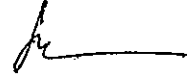




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10 NOV 2022

SL. No.....<sup>Date</sup> MR. DEBES KR. MISRA  
 Rs..... M.A.B. Com. L.L.B.  
 Advocate, High Court, Cal,  
 Name..... 69/1, Baghejatin Place, Kol-86  
 Address..... CALCUTTA HIGH COURT, KOL-1

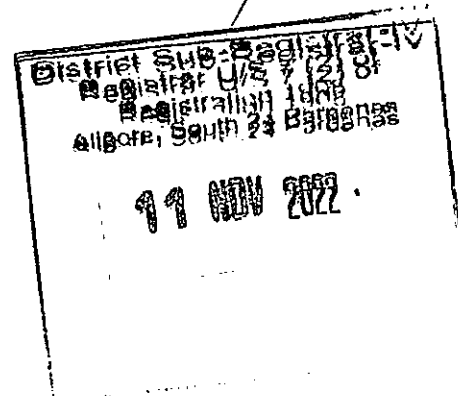


**SMRITI BIKASH DAS**  
 Govt. Licence Stamp Vender  
 Alipore Police Court  
 Kol-27



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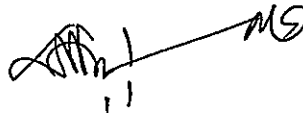
Abhejit Kumar Mishra  
 Son of Late Nirenjan Mishra  
 69/1, Baghejatin Place  
 P.S. Patuli,  
 Kolkata-70086  
 Law Clerk



(1) **SRI SANTANU GUHA, (PAN-AMOPG7842A), (Aadhaar No.5560 5623 3565)**, son of Sri Bejoy Gopal Guha, by Occupation – Service, by faith – Hindu, by Nationality – Indian, residing at 15, K.K. Majumder Road, presently Police Station – Survey Park Kolkata – 700 075 and (2) **SRI SUTANU GUHA, (PAN-AOSPG7946R), (Aadhaar No.5269 5303 7032)**, son of Sri Bejoy Gopal Guha, by Occupation – Business, by faith – Hindu, by Nationality – Indian, residing at ‘Gurunath Bhawan’ 2, Chit Nayabad(Pirtala), P.O. & P.S. Panchasayar, Kolkata – 700 094, hereinafter called 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**

**A N D**

**M/S. BARUI CONSTRUCTION (PAN-AALFB9321J)**, a partnership Firm having its office at 74, Hederhat, within the K.M.C. ward No.109, Kolkata – 700 099, represented by its Partners namely (1) **SRI DILIP BARUI, (PAN-ANJPB2503K)**, son of Late Gopal Barui, by Occupation - Business, (2) **SRI NIKHIL BARUI, (PAN-BLUPB6355D)**, son of Late Gopal Barui, by Occupation – Business, (3) **SRI SANJAY BARUI, (PAN-ANJPB2502J)**, son of Late Gopal Barui, by Occupation – Business, (4) **SRI DIPANKAR BARUI, (PAN-AYIPB6885C)**, son of Late Haran Chandra Barui, by Occupation – Business, and (5) **SRI SHIPAK BARUI, (PAN-BLUPB6354C)**, son of Late Haran Chandra Barui, by Occupation – Business, all (1) to (5) by faith – Hindu, all by Nationality – Indian, all are residing at 18/2, Kalikapur, presently Police Station – Survey Park (formerly Police Station – Purba Jadavpur), Post Office - Kalikapur, Kolkata – 700 099, as per the terms and conditions of the Deed of Partnership only Partner No.1 and any one partner of Partners No. 2 to 5 may represent the Firm herein, i.e. the **Partner No.1 and Partner No.3** herein namely **SRI DILIP BARUI** and **SRI SANJAY BARUI** are representing the Firm herein, hereinafter called and the **“DEVELOPER/SECOND PARTY”** (which terms or expressions shall unless excluded by or repugnant to the

  
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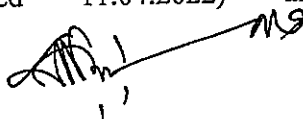
subject or context be deemed to mean and include its executor/ executors, administrator/ administrators, assign/ assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **OTHER PART**

**WHEREAS** by virtue of a registered Deed of Conveyance dated 28.02.2002, registered in the Office of District Sub-Registrar – III, Alipore and entered into Book No.1, Volume No.12, at Pages 84 to 94, Deed No.5250, for the year 2005, the **OWNERS** herein jointly purchased one plot of land measuring an area of 6 (Six) Cottahs 10 (Ten) 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, comprising in R.S. Dag No.198 and 199, under R.S. Khatian No.129, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, from the previous Owner/Vendors herein namely Smt. Sikha Karmakar, wife of Sri Mantu Karmakar, residing at 406A, Jodhpur Park, P.S. Lake, Kolkata – 700068 and Sri Nikhil Kumar Deb, son of Sri N.K. Deb, residing at 18, Santoshpur Avenue, Kolkata – 700 075.

**AND WHEREAS** after purchase the present **OWNERS** herein jointly mutated their names in the record of the LD. B.L. & L.R.O. Kasba vide Mutation Case Nos.1434 of 2010 and 1435 of 2010, respectively.

**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.2653 and 2464 (for Land Owner No.1) and L.R. Khatian Nos.2465 and 2652 (for Land Owner No.2) of L.R. Dag No.198 and 199, situated at Mouza-Nayabad, J.L. No.25.

**AND WHEREAS** thereafter the **LAND OWNERS** herein converted their land from “Shali” to “Bastu” vide Conversion Case No.CN/2022/1630/931 (Memo No.17/1105/BL&LRO/KOL dated 11.04.2022) and Conversion Case No.CN/2022/1630/928 (Memo No.17/1104/BL&LRO/KOL dated 11.04.2022) (For Land Owner No.1 herein) **AND** Conversion Case No.CN/2022/1630/925 (Memo No.17/1101/BL&LRO/KOL dated 11.04.2022) and Conversion Case



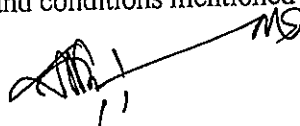
No.CN/2022/1630/927 (Memo No.17/1103/BL&LRO/KOL dated 11.04.2022) (For Land Owner No.2 herein).

