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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certifies that the document is submitted for registration. The signature stamp and the seal of the Registrar are attached with the document and are the part of the registration.

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
 31 MAR 2023
 28-3-23
 31-3-23

THIS DEVELOPMENT AGREEMENT ~~ALONGWITH~~ DEVELOPMENT POWER OF ATTORNEY is made this the 28th day of March, Two Thousand and Twenty Three (2023)

BETWEEN

[Signature]
 Advocate

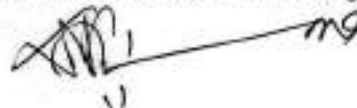
8/3/23

(1) **SRI KUMUD CHANDRA KAR, (PAN-AHRPK3122H), (Aadhaar No.6290 0296 2967)**, son Late Hare Krishna Kar, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 129/8, Purbachal Kalitala Road, Police Station - Garfa, Post Office - Haltu, Kolkata - 700 078 and (2) **SMT. GOURI RANI MISHRA, (PAN - BOGPM6024K), (Aadhaar No.7419 0950 6167)**, wife of Mr. Debes Kumar Misra, by Occupation - Housewife, by faith - Hindu, by Nationality - Indian, residing at 69/1, Baghajatin Place, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086, hereinafter called and referred to as the **"OWNERS/FIRST PARTIES"** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heir/heirs, executor /executors, assign/ assigns, administrator/ administrators and representative/ representatives) of the **ONE PART**

AND

ASHIRBAD REALITY PRIVATE LIMITED, (PAN-AAQCA5059G), a private Limited company having its office at 6B/28, Mukundapur, 1st Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 7000 99, represented by its Director namely **SRI PRODIP KUMAR DAS, (PAN - AHPPD1812P), Aadhar No.3089 4498 3168**, son of Late Purnendu Sekhar Das, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at 1983, Mukundapur, Satabdi Park, 4th Floor, Post Office - Mukundapur, presently P.S. Panchasayar, formerly Police Station - Purba Jadavpur, Kolkata - 700099, hereinafter called and referred to as the **"DEVELOPER/ SECOND PARTY"** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executor/ executors, administrator/ administrators, assign/ assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **OTHER PART**

WHEREAS by a conveyance bearing the date 14th July, 1978 and registered at the office of the District Sub-Registrar, Alipore 24-Parganas in Book No. 1, Being No. 4092 for the year 1978 the previous Vendor namely The Jadavpur Co-Operative Land and Housing Society Limited registered under the West Bengal Co-operative Society Act, 1940 (Registration No. 116/CAL of 1965) and having its registered office at



Jadavpur University, P.S. Jadavpur, Kolkata - 700032 in the District of South 24-Parganas hereinafter referred to as the said Society absolutely purchased for a valuable consideration mentioned therein from Sunil Kumar Mitra and others the total land measuring an area of 10.93 (Ten Acre Ninety three decimals) comprising in R. S. Dag Nos.83, 85, 87, 88, 91, 131, 132, 135, 136 and 139, under Khatian No.101, J.L. No. 25, Touzi No. 56 situated in Mouza - Nayabad, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance being the date 8th February, 1979 and registered at the office of the District Sub-Registrar Alipore, 24-Parganas and entered in Book No.1, Being No. 590 for the year 1978 the said society absolutely purchased for a valuable consideration as mentioned therein from Sri Sunil Kumar Mitra and others the total land measuring a further 10.93 acre (Ten acres and ninety three decimals) comprising in R.S. Dag Nos. 83, 85, 87, 81, 89, 91, 131, 132, 135, 136 and 139, under Khatian No. 101, J.L. No. 25, Touzi No. 56, in Mouza - Nayabad in formerly Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing date 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. I, Being No. 5334 for the year 1979 the said Society absolutely purchased for a valuable consideration as mentioned therein from Ganesh Chandra Paramanik and others the total land measuring 1(one) Bigha 11 (eleven) Cottahs (0.53 ½ acres) comprising in Dag No. 139, J.L.No. 25, under Khatian No.90, R.S.No. 3, Touzi No. 56, Mouza - Nayabad, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar Alipore, 24-Paerganas and entered in Book No. I, Being No. 5335 for the year 1979 the said Society further absolutely purchased for a valuable consideration as mentioned therein from

Kubir Mondal and others the total land measuring 16 (Sixteen) Cottahs 8 (eight) Chittacks (0.28 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No. 90, R.S.No.3, Touzi No. 56, Mouza - Nayabad, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar Alipore, 24-Parganas and entered in Book No. I, Being No. 5336 for the year 1979 the said Society absolutely purchased for a valuable consideration as mentioned therein from Methor Bag and others the total land measuring more or less 3 (Three) Bighas (0.99) acre comprising in Dag No. 136, J.L. No. 25, under Khatian No. 76, R.S. No. 3, Touzi No.56, Mouza - Nayabad, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing date 21st December, 1979 and registered at the Office of the District Sub-Registrar, Alipore 24-Parganas and entered in Book No. 1, Being No. 6957 for the year 1979 the said Society purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (Ten Acres Ninety three decimals) comprising in Dag No. 83, 135, under Khatian No. 101, R.S. No. 2, Touzi No. 56, Mouza - Nayabad, J.L. No. 25, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing date 29th April, 1980 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. 1, Being No. 3223 for the year 1980, the said Society absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.92 (Ten Acres Ninety Two decimals) comprising in Dag Nos. 83, 85, 87, 88, 89, 91, 131, 135, 136 and 139, J.L. No.25, under Khatian No. 101, R.S. No. 3, Touzi No. 56, Mouza-Nayabad, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

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AND WHEREAS the said Society recorded its name with the office of the then J.L.R.O. Behala by order under Memo Nos. 2086, 2087, and 2089 dated 06.06.1980 as absolute owner of all the land measuring about 45.52 acres [137 (one hundred thirty Seven) Bighas 5 (Five) Cottahs 7 (Seven) Chittacks and 31 Sq.ft.] so purchased from the above mentioned parties and was thus seized and possessed of and/or otherwise well and sufficiently entitled to their absolute and indefeasible right and interest free from all encumbrances, liens, charges, lispendens, attachments and is in khas possession thereon.

AND WHEREAS by a registered Indenture of conveyance dated 16.01.2002 made between "the said society" therein referred to as the society of the one part registered with the office of District Sub-Registrar - III, Alipore South 24-Parganas and entered in Book No. 1, Volume No.8, at pages 278 to 285, Being No.332 for the year 2002, the said society for the consideration therein mentioned transferred its all right title and interest in respect one plot of land measuring an area of 03 (Three) Cottahs 03 (Three) Chittacks situated in Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, being Plot No.98B (Phase-I), in favour of one Smt. Madhumita Chakraborty, wife of Sri Uttam Chakraborty, residing at 'URSA', 2 B.L. Banerjee Lane, Santoshpur, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075, at or for the total consideration therein as mentioned absolutely and forever.

AND WHEREAS after purchase said Smt. Madhumita Chakraborty, has completed all the formalities as the member of "the said society" and collected the Share Certificate.

AND WHEREAS said Smt. Madhumita Chakraborty recorded her name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.2999, Nayabad, within Ward No.109, Assessee No.31-109-08-6043-8, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099.

