

डि. 2888

D-2886/2022

0730m
01/09/22



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL Q. No. 2000858663/22

H 021462

certified that the document is admitted for registration. The Signature sheet and the encumbrance sheet attached with this document are the part of this document.

Visit Commission Case No 363/22

09/09/22

Add. District Sub-Registrar,
Sonarpur, South 24 Parganas

**DEVELOPMENT AGREEMENT-CUM-
GENERAL POWER OF ATTORNEY**

04 APR 2022

THIS DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY is made on this the 17th day of March, Two Thousand and Twenty Two (2022) **BETWEEN (1) SRI PRADIP ROY (PAN - BAIPR0372P, AADHAAR NO.9233 0017 4011)**, Son of Late Akhil Ranjan Roy, by faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at Sitala Paschim, under Post Office and Police Station - Sonarpur, Kolkata - 700150, in

15 MAR 2022

No. 36820

Rs. 5000/- Date.....

Name: P.K. maji.

Advocate
High Court
Calcutta

Address:.....

Vendor: Subhankar Das

Alipur Collectorate, 24 Pgs. (3)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Arjun Rai



1184
202/10/10

Arjun Rai



1138
202/10/10



Identified by me:

Sukhad kule
Son of Late Anil Indu
58, Regent Place,
P.O. - Regent Park,
P.S. Jadarpuw,
Kolkata - 700 040

Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

01 APR 2022

the District of South 24 Parganas, **(2) SMT. SHUKLA ROY (PAN - AGRPR1346M, AADHAAR NO.8688 8015 7064)**, Wife of Sri Partha Pratim Roy and Daughter of Late Akhil Ranjan Roy, by faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at 215, Narayanpur Road, A.P. Nagar, Purbachal, under Post Office and Police Station - Sonarpur, Kolkata - 700150, in the District of South 24 Parganas, **(3) PALLABI ROY (PAN - BAIPR0373N, AADHAAR NO.4448 5401 7935)**, Daughter of Late Akhil Ranjan Roy, by faith - Hindu, by Nationality - Indian, by Occupation - Private Tutor, residing at Sitala Paschim, under Post Office and Police Station - Sonarpur, Kolkata - 700150, in the District of South 24 Parganas, **(4) SMT. GOPA SARKAR (PAN - GJQPS1045Q, AADHAAR NO.7240 7626 3253)**, Wife of Sri Jayanta Sarkar and Daughter of Late Akhil Ranjan Roy, by faith - Hindu, by Nationality - Indian, by Occupation - House wife, residing at A-403, Mont Vert Diew, S. No.118/1/2, Balaji Mandir Sus Road, Post Office - Pasan, Chatushrunji, under Police Station - Pune, in the District of Pune, Maharashtra, Pin - 411021 and **(5) SMT. SUTAPA BHOWMICK (PAN - CKNPB1983J, AADHAAR NO.5086 1622 9830)**, Wife of Sri Tuhin Bhowmick and Daughter of Late Akhil Ranjan Roy, by faith - Hindu, by Nationality - Indian, by Occupation - House wife, residing at Natunpally Purbapara, under Post Office and Police Station - Sonarpur, Kolkata - 700150, in the District of South 24 Parganas, hereinafter jointly called and referred to as the **"LAND OWNERS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART.**

Pradip Roy 1179
01/04/2022

Shukla Roy 1180
01/04/2022

Pallabi Roy 1181
01/04/2022

Gopa Sarkar 1182
01/04/2022

Sutapa Bhovmick 1183
01/04/2022

Rajesh Kumar Jha 1185
01/04/2022



Addl. Dist. Sub-Registrar
Sonarpur
South 24 Parganas

01 APR 2022

A N D

M/S. SHREE CONSTRUCTION (PAN - AEF55097G),a Partnership Firm having its office at 211, Ground Floor, Block BF-42, Shantipally, Post Office - Kasba EKTP, under Police Station - Kasba, Kolkata - 700107, in the District of South 24 Parganas, represented by its Partners namely **(1) SRI ARUN RAI (PAN - AMIPR3770J, AADHAAR NO.9550 6256 6531)**, Son of Sri Shyam Milan Rai, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 4D/3A/1, Dharmatala Road, Ground Floor, Post Office - Kasba, under Police Station - Kasba, Kolkata - 700039, in the District of South 24 Parganas **and (2) SRI RAJESH KUMAR JHA (PAN - AHL PJ1631Q, AADHAAR NO.8415 6114 4738)**, Son of Sri Sushil Jha, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 55, First Floor, NDB Road, Madhya Dakshin Laskar Para, Post Office - Kasba, under Police Station - Kasba, Kolkata - 700039, in the District of South 24 Parganas, hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest, nominee or nominees, legal representatives and assigns) of the **OTHER PART.**

WHEREAS (1) Sri Krishna Lal Debnath and (2) Sri Dharendra Kumar Nath were the joint and absolute Land Owners and possessor in respect of land measuring more or less 33(Thirty Three) Decimals in R.S. Dag No.4/784 along with other property, lying and situated at Mouza - Malipukuria, J.L. No.24, Touzi No.250, Revenue Survey No.193, comprised in R.S. Dag No.4/784, relating to R.S. Khatian No.149, at present within the limits of Sonarpur - II Gram Panchayet, Post Office - Sonarpur, under Police Station - Sonarpur, Kolkata - 700150, Additional District Sub-Registry Office at Sonarpur, District Sub-Registry Office at Alipore, in the District of 24 Parganas respectively.

AND WHEREAS while seized and possessed the sixteenth anna share of the above mentioned property and the said Sri Krishna Lal Debnath and Sri Dharendra Kumar Nath therein jointly seized, possessed and enjoyed their aforesaid landed property without any claim, demand, attachments, encumbrances, liens, charges, lispendences, attachments, trust whatsoever from any corner or corners whatsoever.

AND WHEREAS said Sri Krishna Lal Debnath and Sri Dharendra Kumar Nath while seized and possessed the aforesaid property as joint and absolute Land Owners and possessor therein, in urgent need of money they jointly sold, conveyed and transferred with a valuable consideration mentioned therein property, lying and situated at Mouza - Malipukuria, J.L. No.24, Touzi No.250, Revenue Survey No.193, comprised in R.S. Dag No.4/784, relating to R.S. Khatian No.149, land measuring more or less 33(Thirty Three) Decimals with other dag number, at present within the limits of Sonarpur - II Gram Panchayet, under Post Office and Police Station - Sonarpur, Kolkata - 700150, in the District of 24 Parganas, by virtue of a Deed of Sale executed and registered on 13th day of August, 1960 unto and in favour of (1) Sri Surendra Chandra Roy and (2) Sri Akhil Ranjan Roy, both are sons of Late Nagarbasi Roy. The said Deed of Sale executed and registered on 13th day of August, 1960 which was duly registered in the office of the District Registrar Alipore, District: 24 Parganas and the same was recorded in Book No.I, Volume No.71, Pages from 227 to 231, Being No.2714 in the year 1960.

AND WHEREAS while seized and possessed as joint and absolute rightful land owners the said Surendra Chandra Roy, Son of Late Nagarbasi Roy, who was a Hindu during his life time and at the time of his death and governed by the Dayabhaga School of Hindu Law, died intestate on 18th day of September, 2009 as bachelor, leaving behind his only brother namely Sri Akhil Ranjan Roy is the legal heir, successor and/or legal representative of the said deceased Surendra Chandra Roy, Son of Late Nagarbasi Roy, as per Hindu Succession Act.

AND WHEREAS said Sri Akhil Ranjan Roy, Son of Late Nagarbasi Roy by virtue of said Deed of Sale vide Being No.2714 in the year 1960 and by way of inheritance (share of only brother) was the sole and absolute Land Owner and possessor in respect of the above mentioned property, the L.R. Settlement operation come

into force and in the said L.R. Record of Right the said property has been recorded in the name of said Sri Akhil Ranjan Roy, Son of Late Nagarbasi Roy, under L.R. Khatian No.02, being L.R. Da No.04, lying and situated at Mouza - Malipukuria, J.L. No.2 Touzi No.250, Revenue Survey No.193, comprised in R.S. Da No.4/784, relating to R.S. Khatian No.149, at present within the limits of Sonarpur - II Gram Panchayet, Post Office - Sonarpur under Police Station - Sonarpur, Kolkata - 700150, Additional District Sub-Registry Office at Sonarpur, District Sub-Registry Office at Alipore, in the District of 24 Parganas now South 24 Parganas and had been seized, possessed and enjoyed the same by on paying the rates and taxes to the Authority concerned regularly.

AND WHEREAS while seized and possessed the sixteenth anna share of the above mentioned property the said Sri Akhil Ranjan Roy, Son of Late Nagarbasi Roy therein solely seized, possessed and enjoyed his aforesaid property without any claim, demand, attachments, encumbrances, liens, charges, lispendences, attachments, trust whatsoever from any person or persons whatsoever.