**AND WHEREAS** thereafter the LAND OWNERS herein mutated their names in the record of the KMC known as **KMC Premises No.3926, Nayabad**, within the KMC Ward No.109, P.S. Panchasayar, Kolkata – 700094.

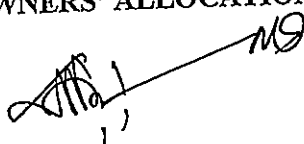
**AND WHEREAS** the present OWNERS herein are the absolute joint owners of the entire plot of land measuring an area of 6 (Six) Cottahs 10 (Ten) Chittacks togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, comprising in R.S. Dag No.198 and 199, under R.S. Khatian No.129, corresponding to L.R. Dag No.198 and 199, under L.R. Khatian Nos.2653 and 2464 and L.R. Khatian Nos.2465 and 2652, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, **KMC Premises No.3926, Nayabad**, within the KMC Ward No.109, P.S. Panchasayar, Kolkata – 700094 and the **OWNERS** have no any fund to erect the proposed building and the present **OWNERS** are still in possession and have been 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** by virtue of mutual discussion between the OWNERS and also the DEVELOPER the Developer entered into an unregistered Development Agreement previously.

**AND WHEREAS** the OWNERS are very much desirous to construct a Ground Plus four Storied residential building with lift facility on their said land and to do and to make construction of the said new building on their said property but due to paucity of fund they cannot do the same. Upon knowledge of such desire the **DEVELOPER** has approached the **OWNERS** for development of the said land which the **OWNERS** have agreed to do so as per the terms and conditions mentioned hereinafter.

  
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AND WHEREAS the DEVELOPER herein has agreed to make the construction of the proposed new Ground Plus four Storied building (G+IV) with lift facility and the OWNERS shall get 40% (Forty percent) sanction Flat area from the DEVELOPER (excluding common spaces area and also car parking Space area of the Ground Floor of the building) out of which OWNERS shall jointly get entire complete First Floor Flat area of the proposed building and rest 15% (Fifteen percent) Flat area shall also get by the LAND OWNERS from the Third Floor North-West side from the proposed building and OWNERS shall also get Two Shop Rooms situated on the Ground Floor North-East corner of the proposed building measuring more or less area 200 to 250 Sq.ft. and the OWNERS shall also get only 2 (Two) Nos. of Car parking Spaces from the Northern side to Eastern side of the building i.e. beside the eastern side two shops rooms of the building each Car Parking Space measuring an area of 120 (One hundred and twenty) Sq.ft. and entire Owners' Allocation of the ground Floor marked by RED border line. Beside the OWNERS shall also get a refundable amount of Rs.11,00,000/- (Rupees Eleven lac only) from the DEVELOPER and the said amount has already paid by the DEVELOPER to the LAND OWNERS herein as mentioned in the memo below and the said amount shall be refunded by the OWNERS to the DEVELOPER on and within 15 (Fifteen) Months from the date sanction of the building plan and if the OWNERS fails to deliver the said entire refundable amount to the DEVELOPER then the DEVELOPER shall adjust the said entire refundable amount with the Owners' Allocation Third Floor North-West side Flat area @ Rs.2,000/- (Rupees Two Thousand) per Sq.ft.. The Owner shall also get the sum of Rs.10,000/- (Rupees Ten thousand) only as rent per month from the Developer after sanction of the building and till the date of hand over the possession of the Owners' Allocation. IT IS noted that after completion of the entire building if the area of the Flat increase and/or decrease as per their ratio then either Owners and/or Developer shall purchase and/or pay the balance amount as per market price. The OWNERS shall also enjoy 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 OWNERS' ALLOCATION as described in the SCHEDULE 'B' below.

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**AND WHEREAS** the **DEVELOPER** herein shall get the rest 60% sanction Flat area of the proposed building (excluding common spaces area and also car parking Space area of the Ground Floor of the building) out of which the **DEVELOPER** shall get entire Second Floor, entire Fourth Floor (Top Floor) Flat area of the proposed building and rest 10% Flat area out of 60% shall get from the Third Floor of the proposed building (excluding the Owners' Allocation North-West side Third Floor Flat area of the proposed building) and the **DEVELOPER** shall also get rest Ground Floor sanction area of the proposed building (excluding Owners' Allocation Two Nos. Car Parking Spaces and also shop area measuring more or less 200-250 Sq.ft. as mentioned above and also common space area of the Ground Floor of the proposed building) and the **DEVELOPER'S ALLOCATION** has been categorically mentioned in the **SCHEDULE - 'D'** herein. The Party of the **SECOND PART** i.e. the **DEVELOPER** shall erect the entire proposed Ground Plus four Storied building with lift alongwith Garage and Shops facility at its cost and its supervision and labour and the entire building shall be erected as per annexed Specification and also as per sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER** 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/ intending Purchasers from whom the **DEVELOPER** shall collect the entire cost of construction as well as the cost of land in connection with the said flat etc.

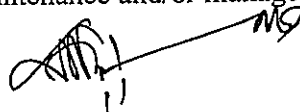
**NOW THE AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

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 SANTANU GUHA**, son of Sri Bejoy Gopal Guha, residing at 15, K.K. Majumder Road, presently Police Station – Survey Park Kolkata – 700 075 and (2) **SRI SUTANU GUHA**, son of Sri Bejoy Gopal Guha, residing at 'Gurunath Bhawan' 2, Chit Nayabad(Pirtala), P.O. & P.S. Panchasayar, Kolkata – 700 094, and their legal

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heir/heirs, executor/executors, administrator/ administrators, and legal representative/ representatives.