AND WHEREAS thereafter said Smt. Madhumita Chakraborty Mutated and recorded her name in the record of the Ld. B.L. & L.R.O. Kolkata vide L.R. Khatian

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No.2785 of L.R. Dag No.136, of Mouza - Nayabad, J.L. No.25 in connection with her entire purchased land measuring an area of 03 (Three) Cottahs 03 (Three) Chittacks.

AND WHEREAS thereafter said Smt. Madhumita Chakraborty converted her land from 'Shali' to 'Bastu' from the B.L. & L.R.O. Kolkata vide Conversion Case No.CN/2022/1630/3522 dated 23.08.2022 (Memo No.17/4047/BLLRO/KOL/22 dated 19.09.2022).

AND WHEREAS by virtue of a registered Deed of Sale executed on 23.09.2022, registered in the office of District Sub-Registrar-IV, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.1604-2022, at Pages 342075 to 342106, Deed No.160411829 for the year 2022, the LAND OWNERS herein purchased the said plot of land measuring an area of 03 (Three) Cottahs 03 (Three) Chittacks togetherwith one tile shed measuring an area of 100 (One Hundred) Sq.ft. situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, being Plot No.98B (Phase-I), comprising in R.S. Dag and L.R. Dag No.136, under R.S. Khatian No.76, L.R. Khatian No.2785, known as K.M.C. Premises No.2999, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-6043-8, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099, from the said Smt. Madhumita Chakraborty.

AND WHEREAS by a registered Indenture of conveyance dated 16.01.2002, registered with the office of District Sub-Registrar- III, Alipore South 24-Parganas and entered into Book No. 1, Volume No.9 at pages 93 to 100, Being No.333 for the year 2002, the said society for the consideration therein mentioned transferred another one adjacent plot of land measuring an area of 03 (Three) Cottahs 08 (Eight) Chittacks situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, being Plot No.97C (Phase-I), presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099, in favour of one Smt. Shipra Chakravorty alias Shipra Chakravorty Lahiri, wife of Dr. Ashish Lahiri, residing at OM SHIVAM COMPLEX STATION ROAD, Jalpaiguri, P.O. & P.S. Jalpaiguri, Pin-735101.

AND WHEREAS after purchase said Smt. Shipra Chakravorty alias Shipra Chakravorty Lahiri, has completed all the formalities as the member of "the said society" and collected the Share Certificate.

AND WHEREAS said Smt. Shipra Chakravorty alias Shipra Chakravorty Lahiri, recorded her name in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.2998, Nayabad, within Ward No.109, Assessee No.31-109-08-6042-6,** presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099.

AND WHEREAS thereafter said Smt. Shipra Chakravorty alias Shipra Chakravorty Lahiri, Mutated and recorded her name in the record of the Ld. B.L. & L.R.O., Kolkata vide L.R. Khatian No.2786 of L.R. Dag No.136, of Mouza - Nayabad, J.L. No.25 in connection with her entire purchased land measuring an area of **03 (Three) Cottahs 08 (Eight) Chittacks.**

AND WHEREAS thereafter said Smt. Shipra Chakravorty alias Shipra Chakravorty Lahiri, converted her land from 'Shali' to 'Bastu' from the B.L. & L.R.O. Kolkata vide Conversion Case No.CN/2022/1630/3523 dated 23.08.2022 (Memo No.17/4048/ BLLRO/KOL/22 dated 19.09.2022).

AND WHEREAS by virtue of a registered Deed of Sale executed on 23.09.2022, registered in the office of District Sub-Registrar-IV, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.1604-2022, at Pages 342176 to 342207, Deed No.160411831 for the year 2022, the **LAND OWNERS** herein further purchased another one adjacent plot of land measuring an area of **03 (Three) Cottahs 08 (Eight) Chittacks situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, being Plot No.97C (Phase-I), comprising in R.S. Dag and L.R. Dag No.136, under R.S. Khatian No.76, L.R. Khatian No.2786, known as K.M.C. Premises No.2998, Nayabad, within Ward No.109, Assessee No.31-109-08-6042-6, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099, from the said Smt. Shipra Chakravorty alias Shipra Chakravorty Lahiri.**

AND WHEREAS by virtue two separate registered Deed of Sale as mentioned above the present OWNERS herein purchased the total land area measuring **06 (Six) Cottahs 11 (Eleven) Chittacks 00 (Zero) Sq.ft. more or less** situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprising in R.S. Dag and L.R. Dag No.136, under R.S. Khatian No.76, L.R. Khatian No.2785 and 2786, and both the plots of land adjacent to each other and the present owners herein amalgamate the entire plot of land into one compact plot of land and thereafter mutated their names in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.2998, Nayabad**, within the K.M.C. Ward No.109, Assessee No.31-109-08-6042-6, P.S. Panchasayar, Kolkata – 700 099 measuring total land area of **06 (Six) Cottahs 11 (Eleven) Chittacks 00 (Zero) Sq.ft. more or less** as morefully mentioned in the **SCHEDULE-A** below absolutely owned by the present OWNERS i.e. the Party of the **FIRST PART** herein.

AND WHEREAS thereafter the present **LAND OWNERS** herein muted their names in the record of the B.L. & L.R.O. and their name was recorded and published in the L.R. Record of Right vide L.R. Khatian Nos.2838 and 2837, of L.R. Dag No.136, situated at Mouza-Nayabad, J.L. No.25.

AND WHEREAS thereafter the present **LAND OWNERS** herein converted their land from "Shali" to "Bastu" vide Conversion Case No.CN/2022/1630/6195 (Memo No.17/96/BL&LRO/KOL dated 20.01.2023) and also Conversion Case No.CN/2022/1630/6196 (Memo No.17/95/BL&LRO/KOL dated 20.01.2023).

AND WHEREAS the present OWNERS herein are the joint owners and seized and possessed of All That the net land area measuring **06 (Six) Cottahs 11 (Eleven) Chittacks 00 (Zero) Sq.ft. more or less** situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprising in R.S. Dag and L.R. Dag No.136, under R.S. Khatian No.76, L.R. Khatian No.2838 and 2837, known as **K.M.C. Premises No.2998, Nayabad**, within the K.M.C. Ward No.109, Assessee No.31-109-08-6042-6, P.S. Panchasayar, Kolkata – 700 099 and the OWNERS have no any fund to erect the proposed building and the present OWNERS are still in possession and have been

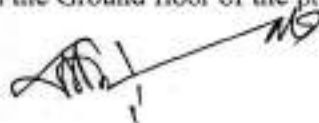
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enjoying their absolute ownership and possession of the said land as free from all encumbrances and the present **OWNERS** are the joint Owners of the land and property as described in the **SCHEDULE-'A'** below, hereinafter called the said property.

AND WHEREAS the **OWNERS** are very much desirous to construct a Ground Plus Four storied building with lift facility on their said property and to do and make the construction of a new building upon the said property, but the **OWNERS** have no financial capacity or experience. Owing to such desire of the **OWNERS**, the **DEVELOPER** has approached the **OWNERS** for development of the said property and the **DEVELOPER** herein has agreed to do so as per the terms and conditions as mentioned hereinafter as the **50% : 50% Ratio**. The **OWNERS** have also agreed with the **DEVELOPER'S** proposal.

