxxii. To sign, declare and/or affirm any plaints, written statements petitions, affidavits, verifications, vokatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
- xxxiii. To deposit and withdraw fee, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

The Attorney i.e. the **DEVELOPER** shall do all other acts on behalf of the **OWNERS** in respect of the said amalgamated property as mentioned in the **SCHEDULE-A** below by virtue of this Power of Attorney.

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

- (i) The **OWNERS** hereby undertake that the **DEVELOPER** shall be entitled to the entire proposed construction excluding the **OWNERS' ALLOCATION** and the **DEVELOPER** shall enjoy its Allocation without interference or disturbances from their end, provided the **DEVELOPER** shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure below.
- (ii) The **OWNERS** shall execute and register a Development Power of Attorney in favour of the **DEVELOPER** to complete the project and also register the conveyance Deeds in favour of the intending purchasers and the **DEVELOPER** shall also execute and register the necessary Deed of Conveyance in favour of the intending Purchasers only on the **DEVELOPER'S ALLOCATION** of the building. By virtue of this registered Development Agreement the **DEVELOPER** is hereby empowered by the **OWNERS** to execute and register its Allocation only to the Third Party in respect of the said property as described in the **SCHEDULE - A** below.


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- (iii) The **OWNERS** shall hand over the Xerox copies of all the original Deed, link deeds and other original papers in respect of the property to the **DEVELOPER** at the time of execution and registration of this agreement and the **DEVELOPER** shall grant receipt for the same in favour of the **OWNERS** and the **OWNERS** shall co-operate the **DEVELOPER** to show the original documents of the property whenever they shall be called for. These Xerox copies of document, deeds and other necessary papers shall be handed over to the **OWNERS** immediate after completion of project in presence of the intending flat owners.
- (iv) The **OWNERS** shall have to pay the necessary maintenance of the building and also the proportionate taxes after taking delivery of the **Owners' Allocation**. The **DEVELOPER** shall pay the taxes for the period of construction of the building in respect of building and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers.
- (v) That during pendency of this Agreement if anyone of the **OWNERS** leaves this material world, their legal heirs/successors shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the **DEVELOPER**. The **OWNER'S ALLOCATION** shall then remain unchanged.
- (vi) That if the **DEVELOPER** fails to deliver the entire **Owners' Allocation** within the 24 (Twenty four) months alongwith the grace period of 7 (Seven) months from the date of registration of this agreement the **DEVELOPER** shall have to pay the sum of Rs.50,000/- (Rupees Fifty Thousand) per month to the **OWNERS** as penalty till the date of handing over the **Owners' Allocation**.
- (vii) That the **OWNERS** shall not be responsible and/or liable for any financial or other liabilities arising out of any suit by any Third Party or for any compensation of any kind arising out of death/injury of any workers, labour etc. appointed by the **DEVELOPER** and/or its agents, contractor, sub-contractor, nominee or nominees.

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- (viii) The **DEVELOPER** shall take necessary steps to obtain sanction of the building Plan from the municipal authority within 7 (Seven) months from the date of this Agreement.
- (ix) The **OWNERS** have handed over the vacant possession of this property at the time of execution of this Agreement and the **DEVELOPER** has accepted the same.
- (x) That as soon as the building plan shall be sanctioned the **OWNERS** and the **DEVELOPER** shall execute a Supplementary Agreement at the cost of the **DEVELOPER** to fix up and settle the individual allocations of the **OWNERS** and the **DEVELOPER** and thereafter construction work shall be started as per the sanctioned building plan.
- (xi) That it has been settled between the Parties that the **DEVELOPER** shall hand over the **Owners' Allocation** first in respect of the proposed building. The **DEVELOPER** shall have the liberty to enter into the Agreement for Sale of its allocation during construction work and to receive any booking or consideration amount in favour the **DEVELOPER**.
- (xii) After execution of this Registered Development Agreement alongwith Developer Power of Attorney (Between the Owners & Developers) this and any other previous notarised agreement/agreements will be treated as null and void.

8. **JURISDICTION FOR THE ADJUDICATION AND SETTLEMENT OF ANY DISPUTE & DIFFERENCES :**

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

SCHEDULE OF THE ABOVE REFERRED TO
(DESCRIPTION OF THE PROPERTY OF)

SCHEDULE - 'A'

ALL THAT piece and parcel of Bastu land measuring an area of 4 (Four) Cottahs 3 (Three) Chittacks 20 (Twenty) Sq.ft. more or less whereon tin shed measuring an area of 200 (Two hundred) Sq.ft. is standing comprising R.S. Dag No. 105, 106 & 167 and L.R. Dag No.113, 114 & 177, under R.S. Khatian No. 124 and L.R.