AND WHEREAS said Akhil Ranjan Roy, Son of Late Nagarbasi Roy, while seized and possessed as sole and absolute rightful Land Owner and possessor therein the said Akhil Ranjan Roy, Son of Late Nagarbasi Roy, who was a Hindu during his life time and at the time of his death and governed by the Dayabhaga School of Hindu Law, died intestate on 8th day of August, 2015, leaving behind his wife namely Smt. Gouri Rani Roy and only son namely Sri Pradip Roy (Land Owners No.1 herein) and four daughters namely (i) Smt. Shukla Roy (Land Owners No.2 herein), Wife of Sri Partha Pratim Roy, (ii) Pallabi Roy (Land Owners No.3 herein), (iii) Smt. Gopa Sarkar (Land Owners No.4 herein), Wife of Sri Jayanta Sarkar and (iv) Smt. Sutapa Bhowmick (Land Owners No.5 herein), Wife of Sri Tuhin Bhowmick are the legal heirs, successors and legal representatives of the said deceased Akhil Ranjan Roy, Son of Late Nagarbasi Roy, as per Hindu Succession Act.

AND WHEREAS thus by way of inheritance (share of husband and father) the said (1) Smt. Gouri Rani Roy, Wife of Late Akhil Ranjan Roy, (2) Sri Pradip Roy (Land Owners No.1 herein), Son of Late Akhil Ranjan Roy, (3) Smt. Shukla Roy (Land Owners No.2

herein), Wife of Sri Partha Pratim Roy and Daughter of Late Akhil Ranjan Roy, (4) Pallabi Roy (Land Owners No.3 herein), Daughter of Late Akhil Ranjan Roy, (5) Smt. Gopa Sarkar (Land Owners No.4 herein), Wife of Sri Jayanta Sarkar and Daughter of Late Akhil Ranjan Roy and (6) Smt. Sutapa Bhowmick (Land Owners No.5 herein), Wife of Sri Tuhin Bhowmick and Daughter of Late Akhil Ranjan Roy are the joint and absolute Land Owners and possessor in respect of the above mentioned undivided property and each hold undivided 1/6th share of the above mentioned property, lying and situated at Mouza - Malipukuria, J.L. No.24, Touzi No.250, Revenue Survey No.193, comprised in R.S. Dag No.4/784, relating to L.R. Dag No.04, R.S. Khatian No.149, L.R. Khatian No.02, at present within the limits of Sonarpur - II Gram Panchayet, Post Office - Sonarpur, under Police Station - Sonarpur, Kolkata -700150, Additional District Sub-Registry Office at Sonarpur, District Sub-Registry Office at Alipore, in the District of South 24 Parganas and they have been paying the rates and taxes to the authority concerned regularly.

AND WHEREAS by way of inheritance (share of husband and father) the said (1) Smt. Gouri Rani Roy, Wife of Late Akhil Ranjan Roy, (2) Sri Pradip Roy (Land Owners No.1 herein), Son of Late Akhil Ranjan Roy, (3) Smt. Shukla Roy (Land Owners No.2 herein), Wife of Sri Partha Pratim Roy and Daughter of Late Akhil Ranjan Roy, (4) Pallabi Roy (Land Owners No.3 herein), Daughter of Late Akhil Ranjan Roy, (5) Smt. Gopa Sarkar (Land Owners No.4 herein), Wife of Sri Jayanta Sarkar and Daughter of Late Akhil Ranjan Roy and (6) Smt. Sutapa Bhowmick (Land Owners No.5 herein), Wife of Sri Tuhin Bhowmick and Daughter of Late Akhil Ranjan Roy are the joint and absolute Land Owners and possessor in respect of the above mentioned undivided bastu landed property, the L.R. Settlement operation come into force and in the said L.R. Record of Right the said property has been recorded in the names of said (1) Smt. Gouri Rani Roy, Wife of Late Akhil Ranjan Roy, under L.R. Khatian No.4274, being L.R. Dag No.04, (2) Sri Pradip Roy (Land Owners No.1 herein), Son of Late Akhil Ranjan Roy, under L.R. Khatian No.4278, being L.R. Dag No.04, (3) Smt. Shukla Roy (Land Owners No.2 herein), Wife of Sri Partha Pratim Roy and Daughter of Late Akhil Ranjan Roy, under L.R. Khatian No.4275, being L.R. Dag No.04, (4) Pallabi Roy (Land Owners No.3 herein), Daughter of Late Akhi

Ranjan Roy, under L.R. Khatian No.4273, being L.R. Dag No.04, (5) Smt. Gopa Sarkar (Land Owners No.4 herein), Wife of Sri Jayanta Sarkar and Daughter of Late Akhil Ranjan Roy, under L.R. Khatian No.4277, being L.R. Dag No.04 and (6) Smt. Sutapa Bhowmick (Land Owners No.5 herein), Wife of Sri Tuhin Bhowmick and Daughter of Late Akhil Ranjan Roy, under L.R. Khatian No.4276, being L.R. Dag No.04, lying and situated at Mouza - Malipukuria, J.L. No.24, Touzi No.250, Revenue Survey No.193, comprised in R.S. Dag No.4/784, relating to R.S. Khatian No.149, at present within the limits of Sonarpur - II Gram Panchayet, Post Office - Sonarpur, under Police Station - Sonarpur, Kolkata - 700150, Additional District Sub-Registry Office at Sonarpur, District Sub-Registry Office at Alipore, in the District of South 24 Parganas and they have been jointly seizing, possessing and enjoying the same by on paying the rates and taxes to the Authority concerned.

AND WHEREAS while seized and possessed the sixteenth anna share of the above mentioned bastu landed property and the said (1) Smt. Gouri Rani Roy, Wife of Late Akhil Ranjan Roy, (2) Sri Pradip Roy (Land Owners No.1 herein), Son of Late Akhil Ranjan Roy, (3) Smt. Shukla Roy (Land Owners No.2 herein), Wife of Sri Partha Pratim Roy and Daughter of Late Akhil Ranjan Roy, (4) Pallabi Roy (Land Owners No.3 herein), Daughter of Late Akhil Ranjan Roy, (5) Smt. Gopa Sarkar (Land Owners No.4 herein), Wife of Sri Jayanta Sarkar and Daughter of Late Akhil Ranjan Roy and (6) Smt. Sutapa Bhowmick (Land Owners No.5 herein), Wife of Sri Tuhin Bhowmick and Daughter of Late Akhil Ranjan Roy herein jointly seized, possessed and enjoyed their undivided aforesaid bastu landed property without any claim, demand, attachments, encumbrances, liens, charges, lispendences, attachments, trust whatsoever from any person or persons whatsoever.

AND WHEREAS by a Bengali Dan Patra Deed executed on 11th day of September, 2019 and registered on 12th day of September, 2019 which was duly registered in the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas and the same is recorded in Book No.I, Volume No.1608-2019, Pages from 142490 to 142518, Being No.160805147 in the Year 2019, the aforesaid Smt. Gouri Rani Roy, Wife of Late Akhil Ranjan Roy of Sitala Paschim, under Post Office and Police Station - Sonarpur,

Kolkata - 700150, in the District of South 24 Parganas, Donor therein transferred her undivided 1/6th share of the above mentioned property measuring more or less 2(Two) Cottahs 08(Eight) Chittacks 0(Zero) Square Feet unto and in favour of her son and daughters namely (1) Sri Pradip Roy (Land Owners No.1 herein), Son of Late Akhil Ranjan Roy, (2) Smt. Shukla Roy (Land Owners No.2 herein), Wife of Sri Partha Pratim Roy and Daughter of Late Akhil Ranjan Roy, (3) Pallabi Roy (Land Owners No.3 herein), Daughter of Late Akhil Ranjan Roy, (4) Smt. Gopa Sarkar (Land Owners No.4 herein), Wife of Sri Jayanta Sarkar and Daughter of Late Akhil Ranjan Roy and (5) Smt. Sutapa Bhowmick (Land Owners No.5 herein), Wife of Sri Tuhin Bhowmick and Daughter of Late Akhil Ranjan Roy, as Donee therein the said undivided 1/6th share of bastu land measuring more or less 2(Two) Cottahs 08(Eight) Chittacks 0(Zero) Square Feet out of bastu landed property measuring more or less 15(Fifteen) Cottahs 0(Zero) Chittack 0(Zero) Square Feet, lying and situated at Mouza - Malipukuria, J.L. No.24, Touzi No.250, Revenue Survey No.193, comprised in R.S. Dag No.4/784, relating to R.S. Khatian No.149, L.R. Dag No.04, L.R. Khatian Nos.4273, 4274, 4275, 4276, 4277 and 4278, at present within the limits of Sonarpur - II Gram Panchayet, Post Office - Sonarpur, under Police Station - Sonarpur, Kolkata - 700150, Additional District Sub-Registry Office at Sonarpur, District Sub-Registry Office at Alipore, in the District of South 24 Parganas including all right of ingress and egress over the Road and all easement rights on the said land.

AND WHEREAS by virtue of a said Bengali Dan Patra Deed vide Being No.160805147 in the Year 2019 the said (1) Sri Pradip Roy (Land Owners No.1 herein), Son of Late Akhil Ranjan Roy, (2) Smt. Shukla Roy (Land Owners No.2 herein), Wife of Sri Partha Pratim Roy and Daughter of Late Akhil Ranjan Roy, (3) Pallabi Roy (Land Owners No.3 herein), Daughter of Late Akhil Ranjan Roy, (4) Smt. Gopa Sarkar (Land Owners No.4 herein), Wife of Sri Jayanta Sarkar and Daughter of Late Akhil Ranjan Roy and (5) Smt. Sutapa Bhowmick (Land Owners No.5 herein), Wife of Sri Tuhin Bhowmick and Daughter of Late Akhil Ranjan Roy are the joint and absolute rightful land owners and possessor of the said undivided total bastu landed property measuring more or less 15(Fifteen) Cottahs 0(Zero) Chittack 0(Zero) Square Feet and each

hold undivided 1/5th share of the said undivided property, lying and situated at Mouza - Malipukuria, J.L. No.24, Touzi No.250, Revenue Survey No.193, comprised in R.S. Dag No.4/784, relating to R.S. Khatian No.149, L.R. Dag No.04, L.R. Khatian Nos.4273, 4274, 4275, 4276, 4277 and 4278, at present within the limits of Sonarpur - II Gram Panchayet, Post Office - Sonarpur, under Police Station - Sonarpur, Kolkata - 700150, Additional District Sub-Registry Office at Sonarpur, District Sub-Registry Office at Alipore, in the District of South 24 Parganas and they jointly by paying the rates and taxes to the Authority concerned regularly without any claim, demand, attachments and encumbrances from any corner or corners whatsoever.

