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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL AG 699571

05/03/2022
Q-2000708780/2022

पश्चिम बंगाल पश्चिम बंगाल
WEST BENGAL WEST BENGAL
AG 699571

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1988
Alipore, South 24 Parganas
- 8 MAR 2022

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

THIS DEVELOPMENT AGREEMENT ALONG WITH DEVELOPER
POWER OF ATTORNEY is made this the 8th day of March Two
Thousand and Twenty-two (2022)

BETWEEN

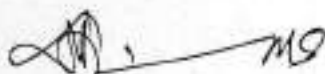
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SMT. RINKU NANDY, (PAN - ARCPN8260G), (Aadhaar No. 810529639621), wife of Sri Mrinmoy Nandy, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, presently residing at Flat No. 06, 2nd Floor, 1380, Nayabad, P.O. Mukundapur, P.S. Panchasayar, Kolkata - 700 099, permanently residing at Mandir Bakul Tala, Village - Gurap, District - Hooghly, Thana - Gurap, Pin - 712303, West Bengal, hereinafter called and referred to as the **OWNER/VENDOR/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include her legal heirs, executors, legal representatives, administrators and assigns) of the **FIRST PART**

AND

"ABASAN KOLKATA", (PAN - AAMFA4040Q), a Partnership firm, having its present registered office at 9, Rupanjali Park (979, Kalikapur Road), Kalikapur, P.O. Mukundapur, P.S. Garfa, Kolkata - 700099, represented by its partners namely (1) **SRI PRADIP KUMAR DEY, (PAN - AEAPD7576A), (Aadhaar No. 7786 5656 5918),** son of Late Harendra Lal Dey, by faith Hindu, by Occupation : Business, by Nationality : Indian, residing at 3, North Purbachal Garden Road, Post Office - Haltu, Police Station - Garfa, Kolkata - 700 078 and (2) **SRI SANJEET KUMAR ROY, (PAN - AFPPR0028F), (Aadhaar No. 6944 8719 1024),** son of Sri Rabindra Prasad Roy, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 7, Rupanjali Park, Kalikapur, Post Office - Mukundapur, Police Station - Garfa, Kolkata - 700 099, District - South 24-Parganas, hereinafter called and referred to as the **DEVELOPER** (which terms expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, executor/ executors, administrator/ administrators, assign/ assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **SECOND PART**.

WHEREAS one Sukumar Mondal, since deceased, son of Late Promode Krishna Mondal alongwith other persons, as being Defendants as per the Title Suit No. 16 of 1941 in the Court of the Ld. 3rd Court of the Subordinate Judge at Alipore, 24 Parganas and its Final Decree, the said Sukumar Mondal, since deceased, as being the only legal heir and/or successor of the deceased Promode Krishna Mondal got his absolute ownership, possession over and upon the land measuring more or less 6.66 Acres lying and situated at Mouza - Nayabad, P.S. Sadar Tollygunge then Jadavpur thereafter Kasba




then Purba Jadavpur now Panchasayar, within the limits of The Kolkata Municipal Corporation Ward No. 109, under the jurisdiction of A.D.S.R at Sealdah, D.S.R.III at Alipore, in the District South 24 Parganas.

AND WHEREAS during peaceful enjoyment, occupation and possession over the said property, the said Sukumar Mondal, since decease, duly recorded his name in the Revisional Survey Settlement Record Operation comprising in the R.S. Khatian No.113, within Mouza - Nayabad, J.L. No. 25, comprised in the total land measuring more or less 6.75 Acres appertaining in R.S. Dag Nos. 201, 202, 203, 204 & 205 alongwith many other lands in various dags therein and R.S. Parcha had duly been published in his name.

AND WHEREAS thereafter the said Sukumar Mondal during his life time disposed, conveyed and assigned and assured some portions of the landed property and remaining portion of the said landed property measuring more or less 6 Acres while he was peacefully seized and possessed of the same he died intestate on 14.09.2001 leaving behind him surviving his three sons namely Indra Nath Mondal, since deceased, Chandra Nath Mondal, since deceased and Debnath Mondal, as his only legal heirs and successors to inherit the said landed property with the provisions of the Hindu Succession Act, 1956 and each having got 2 (Two) Bighas of demarcated land and each of the party had been enjoying their respected and individual demarcated property without any interruptions and hindrances from other co-sharers as the other co-sharers had also been enjoying their demarcated share of property without any interruptions from other co-sharers.

AND WHEREAS thus the said Sri Debnath Mondal, son of Late Sukumar Mondal, had been seizing and possessing his demarcated individual landed property lying and situated at Mouza - Nayabad, P.S. Sadar Tollygunge then Jadavpur thereafter Kasba then Purba Jadavpur now Panchasayar, Pargana - Khaspur, J.L. No. 25, R.S. No.3, Touzi No.56, under R.S. Khatian No. 113, comprised in R.S. Dag Nos. 201, 202, 203, 204 & 205, within the limits of the Kolkata Municipal Corporation Ward No. 109, under the jurisdiction of A.D.S.R at Sealdah, D.S.R. III at Alipore, in the District South 24 Parganas without any claim, demand, attachments, encumbrances whatsoever from any corner.

AND WHEREAS while seized and possessed of the aforesaid property, the said Sri Debnath Mondal, as the Donor gifted and transferred a plot of land measuring more

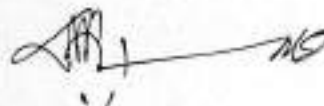


or less 5 (Five) Cottahs 10 (Ten) Chittacks lying and situated at Mouza- Nayabad, P.S. Sadar Tollygunge then Jadavpur thereafter Kasba then Purba Jadavpur now P.S. Panchasayar, Pargana - Khaspur, J.L. No. 25, R.S. No.3, Touzi No.56, under R.S. Khatian No. 113, comprised in R.S. Dag Nos. 204, within the limits of the Kolkata Municipal Corporation Ward No. 109, under the jurisdiction of A.D.S.R at Sealdah, D.S.R.III at Alipore, in the District South 24 Parganas, by virtue of a registered Deed of Gift dated 13.04.2015 which was duly registered in the Office of the D.S.R.III at Alipore, recorded in Book No.1, CD Volume No.7, Pages 2089 to 2103, Being No. 02799 for the year 2015 unto and in favour of his wife Smt. Ruma Mandal, as the Donee. But at the time of registration of the aforesaid Deed of Gift, the Dag Number had been erroneously mentioned as '205' in lieu of Dag No.204 which was needed to be recorded as R.S. Dag No. 204 and for which the said Debnath Mondal as the Donor again executed and registered the Deed of Gift unto and in favour of his wife.