AND WHEREAS by virtue of mutual discussion between the **OWNERS** and also the **DEVELOPER** the Developer has taken the sanction of a **Ground Plus Four Storied building with lift facility** vide Building Permit No.2022120545 dated 09.03.2023 from The KMC at its cost.

AND WHEREAS the party of the **SECOND PART/DEVELOPER** herein has agreed to make the construction of the proposed **Ground Plus Four storied building with lift facility** in flat systems for residential purposes in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind of flats etc. after giving the **OWNERS** herein as their 50% of constructed area, the **DEVELOPER** shall get 50% of the total sanction Flat area and also 50% total sanction Car Parking Space area of the proposed building and out of 50% proposed constructed area the **OWNERS** herein shall jointly get **one complete Flat being Flat No.1A on First Floor North-West side of the proposed building, entire complete Second d Floor Flat area of the proposed building consisting of three Nos. of Flats and two complete Flat on Fourth Floor being Flat No.4B on Fourth Floor South-West side of the proposed building and also another one complete Flat No.4C on Fourth Floor South-East side of the proposed building and also together with 50% of the Car Parking Space area on the Ground floor of the proposed building i.e. OWNERS**

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shall get six Nos. of Car Parking Spaces being Nos. 1, 5, 6, 8, 9 and 10 of the proposed building. Each flat of proposed building is of 3 BHK flat. 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 and also 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**.

AND WHEREAS the **DEVELOPER** herein shall get rest 50% (Fifty percent) of the sanction Flat area of the proposed building i.e. **two complete Flat on First Floor** being Flat No.1B on First Floor South-West side of the proposed building and also another one complete Flat No.1C on First Floor South-East side of the proposed building and entire complete Third Floor Flat area of the proposed building consisting of three Nos. of Flats and also another one complete Flat being Flat No.4A on Fourth Floor North-West side of the proposed building together with 50% of the Car Parking Space area on the Ground floor of the proposed building i.e. **DEVELOPER** shall get six Nos. of Car Parking Spaces being Nos.2, 3, 4, 7, 11 and 12, of the proposed building. Each flat of proposed building is of 3 BHK Flat. The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "D"** hereunder written. The **DEVELOPER** shall erect the entire proposed **Ground Plus Four storied building** at its cost and its supervision and labour to be erected as per annexed Specification as well as the said sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats etc..

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shall get six Nos. of Car Parking Spaces being Nos. 1, 5, 6, 8, 9 and 10 of the proposed building. Each flat of proposed building is of 3 BHK flat. 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 and also 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**.

AND WHEREAS the **DEVELOPER** herein shall get rest 50% (Fifty percent) of the sanction Flat area of the proposed building i.e. **two complete Flat on First Floor** being Flat No.1B on First Floor South-West side of the proposed building and also another one complete Flat No.1C on First Floor South-East side of the proposed building and entire complete Third Floor Flat area of the proposed building consisting of three Nos. of Flats and also another one complete Flat being Flat No.4A on Fourth Floor North-West side of the proposed building together with 50% of the Car Parking Space area on the Ground floor of the proposed building i.e. **DEVELOPER** shall get six Nos. of Car Parking Spaces being Nos.2, 3, 4, 7, 11 and 12, of the proposed building. Each flat of proposed building is of 3 BHK Flat. The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "D"** hereunder written. The **DEVELOPER** shall erect the entire proposed **Ground Plus Four storied building** at its cost and its supervision and labour to be erected as per annexed Specification as well as the said sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats etc..

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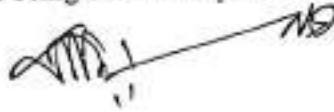
NOW THE AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

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 KUMUD CHANDRA KAR**, son Late Hare Krishna Kar, residing at 129/8, Purbachal Kalitola Road, Police Station – Garfa, Post Office – Haltu, Kolkata – 700 078 and (2) **SMT. GOURI RANI MISHRA**, wife of Mr. Debes Kumar Misra, residing at 69/1, Baghajatin Place, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700 086, and their legal heir/heirs, executor/executors, administrator/ administrators, and legal representative/ representatives.
 - (b) **DEVELOPER** : shall mean **ASHIRBAD REALITY PRIVATE LIMITED** represented by its Director namely **SRI PRODIP KUMAR DAS**, Party of the **SECOND PART** herein for the time being and its respective heirs, successors or successors-in-interest, successors-in-office, legal heirs, representatives, administrators and assigns.
 - (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
 - (d) **PREMISES** : shall mean the Property measuring total land area of 06 (Six) Cottahs 11 (Eleven) Chittacks 00 (Zero) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprising in R.S. Dag and L.R. Dag No.136, under R.S. Khatian No.76, L.R. Khatian No.2838 and 2837, known as K.M.C. Premises No.2998, Nayabad, within the K.M.C. Ward No.109, Assessee No.31-109-08-6042-6, P.S. Panchasayar, Kolkata – 700 099 as mentioned and described in the **SCHEDULE 'A'** hereunder written.
 - (e) **BUILDING** : shall mean the proposed building to be constructed on the said premises as per sanctioned residential **Ground Plus Four Storied building plan with lift facility** as per Building Permit No.2022120545 dated 09.03.2023

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sanctioned by The Kolkata Municipal Corporation Borough Office – XII at the cost of the DEVELOPER.

- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, landings, stair ways, passages ways, driveways, common toilet and care taker's room and toilet on the ground Floor of the proposed building, lift, meter space, water and water lines and all plumbing lines, underground water reservoir, over head water tank, water pump and motor and other facilities as mentioned in the **SCHEDULE "C"** 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** : entire **OWNERS' ALLOCATION** has been morefully described and mentioned in the **SCHEDULE "B"** hereunder written. The **OWNERS** shall also enjoy the proportionate share of land togetherwith the right of enjoyment of all the common amenities/facilities of the building.
- (h) **DEVELOPER'S ALLOCATION** : entire **DEVELOPER'S ALLOCATION** has been morefully described and mentioned in the **SCHEDULE "D"** 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 new ground plus four storied building with lift facility is being erected as per Building Permit No.2022120545

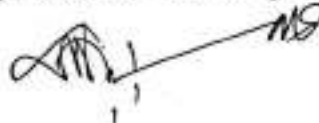


dated 09.03.2023 sanctioned by The Kolkata Municipal Corporation Borough Office XII at the cost of the **DEVELOPER**.

- (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.
- (m) **PROJECT ADVOCATE** : **Mr. Debes Kumar Misra, Advocate**, shall act as the legal advisor of this project and shall do all the Agreement for Sale, Sale Deed etc. to be executed and registered in favour of the intending Purchaser(s).
2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.
3. **THE OWNERS JOINTLY DECLARE** as follows:
- (a) That they are the absolute joint Owners and seized and possessed of and/or well and sufficiently entitled to the said property known as **K.M.C. Premises No.2998 Nayabad, P.S. Panchasayar, Kolkata - 700 099**, as described in the **SCHEDULE 'A'** below.
- (b) That the said 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 known as **K.M.C. Premises No.2998, Nayabad, P.S. Panchasayar, Kolkata - 700 099**, is free from all encumbrances, charges, liens lispensens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.