AND WHEREAS the Land Owners herein have good marketable title to the Schedule below mentioned undivided total bastu landed property measuring more or less 15(Fifteen) Cottahs 0(Zero) Chittak 0(Zero) Square Feet including all right of ingress and egress over the Road and all easement rights on the said land and they have been jointly seizing, enjoying and possessing peacefully, freely, absolutely without any claim, demand, attachments and encumbrances from any person or persons whatsoever.

AND WHEREAS in this Development Agreement-cum-General Power of Attorney the terms or expression used shall mean that the Land Owners developing the same and the Land Owners herein desire their intention to construct multi Storied residential building/s on their said plot of land through an efficient Developer who have sufficient resources to do so and knowing the intention of the Land Owners, the Developer herein have proposed the Land Owners to appoint them as Developer for such construction of the said proposed multi Storied residential building/s.

AND WHEREAS both the parties herein have discussed between themselves regarding the terms and conditions on which the said Development work can be undertaken and both of them have accepted the terms and conditions as written hereunder.

AND WHEREAS the Land Owners and the Developer herein agreed with the terms that the Land Owners will hand over the total land to the Developer; they will construct proposed multi Storied residential building/s on the said plot of land under the certain terms and conditions herein mentioned.

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

ARTICLE - I - DEFINITIONS

a. Land Owners and Developer shall include their respective transferees/nominees.

b. Premises shall mean **ALL THAT piece and parcel of bastu land measuring more or less 15(Fifteen) Cottahs 0(Zero) Chittak 0(Zero) Square Feet together with old dilapidated tiles shed structure standing thereon measuring more or less 100 Square Feet**, lying and situated at Mouza - Malipukuria, J.L. No.24, Touzi No.250, Revenue Survey No.193, comprised in R.S. Dag No.4/784, relating to R.S. Khatian No.149, L.R. Dag No.04, L.R. Khatian Nos.4273, 4274, 4275, 4276, 4277 and 4278, at present within the limits of Sonarpur - II Gram Panchayet, Post Office - Sonarpur, under Police Station - Sonarpur, Kolkata - 700150, Additional District Sub-Registry Office at Sonarpur, District Sub-Registry Office at Alipore, in the District of South 24 Parganas, more fully and particularly mentioned in the **Schedule** here under written.

c. Land Owners shall mean and include (1) Sri Pradip Roy (Land Owners No.1 herein), Son of Late Akhil Ranjan Roy, (2) Smt. Shukla Roy (Land Owners No.2 herein), Wife of Sri Partha Pratim Roy and Daughter of Late Akhil Ranjan Roy, (3) Pallabi Roy (Land Owners No.3 herein), Daughter of Late Akhil Ranjan Roy, (4) Smt. Gopa Sarkar (Land Owners No.4 herein), Wife of Sri Jayanta Sarkar and Daughter of Late Akhil Ranjan Roy and (5) Smt. Sutapa Bhowmick (Land Owners No.5 herein), Wife of Sri Tuhin Bhowmick and Daughter of Late Akhil Ranjan Roy and their heirs, executors, successors, legal representatives and assigns.

d. Developer shall mean and include **M/S. SHREE CONSTRUCTION (PAN - AEFSS5097G)**, a Partnership Firm having its office at 211, Ground Floor, Block BF-42, Shantipally,

Post Office – Kasba EKTP, under Police Station – Kasba, Kolkata – 700107, District: South 24 Parganas, represented by its Partners namely **(1) SRI ARUN RAI (PAN – AMIPR3770J, AADHAAR NO.9550 6256 6531)**, Son of Sri Shyam Milan Rai, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 4D/3A/1, Dharmatala Road, Ground Floor, Post Office – Kasba, under Police Station - Kasba, Kolkata - 700039, in the District of South 24 Parganas **and (2) SRI RAJESH KUMAR JHA (PAN – AHL PJ1631Q, AADHAAR NO.8415 6114 4738)**, Son of Sri Sushil Jha, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 55, First Floor, NDB Road, Madhya Dakshin Laskar Para, Post Office – Kasba, under Police Station – Kasba, Kolkata -700039, in the District of South 24 Parganas and its Successors – in – Office, representatives and assigns.

e. New Building/s shall mean and include residential building or buildings to be constructed on the said land in accordance with the plan to be sanctioned by the Sonarpur – II Gram Panchayet/any other Competent Authority/s and with necessary open spaces intended for the enjoyment by the occupants of the building/s.

f. Common facilities and amenities shall include corridors, roof, drainage and sewerage line and connection all plumbing installation, meter, pump, care taker room if any, stairways, Passage-ways, overhead water tank, etc. and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the buildings and/or the common facilities or any of them thereon as the case may be thereof and the terraces of the buildings shall be enjoyed jointly and undividedly by the Land Owners and the Developer and their respective nominees and all such common areas to be included as saleable area in respect of flats and spaces in proposed new building/s on the said land.

g. Land Owners' Allocation shall mean the Land Owners of the one part will be entitled to get 50% (Fifty) percent ratio in residential area along with two shops on the ground floor of the newly constructed area of the building/s plan already sanctioned by the Sonarpur – II Gram Panchayet and/or any other

actions arising out of any act or omission of the Developer or any accident in or relative to the construction of the buildings.

ARTICLE -III- EXPLOITATION RIGHTS

a. Immediately after the execution of this Agreement, the Developer shall be entitled to deal with the said land Owners and the terms and conditions herein contained and also in accordance with the Powers and Authorities conferred on the Developer by the Land Owners in accordance with the General Power of Attorney for the purpose of development and construction of the Buildings contemplated in these presents with Powers to enter into Agreement for Sale, lease or let out the various portions of the Developer's Allocation with any intending Purchaser/Purchasers and to receive earnest money and or any part payment and entire sale proceeds in respect of thereof.

b. Demolition of existing structures if any of the said property shall be the responsibility of the Developer who shall be entitled to the salvage materials. The cost, charges and expenses for such demolition and removal of debris and site clearance will be paid, met and borne by the Developer.

ARTICLE - IV - BUILDING

a. The Developer shall have exclusive right at its own costs to construct the buildings in the said property in accordance with the Sanction building Plan already sanctioned by the Sonarpur – II Gram Panchayet/any other Competent Authority/s without any hindrance or obstruction from the Land Owners or any person claiming through them as long as the Developer fulfils the terms and conditions of this present. The type of construction, specification of materials to be used and the detailed design of the buildings shall be as per the choice of the Developer and the detailed design of the buildings shall be as per the choice of the Developer.

b. The Developer shall install and provide in the buildings at its own costs pump and overhead water reservoir, to make the building totally and absolutely habitable.

c. The Developer hereby undertakes to construct the buildings diligently and expeditiously and handover the Owners Allocation to the Land Owners within 40(Forty) months from the date of sanction of the building Plan already sanctioned by the Sonarpur – II Gram Panchayet/any other Competent Authority/s. It is hereby noted that said period may extended for a period of

further six months maximum in case of any natural calamity such as heavy rain, floods, earth quake, pandemic, shortage of raw materials in the open market, riot and other unavoidable circumstances. The Land Owners will get the possession of their allocations within 40(Forty) months from the date of sanction of the building plan already sanctioned by the Sonarpur – II Gram Panchayet and/or any other Competent Authorities except in case of the force majeure as stated herein above.

ARTICLE – V- CONSIDERATION & SPACE ALLOCATION

- a.** In consideration of the Land Owners having agreed to grant an exclusive right to the Developer to the said property, the Land Owners herein of the one part will be entitled to get 50% (Fifty) percent ratio in residential area along with two shops of the newly constructed area of the building/s plan already sanctioned by the Sonarpur – II Gram Panchayet/any other Competent Authority/s, as agreed to allocate in accordance with the provision hereinafter stated to the Land Owners.
- b.** Developer's Allocation shall mean the remaining portion i.e. 50% (Fifty) percent of the total constructed area of the said proposed multi storied residential building/s on the said plot of land that may remain after providing the Land Owners' allocation and shall absolutely belong to the Developer along with the absolute right on the part of the Developer to enter into agreement for sale, transfer, rent, convey, gift with regard thereto or in any way to deal with the same subject to payment and prior to sale and/or transfer, assign and/or handover the possession to any intending Purchaser/purchasers and/or nominees of the Developer.
- c.** That immediately after obtaining sanction building plan from the Sonarpur – II Gram Panchayet and/or any other Competent Authorities the parties hereto shall demarcate their respective allocation.
- d.** The developer and the Land Owners and their respective nominees shall use the roof undividedly and commonly. The Land Owners shall be entitled to transferor dispose of the Land Owners' Allocation in the buildings without in any disturbance from the developer with the exclusive right to enter into agreement for sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Developer or any person or persons lawfully claiming through the Developer, who shall not in

any way interfere with or disturb the quiet and peaceful possession of the Land Owners' Allocation.

e. The entire buildings shall be of uniform construction with the standard building materials and if at any time the Land Owners shall require the Developer to provide any other kind of materials or additional facilities in the Land Owners' allocation, all extra costs, charges and expenses incurred by the Developer therefore shall be borne and paid by the Land Owners.

f. The Developer shall use standard quality of materials for the construction of the entire buildings.

g. The Developer shall be exclusively entitled to the Developer's Allocation in the said buildings with the exclusive right to deal with, enter into agreements for sale and transfer the same without any right, claim, demand, interest whatsoever of the Land Owners and the Land Owners or any person or persons lawfully claiming through them shall not disturb the quiet and peaceful possession and enjoyment of the Developer's Allocation.