AND WHEREAS by virtue of a registered Deed of Gift dated 22.06.2015, registered in the Office of District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No.1, Deed No.4179 for the year 2015, said Sri Debnath Mondal donated the said plot of land measuring an area of 5 (Five) Cottahs 10 (Ten) Chittacks togetherwith one tile shed measuring an area of 200 (Two hundred) Sq.ft. **situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising in R.S. Dag No.204, under R.S. Khatian No.113, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, in favour of his wife Smt. Ruma Mondal, as the Donee mentioned therein.**

AND WHEREAS thereafter the said Smt. Ruma Mondal recorded her name in the record of The Kolkata Municipal Corporation in respect of her aforesaid property known and numbered as **K.M.C. Premises No. 69/1, Nayabad, being Assessee No.31-109-08-8666-0, P.S. Panchasayar, Kolkata - 700 094** and she has been paying the taxes in favour of The Kolkata Municipal Corporation in respect of the said land and property.

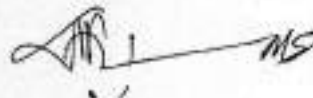
AND WHEREAS by virtue of a registered Deed of Sale dated 23.09.2019, registered in the Office of District Sub-Registrar - V, Alipore, South 24 Parganas and entered into Book No.1, Volume No.1630-2019, at Pages 94560 to 94591, Deed No. 163002383 for the year 2019, said Smt. Ruma Mondal, sold, conveyed, transferred,



assigned and granted her aforesaid plot of land measuring net land area of 5 (Five) Cottahs 6 (Six) Chittacks 7.86 (Seven point eight six) Sq.ft. more or less as per physical measurement togetherwith one tile shed measuring an area of 200 (Two hundred) Sq.ft. standing thereon situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.204, under R.S. Khatian No.113, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.69/1, Nayabad, Assessee No.31-109-08-8666-0, P.S. Panchasayar, Kolkata – 700 094, District – South 24-Parganas in favour of the previous Owners namely (1) Sri Swapan Majumder, son of Amulya Majumder, residing at 1361, Bikash Guha Colony, Mukundapur, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 700 099 and (2) Sri Bivas Das, son of Gosta Dulal Das, residing at 16A, Purba Diganta, 3rd Floor, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075 for a valuable consideration as mentioned therein.

AND WHEREAS after purchase said Sri Swapan Majumder and Sri Bivas Das mutated and recorded their names jointly in respect of their entire purchased land and property in the record of The Kolkata Municipal Corporation, Ward No.109, known as K.M.C. Premises No.69/1, Nayabad, Assessee No.31-109-08-8666-0, under P.S. Panchasayar, Kolkata – 700 094 in the District of South 24-Parganas and had been enjoying the said property without any interruption and hindrances by anybody else and also paying the regular taxes thereof to the K.M.C. authority in respect of the said property.

AND WHEREAS subsequently said Sri Swapan Majumder and Sri Bivas Das filed two separate applications before the Ld. B.L. & L.R.O. Office for necessary Mutation and the concerned B.L. & L.R.O. department after physical inspection and also after verifying all the papers and documents mutated their above mentioned land in the L.R. Record of Right comprising in L.R. Dag No. 204, under L.R. Khatian No. 2575, in the name of said Sri Swapan Majumder having land area 0.0446 Acres (land share – 0.637) and under L.R. Khatian No. 2576, in the name of said Sri Bivas Das having land area 0.0446 Acres (land share – 0.637) and thereafter said Sri Swapan Majumder and Sri Bivas Das applied for necessary conversion of the said land from 'Shali' to 'Bastu' before the concerned authority.

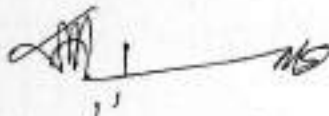


AND WHEREAS before getting the conversion certificate due to urgent necessities of money, said Sri Swapan Majumder and Sri Bivas Das declared to sell their aforesaid land and property and the present **OWNER** herein as the Purchaser namely **SMT. RINKU NANDY** purchased the said property measuring net land area of **5 (Five) Cottahs 6 (Six) Chittacks 7.86 (Seven point eight six) Sq.ft. more or less** as per physical measurement togetherwith one tile shed measuring an area of 200 (Two hundred) Sq.ft. standing thereon situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.204, under R.S. Khatian No.113, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.69/1, Nayabad, Assessee No.31-109-08-8666-0, P.S. Panchasayar, Kolkata – 700 094, District – South 24-Parganas as described in the **SCHEDULE - A** below by virtue of a registered Deed of Conveyance dated 05.01.2022, registered in the Office of District Sub-Registrar - V, Alipore, South 24-Parganas and entered into Book No.1, Volume No.1630-2022, Pages from 16539 to 16572, Being No. 16300146 for the year 2022.

AND WHEREAS after purchase **SMT. RINKU NANDY**, the present **OWNER** herein mutated and recorded her name in respect of her aforesaid purchased land and property in the record of The Kolkata Municipal Corporation, Ward No.109, known as **K.M.C. Premises No. 69/1, Nayabad, Assessee No.31-109-08-8666-0**, under P.S. Panchasayar, Kolkata – 700 094 in the District of South 24-Parganas and has been enjoying the said property without any interruption and hindrances by anybody else and also paying the regular taxes thereof to the K.M.C. authority in respect of the said property.

AND WHEREAS subsequently the present **OWNER** mutated her name in the record of B.L. & L.R.O. comprising in L.R. Dag No. 204, under new L.R. Khatian No. 2626, (arising out of previous L.R. Khatian Nos. 2575 & 2576) having land area 0.0892 Acres (land share – 0.1274) and thereafter collected the necessary Conversion Certificate of the said land from 'Shali' to 'Bastu' in the name of the said previous Owners vide Conversion Case No. CN/2021/1630/1703 in the name of Sri Swapan Majumder and Conversion Case No. CN/2021/1630/1702 in the name of Sri Bivas Das.

AND WHEREAS thus the present **OWNER** herein becomes the absolute owner of the said plot of land measuring net land area of **5 (Five) Cottahs 6 (Six) Chittacks 7.86**



(Seven point eight six) Sq.ft. more or less as per present physical measurement togetherwith one tile shed measuring an area of 200 (Two hundred) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.204, under R.S. Khatian No.113, corresponding to L.R. Dag No. 204, under L.R. Khatian No. 2626, within the Jurisdiction of The Kolkata Municipal Corporation Ward No. 109, known as K.M.C. Premises No. 69/1, Nayabad, Assessee No.31-109-08-8666-0, P.S. Panchasayar, Kolkata – 700 094, District – South 24-Parganas and the entire property as described in the SCHEDULE – A and the present OWNER is in possession and has been enjoying her absolute ownership and possession of the said land as free from all encumbrances.

AND WHEREAS the present OWNER now decided to develop the SCHEDULE -'A' mentioned property by constructing a Ground plus Four storied building with Lift facility, comprising of a number of residential flats on the different floors and Car Parking Spaces, but due to paucity of fund, lack of technical knowledge, experience in the field of construction, has now decided to do the same by appointing a DEVELOPER, who is financially and technically sound to construct a Ground plus Four storied building with Lift facility upon the aforesaid property as per the sanctioned building plan to be sanctioned from The Kolkata Municipal Corporation.