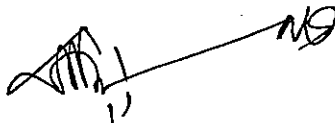
- (b) **DEVELOPER** : shall mean **M/S. BARUI CONSTRUCTION** for the time being and its respective heirs, successors or successors-in-interest, successors-in-office, legal heirs, representatives, administrators and assigns.
- (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
- (d) **PREMISES** : shall mean the Property measuring total land area of 6 (Six) Cottahs 10 (Ten) Chittacks togetherwith one file 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, comprising in R.S. Dag No.198 and 199, under R.S. Khatian No.129, corresponding to L.R. Dag No.198 and 199, under L.R. Khatian Nos.2653 and 2464 and L.R. Khatian Nos.2465 and 2652, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, **KMC Premises No.3926, Nayabad**, within the KMC Ward No.109, P.S. Panchasayar, Kolkata – 700094 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 **Ground Plus Four Storied building plan with lift facility** is to be sanctioned by The Kolkata Municipal Corporation 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

  
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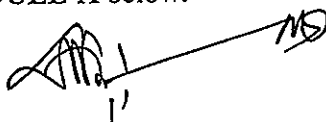


common areas shall be enjoyed by the flat owners who shall purchase the same from the **DEVELOPER**.

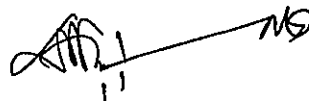
- (g) **OWNERS' ALLOCATION** : entire **OWNERS' ALLOCATION** has been morefully described and mentioned in the **SCHEDULE "B"** hereunder written. The **OWNERS** shall also enjoy the proportionate share of land togetherwith the right of enjoyment of all the common amenities/facilities of the building.
- (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 to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**, which will be agreed by both Parties i.e. **OWNERS** and 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) **TRANSFEEE** : 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 **KMC Premises No.3926, Nayabad, P.S. Panchasayar, Kolkata – 700 094**, 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 **KMC Premises No.3926, Nayabad, P.S. Panchasayar, Kolkata – 700 094**, is free from all encumbrances, charges, liens lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
- (a) That the **OWNERS** have 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**. 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.

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- (b)(i) **OWNERS' ALLOCATION** : The **DEVELOPER** shall give the entire **OWNERS** as the **OWNERS' ALLOCATION** with full habitable condition 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**.
- (d) For that purpose of sanction of the Building plan, all applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the **DEVELOPER** 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 to be 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

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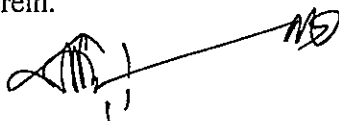
construction the **OWNERS** shall have full right to sell their allocation to the intending Purchasers.

- (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 to be 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 deemed 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 to be 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** (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

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the contrary the **OWNERS** shall give full co-operations to the **DEVELOPER** for doing the proposed project.

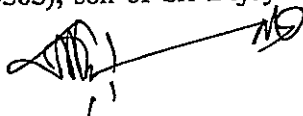
- (j) That the **DEVELOPER** shall at its own risk and costs construct and complete the proposed building at the said premises in accordance with the sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation Office as well as the specifications as annexed herewith and the **DEVELOPER** shall take all the responsibility and risk regarding the construction of the proposed building. The **DEVELOPER** shall complete the project and hand over the possession of the **OWNERS' ALLOCATION** on and within 36 (Thirty six) months from the date of sanctioned building plan and it is also noted that the **OWNERS** herein have handed over the vacant possession of the property to the **DEVELOPER** herein at the time of execution of this Development Agreement.
- (k) That the **DEVELOPER** shall install in the said building at its own risk and 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 **DEVELOER**.
- (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.

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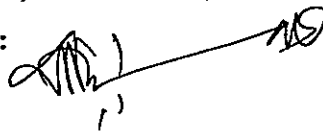
- (iii) The **DEVELOPER** shall sell the **DEVELOPER'S ALLOCATION** has been described in the **SCHEDULE 'D'** hereunder written **Together With** proportionate undivided share of land of the said premises and the common portions, roof of the building proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full i.e. entire consideration money from the intending purchasers of the respective flats of **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**.
- (iv) The **OWNERS** shall empower and authorize the **DEVELOPER** to do this project in connection with the said property as described in the **SCHEDULE-A** hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds 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:**

The **OWNERS** Namely, (1) **SRI SANTANU GUHA, (PAN-AMOPG7842A), (Aadhaar No.5560 5623 3565), son of Sri Bejoy Gopal Guha, by Occupation -**