ARTICLE VI - COMMON FACILITIES

a. All rates and taxes and outgoing if any in respect of the said property shall be borne and paid in the manner following :-

i) By the Land Owners up to the commencement of execution of the project.

ii) During the execution of this project 100% by the developer.

iii) After the completion date proportionately by the Land Owners or the purchaser/s of the Land Owners' allocation and balanced by the developer and or by the purchaser of the developer's allocation.

b. As soon as the Land Owners' allocation in the new buildings is complete in habitable condition the Developer shall give written notice to the Land Owners to take possession of the Land Owners' Allocation in the said buildings and from the date of service of such notice and at all times thereafter, the Land Owners shall be exclusively responsible for payment of all municipal and property taxes, rates, duties, dues and other statutory outgoings and imposition whatsoever (hereinafter for the sake of brevity collectively referred as " the said Rates") payable in respect of the said Land Owner's allocation. Similarly as and from the said date, the Developer or its nominee or nominees shall be exclusively responsible for payment of all the said rates payable in respect of

the Developer's Allocation. The said rates are to be apportioned pro rata with reference to the saleable space in the building if they are levied on the building as a whole. The certificate of the Architect in respect of the said buildings as to its completion in terms hereof and the quality of the materials used therein shall be final and binding on the parties.

c. As and from the date of service of the notice of possession the Land Owners and the Developer shall also be responsible to pay and bear and shall pay the proportionate share in terms and on the same basis hereinabove the service charges for the common facilities in the building payable with respect to their respective allocation, the said charges to include premium for the insurance of the buildings, water, fire and scavenging charges and taxes, light, sanitation, maintenance, operation and repair and removal charges for bill collection and management of the common facilities, renovation, replacement, repair and the maintenance charges and expenses for the buildings and of all common wiring, pipes, electrical and mechanical equipment, switch, transformers, generators, pumps, motors and other electrical and mechanical installations appliances and equipments, stairways, corridors, halls passage ways, pathways and other common facilities whatsoever including creation of the sinking fund, certificates of the Architect in respect of the said buildings as to its completion in terms hereof and the quality shall be final and binding on the parties.

ARTICLE-VII - MISCELLANEOUS

a. The Land Owners and the developer have entered into this Agreement purely on a principal to principal basis and nothing stated herein shall be deemed or construed as a partnership between the Developer and the Land Owners nor shall the Developer and the Land Owners in any manner constitute an Association of Persons. The parties hereto entered into this agreement for their separate mutual benefits and interest.

b. It is understood that from time to time to enable the construction of the building by the Developer various acts, deeds, matters, and things not herein specifically referred to may be required to be done by the developer for which the Developer may require the authority of the Land Owners and various applications and other documents may be required legally to be signed or made by the Land Owners relating to which no specific provisions

has been made herein. The Land Owners hereby authorizes the Developer to do all such acts, being required by the developer in their behalf to execute any such additional power or powers of Attorney and / or their authorization or authorizations as may be legally required by the Developer for the Purpose as also undertake to sign and execute all such additional applications and other documents as may be required for the purpose which will be expressly stated, herein, shall not in any way prejudice the interests of the Land Owners detailed hereinbefore.

c. The Developer shall be entitled a frame a scheme for the management and administration of the said buildings and / or common parts thereof. The Developer hereby says and confirm that it would hand over the Land Owners' portion to the satisfaction to the Land Owners within the stipulated time as mentioned herein above, Be it specifically mentioned here that the developer shall issue written notice to the Land Owners inviting the Land Owners to take possession and upon expiry of Fifteen days from the date of receiving the notice thereof if the Land Owners willfully fail or neglect to take possession upon expiry of notice period then it will be treated and or deemed that possession of their allocation have been duly handed over to the Land Owners.

d. Any notice required to be given by the Developer shall without prejudice to any other mode of services available be deemed to have served on the Land Owners if delivered by hand against receipt thereof or sent by prepaid registered post at the address given herein above and shall likewise be deemed to have been served on the developer if delivered by hand against receipt thereof or sent by prepaid registered post to office of the Developer, at the address given hereinabove.

e. Be it mentioned here that during the construction of the buildings and till the Developer's share of allocation is fully disposed of the Developer shall always remain as the Land Owners of the entire structural area in the proposed new buildings as would be constructed by the Developer by its own costs and expense and after handing over vacant possession of the Land Owners' Allocation, the Ownership of the Land Owners will automatically be change to the extent that the Land Owners will be Land Owners of their allotted area together with undivided proportionate share of land attributable thereto and in

consideration of which the Land Owners or their duly authorized Attorney shall sell, convey and transfer the remaining undivided proportionate share of land attributable to the structural area of Developers' allocation either to the developer or to its nominee or nominees being the intending purchaser or purchasers of flats / spaces without taking any other or further consideration save and except the Land Owners area either from the Developer or from its nominee or nominees.

f. If the Developer wants to amalgamate the subject property of the present Land Owners with the adjacent property of other Land Owners in such event the Land Owners herein shall not make any objections and or create any hindrance and in such case of amalgamation if the Developer will get any additional area in that event the present Land Owners shall not be entitled to claim any such additional area from the Developer.

g. The Land Owners shall hand over all original title deeds, link deeds and other original documents relating to the Schedule below mentioned land to the Developer at the time of execution and registration of this agreement for the purpose of bank approval and after formation of Land Owners Association the Developer shall hand over all such originals directly to the President and or Secretary of Flat Owner's Association to be formed by the Developer.

h. That the Developer's Advocate has drafted and drawn this document and shall draft all documents related to the project concerning the Land Owners and developer and those for selling portions of the Developer's Allocation. The Land Owners' may have the documents for selling portion of the Land Owners' allocation by the same advocate or through such other lawyers as deem fit but in such a manner so that or such documents are in accordance with those of the Developer's Allocation both of which shall be subject to the same restrictions as are applicable to Ownership buildings, intended for common benefits of all occupiers.

ARTICLE - VIII- MUTUAL OBLIGATIONS

a. The Developer undertakes that it will complete the buildings within the time stipulated hereinabove except the circumstances beyond its control.

b. The Land Owners convent with the Developer that in case the project is neglected, delayed or otherwise fails due to breach of contract and/or default on the part of the Land Owners, then in that event, the Developer shall be entitled to compensation for all expenses incurred by it at the same time Developer fails to hand over Flats/Space or unit within the stipulated period in that event, the Land Owners shall also be entitled to compensation on account of liquidate damage for delay in handing over the possession. Such damages shall be determined through mutual discussion by both the parties save & except the situation beyond control.

d. The Land Owners undertakes not to transfer, mortgage, charge or lease in any way or encumbered the said land or property which is subject matter of this Agreement in any manner whatsoever during the subsistence of this Agreement but the Developer shall have the right and liberty to mortgage and or create charges in respect of Developer's share of allocation together with undivided proportionate share of land along with undivided common service area before any nationalized bank or private bank without any written consent of the Land Owners but in such cases the Land Owners shall not be financially liable or responsible and to that affect the Developer as constituted attorney of the Land Owners shall sign all necessary papers and documents as would be necessary for sanction of loan in respect of Developer's allocation.

e. In case of breach of any of the provisions herein, the party in breach shall be liable to pay such damages.

f. The parties hereto shall not use or permit to use their respective allocation in the new building or buildings or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building or buildings save and except for residential purpose only.

g. Land owners shall not demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent and/or permission from Developer/ appropriate authorities.

h. The parties shall abide by all laws, Bye-laws, Rules and Regulations of the Government, Local Bodies statutory authorities

as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, Bye laws, Rules and Regulations.

i. The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new building or buildings in good working condition and repair and in particular so as not to cause any damage to the new building or buildings or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach.

j. No goods or other items/materials shall be kept by the land Owners for display or otherwise in the corridors or other places of the common use in the proposed new buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new buildings and in case any such hindrance is caused the Developer or the Executor, as the case may be shall be entitled to remove the same at the risk and cost of the Land owner.

k. Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the new building or buildings or in the compounds corridors or any other portion or portions of the new building or buildings.

l. The Land Owners shall permit the Developer and its servants and agents with or without workmen and others at all times, to enter into and upon the Land Owners' allocation and every part thereof for the purpose of maintenance or repairing any part of the new building and / or for the purpose of repairing, maintaining, re - building cleaning, lighting and keeping in order and good condition any common facilities and / or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and for any similar purposes.

m. As and from the date of completion of the new building or buildings, the Developer and/or its transferees and the Land Owners and/or their transferees shall each be liable to pay and bear proportionate charges on account of Wealth Tax, GST and other taxes payable in respect of their allocation.

n. The Developer will arrange the meter for common use. The Land Owners will install meters at their own costs in their respective allocation.

o. All disputes between the Parties relating to this Agreement or its interpretation shall be first referred to Sri Prabhat Kumar Maji, Advocate, High Court, Calcutta – 700001 as mutually agreed by the parties hereto. In case no agreement can be reached the matter in dispute shall be referred to the Tribunal consist of three arbitrators one each to be appointed by the parties and the third to be appointed by the two arbitrators so appointed.

p. The Tribunal shall proceed summarily and not give any reason for its Award and may give interim Award and/or direction, The Tribunal may avoid such rules, procedures and/or evidences which can be lawfully avoided by the mutual consent of or direction s of the parties, such consent or direct will be deemed to have been hereby given. The language of the Tribunal shall be English and its proceedings will be held in kolkata unless otherwise agreed. The award of the Tribunal shall be final and binding upon the parties.