AND WHEREAS the DEVELOPER herein, coming to know the facts of such desire of the OWNER herein, has made a proposal in relation to the aforesaid development of the said property before the OWNER. The OWNER after necessary investigation and thorough understanding with the DEVELOPER herein, has agreed to develop the said premises by the DEVELOPER. Both the Parties hereto have mutually analysed, discussed, agreed and now the DEVELOPER and OWNER/VENDOR desire to enter into this registered Development Agreement for the construction of a new Ground plus Four storied building with Lift facility upon the aforesaid property as per the sanction building plan under certain terms and conditions which has been decided by and between the Parties herein, without involving the OWNER in the matter of the hazards of construction. Refer Annexure – X for Specification of Building Construction.

AND WHEREAS the DEVELOPER i.e. the party of the SECOND PART herein has agreed to make the construction of the proposed Ground plus Four storied

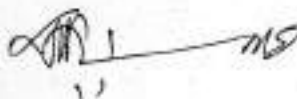


building with lift facility in flat systems as 50% : 50% ratio for residential and other purposes in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind of flats etc. after giving the Owner, the Owner's Allocation. The **OWNER** shall get **entire complete Second Floor and entire complete Fourth Floor** residential Flat area of the proposed building and the **OWNER** shall also get 50% (Fifty) percent of Car Parking Space to be situated on the Ground Floor of the proposed building. The **OWNER** shall also enjoy the undivided proportionate share of land and also common rights and facilities of the building as mentioned in the SCHEDULE - A and C below. This is called the **OWNER'S ALLOCATION** as described in the SCHEDULE - B below.

AND WHEREAS the **DEVELOPER** herein shall get the rest 50% (Fifty percent) allocation in the proposed building i.e. **entire complete First Floor and entire complete Third Floor** of the proposed building and rest 50% (Fifty) percent of Car Parking Space to be situated on the Ground Floor of the proposed building (**excluding the Owner's Allocation**). The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the SCHEDULE "D" hereunder written. The **DEVELOPER** shall erect the proposed Ground Plus Four storied building with lift facility at its own cost and its supervision and labour to be erected as per annexed specification as well as the K.M.C. building plan to be sanctioned and to meet up such expenses the **DEVELOPER** shall collect the entire consideration amount from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as the cost of land in connection with the said flats etc.

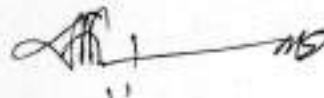
NOW THE AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

- I. **DEFINITION** : Unless there is anything repugnant to the subject or context the terms:
 - (a) **OWNER** : shall mean **SMT. RINKU NANDY**, wife of Sri Mrinmoy Nandy, presently residing at Flat No. 06, 2nd Floor, 1380, Nayabad, P.O. Mukundapur, P.S. Panchasayar, Kolkata - 700 099, permanently residing at Mandir Bakul Tala, Village - Gurap, District - Hooghly, Thana - Gurap, Pin - 712303, West



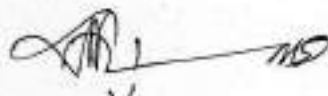
Bengal, the Party of the **FIRST PART** herein and her legal heir/heirs, executor/ executors, administrator/ administrators, and legal representative/ representatives.

- (b) **DEVELOPER** : shall mean "**ABASAN KOLKATA**", a Partnership firm, having its registered office at 9, Rupanjali Park (979, Kalikapur Road), Kalikapur, P.O. Mukundapur, P.S. Garfa, Kolkata – 700099, represented by its partners namely (1) **SRI PRADIP KUMAR DEY**, son of Late Harendra Lal Dey, residing at 3, North Purbachal Garden Road, Post Office - Haltu, Police Station - Garfa, Kolkata – 700 078 and (2) **SRI SANJEET KUMAR ROY**, son of Sri Rabindra Prasad Roy, residing at 7, Rupanjali Park, Kalikapur, Post Office – Mukundapur, Police Station - Garfa, Kolkata – 700 099, District – South 24-Parganas the Party of the **SECOND PART** herein for the time being and its respective successors or successors in interest, representatives, administrators and assigns.
- (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
- (d) **PROPERTY** : shall mean the Property measuring net land area of 5 (Five) Cottahs 6 (Six) Chittacks 7.86 (Seven point eight six) Sq.ft. more or less as per present physical measurement togetherwith one tile shed measuring an area of 200 (Two hundred) Sq.ft. more or less, situated at Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.204, under R.S. Khatian No.113, corresponding to L.R. Dag No. 204, under L.R. Khatian No. 2626, within the Jurisdiction of The Kolkata Municipal Corporation Ward No. 109, known as K.M.C. Premises No. 69/1, Nayabad, Assessee No.31-109-08-8666-0, P.S. Panchasayar, Kolkata – 700 094, District – South 24-Parganas, as mentioned and described in the **SCHEDULE - 'A'** hereunder written.
- (e) **BUILDING** : shall mean the proposed Ground Plus Four storied building with Lift facility to be constructed on the said property as per building plan to be sanctioned by the K.M.C. at the cost of the **DEVELOPER**.
- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, landings, stair ways, passage- ways, driveways, common toilet in the Ground Floor of the proposed Ground Plus Four storied building with Lift facility and care taker's room on Ground Floor of the proposed building, Lift and lift room of the



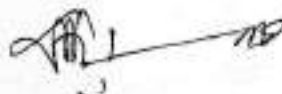
building, meter space, water and water lines and plumbing lines, underground water reservoir, over head water tank, water pump and motor and other facilities as mentioned in the **SCHEDULE "C"** hereunder written which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, 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) **OWNER'S ALLOCATION** : the entire **OWNER'S ALLOCATION** is described in the **SCHEDULE - B** below. The **OWNER** shall also enjoy undivided proportionate share of land and also right to use the common rights and facilities of the building as mentioned in the **SCHEDULE - A** and **C** below. This is called the **OWNER'S ALLOCATION** as described in the **SCHEDULE - B** below.
- (h) **DEVELOPER'S ALLOCATION** : The entire **DEVELOPER'S ALLOCATION** is described in the **SCHEDULE - D** below. The **DEVELOPER** shall also enjoy the common rights and undivided proportionate share of land of the Premises.
- (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 of the **DEVELOPER** for the construction of the proposed Ground Plus Four storied building with lift facility to be 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.



- (1) **TRANSFeree**: shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.
3. **THE OWNER DECLARES** as follows:
 - (a) That she is the absolute Owner and seized and possessed of and/or well and sufficiently entitled to the property as described in the **SCHEDULE – A** below.
 - (b) That the entire property is free from all encumbrances and the **OWNER** has a good marketable title in respect of the said property as described in the **SCHEDULE – A** below.
 - (c) That the said property is free from all encumbrances, charges, liens lispens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever and there is no other co-sharer in this property except the **OWNER** herein.
4. **THE OWNER AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
 - (a) That the **OWNER** has hereby granted exclusive right to the **DEVELOPER** to undertake 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** and the **OWNER** shall give full co-operation to the **DEVELOPER** for the same as and when required.
 - (b) (i) **OWNER'S ALLOCATION** : the **DEVELOPER** shall give the **OWNER** as the **OWNER'S ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written after completion of the project.