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Khatian No. 599 and 627 and a new ground plus three storied building with lift facility shall be erected thereon and the property is lying and situate at Mouza- Garagacha, J.L. No. 45, Pargana Khaspur, R.S. No.111 & 41, under Collectorate Touzi No. 56, within the limits of Rajpur Sonarpur Municipality Ward No.1 being amalgamated **Holding No. 283, Garagacha** (Assessment No. 1104302063670), formerly P.S. Sonarpur, presently P.S. Narendrapur, presently Registry Office/A.D.S.R. Office Garia, District – South 24 Parganas TOGETHERWITH all sorts of easement rights thereto being butted and bounded by :

ON THE NORTH : Holding No. 281, Garagacha/ Part of R.S. Dag No.105/ L.R. Dag No. 113;

ON THE SOUTH : R.S. Dag No. 163/L.R. Dag No. 173;

ON THE EAST : 20' wide Patuli Garagacha Link Road;

ON THE WEST : Portion of R.S. Dag No. 107/L.R. Dag No. 115.

SCHEDULE – 'B' ABOVE REFERRED TO

(OWNER'S ALLOCATION)

TO BE OBTAINED FROM THE DEVELOPER

The **OWNERS** shall get 50% of the total constructed area of flats as well as 50% Car Parking Space on ground floor North-East side of the building. Accordingly it is decided that the **OWNERS** shall jointly get 75% sanction flat area on Third Floor of the building consisting of two 2BHK flats out of which one flat on South-East side and another one flat on North-West side of the Third Floor of the proposed building and the **OWNERS** shall also jointly get two flats (one 3BHK Flat and other one 2BHK Flat) on Second Floor South-East side to be calculated 75% of the sanction Flat area of Second Floor. The **DEVELOPER** has paid to the **OWNER** No.1 of the sum of Rs.1,001/- as non refundable sum and **OWNER** No.2 the non refundable sum of Rs. 51,001/- which has been shown in the memo below. If any extra area of flat out of 50% sanction flat area is purchased from the Developer's Allocation, each **Owner** shall have to pay the extra money consideration @ Rs.3500/- per Sq.ft. on super built up area to the **DEVELOPER** to be decided immediate after sanction of the building plan by a Supplementary Agreement is to be executed by the **OWNERS** and the **DEVELOPER**. This is called the **Owners' Allocation** as morefully described and mentioned in this **SCHEDULE-B**. The **OWNERS** shall also







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SOUTH 24 PGS ALIPORE
21 JAN 2022

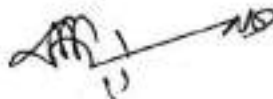
enjoy the proportionate share of land together with the right of enjoyment of all the common amenities/facilities of the building and the **DEVELOPER** shall enjoy the rest construction of the proposed building to be erected at the cost of the **DEVELOPER**. The **OWNERS** hereby declare that they shall execute and register the Deed of Partition at their cost after taking delivery of Owners' Allocation from the **DEVELOPER** for establishing their Ownership in respect of their individual allocation.

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

ALL THAT the remaining constructed area of the said proposed ground plus three storied building in the said property (compact/amalgamated plot) detailed mentioned in the **SCHEDULE-A** herein as per available sanctioned building plan from Rajpur Sonarpur Municipality to be constructed in the manner written hereunder. The **DEVELOPER** shall also get entire **First Floor** flats and also **25% of Third Floor North-East side flat area and 25% of Second Floor Southern side flat area of the proposed building and 50% of Car Parking Space on ground floor South-East side** as per sanctioned building plan. This Developer's Allocation shall be clearly distributed by a Supplementary Agreement after to be executed by the parties herein immediate after sanction of the building plan. The **DEVELOPER** shall also enjoy the undivided impartible proportionate share of land mentioned on the **SCHEDULE-A** hereinabove lying at situate at within the limits of Rajpur Sonarpur Municipality Ward No.1 being **Holding No.283, Garagacha**(Assessment No.1104302063670), formerly P.S. Sonarpur, presently P.S. Narendrapur, Sub-Registry Office/A.D.S.R. Office Sonarpur, District- South 24 Parganas with right to use and enjoy the common areas, common parts, installations, facilities and amenities of the said building as fully mentioned in the **SCHEDULE-D** hereunder written

SCHEDULE – 'D' ABOVE REFERRED TO
(COMMON AREAS, COMMON PARTS, INSTALLATIONS,
FACILITIES AND AMENITIES)

- I. Land under the building and side space.