ARTICLE-IX – TIME FOR COMPLETION

Under all circumstances and notwithstanding anything mentioned before or after, the Developer has assured to complete construction of the proposed buildings within 40(Forty) months from the date of sanction of the building Plan already sanctioned by the Sonarpur – II Gram Panchayet and/or any other Competent Authorities. It is hereby noted that said period may extended for a period of further six months maximum in case of any natural calamity such as heavy rain, floods, earth quake, pandemic, shortage of raw materials in the open market, riot and other unavoidable circumstances. The Land Owners will get the possession of their allocation within 40 (Forty) months from the date of sanction of the building plan already sanctioned by the Sonarpur – II Gram Panchayet/any other Competent Authority/s except in case of the force majeure as stated herein above.

ARTICLE-X – FORCE MAJEURE

a. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent of the performance of the relative obligations prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of force Majeure.

b. Force Majeure shall mean heavy rain, flood, earth quake, riot, war, storm and tempest civil commotion, strike, Political Hazard, Pandemic, shortage of raw materials in the open market and/or any other act or commission beyond the reasonable control of the parties.

ARTICLE - XI- ARBITRATION

All disputes and indifferences between the Land Owners and the Developer or their nominees shall be mutually settled on failure Arbitrator will be appointed as per provisions of the Arbitration and Conciliation Act.

ARTICLE -XII- JURISDICTION

The Courts at Alipore and Calcutta shall have the jurisdiction to entertain and determine all action, suits and proceedings arising out these presents between the parties hereto out of the Agreement.

THE SCHEDULE ABOVE REFERRED TO:
(Entire Property)

ALL THAT piece and parcel of bastu land measuring more or less 15(Fifteen) Cottahs 0(Zero) Chittak 0(Zero) Square Feet together with old dilapidated tiles shed structure standing thereon measuring more or less 100 Square Feet, lying and situated at Mouza - Malipukuria, J.L. No.24, Touzi No.250, Revenue Survey No.193, comprised in R.S. Dag No.4/784, relating to R.S. Khatian No.149, L.R. Dag No.04, L.R. Khatian Nos.4273, 4274, 4275, 4276, 4277 and 4278, at present within the limits of Sonarpur - II Gram Panchayet, Post Office - Sonarpur, under Police Station - Sonarpur, Kolkata - 700150, Additional District Sub-Registry Office at Sonarpur, District Sub-Registry Office at Alipore, in the District of South 24 Parganas, together with all easement rights and electric line, telephone line, water connection rights thereto. The said entire land shown in the annexed **Plan** delineated with **RED** verge which is part and parcel of this Deed. The said land is butted and bounded by:

ON THE NORTH : By R.S. Dag No.4/784;

ON THE SOUTH : By R.S, Dag No.1714;

ON THE EAST : By R.S. Dag No.04;

ON THE WEST : By 16' Feet wide Road.

- a. **Land Owner's** Allocation shall mean the Land Owners of the one part will be entitled to get 50% (Fifty) percent ratio in residential area along with two shops of the newly constructed area of the building/s plan already sanctioned by the Sonarpur - II Gram Panchayet/any other Competent Authority/s, as agreed to allocate in accordance with the provision hereinafter stated to the Land Owners.

Developer's Allocation shall mean the remaining portion i.e. 50% (Fifty) percent of the total constructed area of the said proposed multi storied residential building/s of the said plot of land that may remain after providing the Land Owners' allocation and shall absolutely belong to the Developer along with the absolute right on the part of the Developer to enter into agreement for sale, transfer, rent, convey, gift with regard thereto or in any way to deal with the same subject to payment and prior to sale and/or transfer, assign and/or handover the possession to any intending Purchaser/purchasers and/or nominees of the Developer.

(SPECIFICATIONS AS REGARDS CONSTRUCTIONS OF AND FITTINGS AND FIXTURES TO BE PROVIDED IN THE FLATS/UNITS)

BRICK WORK:

200mm thick first class brick work in 1:6 cement sand mortar in external wall, 125mm thick Brick work in 1:4 cement sand mortar in flat partition wall and 75mm thick brick work 1:4 cement sand mortar with H.B, netting in internal walls.

PLASTERING:

20mm thick cement plaster (1:4) to external wall, 15 mm thick cement plaster (1:6) to internal wall and 10mm thick cement plaster (1:4) to ceiling, beam etc.

WALL FINISH & PAINTING:

External walls to be painted with weather coat paint. Inner walls including veranda shall be provided with POP in the wall and ceiling. The Staircase shall be provided with POP and finished with paint. Wall & Ceiling of car parking area will be finish white cement base paint.

FLOORING SKIRTING & DADO:

2X2 VITRIFIED TILES WILL BE PROVIDED IN BED ROOMS, VERANDAH & Drawing cum Dining Hall. Staircases service space will be provided with marble. Covered car parking area will be provided with neat cement. The Toilet floors area to be water tight and to be provided with non-skid tiles of reputed make.

KITCHEN:

Kitchen will be provided with 20" wide Black Granite lying over black Stone as counter. There will be 2 foot high glazed tile dado of standard make above cooking counter. One steel sink together with a tap above the sink and tap below the sink will be provided. Flooring will be with 12"x12" non-skid tiles.

TOILET:

1 No. European style commode with PVC cistern and plastic seat cover, Basin with pillar cock overhead shower, 1 no. Bib Cock near commode: All porcelain fittings will be of white in colour. Glaze tiles of standard make will be provided up to up to Door Top.

W.C.:

1 No. Floor mounted commode with 1 no. Bib Cock.

STAIRCASE:

Staircase will be provided with windows for ventilation. Grill Stair railing will be provided.

ELECTRICALS:

- a) Separate meters for each flat (Flat owners/land owners will pay meter installation charges and other expenses)
- b) All electrical wiring will copper wiring and concealed in PVC conduits.

- c) All switches will be of semi modular type switches.
- d) Bedroom: 2 lights point, 1 nos. 5 amp 5 pin plug points, 1 fan point, 1 AC Point in master bedroom.
- e) Drawing and dining Hall: 2 light points fans point, 2 nos. 5 amp 5 pin plug points, 1 no. 15 amp plug, 1 no. cable point.
- f) Toilets: 1 nos. light points, 1 no. 15 amp plug point, 1 no. exhaust fan point.
- g) Kitchen: 2 nos. light points, 1 no. 5 amp plug point, 1 no. 15 amp plug points.
- h) Verandah: 1 no. light point, 1 no. 5 amp plug point.
- i) Car parking Area- Adequate light point. .
- j) Boundary wall: sufficient light point on the Boundary wall.
- k) Roof: Sufficient light points will be provided.
- l) Conduit wirings with fireproof (Havels/Finolex) Wire of required diameter will be provided.
- m) N.C.B. will be provided as per requirements.
- n) Isolators/ main switches will be provided as per requirement.
- o) One calling bell point & light point at main door of each flat.

SANITARY PLUMBING:

All supply lines inside the flat will be concealed with CPVC Pipes, fittings.

UPVC Pipe will be used for outer water lines.

Outside soil, waste and rainwater line will be of PVC Pipe.

1 No. basin will be fitted at the dining area.

Septic tank will be constructed as per requirement.

ROOF:

Waterproofing will be done over the roof surface. The roof will be guarded on all sides with 3'-6" high parapet wall and /or as per sanction plan of building.

MAIN GATE:

Main Gate constructed of Hollow M.S. Sections and painted with synthetic enamel paint will be provided at the front part of the boundary wall as per design given by Architect/Engineer in charge.

DOORS:

Main Entrance Door: Flush door with 3 No. hinges, 1 No. tower bolt, and wooden frame will be provided for main door.

Inside Doors: Flush door with wooden primer paint and 1 nos. tower will be provided.

Toilet Doors: PVC Door with frame of standard make.

WINDOWS:

Sliding windows of Aluminum Sections with Glass will be provided. Toilet windows will be provided with M.S top.

M.S. GRILLS:

Grills will be provided on all the windows and painted with synthetic enamel paint.

LIFT:

Manual passenger lift of reputed brand with well interior of 4 person capacity to be provided as per requirement.