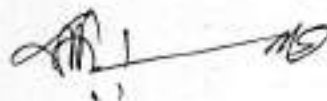
(ii) **DEVELOPER'S ALLOCATION** : the **DEVELOPER** shall enjoy the rest construction of the building as described in the **SCHEDULE-D** below.



- (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 the alternation/ modification/verification of the sanctioned building plan from the appropriate authorities shall be prepared signed and submitted by the **DEVELOPER** in the name of the **OWNER** and also at the cost of **DEVELOPER** and if any addition/alteration/modification of making further plans for proposed construction are required the **OWNER** shall give such written permission to the **DEVELOPER** without any interruption.
- (d) For all that purpose of sanction of Building plan applications, petitions, affidavits, drawings, sketches and for getting such addition/alteration/ modification plan or further plans to be approved by the appropriate authorities and the **DEVELOPER** shall appear, represent, sign before the concerned authorities on behalf of the **OWNER** in her name and on her behalf in connection with any or all of the matters aforesaid and the **OWNER**, in such circumstances, shall give assistance/co-operation/signatures whenever necessary to the **DEVELOPER** for the interest of the proposed project.
- (e) That the **DEVELOPER** Firm shall erect the building in the said premises as per building plan to be sanctioned by K.M.C. at the cost of the **DEVELOPER** and for the same the **OWNER** shall put her signature as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the Developer's portion 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 **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER**.
- (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 consisting of flats and Car Parking Spaces, commercial portions thereon in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER**.



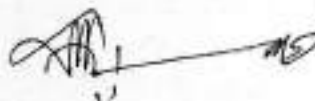
- (g) The **DEVELOPER** shall construct the new proposed Ground Plus Four storied building with Lift facility and carry out all the acts through its men or agents in such manner which the **DEVELOPER** shall think fit and proper for such construction of the said proposed building according to the K.M.C. building plan and shall also file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement.
- (h) That the **DEVELOPER** shall be exclusively entitled to its respective share of its allocation i.e. **DEVELOPER'S ALLOCATION** in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
- (i) The **DEVELOPER** shall apply in the name of the **OWNER** and represent her 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 **OWNER** shall not raise any objections for it; on the contrary the **OWNER** shall give full co-operations to the **DEVELOPER** for facilitating the proposed project.
- (j) That the **DEVELOPER** shall at its own costs construct the proposed building at the said premises in accordance with the K.M.C. building plan and also as per annexed specifications and the **DEVELOPER** shall take all the responsibility and risk regarding the construction of the proposed building and the **DEVELOPER** further declares that it shall complete the said building within 24 (Twenty four) months from the date of sanction of the building plan and also from the date of taking over peaceful vacant possession therein by the **DEVELOPER** whichever is later and 6 (Six) months grace period.
- (k) That the **DEVELOPER** shall install pump operated water connection through water lines in each floors/flats, for K.M.C. water, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities including lift in the said building at its



own cost as required to be provided in the new building to be constructed by the **DEVELOPER** on Ownership basis and as mutually agreed upon.

5. **THE OWNER HEREBY AGREES AND CONVENANTS WITH THE DEVELOPER** as follows:-

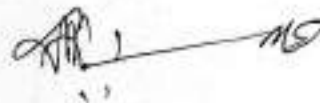
- (i) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the **DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.
- (ii) The **OWNER** positively give vacant possession of the property as mentioned in the **SCHEDULE 'A'** hereunder to the **DEVELOPER** for making construction work of the proposed building as per sanction building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER** within 24 (Twenty four) months from the date of sanction of the building plan and also from the date of taking over peaceful vacant possession therein by the **DEVELOPER** whichever is later and 6 (Six) months grace period.
- (iii) The **DEVELOPER** shall sell the flats, Car Parking Spaces, portions etc. of the proposed building, from the **DEVELOPER'S ALLOCATION** (strictly excluding the Owner's Allocation as described in the **SCHEDULE - B** below) as described in the **SCHEDULE 'D'** hereunder written **TOGETHER WITH** proportionate undivided share of land of the said property and the common portions, roof of the building proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full consideration money from the intending purchasers of the relative flats and/or all other portions of the building from the **DEVELOPER'S ALLOCATION** as per the terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation 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**.



- (iv) The **OWNER** hereby empowers and authorizes the **DÉVELOPER** to do this project in connection with the said property as described in the **SCHEDULE - A** hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well sewerage plan and to take water or electric connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the **DEVELOPER'S ALLOCATION**, to negotiate any matter for the said property etc. and for the same the **OWNER** shall execute and register a Development Power of Attorney in favour of the **DEVELOPER**.

6. **THE OWNER HEREIN EXECUTES THE POWER OF ATTORNEY IN FAVOUR OF THE DEVELOPER HEREIN BELOW:**

The **OWNER** namely, **SMT. RINKU NANDY**, (PAN - ARCPN8260G), (Aadhaar No. 810529639621), wife of Sri Mrinmoy Nandy, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, presently residing at Flat No. 06, 2nd Floor, 1380, Nayabad, P.O. Mukundapur, P.S. Panchasayar, Kolkata - 700 099, permanently residing at Mandir Bakul Tala, Village - Gurap, District - Hooghly, Thana - Gurap, Pin - 712303, West Bengal, as the **PRINCIPAL** do hereby appoint "**ABASAN KOLKATA**", (PAN - AAMFA4040Q), a Partnership firm, having its present registered office at 9, Rupanjali Park (979, Kalikapur Road), Kalikapur, P.O. Mukundapur, P.S. Garfa, Kolkata - 700099, represented by its partners namely (1) **SRI PRADIP KUMAR DEY**, (PAN - AEAPD7576A), (Aadhaar No. 7786 5656 5918), son of Late Harendra Lal Dey, by faith Hindu, by Occupation : Business, by Nationality : Indian, residing at 3, North Purbachal Garden Road, Post Office - Haltu, Police Station - Garfa, Kolkata - 700 078 and (2) **SRI SANJEET KUMAR ROY**, (PAN - AFPPR0028F), (Aadhaar No. 6944 8719 1024), son of Sri Rabindra Prasad Roy, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 7, Rupanjali Park, Kalikapur, Post Office - Mukundapur, Police Station - Garfa, Kolkata - 700 099, District -



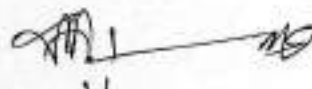
South 24-Parganas, as her lawful Attorney on her behalf to do the following acts in respect of her property known as **K.M.C. Premises No. 69/1, Nayabad, Assessee No.31-109-08-8666-0**, within the Jurisdiction of The Kolkata Municipal Corporation **Ward No. 109**, under P.S. Panchasayar, Kolkata - 700 094, District - South 24-Parganas as morefully mentioned in the **SCHEDULE - A** below:

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



Rectification to be registered before the concerned registering authority and/or to
sewer any affidavit related thereto.