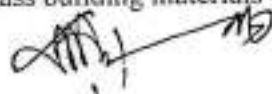
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4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
- (a) That the **OWNERS** have hereby granted exclusive right to the **DEVELOPER** to do the new construction on the said premises to be constructed by the **DEVELOPER** in accordance with the plan or plans to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**. Before entering into this Agreement the **DEVELOPER** has gone through all the papers and Deeds related to this property and has been satisfied with the title of the property as described in the **SCHEDULE-A** below.
- (b)(i) **OWNERS' ALLOCATION** : The **DEVELOPER** shall give the **OWNERS** as the **OWNERS' ALLOCATION** which has been described in the **SCHEDULE 'B'** hereunder written.
- (ii) **DEVELOPER'S ALLOCATION** has been described in the **SCHEDULE-D** 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 its alternation/ modification/verification of the sanctioned building plan from the appropriate authorities to be prepared signed and submitted by the **DEVELOPER** in the names of the **OWNERS** at the cost of the **DEVELOPER** and if any alteration/modification for making further plans and/or completion plan or revised plan etc. as regards the proposed construction are required the **OWNERS** shall give such written permission to the **DEVELOPER** without any interruption and the **DEVELOPER** shall provide all copies of the such building plans duly sanctioned by K.M.C. to the **OWNERS** herein.
- (d) For that purpose of sanction of the further Building plan, all applications, petitions, affidavits, drawings, sketches and for getting such altered/modified

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plan or further plans to be approved by the appropriate authorities the **DEVELOER** shall sign and also 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 related to the building plan as aforesaid and the **OWNERS**, in such circumstances, shall give assistance/co-operation/signatures whenever necessary to the **DEVELOPER** for the interest of the proposed project and the **DEVELOPER** shall bear the cost of the same.

- (e) That the **DEVELOPER** company shall erect the building in the said premises as per the said sanction building plan duly sanctioned and for the same the **OWNERS** shall put their signature as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the **Developer's Allocation** together with proportionate undivided land share and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of the **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER**. During construction the **OWNERS** shall have full right to sell their allocation to the intending Purchasers and the **DEVELOPER** shall the give written co-operation to the **LAND OWNERS**.
- (f) 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 Four storied building with lift facility** thereon in accordance with the building plan duly sanctioned by The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER**.
- (g) The **DEVELOPER** shall make, building construct, supervise and carry out all the acts through contractors and sub-contractors in such manner as may be deem fit and proper by the **DEVELOPER** company for such construction of the said proposed building by first class building materials according to the building plan



duly sanctioned by the concerned The Kolkata Municipal Corporation Office referred to in this Agreement on the said Property and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities alongwith installation of quality lift 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. The DEVELOPER shall erect the building by first class building materials and make and complete the entire building with a full habitable condition strictly within the stipulated period.

- (h) That the **DEVELOPER** shall be exclusively entitled to its respective share of the **DEVELOPER'S ALLOCATION** i.e., rest 50% flats area and rest 50% Car Parking Space area etc. (excluding the Owners' Allocation) 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.
- (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 doing the proposed project.
- (j) That the **DEVELOPER** shall at its own costs construct and complete the proposed building at the said premises in accordance with the sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation Office as well as the specifications as annexed herewith and the **DEVELOPER** shall take all the responsibility and risk regarding the construction of the proposed building. The **DEVELOPER** shall hand over the possession of the **OWNERS' ALLOCATION** on and within 20 (Twenty) months from the date of sanctioned building plan and it is also noted that the **OWNERS** herein have already handed over the vacant possession of the property to the **DEVELOPER** herein at the




time of execution of this Development Agreement and if the DEVELOPER fails to hand over the possession of the OWNERS' ALLOCATION within the stipulated period as mentioned above, the DEVELOPER shall have to pay the sum of Rs.40,000/- (Rupees Forty thousand only) per month as penalty to the OWNERS herein for such delay period till the date of handing over the possession of the OWNERS' ALLOCATION.

- (k) That the DEVELOPER shall install in the said building at its own costs pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir by installing the suitable pump and motor, electric wiring and installations of quality lift and other electrical things and also other facilities as required to be provided in the new building to be constructed on Ownership basis and as mutually agreed upon.
5. **THE OWNERS HEREBY AGREE AND CONVENANT WITH THE DEVELOPER** as follows:-
- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the DEVELOPER.
- (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 DEVELOPER shall sell the 50% of flats, and 50% garage space of the proposed building, as per sanctioned plan, as the DEVELOPER'S ALLOCATION which has been described in the SCHEDULE 'D' hereunder written Together With proportionate undivided share of land of the said premises and right to use 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 i.e. entire consideration money from the intending purchasers of the respective flats of

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time of execution of this Development Agreement and if the DEVELOPER fails to hand over the possession of the OWNERS' ALLOCATION within the stipulated period as mentioned above, the DEVELOPER shall have to pay the sum of Rs.40,000/- (Rupees Forty thousand only) per month as penalty to the OWNERS herein for such delay period till the date of handing over the possession of the OWNERS' ALLOCATION.

- (k) That the DEVELOPER shall install in the said building at its own costs pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir by installing the suitable pump and motor, electric wiring and installations of quality lift and other electrical things and also other facilities as required to be provided in the new building to be constructed on Ownership basis and as mutually agreed upon.
5. **THE OWNERS HEREBY AGREE AND CONVENANT WITH THE DEVELOPER** as follows:-
- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the DEVELOPER.
- (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 DEVELOPER shall sell the 50% of flats, and 50% garage space of the proposed building, as per sanctioned plan, as the DEVELOPER'S ALLOCATION which has been described in the SCHEDULE 'D' hereunder written Together With proportionate undivided share of land of the said premises and right to use 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 i.e. entire consideration money from the intending purchasers of the respective flats of

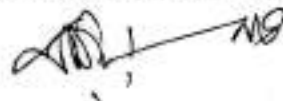
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Developer's Allocation and/or all other portions of the Car Parking Space of the new building from the **DEVELOPER'S ALLOCATION** as per the terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same 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**. Be it noted that whenever the **OWNERS** herein shall sell their allocated portion to the Third Party, the **DEVELOPER** shall be the party in the said Agreement For Sale and Sale Deeds without raising any objection.

- (iv) The **OWNERS** shall empower and authorize the **DEVELOPER** to do this project in connection with the said property as described in the **SCHEDULE** hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds to the intending purchaser(s) 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 drainage plan and to take water or electric connection and also drainage and sewerage connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different types 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. by the Development Agreement alongwith Developer Power of Attorney.