POWER OF ATTORNEY

KNOWN ALL MEN by these presents, We, (1) **SRI PRADIP ROY (PAN - BAIPR0372P, AADHAAR NO. 9233 0017 4011)**, Son of Late Akhil Ranjan Roy, by faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at Sitala Paschim, under Post Office and Police Station - Sonarpur, Kolkata - 700150, in the District of South 24 Parganas, (2) **SMT. SHUKLA ROY (PAN - AGRPR1346M, AADHAAR NO. 8688 8015 7064)**, Wife of Sri Partha Pratim Roy and Daughter of Late Akhil Ranjan Roy, by faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at 215, Narayanpur Road, A.P. Nagar, Purbachal, under Post Office and Police Station - Sonarpur, Kolkata - 700150, in the District of South 24 Parganas, (3) **PALLABI ROY (PAN - BAIPR0373N, AADHAAR NO. 4448 5401 7935)**, Daughter of

Late Akhil Ranjan Roy, by faith - Hindu, by Nationality - Indian, by Occupation - Private Tutor, residing at Sitala Paschim, under Post Office and Police Station - Sonarpur, Kolkata - 700150, in the District of South 24 Parganas, **(4) SMT. GOPA SARKAR (PAN - GJQPS1045Q, AADHAAR NO. 7240 7626 3253)**, Wife of Sri Jayanta Sarkar and Daughter of Late Akhil Ranjan Roy, by faith - Hindu, by Nationality - Indian, by Occupation - House wife, residing at A-403, Mont Vert Diew, S. No.118/1/2, Balaji Mandir Sus Road, Post Office - Pasan, Chatushrungi, in the District of Pune, Maharashtra, Pin - 411021 **and (5) SMT. SUTAPA BHOWMICK (PAN - CKNPB1983J, AADHAAR NO. 5086 1622 9830)**, Wife of Sri Tuhin Bhowmick and Daughter of Late Akhil Ranjan Roy, by faith - Hindu, by Nationality - Indian, by Occupation - House wife, residing at Natunpally Purbapara, under Post Office and Police Station - Sonarpur, Kolkata - 700150, in the District of South 24 Parganas, hereinafter called and referred to as the **LAND OWNERS/EXECUTANTS**, send greetings:

WHEREAS We the Executants namely **(1) SRI PRADIP ROY (PAN - BAIPR0372P, AADHAAR NO.9233 0017 4011)**, Son of Late Akhil Ranjan Roy, **(2) SMT. SHUKLA ROY (PAN - AGRPR1346M, AADHAAR NO.8688 8015 7064)**, Wife of Sri Partha Pratim Roy and Daughter of Late Akhil Ranjan Roy, **(3) PALLABI ROY (PAN - BAIPR0373N, AADHAAR NO. 4448 5401 7935)**, Daughter of Late Akhil Ranjan Roy, **(4) SMT. GOPA SARKAR (PAN - GJQPS1045Q, AADHAAR NO.7240 7626 3253)**, Wife of Sri Jayanta Sarkar and Daughter of Late Akhil Ranjan Roy **and (5) SMT. SUTAPA BHOWMICK (PAN - CKNPB1983J, AADHAAR NO.5086 1622 9830)**, Wife of Sri Tuhin Bhowmick and Daughter of Late Akhil Ranjan Roy are the

joint and absolute Land Owners of **ALL THAT** piece and parcel of **bastu land measuring more or less 15(Fifteen) Cottahs 0(Zero) Chittak 0(Zero) Square Feet** together with old dilapidated tiles shed structure standing thereon measuring **more or less 100 Square Feet**, lying and situated at Mouza Mouza – Malipukuria, J.L. No.24, Touzi No.250, Revenue Survey No.193, comprised in R.S. Dag No.4/784, relating to R.S. Khatian No.149, L.R. Dag No.04, L.R. Khatian Nos.4273, 4274, 4275, 4276, 4277 and 4278, at present within the limits of Sonarpur – II Gram Panchayet, Post Office – Sonarpur, under Police Station – Sonarpur, Kolkata - 700150, Additional District Sub-Registry Office at Sonarpur, District Sub-Registry Office at Alipore, in the District of South 24 Parganas.

AND WHEREAS I the Land Owners/Executants have entered in to this Registered Development Agreement with **M/S. SHREE CONSTRUCTION (PAN – AEFSS5097G)**, a Partnership Firm having its office at 211, Ground Floor, Block BF-42, Shantipally, Post Office – Kasba EKTP, under Police Station – Kasba, Kolkata – 700107, in the District of South 24 Parganas, represented by its Partners namely **(1) SRI ARUN RAI (PAN – AMIPR3770J, AADHAAR NO.9550 6256 6531)**, Son of Sri Shyam Milan Rai, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 4D/3A/1, Dharmatala Road, Ground Floor, Post Office – Kasba, under Police Station - Kasba, Kolkata - 700039, in the District of South 24 Parganas **and (2) SRI RAJESH KUMAR JHA (PAN – AHL PJ1631Q, AADHAAR NO.8415 6114 4738)**, Son of Sri Sushil Jha, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 55, First Floor, NDB Road, Madhya Dakshin Laskar Para, Post Office – Kasba, under Police Station – Kasba, Kolkata -700039, in the District of South 24 Parganas, being the

Developer to develop our aforesaid joint property by constructing new buildings thereon and therefore we are committed to execute a General Power of Attorney in favour of the said Partnership Firm or its delegated person/representative or persons/representatives to look after the day to day affairs, management of the subject property and as such we feel it necessary and urgent to appoint attorney in our names and on our behalf and as such we the Land Owners/Executants, do hereby nominate constitute and appoint M/S. SHREE CONSTRUCTION, a Partnership Firm having its office at 211,Ground Floor, Block BF-42,Shantipally, Post Office – Kasba EKTP, under Police Station – Kasba, Kolkata – 700107, in the District of South 24 Parganas, represented by its Partners namely (1) SRI RAJESH KUMAR JHA, Son of Sri Sushil Jha and (2) SRI ARUN RAI, Son of Sri Shyam Milan Rai, as our true and lawful Attorney for us in our names and on our behalf to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things jointly and or severally:

1. To look after, work, manage, control and supervise the management of all and administer the properties written in the Schedule below now or hereinafter belonging to us and to develop the same.
2. To make, sign and verify all applications or objections to appropriate and/or competent authority for all and any licenses permission or consent etc. required by law in connection with the management and development of the said property belong to us.
3. To pay, discharge and deposit all the Govt. dues, rates, taxes and/or charges in respect of the said property.
4. To do all things for the purpose of raising and constructing buildings with self – contained flats, shops,car parking space/s etc. of the said property as per approved or sanctioned building plan by the Sonarpur – II Gram Panchayet or any Competent Authorities.

5. To cause mutation of our said property where necessary effected in the revenue and/or in the record of Sonarpur – II Gram Panchayet and to make such statements and sign all application or objection personally or through Lawyer or other agents to effectuate the said purpose and collect necessary papers thereof and pay necessary khajna to B.L.& L.R.O. as and when necessary on our behalf.

6. To prepare, sign, apply and execute all papers and documents in connection with the sanction of the building plan or plans by the Sonarpur – II Gram Panchayet or any Competent Authorities in respect of the said property and to appear and represent before the Sonarpur – II Gram Panchayet/any other Competent Authority/s and its authorized agent or officers or departments for connection of water, drainage and before any person thereof and department or departments required in the aforesaid matter and/or concern having jurisdiction over the land of the said property and to sign, verify, affirm, deposit and submit as the case may be any affidavit, letters, declarations, applications, plan may be required from time to time for securing consent, certificates, clearances sanctioned of the building including for connection, re-connection of sewerage, drainage and water connection and all the amenities or for any other purpose required for construction and selling the flats and car parking spaces etc. to be constructed on the said property.

7. To sign building plan and/or modified plan and/or revised building plan for our said property and all the papers thereto and to sign the same on our behalf or modified or revised plan sanction before the Sonarpur – II Gram Panchayet/any other Competent Authority/s and then to get delivery the same and also sign, execute and registered any Deed of Declaration to be required for the same.

8. To demarcate or delineate our said property that be necessary for the said purpose by virtue of Deed of Boundary Declaration or any other Declaration or Deed of Rectification or Deed of Gift to be registered and to sewer any affidavit thereto.

9. To appear and represent me before the Sonarpur – II Gram Panchayet, Kolkata Improvement Trust, Fire Brigade, K.M.D.A., W.B.S.E.D.C.L., Airport Authority and all other authorities concerning having jurisdiction over the said

property and to apply sign, verify, affirm, deposit, submit as the case may be required from time to time for sanction of the buildings plans for and/or any other relating to the development and construction of buildings on the said property to sign or submit revised plan or buildings and/or fresh plan construction of building on the said property and all such purpose and also to sign and submit plan/plans as may be think fit and proper by our said attorney from time to time required in connection therewith.

10. To appear and represent us before the W.B.S.E.D.C.L., Kolkata Improvement Trust, Fire Brigade Authority, K.M.D.A., Airport Authority, K.I.T., Police Authorities, competent authority under Urban land (Ceiling and Regulation Act) 1976, Land Acquisition and Requisition Authority and all other authorities/ concerned to verify, affirm, deposit and submit as the case may be any affidavit, declaration, letters, applications, plans as may be required from time to time for securing consent, license, quotes, permits, certificates and clearances for and/or in respect of building/flats/garages to be constructed on the said property.

11. To submit or deposit necessary fees or charges to the Sonarpur – II Gram Panchayet, W.B.S.E.D.C.L., Fire Brigade Authorities, Airport Authority, Police authorities, K.M.D.A., Kolkata Improvement Trust Authorities and other competent authorities under Land (Ceiling & Regulation Act, 1976) or any other authorities in relation to sanction for building plan/plans by the Sonarpur – II Gram Panchayet/any other Competent Authority/s and/or for securing any such other further consent, certificates, permits quotas, supply orders, licenses and/or clearances as may deem fit and proper by our said attorney.