A handwritten signature and initials are present below the list item. The signature appears to be 'MS' and the initials are 'MS'.



DISTRICT SUB/REGISTRAR-III
SOUTH 24 PGS, ALIPORE
21 JAN 2022

2. Outer boundary walls of the main building and grill gates for egress and ingress of Cars and occupiers.
3. Columns of the main building.
4. Surface drains, sewerage/drainage.
5. Boundary walls, care taker room and toilet on ground floor.
6. Septic tank, water reservoirs, both underground and overhead and main pipe line except those are inside and unit, sewerage and drainage and its connection.
7. Passage/side common space.
8. Main entrance of the building and Premises.
9. Electric Motor-cum-Electric pump room.
10. Generator set room, lift space
11. Stairs, staircases, stair landing and roof of the building.
12. Electric wiring and lights in the staircase, landing and main entrance.
13. Lift Room, Lift, Lift Well and Lift Lobby to be provided (standard quality lift to be provided).
14. Generator to be provided.

ANNEXURE - A
SPECIFICATION

STRUCTURE : RCC frame as per design of the consulting Engineer.

WALLS : All exterior and interior wall shall be of good quality bricks to be approved by the Engineer. Loft and cupboard (as per sanction) will be provided in each flat as per Rajpur Sonarpur Municipality Building sanction.

FLOORS : Floors, skirting of all rooms and verandah shall be of 600mm x 600mm Vitrified Tiles, stairs and staircase, landing of marble.

Mansabendra Choudhary
Sayil Datta
Sayil K. Datta



For. T. M. Builders & Developers

Samaratya

Partner

Sudipta Pal

Partner



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
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KITCHEN : Kitchen will have granite on top, quality Vitrified tiles at floor and glazed tiles of 3' height above the cooking table, link with water tap providing therein a sink.

TOILET : Tiles on floor, tiles on wall upto 5' height, European type Hindware commode, shower, link with water tap, door will be of P.V.C.

DINING : One tap and wash basin with tap in dining.

DOORS : Main door will be quality wooden make and all other doors will be commercial **ply wood flush door** with one side screen pasting and wooden frame. Long tower bolt peep hole and door lock in main door, PVC door and frame in toilet.

INTERNAL FINISH : After plaster ($\frac{3}{4}$ " thick average) the inside of the building shall be finished with plaster of paris.

EXTERNAL FINISH : After plaster ($\frac{1}{2}$ " thick average) the external wall of the building will be painted by cement based colour paint such sonwcem/colour cem.

SANITARY : Quality sanitary materials will be provided.

WINDOWS & GRILL : All windows shall have aluminium sliding window with translucent glass. Grills of window will be of standard 12MM square bar.

LIFT & STAIRS : Lift facility will be provided in the building alongwith stairs.

ELECTRICAL : 2 light points, 1 Fan point, 1 plug point, 1 Extra point, 1 power point total 6 points in each bed room & drawing/dining (Refrigerator power point in Dining Room), 1 light point, 1 exhaust, 1 gyser total 3 points

*Manabendra Chowdhury.
Sanjib Datta
Sanjib K Datta.*

MS

Sanjay
Partner

Per. T. M. Builders & Developers

Sudipta Pal
Partner



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS/ALIPORE

21 JAN 2022

for toilet, All wiring shall be of concealed type, 1 light point in each landing of staircase & 1 calling bell point for each flat. In excess said points there will be provision of one Cable line & 1 Generator line. Wiring should be made of quality wires as per points load.

ELECTRIC PUMP : Submersible pump will be provided in ground floor as per necessary capacity.

STAIR CASE & LANDING : Steps and landings shall have cast marble finished, hand railing made of M.S.

WATER SUPPLY : Overhead Reservoir will be provided at Top as per the Municipal Sanction. Suitable electric Submersible pump will be provided at ground floor to deliver water from ground reservoir to overhead water reservoir to ensure round the clock water facility. The ground reservoir will be connected with Municipal tap water line as sanctioned.

ROOF : Over the R.C. Roof slab concrete screening with water proofing compound standard thickness as per municipal Rule & net cement finished on the top, 3' height parapet wall & suitable rain water pipe for proper drainage.