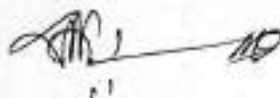
- vii. To deposit the revenue for my said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
- viii. To sign all the plans to be submitted before the concerned authority/authorities for the sanction of the building plan, revised building Plan and/or modified Plan and/or addition/alteration Plan and/or completion Building Plan for my said property and sign all the papers related thereto and to sign the same on my behalf and submit the same before The Kolkata Municipal Corporation for sanction and then to get delivery the same along with the Completion Certificate and also Completion Plan of the building on my behalf from The Kolkata Municipal Corporation and execute any affidavit related thereto and also sign, execute and register any Deed of Declaration to be required for the same related to my said property.
- ix. To sign drainage and sewerage Plan of the property and submit the same before The Kolkata Municipal Corporation in respect of the Premises and to sign all other papers related thereto.
- x. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the Schedule below and also to sign all the papers related thereto.
- xi. To look after and to control all the affairs for the development of the said land and construction of a new Ground plus Four storied building which is being erected as per sanction building Plan duly sanctioned by The Kolkata Municipal Corporation or other approval of the Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the owner all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE - A** below related thereto and registrar the such document as per requirement for the interest of the proposed project.



- xii. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowner.
- xiii. To appear and represent on behalf of the **PRINCIPAL** i.e. **LAND OWNER** 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 Development plans for the above mentioned property and also for the interest of the proposed project.
- xiv. To pay fees for obtaining the modification of plan and such other orders and permissions from the necessary authorities on behalf of the landowner as required for sanction, modification and/or alteration of the Development Plan and also to submit and take delivery of title deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as my Attorney shall think fit and proper.
- xv. To receive the excess amount of fees, if any, paid for the purpose of modification and/or alteration of the revised and/or completion building plan to be sanctioned from the authority or authorities.
- xvi. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper.
- xvii. To apply for obtaining electricity gas, water sewerage, drainage, lift, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto on behalf of the **OWNER** and submit the same before the concerned authority/ authorities for such connection of electric, drainage and sewerage, water, telephone, gas, connection etc. and to execute and sign all paper plan for sanction drainage and sewerage connection of the said entire property

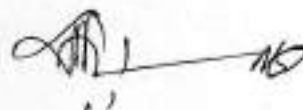


- and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on my behalf.
- xviii. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
- xix. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
- xx. To appear and represent me 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 as the said Attorney may deem fit and proper.
- xxi. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum against the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of this registered Development Agreement below and the **DEVELOPER** shall do all the acts in the Premises and the **DEVELOPER** shall get the **DEVELOPER'S ALLOCATION** as within mentioned.
- xxii. To collect advance or part payment or full consideration money from the intending purchasers of the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of the this registered Development Agreement, alongwith the proportionate share of land and grant receipt in favour of the interested persons/ persons who are interested to take possession of the flat/ flats etc. in lieu of satisfactory consideration.
- xxiii. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the Developer's Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the Developer's Allocation as mentioned in this registered Development Agreement to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.
- xxiv. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/Car Parking Space including proportionate land share of the said **DEVELOPER'S ALLOCATION** alongwith the proportionate



share of land at my said premises 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 this registered Development Agreement.

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



- xxxii. To sign, declare and/or affirm any complaints, written statements, petitions, affidavits, verifications, vokatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
- xxxiii. To deposit and withdraw fees, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

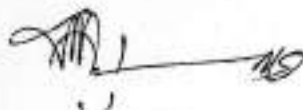
The Attorney i.e. the **DEVELOPER** shall do all other acts on behalf of the **OWNER** in respect of the said property by virtue of this Power of Attorney.

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

AND the Land Owner hereby ratifies and confirms and agrees or undertakes and whatsoever her 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 confirmation and other works.

7. **THE DEVELOPER DOETH HEREBY AGREE AND COVENANT WITH THE OWNER** 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 **DEVELOPER'S** cost without prejudice right, title and interest of the **LAND OWNER**.
- (ii) To complete the construction of the building within 24 (Twenty four) months from the date of sanction of the building plan and also from the date of taking over peaceful vacant possession therein by the **DEVELOPER** whichever is later and 6 (Six) months grace period. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered the such delay shall not be counted and the **DEVELOPER** shall have liberty to extend the time as per

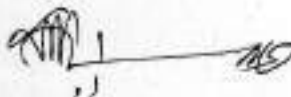


its requirement after negotiation and/or discussion with the Land Owner to cover 'Force Meajure' period.

- (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 **OWNER** whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** in the said building.
- (v) The **DEVELOPER** shall act as per the terms and conditions of this Agreement.
- (vi) The **DEVELOPER** herein shall bear the cost of the sanction building plan, soil test, supervision for construction of the proposed building and also Completion Certificate of the building. The **OWNER** shall have to pay the K.M.C. taxes and monthly maintenance of her allocation after getting possession/completion certificate from K.M.C. which ever is earlier. The **DEVELOPER** shall pay the taxes for the period of construction of the building and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers..
- (vii) The complete construction specification shall be part of the agreement under annexure X.

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

- (i) The **OWNER** hereby undertakes that the **DEVELOPER** shall be entitled to do the entire proposed construction including the **OWNER'S ALLOCATION** and the **DEVELOPER** shall enjoy its Allocation without interference or disturbances from the end of the **OWNER**, 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.
- (ii) The **OWNER** is executing and registering a Development Power of Attorney by these presents in favour of the **DEVELOPER** to complete the project and also register all the Deeds including Agreement for Sale and Conveyance Deeds in respect of Developer's Allocation in favour of the intending purchasers and the



DEVELOPER shall also execute and register the Deed of Conveyance in favour of the intending Purchasers on the **DEVELOPER'S ALLOCATION** (strictly excluding the Owner's Allocation) and the **OWNER** shall join in the same when he shall be called for, if required.

- (iii) The **OWNER** shall hand over the original Deed, all link deeds and other original papers in respect of the property to the **DEVELOPER** at the time of execution and registration of this agreement and for the same the **DEVELOPER** shall issue a receipt in favour of the **OWNER** herein and such documents shall be handed over to the Association of the building after completion of the project alongwith registration of entire Developer's Allocation in presence of the flat owners of the proposed building including g the **OWNER** herein.
- (iv) The **OWNER** shall have to pay the necessary maintenance of the building and also the proportionate taxes after taking delivery of the **Owner's Allocation**. The **DEVELOPER** shall pay the taxes for the period of construction of the building in respect of building and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers.
- (v) That during pendency of this Agreement if the **OWNER** leaves this material world, her legal heirs/successors shall inherit the **Schedule -A** mentioned property as per Hindu Succession Act, 1956 and so thereafter the legal heirs of the present **OWNER** herein shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the **DEVELOPER** by excluding Supplementary Agreement. The **OWNER'S ALLOCATION** shall then remain unchanged and thereafter such legal heirs of the **OWNER** shall execute the fresh Supplementary Agreement and Development Power of Attorney in favour of the **DEVELOPER** herein without raising any objection and it is also noted that if any partner of the **Developer's firm** leaves this material world during this project work their legal heirs shall then continue this project as per the terms and condition of the firm.
- (vi) The **OWNER** shall take proper initiative to enjoy all easement rights upon the adjacent passage on which the entire project depend upon. The **OWNER** shall



execute and register the Deed of Declaration for the interest and benefit of the project relating to the Premises as and when required. It is noted that if any additional construction is done on the Fourth Floor roof of the building in accordance with law, such additional construction will be treated as Developer's Allocation and the Developer shall have every right to sale, transfer and assign the same in favour of any third party by virtue of the Power of Attorney given herein and then the ultimate roof of the building will be treated as common to all the flat Owners including the Owner herein.