12. To apply for and obtain building materials from the concerned authorities for consumption of the buildings on the said property as aforesaid.

13. For all or any other purpose to sign, issues, conducts, deliver, receive, acknowledge and serve as the case may be or notices, letters and correspondences from time to time with all or may of the authorities in general as aforesaid.

14. To appoint and dismiss or discharge any contractor, sub-contractor, staff, agents, broker, menials, drawers other

menials and settled and pay their remunerations and fix up conditions of service.

15. To negotiate on terms for and to agree and sell the Developer's allocation described in the said Development Agreement and also Supplementary Agreement and/or building and/or self contained flat into the building to be constructed according to the sanctioned plan to any intending purchaser/purchasers at such price or prices which my said attorney in her absolute discretion things fit and proper to agree upon and to enter into any agreement or agreements for such sell or sells and /or to cancel and/or repudiate the same.

16. To receive from the intending purchaser/purchasers any earnest money or advance or advances and also the balance purchase money on completion of such sale or sales and to give valid receipt and discharge for the same on our behalf of the Developer's allocation as per the Development Agreement.

17. To sign and execute the Deed of Sale, Conveyance or Conveyances and other deeds, instruments and assurances which they shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully or effectually conveying the said Developer's allocation as they could if personally present.

18. To execute appropriate Deed of Conveyance, Deed of Sale and Deed of Assignment or any kind of transfer in our names and on our behalf and present the same before the registering authority of its jurisdiction and get the same registered according to law and receive the consideration money and to give proper money receipt in our names and on our behalf in respect of the Schedule below mentioned property save and except the Land Owners' allocation.

19. To collect advance or part payment or full consideration money from the intending purchasers of the Developer's allocation as mentioned above along with the proportionate share of land and grant receipt in favour of the interested person/persons who are interested to take possession of the flat/flats etc. in lieu of satisfactory consideration.

20. 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

along with the proportionate share of land in any name as the said attorney shall think fit and proper and to sell the Developer's allocation as mentioned above to any third party or parties at any consideration price to be fixed up only by the Developer herein.

21. To negotiate with intending purchaser/purchasers who desire to take possession in lieu of proper consideration for the Flats/car parking spaces including proportionate share of land of the said Developer's allocation or any part thereof and for that purpose to sign and execute all deeds as my said attorney shall think fit and proper as per said registered Development Agreement.

22. To negotiate of sale, transfer, let out, flat or flats, unit or units, parking places, in the said building(within Developer's allocation)to be constructed on the Schedule below mentioned property written hereunder or any part or portion thereof and to such person or persons as our said attorney at their own discretion may deem fit and expedient and to collect all sale proceed of the said property from the intending purchaser or purchasers and to defray all expenses that may be deemed necessary and to pay all taxes, fees.

23. To sign execute enter into modifying cancel, alter, draw, approve, present for registration and admit registration to all papers, documents, deeds, contracts, agreements, applications, declarations, undertakings and other documents in connection with the sale and the transfer of the building and/or flat or flats/ units, parking spaces in the said building to be constructed upon the lands more fully and particularly mentioned in the Schedule hereunder or any part thereof or any in the said building to be constructed thereon or any part or portions thereof in pursuance of the permission legally granted.

24. To receive part or full consideration sum against the Developer's allocation as mentioned in the said registered Development Agreement from the intending purchaser/purchasers and acknowledge the receipt of the same.

25. To appear and represent us before any Notary Public, Additional Registrar of Assurances - I, Additional Registrar of

Assurances - II, Additional Registrar of Assurances - III, Additional Registrar of Assurances - IV, Kolkata, District Sub-Registrar - I, Alipore, South 24 Parganas, District Sub-Registrar - II, Alipore, South 24 Parganas, District Sub-Registrar - III, Alipore, South 24 Parganas, District Sub-Registrar - IV, Alipore, South 24 Parganas, District Sub-Registrar - V, Alipore, South 24 Parganas, Additional District Sub-Registrar at Sonarpur, Metropolitan Magistrate, Judicial First Class Magistrate or any authority or authorities having jurisdiction and to present for registration and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration and/or Deed of Amalgamation with adjacent plots and or any kind of instruments writing executed and signed by the said Attorney in any manner concerning the said property as per registered Development Agreement in connection with the Developer's allocation.

26. That in case of necessity of loan, the Developer is fully empowered to proceed for the mortgage formality with the bank and/or any financial institution in relation to the landed property on which present or proposed residential project is being carried on.

27. To assign, sub-let, mortgage and can authorized the third party for the construction work of the said property.

28. To represent and can mortgage the deeds before any Financial Institutions/Bank(Nationalize or Private Institutions), to sign and execute the documents related to the said property on behalf of the Land Owners.

29. To take necessary steps for registration of the Developer's allocation as mentioned in the said registered Development Agreement or any part along with the proportionate share of land by the Developer i.e. the Attorney herein.

30. To appoint, engage on our behalf pleaders, advocates or solicitors whenever the said attorney thinks proper to do so and to discharge and/or terminate our appointment.

31. To compromise, compound or withdraw cases or be non-suited to refer all disputes and differences.

32. To prepare, sign and submit all settlements and also to apply for and obtain all necessary clearances, licenses, under the provisions of Income Tax Authorities.

33. To enter into an agreement for sale, mortgages etc. of the Developer's allocation of the said proposed building to be constructed according to sanction plan with any financial institution, company if necessary.

34. To deposit the revenue for our said property in Sonarpur – II Gram Panchayet or in any Government Department and to pay all charges and the local taxes for the properties.

35. 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.

36. That by virtue of this Power of Attorney our said appointed Attorney shall have the absolute right and liberty to issue no objection certificate on our behalf to any intending Purchaser/s for mortgaged of our undivided share in the aforesaid property or any part and portion thereof before any Nationalized Bank or Private Bank or any Financial Institutions and to sell the aforesaid property or any part thereof at any price or consideration as our said ATTORNEY think fit and better.

37. Be it expressly stated that this power of attorney shall not be revoked and or shall remain valid till the entire flat/s and or car parking spaces etc. of developer's allocation on the new buildings on the said property will be sold out by the Developer provided the Developer shall comply the terms and conditions of registered agreement executed on even date. AND I, do hereby ratify and confirm and agree all act or acts, deed or deeds of our said Attorney, which they shall jointly and or severally lawfully, do execute or perform or cause to be done, executed and/or performed in terms of this Power of Attorney, which we could do ourselves if we were personally present.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hand seal the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Parties herein in presence of:

WITNESSES:

1. Ranbir Singh
11/1 Picnic WARDEN Rd
COL-39
PS-TILJANA

1. Pradip Roy
2. Shukla Roy.
3. Pallabi Roy
4. Gopa Sarkar

5. Sutapa Bhosmick

Signature of the Land Owners

1. SHREE CONSTRUCTION
Pran Rai
Partner Partner

2. SHREE CONSTRUCTION
Rajesh Kumar Jha.
Partner Partner

Signature of the Developer

2. Prabhat Kumar Maji
Bosua, P.O. - Gawal
P.S. - Narendrapur,
Kolkata - 700084

Drafted by me

Prabhat Kumar Maji
Advocate WB 5107/2004

High Court, Calcutta.

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

Name

Signature



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

Name PRADIP ROY

Signature Pradip Roy



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

Name SHUKLA ROY

Signature Shukla Roy



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

Name PALLABI ROY

Signature Pallabi Roy



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

Name GOPA SARKAR

Signature Gopa Sarkar



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

Name SUTAPA BHOWMICK

Signature Sutapa Bhowmick



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

Name ARUN RAI

Signature Arun Rai



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

Name RAJESH KUMAR JHA

Signature Rajesh Kumar Jha

SITEPLANAT MOUZA - MALI PUKURIA, L.R. KHATIAN NO.- 4273,4274, 4275,4276,4277,4278,L.R. DAG NO.- 4,J.L.NO.- 24, P.S.- SONARPUR, DIST-24 PGS.(S),UNDER SONARPUR 2 NO. GRAM PANCHAYAT.

LAND AREA(AS PER DEED.): 1003.344 SQM. / 15 K- 00 CH- 00SQFT.
LAND AREA(AS PER PHY.) :1003.344 SQM. / 15 K- 00 CH- 00SQFT.