SEWERAGE & DRAINAGE : Septic tank of suitable size, soil link, connections from toilets alongwith pits for Rain water & Kitchen waste shall be provided wherever necessary both soil & rain water lines shall be connected to Municipal sewerage/drainage lines as per Municipal Sanction.

COMPOUND : Compound will be paved whenever required and shall be bounded with wall as required.

SECURITY : The Developer will arrange security facility for the building and the cost of the same borne by all flat owners.

EXTRA WORK : Any other extra work beyond the above mentioned specification will be borne by the OWNERS.

Manabendra choudhry.
Sujil Dutta @
Sujil K. Dutta


Samantoy.
Partner

For. T. M. Builders & Developers


Sudipta Pal
Partner



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
21 JAN 2022

IN WITNESS WHEREOF the Parties have put their respective signature hereto the day, month and year first above written.

WITNESSES:

1. Adhijait Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700 086

1. Manabendra Chowdhry.

2. Soujil Dutta @
Soujil Kr Dutta.

SIGNATURE OF THE OWNERS

2. Tapesh Mishra
Advocate
High Court,
Calcutta

For. T. M. Builders & Developers

Somenath
Partner

Sudipta Pal
Partner

SIGNATURE OF THE DEVELOPER

DRAFTED & PREPARED BY:

Debes Kumar Misra (MS)

(MR. DEBES KUMAR MISRA)
ADVOCATE [Enrollment No.F/364/329/1989]
HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-700 086.
PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

✓
✓



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
21 JAN 2022

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.1,001/- (Rupees One Thousand one) only as non refundable amount from the within named **DEVELOPER** in the manner written hereunder.

Sl. No.	Cheque No.	Date	Name of the Bank & Branch	Amount (Rs.)
1.	107363	24.06.2016	State Bank of India, Brahmapur Branch	Rs.1001.00
TOTAL :				Rs.1001.00

(Rupees One thousand and one) only

WITNESS :

1. *Ashojit Kumar Mishra*
69/1, Baghoyan Place
Kolkata - 700 86

Manabendra choudhry
SIGNATURE OF THE OWNER NO. 1/
SRI MANABENDRA CHOWDHURY

2. *Jayash Mishra*
Advocate
High Court, Calcutta

JR
Advocate



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
21 JAN 2022

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.51,001/- (Rupees Fifty one Thousand and one) only as non refundable amount from the within named **DEVELOPER** in the manner written hereunder.

Sl. No.	Cheque No.	Date	Name of the Bank & Branch	Amount (Rs.)
1.	107365	26.06.2016	State Bank of India, Brahmapur Branch	Rs. 1001.00
2.	304341	08.07.2021	-Do-	Rs.25,000.00
3.	304410	01.09.2021	-Do-	Rs.25,000.00

TOTAL : Rs.51,001.00

(Rupees Fifty one thousand and one) only

WITNESS :

1. *Alokejit Kumar Mishra*
69/11 Baghrajatai Place
192 Khatu - 7m 86

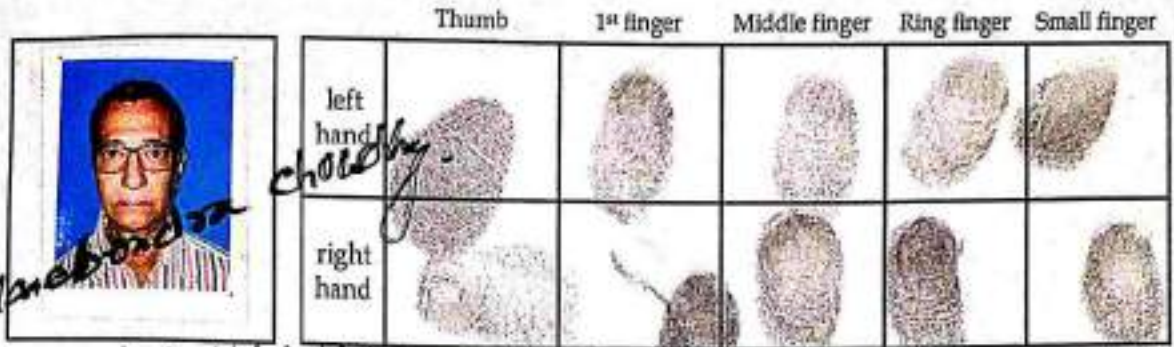
Sanjib Dutta @
Sanjib Kumar Dutta,
SIGNATURE OF THE OWNER No.2/
SRI SANJIB KUMAR DUTTA

2.