- (vii) The **DEVELOPER** shall have to face all the financial liabilities and project liabilities during construction of the building on the land of the **OWNER** and even any accident occurs during the construction, the **DEVELOPER** shall bear all the financial liabilities thereof.

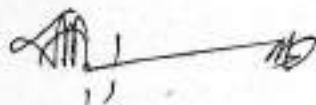
BE IT NOTED THAT by this Development Agreement and the related Development Power of Attorney, the **DEVELOPER** shall only be entitled to receive consideration money by executing Agreement/final document for transfer of property as per provisions laid down in the said documents as a **DEVELOPER** without getting any ownership of any part of the property under Schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement/final document for transfer of property between the **OWNER** and the **DEVELOPER** in anyway.

9. **JURISDICTION OF THE COURT :**

All disputes and differences between the parties arising out of this development work of the Premises shall be adjudicated and settled through the Learned Court of Kolkata under the jurisdiction as the property in question is situated within Kolkata.

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

ALL THAT the piece and parcel of a plot of 'Bastu' land measuring net land area of 5 (Five) Cottahs 6 (Six) Chittacks 7.86 (Seven point eight six) Sq.ft. more or less as per present physical measurement togetherwith one residential tile shed measuring an



area of 200 (Two hundred) Sq.ft. more or less having cemented flooring standing thereon whereon a new Ground Plus Four storied building with Lift facility shall be erected as per sanctioned building plan to be sanctioned by the K.M.C. situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.204, under R.S. Khatian No.113, corresponding to L.R. Dag No. 204, under L.R. Khatian No. 2626, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.69/1, Nayabad, being Assessee No.31-109-08-8666-0, P.S. Panchasayar, Kolkata – 700 094, District – South 24-Parganas and it is butted and bounded by :-

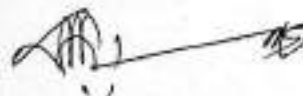
<u>ON THE NORTH</u>	:	6750 MM wide K.M.C. Black Top Road;
<u>ON THE SOUTH</u>	:	Others Land;
<u>ON THE EAST</u>	:	Land of R.S. Dag No.204(Part);
<u>ON THE WEST</u>	:	Land of R.S. Dag No.204(Part).

SCHEDULE – ‘B’ ABOVE REFERRED TO
(OWNER’S ALLOCATION)
TO BE OBTAINED FROM THE DEVELOPER

The **OWNER** shall get **entire complete Second Floor and entire complete Fourth Floor** residential Flat area of the proposed building and the **OWNER** shall also get 50% (Fifty) percent of Car Parking Space to be situated on the Ground Floor of the proposed building. The **OWNER** shall also enjoy the undivided proportionate share of land and also the other common rights and facilities of the proposed building as mentioned in the **SCHEDULE “A”** above and **SCHEDULE “C”** herein below. This is the called the **OWNER’S ALLOCATION**.

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

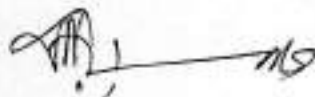
1. All stair-cases and stair landings on all the floors of the said building.
2. Stair-case of the building leading towards the vacant roof.
3. Common passages including main entrances on the ground floor leading to the top floor vacant roof of the building.



4. All common services and upon common spaces and undivided proportionate share of land and rights, liberties, easement and privileges and appendages and appurtenances to be enjoyed by the Co-owners.
5. Roof, Mounted Room, if any, Parapet wall of the building are for the purpose of common services and right.
6. Water pump, overhead water tank and all water supply line and plumbing lines.
7. Common Electric meter space, electric meter board, Electricity service and electricity main line wirings and lighting.
8. Drainages and sewerages including man-hole, junction pits etc. and drive way.
9. Boundary walls, main gate and/or side gates if any.
10. Vacant space, Care Taker's Room and common W.C. on Ground Floor.
11. Lift and lift machine room of the building
12. Right of egress and ingress of car from the Car Parking Space to the outside road through common vacant space situated in front of the Car Parking Space.
13. Such other common parts, areas, equipments and installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to other user and occupier of the Unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

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

The **DEVELOPER** herein shall get the rest 50% (Fifty percent) allocation in the proposed building i.e. **entire complete First Floor and entire complete Third Floor** of the proposed building and rest 50% (Fifty) percent of Car Parking Space to be situated on the Ground Floor of the proposed building (**excluding the Owner's Allocation**). The **DEVELOPER** shall enjoy the common rights and undivided proportionate share of land as mentioned in the **SCHEDULE - "A"** and **"C"** above. The **DEVELOPER** shall enjoy the common rights alongwith undivided proportionate land share out of total land as mentioned in the **SCHEDULE - "A"** herein and all the common facilities as mentioned in the **SCHEDULE - 'C'** above.



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

WITNESSES:

1. Minmay Nandy
Aparition Apartment
1380, Nayabad,
Kolkata - 700099
2. Abhijit Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700086

✓
Rinkeu Nandy.

SIGNATURE OF THE OWNER

For ABASAN KOLKATA

Dradip Kumar Singh
Partner

For ABASAN KOLKATA

Kouflet Kumar Ray
Partner

SIGNATURE OF THE DEVELOPER

PREPARED & DRAFTED BY :



(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

ANNEXTURE : X

SCHEDULE OF WORK

(SPECIFICATION OF THE BUILDING CONSTRUCTION)

All Civil Work as per I.S.I. standard and Cement will be used Ultratech/Novoco or equivalent and Steel will be used Tata Tiscon/Shyam or equivalent.

1. Entire Floor vitrified tiles inside the flat, Marble in staircase.
2. Sal wood frame in door.
3. Factory made phenol bonded ply flush door shutter in door.
4. M.S. Grill (Square Bar) and Aluminum sliding windows.
5. Putty in inside wall of the building.
6. Weather coat paints (Asian paint/Berger/ICI) in outside wall.
7. Synthetic enamel paint in doors & windows grill (Asian paint/Berger/ICI).
8. Colour glazed tiles (12"x18") in W.C. and toilets upto window height and 2 ft. height in kitchen.
9. Polished Green Marble on kitchen platform.
10. Polished Green Marble/steel sink in kitchen.
11. Concealed electrical & water supply line.
12. Verandah railing up to window seal height.
13. White vitreous commode, pan, and basin of Hindware/Parryware.
14. Main door one side Door screen finishes with necessary fittings.
15. Roof tiles on roof for leak and heat proof with a coat of SIKALATEX.
16. ESSCO/Parryware Mark plumbing fittings.
17. Two Nos. of Sheetgate in boundary wall for easy access. .
18. Lift (Flex Elevator or equivalent) shall be installed in the Building.