1. Anun Rai
2. Rajesh Kumar Jha.
SHREE CONSTRUCTION
Partner Partner

1. Pradip Roy
2. Shukla Roy.
3. Gopa Sankar
4. Pallabi Roy
5. Sutapa Bhawanick

SIGNATURE OF OWNER



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16082000858663/2022

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 PRADIP ROY SITALA PASCHIM, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150	Land Lord		1179 	Pradip Roy 01.04.2022
2	Smt SHUKLA ROY 215, NARAYANPUR ROAD, A.P. NAGAR, PURBACHAL, City:-, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Land Lord		1180 	Shukla Roy 01.04.2022
3	Ms PALLABI ROY SITALA PASCHIM, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150	Land Lord		1181 	Pallabi Roy 01.04.2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt GOPA SARKAR A-403, MONT VERT DIEW, S. NO.118/1/2, BALAJI MANDIR SUS ROAD, CHATUSHRUNGI, City:-, P.O:- PASAN, P.S:- PUNE, District:-Pune, Maharashtra, India, PIN:-411021	Land Lord		 1182	Gopa Sarkar 01.04.2022
5	Smt SUTAPA BHOWMICK NATUNPALLY PURBAPARA, City:-, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:-700150	Land Lord		 1183	Sutapa Bhowmick 01.04.2022
6	Mr ARUN RAI 4D/3A/1, DHARMATALA ROAD, GROUND FLOOR, City:-, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:-700039	Representative of Developer [SHREE CONSTRUCTION]		 1184	Arun Rai 01.04.2022

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
7	Mr RAJESH KUMAR JHA 55, FIRST FLOOR, NDB ROAD, MADHYA DAKSHIN LASKAR PARA, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039	Representative of Developer [SHREE CONSTRUCTION]		1185  R	 01.04.2022
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUBHENDU INDU Son of Late ANIL INDU 58, REGENT PLACE, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040	Mr PRADIP ROY, Smt SHUKLA ROY, Ms PALLABI ROY, Smt GOPA SARKAR, Smt SUTAPA BHOWMICK, Mr ARUN RAI, Mr RAJESH KUMAR JHA		 1138	 01.04.2022

(Barun Kumar Bhunia)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SONARPUR
South 24-Parganas, West
Bengal



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

GRN Details

GRN: 192021220213866228
GRN Date: 29/03/2022 11:31:06
BRN : 4994745632722
Gateway Ref ID: 202208816921325
Payment Status: Successful
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 29/03/2022 11:03:03
Method: State Bank of India New PG CC
Payment Ref. No: 2000858663/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Rajesh Kumar Jha
Address: KASBA
Mobile: 9836559475
EMail: rajesh_tajmahal@rediffmail.com
Contact No: 9836559475
Depositor Status: Buyer/Claimants
Query No: 2000858663
Applicant's Name: Mr PRABHAT KUMAR MAJI
Identification No: 2000858663/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000858663/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	5070
2	2000858663/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	5098

IN WORDS: FIVE THOUSAND NINETY EIGHT ONLY.

Major Information of the Deed

Deed No :	I-1608-02886/2022	Date of Registration	04/04/2022
Query No / Year	1608-2000858663/2022	Office where deed is registered	
Query Date	16/03/2022 12:59:40 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRABHAT KUMAR MAJI BOALIA, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700084, Mobile No. : 6289046186, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 67,09,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: SONARPUR-II, Mouza: Mali Pukuria, JI No: 24, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4 (RS :-)	LR-4273	Bastu	Bastu	15 Katha	1/-	66,82,500/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
Grand Total :					24.75Dec	1 /-	66,82,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr PRADIP ROY Son of Late AKHIL RANJAN ROY SITALA PASCHIM, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BAxxxxxx2P, Aadhaar No: 92xxxxxxxx4011, Status :Individual, Executed by: Self, Date of Execution: 17/03/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/03/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Pvt. Residence
2	Smt SHUKLA ROY Wife of Mr PARTHA PRATIM ROY 215, NARAYANPUR ROAD, A.P. NAGAR, PURBACHAL, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxxx6M, Aadhaar No: 86xxxxxxxx7084, Status :Individual, Executed by: Self, Date of Execution: 17/03/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/03/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Pvt. Residence
3	Ms PALLABI ROY Daughter of Late AKHIL RANJAN ROY SITALA PASCHIM, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BAxxxxxx3N, Aadhaar No: 44xxxxxxxx7935, Status :Individual, Executed by: Self, Date of Execution: 17/03/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/03/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Pvt. Residence
4	Smt GOPA SARKAR Wife of Mr JAYANTA SARKAR A-403, MONT VERT DIEW, S. NO.118/1/2, BALAJI MANDIR SUS ROAD, CHATUSHRUNGI, City:- , P.O:- PASAN, P.S:-PUNE, District:-Pune, Maharashtra, India, PIN:- 411021 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GJxxxxxx5Q, Aadhaar No: 72xxxxxxxx3253, Status :Individual, Executed by: Self, Date of Execution: 17/03/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/03/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Pvt. Residence
5	Smt SUTAPA BHOWMICK Wife of Mr TUHIN BHOWMICK NATUNPALLY PURBAPARA, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CKxxxxxx3J, Aadhaar No: 50xxxxxxxx9830, Status :Individual, Executed by: Self, Date of Execution: 17/03/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/03/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE CONSTRUCTION 211, GROUND FLOOR, BLOCK - BF, 42, SHANTIPALLY, City:- , P.O:- KASBA EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: AExxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ARUN RAI (Presentant) Son of Mr SHYAM MILAN RAI 4D/3A/1, DHARMATALA ROAD, GROUND FLOOR, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx0J, Aadhaar No: 95xxxxxxxx6531 Status : Representative, Representative of : SHREE CONSTRUCTION (as PARTNER)
2	Mr RAJESH KUMAR JHA Son of Mr SUSHIL JHA 55, FIRST FLOOR, NDB ROAD, MADHYA DAKSHIN LASKAR PARA, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx1Q, Aadhaar No: 84xxxxxxxx4738 Status : Representative, Representative of : SHREE CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHENDU INDU Son of Late ANIL INDU 58, REGENT PLACE, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700040			
Identifier Of Mr PRADIP ROY, Smt SHUKLA ROY, Ms PALLABI ROY, Smt GOPA SARKAR, Smt SUTAPA BHOWMICK, Mr ARUN RAI, Mr RAJESH KUMAR JHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP ROY	SHREE CONSTRUCTION-4.95 Dec
2	Smt SHUKLA ROY	SHREE CONSTRUCTION-4.95 Dec
3	Ms PALLABI ROY	SHREE CONSTRUCTION-4.95 Dec
4	Smt GOPA SARKAR	SHREE CONSTRUCTION-4.95 Dec
5	Smt SUTAPA BHOWMICK	SHREE CONSTRUCTION-4.95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP ROY	SHREE CONSTRUCTION-20.00000000 Sq Ft
2	Smt SHUKLA ROY	SHREE CONSTRUCTION-20.00000000 Sq Ft
3	Ms PALLABI ROY	SHREE CONSTRUCTION-20.00000000 Sq Ft
4	Smt GOPA SARKAR	SHREE CONSTRUCTION-20.00000000 Sq Ft
5	Smt SUTAPA BHOWMICK	SHREE CONSTRUCTION-20.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: SONARPUR-II, Mouza: Mali Pukuria, JI No: 24, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4, LR Khatian No:- 4273		Seller is not the recorded Owner as per Applicant.

On 31-03-2022

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 67,09,500/-

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 01-04-2022

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

Presented for registration at 19:30 hrs on 01-04-2022, at the Private residence by Mr ARUN RAI .

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

Execution is admitted on 01/04/2022 by 1. Mr PRADIP ROY, Son of Late AKHIL RANJAN ROY, SITALA PASCHIM, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Service, 2. Smt SHUKLA ROY, Wife of Mr PARTHA PRATIM ROY, 215, NARAYANPUR ROAD, A.P. NAGAR, PURBACHAL, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Service, 3. Ms PALLABI ROY, Daughter of Late AKHIL RANJAN ROY, SITALA PASCHIM, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Others, 4. Smt GOPA SARKAR, Wife of Mr JAYANTA SARKAR, A-403, MONT VERT DIEW, S. NO.118/1/2, BALAJI MANDIR SUS ROAD, CHATUSHRUNGI, P.O: PASAN, Thana: PUNE, , Pune, MAHARASHTRA, India, PIN - 411021, by caste Hindu, by Profession House wife, 5. Smt SUTAPA BHOWMICK, Wife of Mr TUHIN BHOWMICK, NATUNPALLY PURBAPARA, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife

Identified by Mr SUBHENDU INDU, . . Son of Late ANIL INDU, 58, REGENT PLACE, P.O: REGENT PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Business

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

Execution is admitted on 01-04-2022 by Mr ARUN RAI, PARTNER, SHREE CONSTRUCTION (Partnership Firm), 211, GROUND FLOOR, BLOCK - BF, 42, SHANTIPALLY, City:- , P.O:- KASBA EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Identified by Mr SUBHENDU INDU, . . Son of Late ANIL INDU, 58, REGENT PLACE, P.O: REGENT PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Business

Execution is admitted on 01-04-2022 by Mr RAJESH KUMAR JHA, PARTNER, SHREE CONSTRUCTION (Partnership Firm), 211, GROUND FLOOR, BLOCK - BF, 42, SHANTIPALLY, City:- , P.O:- KASBA EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Identified by Mr SUBHENDU INDU, . . Son of Late ANIL INDU, 58, REGENT PLACE, P.O: REGENT PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Business

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 04-04-2022

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.

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/03/2022 11:34AM with Govt. Ref. No: 192021220213886228 on 29-03-2022, Amount Rs: 28/-, Bank: SBI
EPay (SBIPay), Ref. No. 4994745632722 on 29-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 30820, Amount: Rs.5,000/-, Date of Purchase: 15/03/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/03/2022 11:34AM with Govt. Ref. No: 192021220213886228 on 29-03-2022, Amount Rs: 5,070/-, Bank: SBI
EPay (SBIPay), Ref. No. 4994745632722 on 29-03-2022, Head of Account 0030-02-103-003-02



Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2022, Page from 77850 to 77902

being No 160802886 for the year 2022.



Handwritten signature of Barun Kumar Bhunia

Digitally signed by BARUN KUMAR
BHUNIA

Date: 2022.04.07 17:34:39 +05:30

Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2022/04/07 05:34:39 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)



Asst. Dist. - Sub Registrar
Shankpur
South 24 Parganas
01 APR 2022