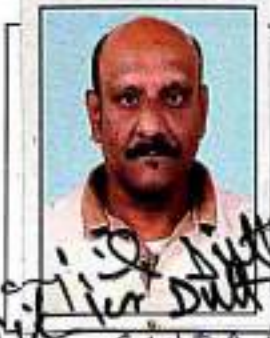
Advocate



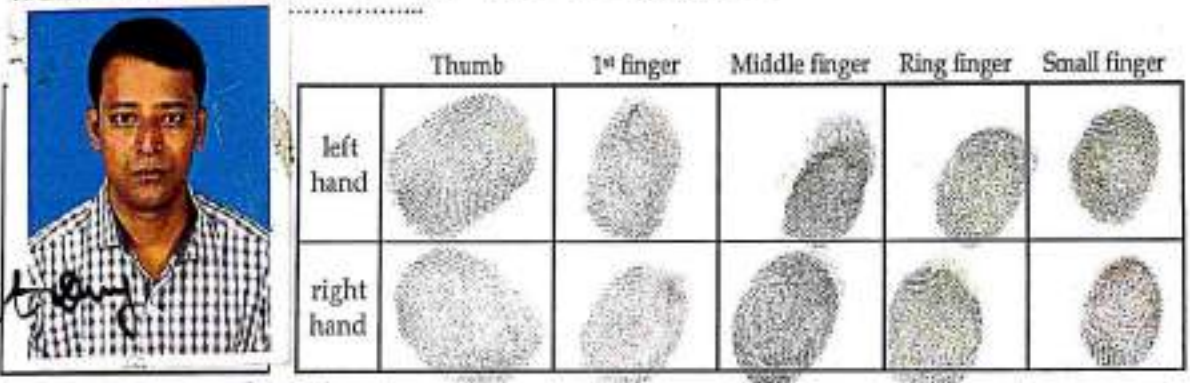
DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ,ALIPORE
21 JAN 2022



Name... MANABENDRA CHOWDHURY
 Signature Manabendra Chowdhury



Name... SANJIB KUMAR Datta alias SANJIB DUTTA
 Signature Sanjib Datta @ Sanjib kr Datta



Name... SAHRAT DEY
 Signature Sahrat Deo



Name... SUDIPTA PAL
 Signature Sudipta Pal



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
21 JAN 2022

व्यक्ति का स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
ACRPC3800D



आधार संख्या / PAN NUMBER
MANABENDRA CHOWDHURY

पिता का नाम / FATHER'S NAME
BHUMAN MOHAN CHOWDHURY

जन्म तिथि / DATE OF BIRTH
11-05-1951

व्यक्ति का हस्ताक्षर / SIGNATURE
Manabendra Chowdhury

आय विभाग, ए.ए.ए.ए.
COMMISSIONER OF INCOME-TAX, W.B. - XI



Manabendra Chowdhury





ভারত সরকার
 Government of India
 ভাষিকার্ডের আই ডি / Enrollment No.: 104019547/12482

To
 মানবেন্দ্র চৌধুরী
 Manabendra Chowdhury
 2/12A A.P.C. PARK
 BHAGAJATIN
 KOLKATA
 Baghajatin
 Kolkata
 West Bengal 700086

100002012
 21654618



MN21654618CFT



আপনার সংখ্যা / Your No. :

7493 7835 6159

- সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



মানবেন্দ্র চৌধুরী
 Manabendra Chowdhury
 পিতা : ভুবন মোহন চৌধুরী
 Father : Bhuvan Mohan Chowdhury
 জন্ম সাল / Year of Birth : 1951
 লিঙ্গ / Male



7493 7835 6159

- সাধারণ মানুষের অধিকার

Manabendra Chowdhury



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ALOPD3742R



नाम / Name
SANJIB DUTTA

पिता का नाम / Father's Name
SAMIR KUMAR DUTTA

जन्म की तारीख
Date of Birth
16/11/1970

Sanjib Dutta
हस्ताक्षर / Signature

14092019

इस कार्ड के खोने/गने पर कृपया सूचित करें/सीकरों:
आयकर सेल इकाई, एन एस डी ब्लॉक
4 थो स्ट्रीट, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नैर देव बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangalaw Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Sanjib Ks Dutta
Sanjib Dutta,