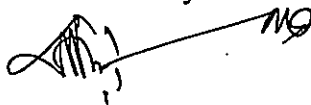


Service, by faith – Hindu, by Nationality – Indian, residing at 15, K.K. Majumder Road, presently Police Station – Survey Park Kolkata – 700 075 and (2) **SRI SUTANU GUHA, (PAN-AOSPG7946R), (Aadhaar No.5269 5303 7032)**, son of Sri Bejoy Gopal Guha, by Occupation – Business, by faith – Hindu, by Nationality – Indian, residing at ‘Gurunath Bhawan’ 2, Chit Nayabad(Pirtala), P.O. & P.S. Panchasayar, Kolkata – 700 094, do hereby appoint **M/S. BARUI CONSTRUCTION (PAN-AALFB9321J)**, a partnership Firm having its office at 74, Hederhat, within the K.M.C. ward No.109, Kolkata – 700 099, represented by its Partners namely (1) **SRI DILIP BARUI, (PAN-ANJPB2503K)**, son of Late Gopal Barui, by Occupation - Business, (2) **SRI NIKHIL BARUI, (PAN-BLUPB6355D)**, son of Late Gopal Barui, by Occupation – Business, (3) **SRI SANJAY BARUI, (PAN-ANJPB2502J)**, son of Late Gopal Barui, by Occupation – Business, (4) **SRI DIPANKAR BARUI, (PAN-AYIPB6885C)**, son of Late Haran Chandra Barui, by Occupation – Business, and (5) **SRI SHIPAK BARUI, (PAN-BLUPB6354C)**, son of Late Haran Chandra Barui, by Occupation – Business, all (1) to (5) by faith – Hindu, all by Nationality – Indian, all are residing at 18/2, Kalikapur, presently Police Station – Survey Park (formerly Police Station – Purba Jadavpur), Post Office - Kalikapur, Kolkata – 700 099, as per the terms and conditions of the Deed of Partnership only Partner No.1 and any one partner of Partners No. 2 to 5 may represent the Firm herein, i.e. the **Partner No.1 and Partner No.3 herein** namely **SRI DILIP BARUI** and **SRI SANJAY BARUI** are representing the Firm herein, as their lawful Attorney on their behalf to do the following acts in respect of their property measuring land area of 6 (Six) Cottahs 10 (Ten) Chittacks situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, comprising in R.S. Dag No.198 and 199, under R.S. Khatian No.129, corresponding to L.R. Dag No.198 and 199, under L.R. Khatian Nos.2653 and 2464 and L.R. Khatian Nos.2465 and 2652, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, **KMC Premises No.3926, Nayabad**, within the KMC Ward No.109, P.S. Panchasayar, Kolkata – 700094 as mentioned in the **SCHEDULE-A** below:



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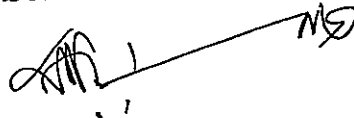
1. To look after and manage the property on behalf of the OWNERS/PRINCIPALS.
2. To look after and to control all the affairs for the development or the said land and construction of a Ground Plus Four storied building with Lift facility thereon on the said Premises as per sanction building plan to be 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 Corp[oration 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

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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 meter and also gas connection and also for installation of lift in the Premises and to do all the acts related thereto. The Attorney shall take telephone



Sanam Guha

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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.

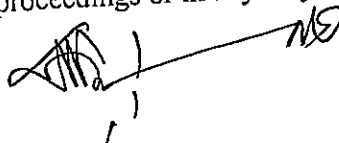
11. That our Attorney shall sign plans to be submitted before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all papers related thereto for the sanction of such drainage and sewerage connection and also sign internal and 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**.

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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' 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.

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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.
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 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, vokalatnamas, 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.

**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

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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 OWNERS shall *not* face or pay any cost for the labour problem, any kind of accident during construction or any types of natural calamity etc..

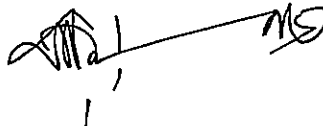
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- (vi) That after handing over the entire **Owners' Allocation** by the DEVELOPER herein the OWNERS herein shall have to pay their proportionate taxes for their allocation to the concerned authority.
- (vii) The annexed-specification of the building shall be part of the agreement.

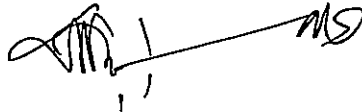
8. **MUTUAL COVENANT AND INDEMNITIES :-**

- (i) 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. That the **DEVELOPER** shall complete the entire building as per specification marked as Annexure-X.
- (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** leaves this material world, their legal heirs/successors shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the **DEVELOPER**. The **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.
- (vii) That it is mutually settled by and between the parties herein that, if, any reason whatsoever, the **DEVELOPER** cannot complete the project on and within above mentioned specific time (Page No.12 Clause No.J), the **DEVELOPER** shall be liable to pay the sum of Rs.10,000/- (Rupees Ten Thousand) only per month for such delay till the date of completion of the Owners' Allocation and the said amount of Rs.10,000/- (Rupees Ten Thousand) only to be paid to the joint

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Owners per month for the aforesaid period of delay till the delivery of possession of the Owners' Allocation, else after extra 24 months Developer will handover the project to market risks and cost analysis within agreement.

(viii) The **OWNERS** and the **DEVELOPER** shall jointly decide the **name of the proposed building** to be completed by 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.

**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 6 (Six) Cottahs 10 (Ten) 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, comprising in R.S. Dag No.198 and 199, under R.S. Khatian No.129, corresponding to L.R. Dag No.198 and 199, under L.R. Khatian Nos.2653 and 2464 and L.R. Khatian Nos.2465 and 2652, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, "KMC Premises No.3926, Nayabad, within the KMC Ward No.109, P.S. Panchasayar, Kolkata – 700094 and the entire property is butted and bounded by :

<u>ON THE NORTH</u>	:	20'-0" wide Road.
<u>ON THE SOUTH</u>	:	Land of others;
<u>ON THE EAST</u>	:	40'-0" wide Road;
<u>ON THE WEST</u>	:	Property of others.

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

The **OWNERS** shall get 40% (Forty percent) sanction Flat area from the **DEVELOPER** (excluding common spaces area and also car parking Space area of the Ground Floor of the building) out of which **OWNERS** shall jointly get entire complete First



Floor Flat area of the proposed building and rest 15% (Fifteen percent) Flat area shall also get by the LAND OWNERS from the Third Floor North-West side from the proposed building and OWNERS shall also get Two Shop Rooms situated on the Ground Floor North-East corner of the proposed building measuring more or less area 200 to 250 Sq.ft. and the OWNERS shall also get only 2 (Two) Nos. of Car parking Spaces from the Northern side to Eastern side of the building i.e. beside the eastern side two shops rooms of the building each Car Parking Space measuring an area of 120 (One hundred and twenty) Sq.ft. and entire Owners' Allocation of the ground Floor marked by RED border line. Beside the OWNERS shall also get a refundable amount of Rs.11,00,000/- (Rupees Eleven lac only) from the DEVELOPER and the said amount has already paid by the DEVELOPER to the LAND OWNERS herein as mentioned in the memo below and the said amount shall be refunded by the OWNERS to the DEVELOPER on and within 15 (Fifteen) Months from the date sanction of the building plan and if the OWNERS fails to deliver the said entire refundable amount to the DEVELOPER then the DEVELOPER shall adjust the said entire refundable amount with the Owners' Allocation Third Floor North-West side Flat area @ Rs.2,000/- (Rupees Two Thousand) per Sq.ft.. The Owner shall also get the sum of Rs.10,000/- (Rupees Ten thousand) only as rent per month from the Developer after sanction of the building and till the date of hand over the possession of the Owners' Allocation. IT IS noted that after completion of the entire building if the area of the Flat increase and/or decrease as per their ratio then either Owners and/or Developer shall purchase and/or pay the balance amount as per market price. The OWNERS shall also enjoy undivided proportionate share of land as mentioned in the SCHEDULE -A above and the LAND OWNERS herein shall use the all common rights and facilities of the building as mentioned in the SCHEDULE 'C' below.