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

WE the **OWNERS** herein namely, (1) **SRI KUMUD CHANDRA KAR**, (PAN-**AHRPK3122H**), (Aadhaar No.6290 0296 2967), son Late Hare Krishna Kar, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 129/8, Purbachal Kalitala Road, Police Station - Garfa, Post Office - Haltu,



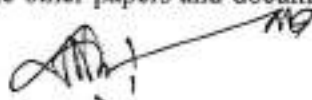
Kolkata - 700 078 and (2) **SMT. GOURI RANI MISHRA**, (PAN - **BOGPM6024K**), (Aadhaar No.7419 0950 6167), wife of Mr. Debes Kumar Misra, by Occupation - Housewife, by faith - Hindu, by Nationality - Indian, residing at 69/1, Baghajatin Place, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086, do hereby appoint **ASHIRBAD REALITY PRIVATE LIMITED**, (PAN-AAQCA5059G), a private Limited company having its office at 6B/28, Mukundapur, 1st Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 7000 99, represented by its Director namely **SRI PRODIP KUMAR DAS**, (PAN - **AHPPD1812P**), (Aadhar No.3089 4498 3168), son of Late Purnendu Sekhar Das, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at 1983, Mukundapur, Satabdi Park, 4th Floor, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099, as our lawful Attorney on our behalf to do the following acts in respect of their property as mentioned in the **SCHEDULE** below:

1. To look after and manage the property on behalf of the **OWNERS/PRINCIPALS**.
2. To look after and to control all the affairs for the development or the said land and construction of a Ground Plus Four storied building with Lift facility thereon on the said Premises as per sanction building plan sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the **OWNERS** all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE** below property and register the such document as per requirement for the interest of the proposed project.
3. To cause mutation of our said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements 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 and other necessary papers thereof



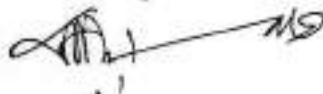
and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on our behalf.

4. To cause mutation and/or conversion of our Property where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O. (ATM) and/or under the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and/or conversion certificate and other necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. (ATM) as and when necessary on our behalf for B.L. & L.R.O. Mutation and/or Conversion purposes.
5. To sign, execute and submit all Development building Plans, revised plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or alteration of sanctioned plan sanctioned by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on behalf of the landowners/Principals and the attorney shall sign completion plan all of the building and do all the acts related thereto.
6. To appear and represent on behalf of the PRINCIPALS i.e. LAND OWNERS herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal police, necessary Departments of Government of West Bengal, in connection with the modification and/or alteration of sanctioned building Plan for the above mentioned property and also for the interest of the proposed project and execute and sign all the papers related thereto.
7. To pay fees for obtaining the modification and such other orders and permissions from the necessary authorities on behalf of land owners as required for modification and/or alteration of the Development Plan and also to submit the same before the authority concerned and take delivery of all type of, 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 the said Attorney shall think fit and proper.

8. To receive the excess amount of fees, if any, paid for the purpose of modification and/or alteration of the sanctioned plans to any authority or authorities.
9. To develop the said property by making construction of such type of building or buildings thereon as per sanctioned building plan as the said Attorney may deem fit and proper and for that purpose to demolish and/or remove any house, building and/or structure of whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.
10. To apply for obtaining electricity-connection from CESC and install the main electric matter and also for gas connection and also for installation of lift in the Premises and to do all the acts related thereto. Our Attorney shall take telephone or other connections in the Premises and also install electric transformer in the said property if required and /or to make alteration therein and to disconnect the same and for that purpose our Attorney shall sign, execute and submit all papers, applications, documents on our behalf and shall do all the acts and deeds on our behalf and our attorney shall execute and sign all the papers related thereto.
11. Our Attorney shall sign all plans to be submitted before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all papers related thereto for the sanction of such drainage and sewerage connection and also sign internal and external drainage drawing and also the connection of water in the 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.
12. To apply for and obtain building materials from the concerned authorities for consumption of the proposed building to be erected on the said property as



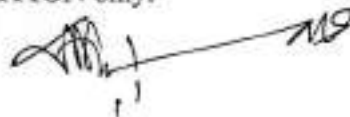
aforesaid at the cost of the attorney and also to pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.

13. 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 submit necessary papers and documents and to do all other acts, deeds and things related thereto as the said Attorney may deem fit and proper.
14. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum only on the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE D** of this registered Development Agreement excluding the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE- B** of the said registered Development Agreement. The **DEVELOPER** shall do all the acts on Developer's Allocation on behalf of the **LAND OWNERS/PRINCIPALS**.
15. To collect advance or part payment or full consideration from the intending purchasers of flats, Car Parking Spaces etc. alongwith proportionate share of land and/or enter into Agreement for Sale and to execute and register Deed of Conveyance, Deed of Rectification, Deed of Declaration and/or collect the I.G.R. and/or Deed from the registering authority on our behalf on the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE-D** of the said registered Development Agreement excluding the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE- B** of the said registered Development Agreement and grant receipt in favour of the interested persons/ persons who are interested to take possession of the flat/flats and Car parking Space etc. in lieu of satisfactory consideration to be fixed by the Developer.
16. To advertise in different news papers and display, hording in different places, and also to engage agency or agencies for giving possession of the flats on **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE D** of the said registered Development Agreement excluding the **LAND OWNERS'**

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ALLOCATION alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the **DEVELOPER'S ALLOCATION** to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.

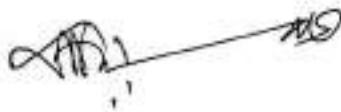
17. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/space including proportionate land share on said **DEVELOPER'S ALLOCATION** of the said proposed building alongwith the proportionate share of land at our said Premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per the registered Development Agreement.
18. 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.
19. To receive part or full consideration sum against the entire **DEVELOPER'S ALLOCATION** from the intending purchasers and acknowledge the receipt of the same on our behalf.
20. To appear and represent us before any notary, Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to sign and to execute the documents and present the same for registration and complete for registration and to acknowledge and register or have registered and performed any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration, and/or any kind of instruments writing executed and signed by the said Attorney in any manner after taking permission from the Authority concerned if it is required concerning the said property as per said registered Development Agreement in connection with the **DEVELOPER'S ALLOCATION** only.

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21. To take necessary steps for registration of building or any part alongwith the proportionate share of land the entire construction represented by our Attorney as per said Development Agreement.
22. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
23. To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf of or to be institute preferred by or any person or persons in respect of the said property.
24. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
25. To sign declare and/or affirm any plaint, 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.
26. 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.
27. To sign all forms and papers for installation of class one category lift in the said Premises.

AND GENERALLY TO act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as We would do if We would personally present.

AND We hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming and other works.



7. **THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNERS** as follows :-
- (i) To get maximum sanction area from The Kolkata Municipal Corporation the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at the **DEVELOPER'S** cost.
 - (ii) 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, such delays shall not be counted and the **DEVELOPER** shall have liberty to extend the time after mutual discussion of both the parties herein.
 - (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 any of the **DEVELOPER'S ALLOCATION** in the said building.
 - (v) That the **DEVELOPER** shall have to bear any kind of Govt. expenditure, all types of K.M.C. tax with any arrears during construction of the building , cost of the soil test, the cost for the local disputes or political assistance, local club, syndicate dispute, alongwith entire expenditure for construction of the proposed building (including Flat and Car parking to be completed in all respects) including each and every expenditures and expenses shall be borne by the Developer only and the **OWNERS** herein shall not be liable for the same and even the **DEVELOPER** shall face or pay any cost for the labour problem, any kind of accident during construction or any types of natural calamity etc. in respect of the Development work of the concerned Premises.
 - (vi) That after handing over the entire **Owners' Allocation** by the **DEVELOPER** herein the **OWNERS** herein shall have to pay their proportionate taxes for their allocation to the concerned authority.
 - (vii) The annexed-specification of the building shall be part of the agreement.