भारत सरकार
Government of India



Sanjib Dutta
DOB: 15/11/1976
Male



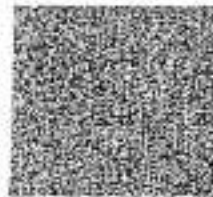
4285 3080 7526

मेरा आधार, मेरी पहचान



भारतीय पहचान प्रमाणन प्राधिकरण
Unique Identification Authority of India

Address: S/O Samir Kumar Dutta, P-22,
Lakshmi Narayan Mallick Road, Barasua,
Sarsuna, South 24 Parganas, West Bengal,
700061



4285 3080 7526



1547



help@uaid.gov.in



www.uidai.gov.in

Sanjib Ks Dutta
Sanjib Dutta



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

T M BUILDERS AND DEVELOPERS

01/02/2010
Permanent Account Number
AAGFT1324A



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Sanvatray





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AUTPD8724B



नाम/ Name
SAURAT DEY

पिता का नाम/ Father's Name
SAMIR KUMAR DEY

जन्म तिथि/ Date of Birth
16/10/1980

Saurat dey
हस्ताक्षर/ Signature



Saurat dey





भारत सरकार
GOVERNMENT OF INDIA



সম্রাট দে
SAMRAT DEY
পিতা : সমীর কুমার দে
Father : SAMIR KUMAR DEY
জন্ম মাস / Year of Birth : 1980
পুরুষ / Male



6755 6739 0726

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বাসস্থ পুরচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৩৮৭, শিব মন্দির রোড, ব্রহ্মপুত্র,
ব্রহ্মপুত্র, কোলকাতা, পশ্চিমবঙ্গ,
700096

Address:
387, SHIB MANDIR ROAD,
BRAHMAPUR, Brahmapur
S.O, Brahmapur, Kolkata,
West Bengal, 700096

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1947,
Bengaluru 560 001

Samrat dey





भारत सरकार
GOVERNMENT OF INDIA



নাম
Sudipta Pal
পিতা : রঞ্জিত কুমার পাল
Father : Ranjit Kumar Pal
জন্ম তারিখ / Year of Birth : 1981
পুরুষ / Male



5767 9357 1834

আধার - সাধারণ মানুষের অধিকার



ভারতীয় ৱিউইটিএ অথরিটি
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৭২ গুরুচরন নাসকার রোড, চাকদাহ,
পূর্ব পুটুরী, কোলকাতা,
পশ্চিমবঙ্গ, ৭০০০৯৩

Address:
72 GURU CHARAN
NASKAR ROAD, CHAKDAH,
Purba Putiary S.O, Purba
Putiary, Kolkata, West
Bengal, 700093

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001

Sudipta Pal



10/10/2012

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SUDIPTA PAL

RANJIT KUMAR PAL

30/04/1981
Permanent Account Number
BERPP1812A

Sudipta Pal
Signature



240/2010

Sudipta Pal




BAR COUNCIL OF WEST BENGAL
 STATUTORY BODY UNDER THE ADVOCATES ACT, 1961
 2 & 3 KIRAN SANKAR ROY ROAD, KOLKATA - 700 001
 PHONE - 2218 1111
IDENTITY CARD



Name TAPESHA MISHRA
Profession Advocate
Roll No. 14708
Enrolment No. F/1224/2007
Date of Enrolment 19.12.2007
Date of Birth 02.01.1985

Card No. C-2105

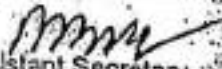
Address Recorded on the Roll 89/1, BAGHAJATIN PLACE,
 P.O. - BAGHAJATIN P.S. - JADAVPUR, KOLKATA- 700 086

Present Address - DO -

Enrolment No. F / 1224 / 2007

Date of Enrolment 19.12.2007 Date of Birth 02.01.1985

Date 14.7.08


 Secretary/Assistant Secretary



Major Information of the Deed

Deed No:	I-1603-00790/2022	Date of Registration:	21/01/2022
Query No./Year	1603-2000204228/2022	Office where deed is registered	
Query Date	20/01/2022 10:36:36 AM	1603-2000204228/2022	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 52,002/-]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 48,34,122/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,071/- (Article:48(g))	Rs. 580/- (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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road, Mouza: Garagachha, , Ward No: 1, Holding No:283 JI No: 45, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-113 (RS :-)	LR-599	Bastu	Bastu	1 Katha 10 Chatak 20 Sq Ft	1/-	18,74,249/-	Width of Approach Road: 20 Ft.,