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

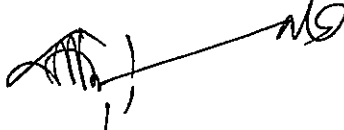
Stair-case & landings common passage, water lines and water and its connection electricity main meter and line and its wiring and connection from C.E.S.C. land and boundary wall, fixtures and fittings vacant spaces, roof, and mummy roof, lift, lift lobby,



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 the rest 60% sanction Flat area of the proposed building (excluding common spaces area and also car parking Space area of the Ground Floor of the building) out of which the DEVELOPER shall get entire Second Floor, entire Fourth Floor (Top Floor) Flat area of the proposed building and rest 10% Flat area out of 60% shall get from the Third Floor of the proposed building (excluding the Owners' Allocation North-West side Third Floor Flat area of the proposed building) and the DEVELOPER shall also get rest Ground Floor sanction area of the proposed building (excluding Owners' Allocation Two Nos. Car Parking Spaces and also shop area measuring more or less 200-250 Sq.ft. as mentioned above and also common space area of the Ground Floor of the proposed building). 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 also enjoy undivided proportionate share of land as mentioned in the SCHEDULE -A above and the DEVELOPER herein shall use the all common rights and facilities of the building as mentioned in the SCHEDULE 'C' above.

 MS

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

WITNESSES:

1. Abhijit Kumar Mishra  
69/1 Baghajatin Place  
Kolkata - 70086

2. Santanu Roy,  
2, CHIT NAYABAD,  
PREMISES NO - 3020,  
KOL - 700094,

s. 1. Santanu Guha

s. 2. Santanu Guha

SIGNATURE OF THE OWNERS

BARUI CONSTRUCTION

D. (Signature)

Partner

BARUI CONSTRUCTION

s. Sanjay Baxui

Partner

SIGNATURE OF THE DEVELOPER

READ OVER, EXPLAINED  
AND ALSO

PREPARED & DRAFTED BY :

(Signature of Deb Kumar Misra)

(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: tapesha.mishra85@gmail.com

HIGH COURT, CALCUTTA.

SPECIFICATION FOR OWNERS' ALLOCATIONANNEXTURE - 'X'**SCHEDULE OF WORK****(SPECIFICATION OF THE BUILDING CONSTRUCTION)****All Civil Work as per I.S. standard.**

1. Entire Floor Marble/Floor Tiles in inside of flat.
2. Sal wood frame in door.
3. Factory made phenol bonded ply flush door shutter in door.
4. M.S. Grill (Square Bar) and Aluminium sliding windows.
5. Plaster of Paris in wall.
6. Weather coat paints in outside wall.
7. Synthetic enamel paint in doors & windows grill.
8. Colour glazed tiles in W.C. and toilets upto 6 ft. height and 3 ft. height in kitchen.
9. Polished Green Marble on kitchen platform.
10. Polished Green Marble sink/stainless steel sink in kitchen.
11. Concealed electrical (Wire : Finolex/Havells) & water supply line (Supreme/Finolex).
12. Verandah railing up to window seal height.
13. White vitreous commode, pan, and basin of Hindware/Parryware.
14. Main door one side Teak/door screen finishes with necessary fittings.
15. Roof treatment shall be done by painting of sika latex or equivalent compound and thereafter roof tiles shall be fixed up.
16. Plumbing fittings of Essco make.
17. Lift shall be installed in the Building (GEE ELEVATOR OR EQUIVALENT).
18. Boundary walls shall be 5'-0" high from Ground level with 2 Nos. Decorative Sheet Gate for easy access.

**ELECTRICAL SPECIFICATION AS PER I.E. RULES OF FLAT**

- |    |   |  |
|----|---|--|
| 1. | Bed Room  | - 2 Light points, 1 Fan point, 1 Plug point.   |
| 2. | Drawing/Dining  | - 2 Light points, 1/2 Fan point, 1 Plug point, 1 Telephone point, 1 Cable point, 1 Plug point (15 amp.), 1 Calling Bell point. |
| 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, M.C.B and one A.C. Point in all bedrooms. |  |

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

MEMO

**RECEIVED** the sum of Rs.11,00,000/- (Rupees Eleven Lac) only from the **DEVELOPER** herein as part refundable advance sum from the **DEVELOPER** as mentioned in this Agreement in the manner followings :-

<i>Sl. No.</i>	<i>Date</i>	<i>Cheque No.</i>	<i>Name of the Bank and Branch</i>	<i>Amount Rs.</i>
1.	26.02.2018	027141	State Bank of India, Kalikapur Branch	Rs. 2,50,000.00
2.	26.02.2018	027142	-Do-	Rs. 2,50,000.00
3.	26.02.2018	773838	-Do-	Rs. 3,00,000.00
4.	26.02.2018	773839	-Do-	Rs. 3,00,000.00
<b>TOTAL</b>				<b><u>RS.11,00,000.00</u></b>

(Rupees Eleven lac only)

WITNESS :