7. MUTUAL COVENANT AND INDEMNITIES :-

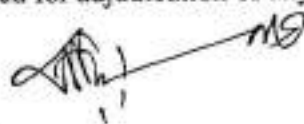
- (i) The **OWNERS** hereby undertake that the **DEVELOPER** shall be entitled to the rest proposed 50% of the total construction excluding the Owners' Allocation on 50% of sanction area and shall enjoy its Allocation without interference or disturbances from the Owners' end, provided the **DEVELOPER** shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure. More or less area of 50% sanction area of the allocated portion of the parties herein shall be compensated by either parties on marketable price.
- (ii) The **OWNERS** execute and register a Development Power of Attorney in favour of the **DEVELOPER** within these presents to complete the project and the **DEVELOPER** shall have right to execute and register the Deed of Conveyance in favour of the intending Purchasers only on the **DEVELOPER'S ALLOCATION**. Besides the **DEVELOPER** shall be empowered by the Owners to take sanction of the building Plan or any other revised or completion Plan from K.M.C. after prior approval of the **OWNERS** and to take drainage sewerage connection in the Premises and also sell the **Developer's Allocation** to the Third Party.
- (iii) The **OWNERS** shall handover the original Title Deed, link deed, B.L. & L.R.O. Mutation Certificate, K.M.C. Mutation Certificate, paid up K.M.C. Tax bills and other original papers in respect of the property to the **DEVELOPER** at the time of execution and register the Development Agreement and the **DEVELOPER** shall grant receipt for the same in favour of the **OWNERS** and after completion of the entire building as well as after sale of the entire Developer's Allocation the **DEVELOPER** herein shall hand over the all the aforesaid Deeds, mutation certificates etc. of the property to the **OWNERS** herein. That after completion of the entire building the **DEVELOPER** herein shall apply the completion certificate from the KMC and collect the same and deliver the same to the **OWNERS** herein.



- (iv) The **DEVELOPER** shall have to face all the financial liabilities and project liabilities during construction of the building on the land of the **OWNERS** and even any accident occurs during the construction, the **DEVELOPER** shall bear all the costs and take all the financial liabilities thereof.
- (v) The **OWNERS** herein shall have right to inspect/check regarding the quality of the building materials during construction of the building.
- (vi) That during pendency of this Agreement if the **OWNERS** leave 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 **OWNERS' ALLOCATION** shall then remain unchanged as per its Development Agreement. Simultaneously if the present signatory authority of the developer Company leaves the material world, the company shall then take all the liabilities of this project and shall also abide by all the terms and conditions of this agreement hand over the **OWNERS' ALLOCATION** within the stipulated period.
- (vii) The **DEVELOPER** shall be liable to complete the building as per sanction building plan without any deviation, if it is done so the **DEVELOPER** shall have to regularize the same and take necessary completion certificate as regards the proposed building.
- (viii) The **OWNERS** and the **DEVELOPER** shall jointly decide the **name of the proposed building** to be completed by the **DEVELOPER**.
- (ix) A ground floor plan has been annexed in this Agreement for the distribution of Car Parking Space between the **OWNERS** and the **DEVELOPER**.

8. **JURISDICTION OF THE COURT:**

All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta shall be utilized for adjudication of any dispute.

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SCHEDULE OF THE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)
SCHEDULE - 'A'

ALL THAT piece and parcel of the total 'Bastu' land measuring an area of 06 (Six) Cottahs 11 (Eleven) Chittacks 00 (Zero) Sq.ft. more or less whereon a residential **Ground Plus Four Storied building plan with lift facility** as per Building Permit No.2022120545 dated 09.03.2023 sanctioned by The Kolkata Municipal Corporation Borough Office - XII situated in Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprising in R.S. Dag and L.R. Dag No.136, under R.S. Khatian No.76, L.R. Khatian No.2838 and 2837, known as K.M.C. Premises No.2998, Nayabad, within the K.M.C. Ward No.109, Assessee No.31-109-08-6042-6, P.S. Panchasayar, Kolkata - 700 099 and the entire property is butted and bounded by :

ON THE NORTH : 25'-0" K.M.C Black Top Road;

ON THE SOUTH : 17'-0" KMC Black Top Road;

ON THE EAST : Vacant Land;

ON THE WEST : 25'-0" K.M.C Black Top Road.

SCHEDULE - 'B' ABOVE REFERRED TO
(OWNERS' ALLOCATION)
TO BE OBTAINED FROM THE DEVELOPER

The OWNERS herein shall jointly get 50% (Fifty percent) of the total sanction area of which one complete Flat being Flat No.1A on First Floor North-West side of the proposed building, entire complete Second d Floor Flat area of the proposed building consisting of three Nos. of Flats and two complete Flat on Fourth Floor being Flat No.4B on Fourth Floor South-West side of the proposed building and also another one complete Flat No.4C on Fourth Floor South-East side of the proposed building and also together with 50% of the Car Parking Space area on the Ground floor of the proposed building i.e. OWNERS shall get six Nos. of Car Parking Spaces being Nos. 1, 5, 6, 8, 9 and 10 of the proposed building. Each flat of the proposed building shall be of 3BHK Flat. The OWNERS shall also enjoy the proportionate share of land togetherwith the right of enjoyment of all the common amenities/facilities of the building as mentioned in the SCHEDULE-C below.



SCHEDULE - 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

Stair-case & landings common passage, water lines and water and its connection electricity main meter and line and its wiring and connection for main service line from C.E.S.C. land and boundary wall, fixtures and fittings vacant spaces, roof, and mummy roof, lift, lift lobby, lift well and lift room, main gate and entrance, Caretaker's Room toilet on ground floor and proportionate land, pump and motor, septic tank, water reservoir on ground floor and over head water tank and all plumbing lines of the building.

SCHEDULE - 'D' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT the DEVELOPER herein shall get rest 50% (Fifty percent) of the sanction Flat area of the proposed building i.e. two complete Flat on First Floor being Flat No.1B on First Floor South-West side of the proposed building and also another one complete Flat No.1C on First Floor South-East side of the proposed building and entire complete Third Floor Flat area of the proposed building consisting of three Nos. of Flats and also another one complete Flat being Flat No.4A on Fourth Floor North-West side of the proposed building together with 50% of the Car Parking Space area on the Ground floor of the proposed building i.e. DEVELOPER shall get six Nos. of Car Parking Spaces being Nos.2, 3, 4, 7, 11 and 12, of the proposed building as shown in the annexed plan. Each flat of the proposed building is of 3BHK Flat. The entire building shall be constructed by the DEVELOPER at its cost as per sanctioned building plan to be sanctioned by K.M.C. at its cost and also as per annexed specification. The DEVELOPER shall enjoy undivided proportionate land share out of total land as mentioned in the SCHEDULE - "A" hereinabove alongwith the benefit of all the common facilities as mentioned in the SCHEDULE - 'C' above.