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road, Mouza: Garagachha, , Ward No: 01, Holding No:283 JI No: 45, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-114 (RS :-)	LR-599	Bastu	Bastu	3 Chatak 24 Sq Ft	1/-	2,50,425/-	Width of Approach Road: 20 Ft.,
L3	LR-177 (RS :-)	LR-599	Bastu	Bastu	4 Chatak 36 Sq Ft	1/-	3,40,200/-	Width of Approach Road: 20 Ft.,
L5	LR-177 (RS :-)	LR-627	Bastu	Bastu	1 Katha 42 Sq Ft	1/-	12,00,149/-	Width of Approach Road: 20 Ft.,
TOTAL :					2.6056Dec	3 /-	17,90,774 /-	





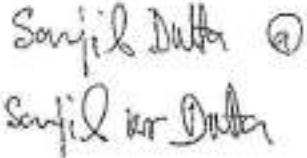
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road, Mouza: Garagachha, , Ward No: 01 JI No: 45, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	LR-114 (RS :-)	LR-627	Bastu	Bastu	15 Chatak 33 Sq Ft	1/-	11,15,099/-	Width of Approach Road: 20 Ft.,
Grand Total :					6.9552Dec	5 /-	47,80,122 /-	

Structure Details :

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





Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri MANABENDRA CHOWDHURY Son of Late Bhuban Mohan Chowdhury Executed by: Self, Date of Execution: 21/01/2022 , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Office</p>	<p>Photo</p>  <p>21/01/2022</p>	<p>Finger Print</p>  <p>LTI 21/01/2022</p>	<p>Signature</p>  <p>21/01/2022</p>
2/12A, A.P.C. Park, City:- , P.O:- Baghajatin, P.S:-Patull, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx0D, Aadhaar No: 74xxxxxxx6159, Status :Individual, Executed by: Self, Date of Execution: 21/01/2022 , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Office				
2	<p>Name</p> <p>Shri SANJIB DUTTA, (Alias: SANJIB KUMAR DUTTA) Son of Shri Samir Kumar Dutta Executed by: Self, Date of Execution: 21/01/2022 , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Office</p>	<p>Photo</p>  <p>21/01/2022</p>	<p>Finger Print</p>  <p>LTI 21/01/2022</p>	<p>Signature</p>  <p>21/01/2022</p>
P-22, Lakshminarayan Motilal Road (SBI Housing Scheme), City:- , P.O:- Sarsuna, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx2R, Aadhaar No: 42xxxxxxx7526, Status :Individual, Executed by: Self, Date of Execution: 21/01/2022 , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Office				



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>T. M. BUILDERS & DEVELOPERS 72, Guru Charan Naskar Road, Chakdah, City:- , P.O:- Purba Putiary, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name Shri SAMRAT DEY Son of Shri Samir Kumar Dey Date of Execution - 21/01/2022, , Admitted by: Self, Date of Admission: 21/01/2022, Place of Admission of Execution: Office</p>	 <p>Jan 21 2022 3:29PM</p>	 <p>LTI 21/01/2022</p>	<p><i>Samrat Dey</i></p> <p>21/01/2022</p>
	<p>1/36, Brahmapur Shivmander Road, City:- , P.O:- Brahmapur, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx4B, Aadhaar No: 67xxxxxxxx0726 Status : Representative, Representative of : T. M. BUILDERS & DEVELOPERS (as partner)</p>			
2	<p>Name Shri SUDIPTA PAL (Presentant) Son of Shri Ranjit Kumar Pal Date of Execution - 21/01/2022, , Admitted by: Self, Date of Admission: 21/01/2022, Place of Admission of Execution: Office</p>	 <p>Jan 21 2022 3:10PM</p>	 <p>LTI 21/01/2022</p>	<p><i>Sudipta Pal</i></p> <p>21/01/2022</p>
	<p>72, Guru Charan Naskar Road, Chakdah, City:- , P.O:- Purba Putiary, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BFxxxxxx2A, Aadhaar No: 57xxxxxxxx1834 Status : Representative, Representative of : T. M. BUILDERS & DEVELOPERS (as partner)</p>			