ELECTRICAL SPECIFICATION OF FLAT

- | | |
|--|---|
| 3. Kitchen | - 1 Light point, 2 Plug point (15 amp.), 1 Exhaust Fan point. |
| 4. Toilet | - 1 Light point, 1 Greaser point, 1 Exhaust Fan point. |
| 5. W.C. | - 1 Light point, 1 Exhaust Fan point. |
| 6. Verandah | - 1 Light Point. |
| 7. Flat wise separate Main Switch and 1 A.C. point in master Bed Room. | |
- Bed Room - 3 Light points, 1 Fan point, 1 Plug point.
Drawing/Dining - 3 Light points, 1/2 Fan point, 1 Plug point, 1 Telephone point, 1 Cable point, 1 Plug point (15 amp.), 1 Calling Bell point.

It is noted that if any extra work is done out of the said specification by the OWNER, for such extra work, the OWNER shall pay the necessary cost to the DEVELOPER.

For ABASAN KOLKATA

For ABASAN KOLKATA

Riniker Wandy.

Pradip Kumar Das
Partner

Sanjay Kumar Roy
Partner

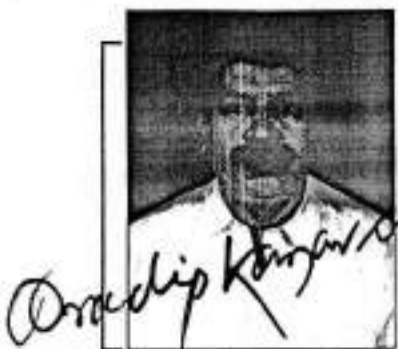
	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					



Name RINKU NANDY

Signature Rinku Nandy

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



Name PRADIP KUMAR DEY

Signature Pradip Kumar Dey

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



Name SANJEET KUMAR ROY

Signature Sanjeet Kumar Roy

	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

GRN Details

GRN: 192021220200475958 **Payment Mode:** Online Payment (SBI Epay)
GRN Date: 07/03/2022 19:26:37 **Bank/Gateway:** SBIEPay Payment Gateway
BRN : 0613971692738 **BRN Date:** 07/03/2022 19:03:49
Gateway Ref ID: CHI8631411 **Method:** State Bank of India NB
Payment Status: Successful **Payment Ref. No:** 2000708780/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: ABASAN KOLKATA
Address: 9 Rupanjali Park Kalikapur
Mobile: 9830065692
Depositor Status: Others
Query No: 2000708780
Applicant's Name: Mr Tapesb Mishra
Identification No: 2000708780/3/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000708780/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	9970
2	2000708780/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	9998

IN WORDS: NINE THOUSAND NINE HUNDRED NINETY EIGHT ONLY.



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2000708780/2022	Office where deed will be registered
Query Date	05/03/2022 2:56:30 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Tapeshe Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 96,23,587/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 69/1, , Ward No: 109, Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 6 Chatak 7.86 Sq Ft	1/-	95,69,587/-	Width of Approach Road: 23 Ft.,
Grand Total :				8.8868Dec	1 /-	95,69,587 /-	

Structure Details :

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



Query No: 2000708780 of 2022, Printed On : Mar 5 2022 2:57PM, Generated from wregistration.gov.in

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt Rinku Nandy Wife of Shri Minmoy Nandi, Flat No. 06, 2nd Floor, 1380 Nayabad, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. arxxxxx0g, Aadhaar No.: 81xxxxxxxx9621, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Abasan Kolkata (Partnership Firm) .9, Rupanjali Park, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 PAN No. AAxxxxx0Q, Aadhaar No Not Provided by UIDAI/Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Pradip Kumar Dey Son of Late Harendra Lal Dey3, North Purbachal Garden 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. AExxxxx6A, Aadhaar No.: 77xxxxxxxx5918	Abasan Kolkata (as Partner)
2	Mr Sanjeet Kumar Roy Son of Mr Rabindra Prasad Roy7, Rupanjali Park, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxx8F, Aadhaar No.: 69xxxxxxxx1024	Abasan Kolkata (as Partner)

Identifier Details :

Name & address
Mr Tapesh Mishra Son of Mr D K 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 Smt Rinku Nandy, Mr Pradip Kumar Dey, Mr Sanjeet Kumar Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Rinku Nandy	Abasan Kolkata-8.88676 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Rinku Nandy	Abasan Kolkata-200 Sq Ft



आयकर विभाग
INCOME TAX DEPARTMENT
RINKU NANDY



भारत सरकार
GOVT. OF INDIA

SITAL CHANDRA GUIN

11/11/1979
Permanent Account Number
ARCPN8260G

R. Nandy
Signature



20082012

यदि कोई भी व्यक्ति / कर्मचारी इस कार्ड को खोता है / चोरी करता है / इस कार्ड को किसी अन्य व्यक्ति को देता है, तो वह इस कार्ड को खोने / चोरी करने / देना के लिए उत्तरदायी होगा।
If this card is lost / someone's name is found on this card, please inform / return to:
Income Tax PAN Services Unit, NSDL,
3rd Floor, Signature Chambers,
Near Bandra Telephone Exchange,
Bandra, Mumbai - 401 045.
Tel: 91 22 2721 4091, Fax: 91 22 2721 4091
e-mail: income@nsdl.com

Rinku Nandy

भारत सरकार
GOVERNMENT OF INDIA

रिंकु नन्दी
Rinku Nandy
जन्मदिन/ DOB: 11/11/1979
महिला / FEMALE



8105 2963 9621

आमार आधार, आमार पहिचन

भारतीय जनसंघ आह्वान प्राधिकरण
INDIAN JAN SANGH AADHAAR AUTHORITY OF INDIA

ठिकाना: Address:
डॉ. रिंकु नन्दी, मन्दि
बाकुलडा, ठरान, ह्यपी,
मन्दि ह्य - 712303
W/O: Minmay Nandy,
Mandobakul Tale, Gurap,
Hooghly,
West Bengal - 712303

8105 2963 9621

MERA AADHAAR, MERI PEHACHAN

Rinku Nandy.



For ABASAN KOLKATA

Aradip Karmachary
Partner

For ABASAN KOLKATA
Kaushik Kumar Roy
Partner



ভারত সরকার

Government of India



সঞ্জিত কুমার রায়
Sanjeet Kumar Roy
পিতা : রবিন্দ্র প্রসাদ রায়
Father : RABINDRA PRASAD ROY
জন্মতারিখ / DOB : 10/01/1977
পুরুষ / Male



6944 8719 1024

আমার আধার, আমার পরিচয়



আধার

ভারত সরকারের অনন্য প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

7, , রূপঞ্জলি পার্ক, কালিকাপুর,
আনন্দা সাংঘা ক্লাবের নিকটে,
মুকুন্দপুর, মুকুন্দপুর, দক্ষিণ ২৪
পরগানা, পশ্চিম বঙ্গ, 700099

Address:

C/O, . 7, , Rupanjali Park,
Kalikapur, Near Ananda Sangha
Club, Mukundapur, Mukundapur,
South 24 Parganas, West Bengal,
700099

6944 8719 1024



1947



help@uidai.gov.in



www.uidai.gov.in

Sanjeet Kumar Roy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJEET KUMAR ROY
RABINDRA PRASAD ROY
10/01/1977