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SCHEDULE – 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

Stair-case & landings common passage, water lines and water and its connection electricity main meter and line and its wiring and connection for main service line from C.E.S.C. land and boundary wall, fixtures and fittings vacant spaces, roof, and mummy roof, lift, lift lobby, lift well and lift room, main gate and entrance, Caretaker's Room toilet on ground floor and proportionate land, pump and motor, septic tank, water reservoir on ground floor and over head water tank and all plumbing lines of the building.

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

ALL THAT the **DEVELOPER** herein shall get rest 50% (Fifty percent) of the sanction Flat area of the proposed building i.e. **two complete Flat on First Floor** being Flat No.1B on First Floor South-West side of the proposed building and also another one complete Flat No.1C on First Floor South-East side of the proposed building and entire complete Third Floor Flat area of the proposed building consisting of three Nos. of Flats and also another one complete Flat being Flat No.4A on Fourth Floor North-West side of the proposed building together with 50% of the Car Parking Space area on the Ground floor of the proposed building i.e. **DEVELOPER** shall get six Nos. of Car Parking Spaces being Nos.2, 3, 4, 7, 11 and 12, of the proposed building as shown in the annexed plan. Each flat of the proposed building is of 3BHK Flat. The entire building shall be constructed by the **DEVELOPER** at its cost as per sanctioned building plan to be sanctioned by K.M.C. at its cost and also as per annexed specification. The **DEVELOPER** shall enjoy undivided proportionate land share out of total land as mentioned in the **SCHEDULE – "A"** hereinabove alongwith the benefit of all the common facilities as mentioned in the **SCHEDULE – 'C'** above.

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

WITNESSES:

1. Abhejit Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700086

1. Kumud Chandra Kar

2. Gowri Rani Mishra.

~~Somesh Mishra~~
~~Advocate~~
~~High Court -~~
~~Calcutta~~

SIGNATURE OF THE OWNERS

ASHIRBAD REALITY PVT. LTD.

~~Tapesh Mishra,~~
Director

SIGNATURE OF THE DEVELOPER

PREPARED & DRAFTED BY :

Debes Kumar Mishra (Advocate)

(DEBES KUMAR MISRA)

ADVOCATE [Enrollment No. F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-86

PH-9830236148(D.K.M.),

Email: debeskumarmisra@gmail.com

9051446430(Somesh),

Email: mishrasomesh08@gmail.com

9836115120(Tapesh),

Email: tapesh.mishra85@gmail.com.

SPECIFICATIONSALIENT FEATURE OF THE BUILDING

1. The name of the building shall be decided by consent of the parties.
2. **STRUCTURE:** Building structure R.C.C. Column, Beam, Roof, Pillar, Tie-beam as per structure design approved by the competent authority, outside brick wall 8" thickness. Inside partition wall 5" and 3" as per Engineer's direction.
3. **LIFT :** One four passenger lift shall be installed for common users, Lift power will be taken from the common service meter.
4. **FLOORING :** Toilet floor shall be fully Anti skid vitrified tiles (2' X 2') finish and other floors of all bed rooms, dining-cum-living, balconies and stairs shall have vitrified tiles finish and skirting 5" and kitchen and toilets shall be finished by vitrified tiles.
5. **WALL OF TOILET :** Wall of toilet to be fixed up with glaze colour tiles.
6. **KITCHEN :** On the gas-table installed the granite stone and sink and shelves and back wall upto ceiling height finished with glazed tiles over and above the cooking platform to protect the oil spot.
7. **TOILET :** In one toilet Western type commode with P.V.C. cistern another toilet Indian Type Pan P.V.C. cistern and one basin will be installed at dining space in toilets taps, shower etc. shall be of standard quality.
8. **WINDOW :** All Aluminum sliding window frame and palla with M.S. design grill and Panel of the palla fitted with one way glass.
9. **DOOR :** All door frame will be standard quality sal wood and all palla will be commercial Flush door with both side enamel paint and main door one side teak wood paste.
10. **WATER SUPPLY :** Water supply round the clock is assured for which necessary deep tube-well and pump shall be installed.
11. **PLUMBING :** Inside of the all Toilet pipe line will be concealed.
12. **ELECTRIC :** Full concealed copper wiring with light points, Fan points, Plug Points, Telephone point, Cable TV point, AC line in bed room, Owner will obtain individual electric meter at his own cost.
13. **TOILET :** Both the toilets should be of western type commode with PVC toilet and cistern, the toilet should be finished by taps, shower, commode shower etc. of standard quality.
14. **COMMON SERVICE AND UTILITIES AREA :** One common toilet, meter space, under ground water tank and one pump space, common passage and terrace etc.
 - (a) **PAINTING :** Inside wall shall have only paris finish.
 - (b) All window and doors frame and palla painted with primer.
15. Roof and Car Parking Space shall be finished by Roof tiles and parking tiles respectively.
16. Any extra finishing apart from these specification shall be borne by the Owner.

Handwritten signature and initials:
 [Signature] to Bank



Kumud Chandra Kar

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

Name .. KUMUD CHANDRA KAR
Signature .. Kumud Chandra Kar



Gouri Rani Mishra

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

Name .. GOURI RANI MISHRA
Signature .. Gouri Rani Mishra



Prodip Kumar Das

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

Name .. PRODIP KUMAR DAS
Signature .. Prodip Kumar Das



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

Name ..
Signature ..



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



192022230351569658

GRN Details

GRN: 192022230351569658 Payment Mode: SBI Epay
GRN Date: 27/03/2023 23:03:42 Bank/Gateway: SBIEpay Payment Gateway
BRN : 1057523699426 BRN Date: 27/03/2023 23:04:17
Gateway Ref ID: 230861777144 Method: HDFC Retail Bank NB
GRIPS Payment ID: 270320232035156964 Payment Init. Date: 27/03/2023 23:03:42
Payment Status: Successful Payment Ref. No: 2000769593/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SOMESH MISHRA
Address: HIGH COURT CALCUTTA
Mobile: 9051446430
Period From (dd/mm/yyyy): 27/03/2023
Period To (dd/mm/yyyy): 27/03/2023
Payment Ref ID: 2000769593/1/2023
Dept Ref ID/DRN: 2000769593/1/2023

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000769593/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	19970
2	2000769593/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				19998

IN WORDS: NINETEEN THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

PAID



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



192022230351569658

GRN Details

GRN:	192022230351569658	Payment Mode:	SBI Epay
GRN Date:	27/03/2023 23:03:42	Bank/Gateway:	SBIPay Payment Gateway
BRN :	1057523699426	BRN Date:	27/03/2023 23:04:17
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GRIPS Payment ID:	270320232035156964	Payment Init. Date:	27/03/2023 23:03:42
Payment Status:	Successful	Payment Ref. No:	2000769593/1/2023

[Query No*/Query Year]

Depositor Details



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



192022230351569658

GRN Details

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PAID



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



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			Total	19998

IN WORDS: NINETEEN THOUSAND NINE HUNDRED NINETY EIGHT ONLY.