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Tapeshe Mishra Son of Mr Debes Kumar Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, Pin:- 700001</p>	 <p>21/01/2022</p>	 <p>21/01/2022</p>	<p><i>Tapeshe Mishra</i></p> <p>21/01/2022</p>
<p>Identifier Of Shri MANABENDRA CHOWDHURY, Shri SANJIB DUTTA, Shri SAMRAT DEY, Shri SUDIPTA PAL</p>			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri MANABENDRA CHOWDHURY	T. M. BUILDERS & DEVELOPERS-1.36354 Dec
2	Shri SANJIB DUTTA	T. M. BUILDERS & DEVELOPERS-1.36354 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri MANABENDRA CHOWDHURY	T. M. BUILDERS & DEVELOPERS-0.182188 Dec
2	Shri SANJIB DUTTA	T. M. BUILDERS & DEVELOPERS-0.182188 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri MANABENDRA CHOWDHURY	T. M. BUILDERS & DEVELOPERS-0.2475 Dec
2	Shri SANJIB DUTTA	T. M. BUILDERS & DEVELOPERS-0.2475 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri MANABENDRA CHOWDHURY	T. M. BUILDERS & DEVELOPERS-0.81125 Dec
2	Shri SANJIB DUTTA	T. M. BUILDERS & DEVELOPERS-0.81125 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri MANABENDRA CHOWDHURY	T. M. BUILDERS & DEVELOPERS-0.873125 Dec
2	Shri SANJIB DUTTA	T. M. BUILDERS & DEVELOPERS-0.873125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri MANABENDRA CHOWDHURY	T. M. BUILDERS & DEVELOPERS-100.00000000 Sq Ft
2	Shri SANJIB DUTTA	T. M. BUILDERS & DEVELOPERS-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road, Mouza: Garagachha, , Ward No: 1, Holding No:283 JI No: 45, Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 113, LR Khatian No:- 599	Owner:মানবেন্দ্র চৌধুরী, Gurdian:বি.এম. , Address:শিৱ , Classification:শক্তি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road, Mouza: Garagachha, , Ward No: 01, Holding No:283 JI No: 45, Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 114, LR Khatian No:- 599	Owner:মানবেন্দ্র চৌধুরী, Gurdian:বি.এম. , Address:শিৱ , Classification:শক্তি,	Seller is not the recorded Owner as per Applicant.

L3	LR Plot No:- 177, LR Khatian No:- 599	Owner:বলরাজ চৌধুরী, Gurdian:বি.এম. , Address:দিগ , Classification:পলি,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 177, LR Khatian No:- 627	Owner:সমীর কুমার দত্ত, Gurdian:সমীর কুমার, Address:দিগ , Classification:পলি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road, Mouza: Garagachha, , Ward No: 01 JI No: 45, Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L4	LR Plot No:- 114, LR Khatian No:- 627	Owner:সমীর কুমার দত্ত, Gurdian:সমীর কুমার, Address:দিগ , Classification:পলি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.

Dh 21-01-2022

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

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

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

Presented for registration at 14:01 hrs on 21-01-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri SUDIPTA PAL .

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 48,34,122/-

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

Execution is admitted on 21/01/2022 by 1. Shri MANABENDRA CHOWDHURY, Son of Late Bhuban Mohan Chowdhury, 2/12A, A.P.C. Park, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Retired Person, 2. Shri SANJIB DUTTA, Alias SANJIB KUMAR DUTTA, Son of Shri Samir Kumar Dutta, P-22, Lakshminarayan Motilal Road (SBI Housing Scheme), P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service

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

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

Execution is admitted on 21-01-2022 by Shri SAMRAT DEY, partner, T. M. BUILDERS & DEVELOPERS (Partnership Firm), 72, Guru Charan Naskar Road, Chakdah, City:- , P.O:- Purba Putiary, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093

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

Execution is admitted on 21-01-2022 by Shri SUDIPTA PAL, partner, T. M. BUILDERS & DEVELOPERS (Partnership Firm), 72, Guru Charan Naskar Road, Chakdah, City:- , P.O:- Purba Putiary, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 580/- (B = Rs 520/- ,E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 548/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/01/2022 1:48AM with Govt. Ref. No: 192021220167074938 on 21-01-2022, Amount Rs: 548/-, Bank: SBI EPay (SBlePay), Ref. No. 3051268678520 on 21-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AG8929, Amount: Rs.100/-, Date of Purchase: 17/01/2022, Vendor name: TANMOY KAR PURKAYASTHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/01/2022 1:48AM with Govt. Ref. No: 192021220167074938 on 21-01-2022, Amount Rs: 6,971/-, Bank: SBI EPay (SBIPay), Ref. No. 3051268678520 on 21-01-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 48416 to 48469

being No 160300790 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.02.02 14:24:08 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/02/02 02:24:08 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)