Permanent Account Number

AFPPR0028F



Sanjeet Roy
Signature

Sanjeet Kumar Roy



ভারত সরকার

ভারত সরকার
Unique Identification Authority of India
Government of India

Enrollment No. : 1215/80002/02889

To
Pradip Kumar Dey
প্রেদীপ কুমার দে
3
NORTH PURBACHAL GARDEN ROAD
Hatu
Hatu Kokata
West Bengal - 700078
9433078580



KH423483452FT
42348345



আপনার আধার সংখ্যা / Your Aadhaar No. :
7786 5656 5918

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



প্রেদীপ কুমার দে
Pradip Kumar Dey
পিতা : হরেন্দ্র কুমার দে
Father : Narendra Lal Dey
জন্ম তারিখ : 08-10-1967
সঙ্গ / Male

7786 5656 5918



আধার - সাধারণ মানুষের অধিকার

Pradip Kumar Dey



Pradipta Kumar Deo

Owner and Land or Building Details as received from KMC :

Sl. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090886660 Premises No. : 69/1 Ward No. : 109 Street Name : NAYABAD	Reference Deed No. : I-146/22 Date of Registration. : Jan 07, 2022 Office Where Registered : DSR.V,ALIP	Owner Name : SMT. RINKU NANDY Owner Address : 1380, NAYABAD , FLAT NO- 6, 2ND. FLOOR , KOLKATA- 99 Pin No. : 700099	Character of Premises: Total Area of Land: 05 Cottah, 06 Chatak,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 04-04-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 04-04-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2000708780 of 2022, Printed On : Mar 5 2022 2:57PM, Generated from wbreregistration.gov.in

:: 29 ::

DATED THIS DAY OF MARCH 2022

BETWEEN

SMT. RINKU NANDY

OWNER/VENDOR

AND

ABASAN KOLKATA

DEVELOPER

DEVELOPMENT AGREEMENT
ALONG WITH DEVELOPER
POWER OF ATTORNEY

MR. DEBES KUMAR MISRA WITH
SOMESH MISHRA & TAPESH MISHRA
ADVOCATES

HIGH COURT, CALCUTTA
69/1, BAGHAJATIN PLACE
(NEAR BAGHAJATIN RLY. STN.)
KOLKATA-700086.

PH. 2425-0490
MOBILE : 9830236148
9051446430, 9836115120,

Major Information of the Deed

Deed No :	I-1604-02350/2022	Date of Registration	08/03/2022
Deed No / Year	1604-2000708780/2022	Office where deed is registered	
Query Date	05/03/2022 2:56:30 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, 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. 2/-	Rs. 96,23,587/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (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, Corpration: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 69/1, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 6 Chatak 7.86 Sq Ft	1/-	95,69,587/-	Width of Approach Road: 23 Ft.,
Grand Total :				8.8868Dec	1 /-	95,69,587 /-	

Structure Details :

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










Details :
Address, Photo, Finger print and Signature



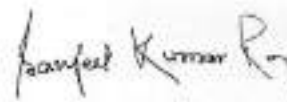
Name	Photo	Finger Print	Signature
Smt Rinku Nandy Wife of Shri Mrinmoy Nandi Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office			
08/03/2022	LTI 08/03/2022	08/03/2022	
Flat No. 06, 2nd Floor, 1380 Nayabad, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: arxxxxx0g, Aadhaar No: 81xxxxxxxx9621, Status :Individual, Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office			

Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	Abasan Kolkata 9, Rupanjall Park, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AAxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Pradip Kumar Dey (Presentant) Son of Late Harendra Lal Dey Date of Execution - 08/03/2022, , Admitted by: Self, Date of Admission: 08/03/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 8 2022 1:24PM</td> <td>LTI 08/03/2022</td> <td>08/03/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Pradip Kumar Dey (Presentant) Son of Late Harendra Lal Dey Date of Execution - 08/03/2022, , Admitted by: Self, Date of Admission: 08/03/2022, Place of Admission of Execution: Office				Mar 8 2022 1:24PM	LTI 08/03/2022	08/03/2022	
Name	Photo	Finger Print	Signature										
Mr Pradip Kumar Dey (Presentant) Son of Late Harendra Lal Dey Date of Execution - 08/03/2022, , Admitted by: Self, Date of Admission: 08/03/2022, Place of Admission of Execution: Office													
Mar 8 2022 1:24PM	LTI 08/03/2022	08/03/2022											
3, North Purbachal Garden Road, City:- , P.O:- Haitu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx6A, Aadhaar No: 77xxxxxxxx5918 Status : Representative, Representative of : Abasan Kolkata (as Partner)													

Name	Photo	Finger Print	Signature
Sanjeet Kumar Roy Son of Mr. Rabindra Prasad Roy Date of Execution - 08/03/2022, , Admitted by: Self, Date of Admission: 08/03/2022, Place of Admission of Execution: Office	 Mar 8 2022 1:23PM	 LTI 08/03/2022	 08/03/2022
7, Rupanjali Park, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8F, Aadhaar No: 69xxxxxxxx1024 Status : Representative, Representative of : Abasan Kolkata (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapesch Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 08/03/2022	 08/03/2022	 08/03/2022
Identifier Of Smt Rinku Nandy, Mr Pradip Kumar Dey, Mr Sanjeet Kumar Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Rinku Nandy	Abasan Kolkata-8.88676 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Rinku Nandy	Abasan Kolkata-200.0000000 Sq Ft

08-03-2022

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

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

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

Presented for registration at 12:35 hrs on 08-03-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Pradip Kumar Dey .

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 96,23,587/-

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

Execution is admitted on 08/03/2022 by Smt Rinku Nandy, Wife of Shri Mrinmoy Nandi, Flat No. 06, 2nd Floor, 1380 Nayabad, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business

Identified by Mr Tapesh Mishra, , Son of Mr D K 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 08-03-2022 by Mr Pradip Kumar Dey, Partner, Abasan Kolkata (Partnership Firm), 9, Rupanjali Park, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

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

Execution is admitted on 08-03-2022 by Mr Sanjeet Kumar Roy, Partner, Abasan Kolkata (Partnership Firm), 9, Rupanjali Park, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60/- (E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/03/2022 7:29PM with Govt. Ref. No: 192021220200475958 on 07-03-2022, Amount Rs: 28/-, Bank: SBI EPay (SBlePay), Ref. No. 0613971692738 on 07-03-2022, 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 100/-, by online = Rs 9,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1970, Amount: Rs.100/-, Date of Purchase: 04/03/2022, Vendor name: T K Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/03/2022 7:29PM with Govt. Ref. No: 192021220200475958 on 07-03-2022, Amount Rs: 9,970/-, Bank: SBI EPay (SBlePay), Ref. No. 0613971692738 on 07-03-2022, Head of Account 0030-02-103-003-02



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 1604-2022, Page from 87492 to 87536

being No 160402350 for the year 2022.



Digitally signed by ANUPAM HALDER

Date: 2022.03.09 16:18:43 +05:30

Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/03/09 04:18:43 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)