1. Abhejit Kumar Mishra  
69/1, Baghojatin Place  
Kolkata. 70086

sa Santanu Guha

su Sutanu Guha

2. Anuram Roy,  
2, CHIT NAYABAD,  
PREMISES NO - 3020  
KOL - 700094.

SIGNATURE OF THE OWNERS

MS  
ADROCK



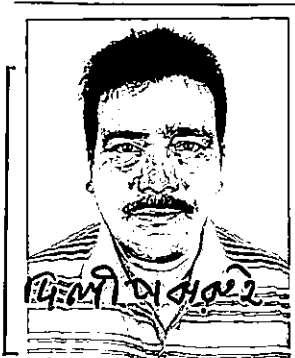
	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name ..... SANTANU GUHA  
 Signature ..... Santanu Guha



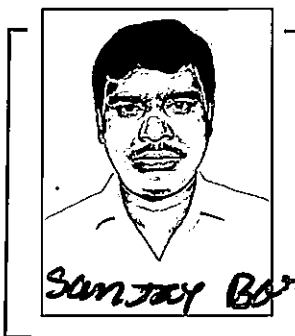
	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name ..... SUTANU GUHA  
 Signature ..... Sutanu Guha



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

Name ..... DILIP BARUI  
 Signature ..... DILIP BARUI



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

Name ..... SANJAY BARUI  
 Signature ..... Sanjay Barui



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



192022230168766478

GRN Details

GRN: 192022230168766478 Payment Mode: SBI Epay  
GRN Date: 10/11/2022 22:50:06 Bank/Gateway: SBIPay Payment Gateway  
BRN : 7770952111027 BRN Date: 10/11/2022 22:50:22  
Gateway Ref ID: 223140093708 Method: HDFC Retail Bank NB  
GRIPS Payment ID: 101120222016876646 Payment Init. Date: 10/11/2022 22:50:06  
Payment Status: Successful Payment Ref. No: 2003154950/2/2022  
[Query No\*/Query Year]

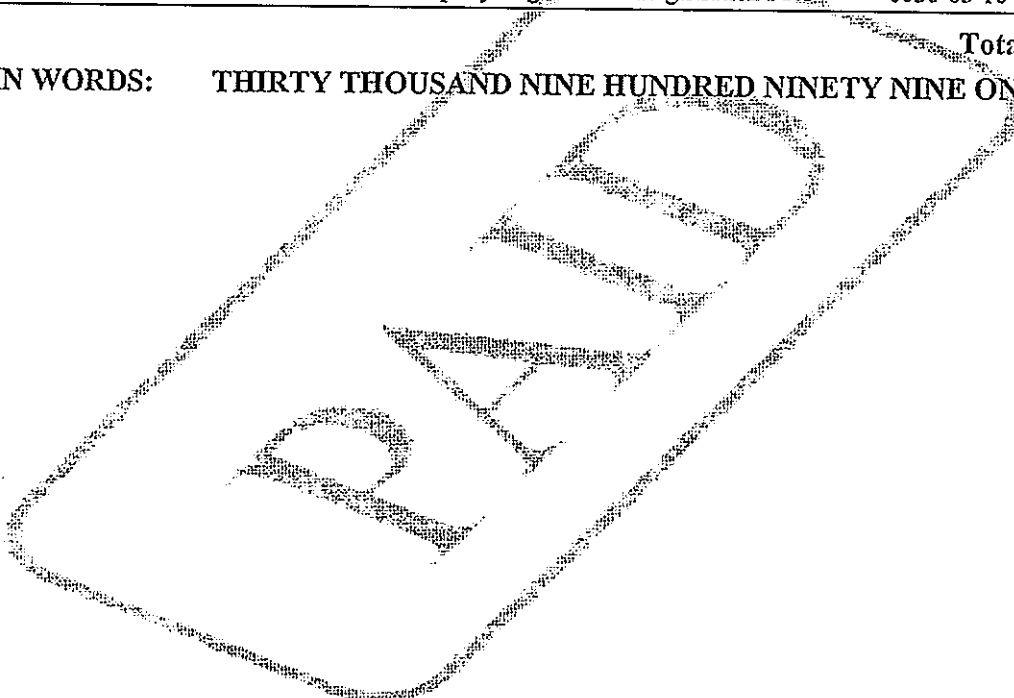
Depositor Details

Depositor's Name: Mr SOMESH  
Address: HIGH COURT CALCUTTA  
Mobile: 9051446430  
Period From (dd/mm/yyyy): 10/11/2022  
Period To (dd/mm/yyyy): 10/11/2022  
Payment Ref ID: 2003154950/2/2022  
Dept Ref ID/DRN: 2003154950/2/2022

Payment Details

Sl No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003154950/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	19971
2	2003154950/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	11028
Total				30999

IN WORDS: THIRTY THOUSAND NINE HUNDRED NINETY NINE ONLY.





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

Query No./Year	2003154950/2022	Office where deed will be registered
Query Date	06/11/2022 6:17:47 PM	Deed can be registered in any of the offices mentioned on Note: 11
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] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 11,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 1,24,33,528/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,071/- (Article:48(g))	Rs. 11,028/- (Article:E, E, E, B)	
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: 3926, , Ward No: 109, Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 10 Chatak	1/-	1,24,06,528/-	Width of Approach Road: 40 Ft.,
<b>Grand Total :</b>				<b>10.9313Dec</b>	<b>1 /-</b>	<b>124,06,528 /-</b>	