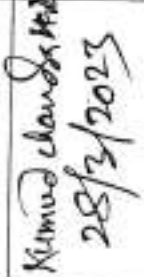





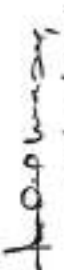
PAID



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042000769593/2023

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



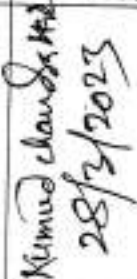





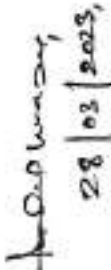
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Kumud Chandra Kar 129/8, Purbachal Kalitala Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700078	Land Lord			 Kumud chandra kar 28/3/2023
2	Smt Gouri Rani Mishra 69/1, Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700086	Land Lord			 Gouri Rani Mishra. 28.3.2023
3	Shri Prodip Kumar Das 1983, Mukundapur, Satabdi Park, 4th Floor, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099	Represent ative of Developer [Ashirbad Reality Private Limited]			 Prodip Kumar Das 28/03/2023



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042000769593/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Kumud Chandra Kar 129/8, Purbachal Kalitola Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700078	Land Lord			 Kumud chandra Kar 28/3/2023
2	Smt Gouri Rani Mishra 69/1, Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700086	Land Lord			 Gouri Rani Mishra. 28.3.2023
3	Shri Prodip Kumar Das 1983, Mukundapur, Satabdi Park, 4th Floor, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099	Represent ative of Developer [Ashirbad Reality Private Limited]			 Prodip Kumar Das 28/03/2023

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Somesh 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	Shri Kumud Chandra Kar, Smt Gouri Rani Mishra, Shri Prodip Kumar Das			 28/05/23

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

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



BAR COUNCIL OF WEST BENGAL
 (STATUTORY BODY UNDER THE ADVOCATES ACT 1961)
 2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA-700 001
 PHONE : 2246 8956/7233
IDENTITY CARD



Name
 SOMESH MISHRA, Advocate

Father's / Husband's Name
 SRI DEBES KUMAR MISHRA

ASIT BARAN BASU ARUN KUMAR-SARKAR
 CHAIRMAN EX-COMMITTEE CHAIRMAN

Card No.	C-2952
Address Recorded on the Roll	69/1, BAGHAJATIN PLACE, KOLKATA-700 086
Present Address	- DO -
Enrolment No.	F / 985 / 2008
Date of Enrolment	11.12.2008.
Date of Birth	02.02.1983
Date	0-8
	Secretary/Assistant Secretary

2	Smt Gouri Rani Mishra Wife of Mr Debes Kumar Misra,69/1, Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. bxxxxxx4k, Aadhaar No.: 74xxxxxxx6167,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Ashirbad Reality Private Limited (Private Limited Company) ,8B/28, Mukundapur, 1st Floor, City:- , P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 PAN No. AAxxxxxx9G, Aadhaar No Not Provided by UIDAI,Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri Prodip Kumar Das Son of Late Purnendu Sekhar Das1983, Mukundapur, Salabdi Park, 4th Floor, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx2P, Aadhaar No.: 30xxxxxxx3168	Ashirbad Reality Private Limited (as Director)

Identifier Details :

Name & address
Mr Somesh 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, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Shri Kumud Chandra Kar, Smt Gouri Rani Mishra, Shri Prodip Kumar Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Kumud Chandra Kar	Ashirbad Reality Private Limited-5.51719 Dec
2	Smt Gouri Rani Mishra	Ashirbad Reality Private Limited-5.51719 Dec



Major Information of the Deed

Deed No :	I-1604-04046/2023	Date of Registration	31/03/2023
Query No / Year	1604-2000769593/2023	Office where deed is registered	
Query Date	22/03/2023 5:29:58 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
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]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,19,27,775/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2998, , Ward No: 109 JI No: 25, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 11 Chatak	1/-	1,19,27,775/-	Width of Approach Road: 25 Ft,
Grand Total :				11.0344Dec	1 /-	119,27,775 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Kumud Chandra Kar Son of Late Hare Krishna Kar 129/8, Purbachal Kalitala Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx2H, Aadhaar No: 62xxxxxxxx2967, Status :Individual, Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Pvt. Residence</p>

2 Smt Gouri Rani Mishra (Presentant)

Wife of Mr Debes Kumar Misra 69/1, Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India. PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: boxxxxxx4k, Aadhaar No: 74xxxxxxxx6167, Status :Individual, Executed by: Self, Date of Execution: 28/03/2023
 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/03/2023
 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ashirbad Reality Private Limited 6B/28, Mukundapur, 1st Floor, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AAxxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Prodip Kumar Das Son of Late Purnendu Sekhar Das 1983, Mukundapur, Satabdi Park, 4th Floor, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx2P, Aadhaar No: 30xxxxxxxx3168 Status : Representative, Representative of : Ashirbad Reality Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somesh 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			

Identifier Of Shri Kumud Chandra Kar, Smt Gouri Rani Mishra, Shri Prodip Kumar Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Kumud Chandra Kar	Ashirbad Reality Private Limited-5.51719 Dec
2	Smt Gouri Rani Mishra	Ashirbad Reality Private Limited-5.51719 Dec

On 28-03-2023

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

Presented for registration at 19:00 hrs on 28-03-2023, at the Private residence by Smt Gouri Rani Mishra , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,19,27,775/-

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

Execution is admitted on 28/03/2023 by 1. Shri Kumud Chandra Kar, Son of Late Hare Krishna Kar, 129/8, Purbachal Kalitala Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 2. Smt Gouri Rani Mishra, Wife of Mr Debes Kumar Misra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife

Identified by Mr Somesh 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 28-03-2023 by Shri Prodip Kumar Das, Director, Ashirbad Reality Private Limited (Private Limited Company), 6B/28, Mukundapur, 1st Floor, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Somesh 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

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 30-03-2023

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/03/2023 11:04PM with Govt. Ref. No: 192022230351569658 on 27-03-2023, Amount Rs: 28/-, Bank: SBI EPay (SBlePay), Ref. No. 1057523699426 on 27-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by by online = Rs 19,970/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/03/2023 11:04PM with Govt. Ref. No: 192022230351569658 on 27-03-2023, Amount Rs: 19,970/-, Bank: SBI EPay (SBlePay), Ref. No. 1057523699426 on 27-03-2023, Head of Account 0030-02-103-003-02

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

31-03-2023

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

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

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9169, Amount: Rs.100.00/-, Date of Purchase: 22/03/2023, Vendor name: SMRITI BIKASH DAS

(Handwritten Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 111579 to 111621

being No 160404046 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.04.04 13:14:23 -07:00
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/04/04 01:14:23 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

DATED THIS 28th DAY OF ~~March~~ March 2023

B E T W E E N

MR. KUMUD CHANDRA KAR & ANR.
OWNERS

A N D

ASHIRBAD REALITY PRIVATE LIMITED
represented by its Director
SRI PRODIP KUMAR DAS
DEVELOPER

DEVELOPMENT
AGREEMENT
ALONG WITH
DEVELOPMENT POWER
OF ATTORNEY

MR. DEBES KUMAR MISRA WITH
SOMESH MISHRA & TAPESH
MISHRA

ADVOCATES'
HIGH COURT CALCUTTA
69/1, BAGHAJATIN PLACE,
KOLKATA - 700086
PHONE NO. 2425-0490
MOB.9830236148
MOB.9836115120
MOB.9051446430