**Structure Details :**

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





**and Lord Details :**

Sl No	Name & address	Status	Execution Admission Details:
1	Mr Santanu Guha Son of Mr Bijoy Gopal Guha,15, K.k. MAJUMDER ROAD, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AMxxxxxx2A, Aadhaar No.: 55xxxxxxxx3565,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Sutanu Guha Son of Mr Bejoy Gopal Guha,Gurunath Bhawan, 2, Chit Nayabad (Pirtala), City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AOxxxxxx6R, Aadhaar No.: 52xxxxxxxx7032,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	Barui Construction ( Partnership Firm ) ,74, HEDERHAT, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 PAN No. AAxxxxxx1J, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of:
1	Mr Dilip Barui Son of Late Gopal Barui18/2, Kalikapur, City:- , P.O:- Kalikapur, 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. ANxxxxxx3K , Aadhaar No.: 61xxxxxxxx9978	Barui Construction (as )
2	Mr Sanjay Barui Son of Late Gopal Barui18/2,kALIKAPUR, City:- , P.O:- KALIKAPUR, 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. ANxxxxxx2J , Aadhaar No.: 49xxxxxxxx9067	Barui Construction (as )

**Identifier Details :**

Name & address
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra 69/1, Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Santanu Guha, Mr Sutanu Guha, Mr Dilip Barui, Mr Sanjay Barui



**Transfer of property for L1**

No	From	To. with area (Name-Area)
	Mr Santanu Guha	Barui Construction-5.46562 Dec
2	Mr Sutanu Guha	Barui Construction-5.46562 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr Santanu Guha	Barui Construction-50 Sq Ft
2	Mr Sutanu Guha	Barui Construction-50 Sq Ft

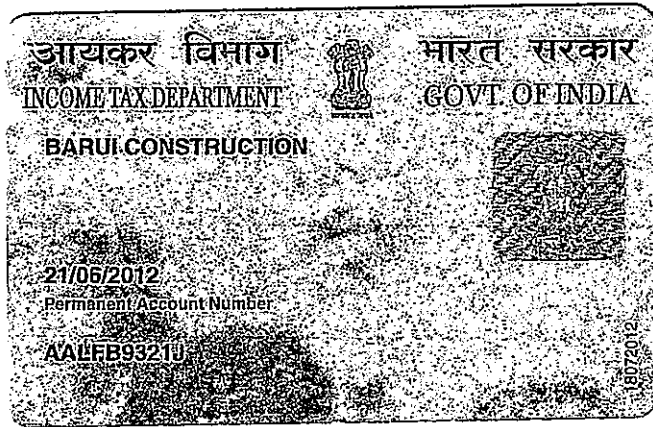
**Owner and Land or Building Details as received from KMC**

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090834890 Premises No. : 3926 Ward No. : 109 Street Name : NAYABAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SRI SANTANU GUHA & SRI SUTANU GUHA Owner Address : 15 K.K. MAJUMDER ROAD , SANTOSH PUR , KOL-75 Pin No. : 700075	Character of Premises: Total Area of Land: 06 Cottah, 10 Chatak,

**Note:**

- If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 06-12-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 06-12-2022)
- Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
- e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
- 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.
- Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
- 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
- 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.
- 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.
- 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



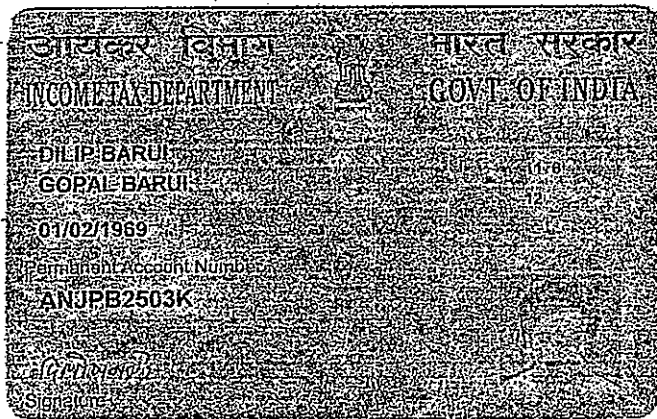


BARUI CONSTRUCTION  
दि. मी. बारुई


Partner


BARUI CONSTRUCTION  
Sanjay Barui

Partner

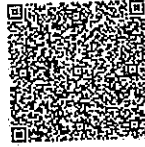


दि ०१/०२/१९६९


**भारत सरकार**  
**GOVERNMENT OF INDIA**




**দিলীপ বারুই**  
**Dilip Barui**  
**পিতা : গোপাল বারুই**  
**Father : GOPAL BARUI**  
**জন্ম সাল / Year of Birth : 1969**  
**পুরুষ / Male**



**6125 4738 9978**


আধার - সাধারণ মানুষের অধিকার


**ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**


**ঠিকানা:**  
**১৮/২, কালিকাপুর রোড,**  
**মুকুন্দপুর, মুকুন্দপুর, দঃ ২৪**  
**পরগনা, পশ্চিমবঙ্গ, 700099**

**Address:**  
**18/2, KALIKAPUR ROAD,**  
**Mukundapur, Mukundapur,**  
**South Twenty Four**  
**Parganas, West Bengal,**  
**700099**


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1947  
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947,  
Bengaluru-580 001

দিলীপ বারুই



भारत सरकार



आधार

भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No. : 0656/03012/35804

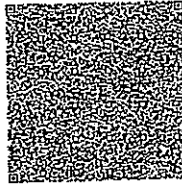
To  
Sanjay Barui

18/2,  
KALIKAPUR ROAD,  
VTC: Mukundapur, PO: Mukundapur,  
District: South Twenty Four Parganas,  
State: West Bengal, PIN Code: 700099,  
Mobile: 8240612530

39979394



KF399793346FI



आपका आधार क्रमांक / Your Aadhaar No. :

**4926 0337 9067**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



आधार

Issue Date: 11/12/2012

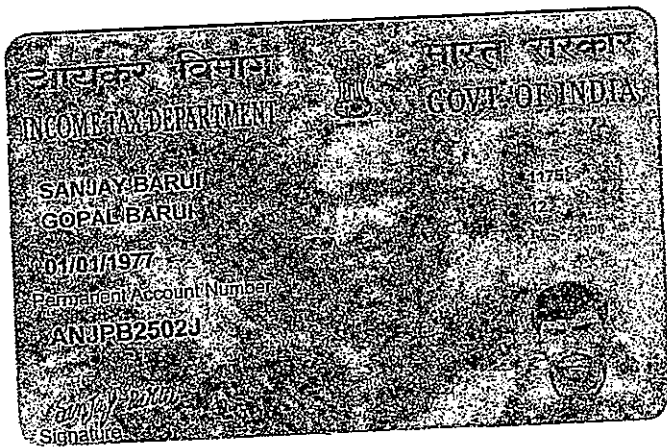


Sanjay Barui  
DOB: 01/01/1977  
Male

4926 0337 9067

मेरा आधार, मेरी पहचान

Sanjay Barui



*Sanjay Barui*



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No 1214/89107/05111

To,

सान्तनु गुहा

Santanu Guha

S/O: Bijay Gopal Guha

02, no. Chit Nayabad

Gram-Pirtala

Panchasayar

Panchasayar Circus Avenue Kolkata

West Bengal 700094

8420797659

Ref: 17782 / 05Z / 1532380 / 1532386 / P



SE379530898FT



आपका आधार क्रमांक / Your Aadhaar No. :

**5560 5623 3565**

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India

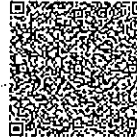


सान्तनु गुहा

Santanu Guha

जन्म तिथि / DOB : 28/07/1969

पुरुष / Male



**5560 5623 3565**

आधार - आम आदमी का अधिकार

*Santanu Guha*



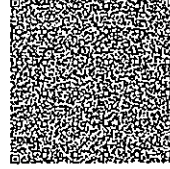
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AMOPG7842A



नाम/Name  
SANTANU GUHA

पिता का नाम/Father's Name  
BIJAY GOPAL GUHA

जन्म का तिथि/Date of Birth  
29/07/1969

16082019

Santanu Guha



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19630/03932

To  
সুতনু গুহ  
Sutanu Guha  
30/10/2012  
2NO CHIT NAYABAD  
Panchasayar S.O  
Panchasayar Kolkata  
West Bengal 700094

16261618  
MN162616197DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**5269 5303 7032**

আধার - সাধারণ মানুষের অধিকার

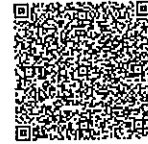


ভারত সরকার  
GOVERNMENT OF INDIA



সুতনু গুহ  
Sutanu Guha  
পিতা : বিজয় গোপাল গুহ  
Father : BIJOY GOPAL GUHA  
জন্ম সাল / Year of Birth : 1975  
পুরুষ / Male

**5269 5303 7032**



আধার - সাধারণ মানুষের অধিকার

*Sutanu Guha*

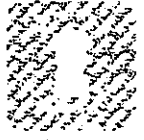
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AOSPG7946R



नाम / Name  
SUTAM GUHA

पिता का नाम / Father's Name  
BIJOY GOPAL GUHA

जन्म की तारीख / Date of Birth  
30/05/1975

*Sutam Guha*  
TAX Signature



*Sutam Guha*

## Major Information of the Deed

Deed No:	I-1604-13065/2022	Date of Registration:	11/11/2022
Query No./ Year	1604-2003154950/2022	Office where deed is registered	
Query Date	06/11/2022 6:17:47 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], [4311] Other than Immovable Property, Receipt [Rs : 11,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,24,33,528/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,071/- (Article:48(g))	Rs. 11,060/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



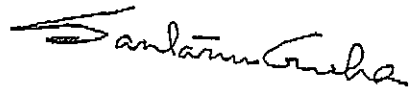



District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3926, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 10 Chatak	1/-	1,24,06,528/-	Width of Approach Road: 40 Ft.,
<b>Grand Total :</b>				<b>10.9313Dec</b>	<b>1 /-</b>	<b>124,06,528 /-</b>	

### Structure Details :

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



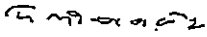


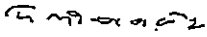


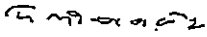


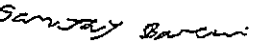


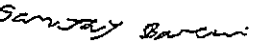


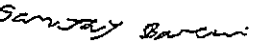
**Land Lord Details :**

Sl. No.	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b> <b>Mr Santanu Guha</b> Son of Mr Bijoy Gopal Guha Executed by: Self, Date of Execution: 11/11/2022 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
		11/11/2022	LTI 11/11/2022	11/11/2022
15, K.k. MAJUMDER ROAD, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AMxxxxxx2A, Aadhaar No: 55xxxxxxxx3565, Status :Individual, Executed by: Self, Date of Execution: 11/11/2022 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Office				
2	<b>Name</b> <b>Mr Sufanu Guha</b> Son of Mr Bejoy Gopal Guha Executed by: Self, Date of Execution: 11/11/2022 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
		11/11/2022	LTI 11/11/2022	11/11/2022
Gurunath Bhawan, 2, Chit Nayabad (Pirtala), City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AOxxxxxx6R, Aadhaar No: 52xxxxxxxx7032, Status :Individual, Executed by: Self, Date of Execution: 11/11/2022 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Office				



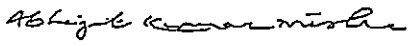
**Developer Details :**

Sl. No.	Name, Address, Photo, Finger print and Signature			
1	<b>Barui Construction</b> 74, HEDERHAT, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.: AAxxxxxx1J, 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> <b>Mr Dilip Barui</b>                      Son of Late Gopal Barui                      Date of Execution -                      11/11/2022, , Admitted by:                      Self, Date of Admission:                      11/11/2022, Place of                      Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Nov 11 2022 2:16PM</td> <td>LTI 11/11/2022</td> <td>11/11/2022</td> <td></td> </tr> </tbody> </table> <p>18/2, Kalikapur, City:- , P.O:- Kalikapur, 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.:: ANxxxxxx3K, Aadhaar No: 61xxxxxxxx9978 Status : Representative, Representative of : Barui Construction (as )</p>	Name	Photo	Finger Print	Signature	<b>Mr Dilip Barui</b> Son of Late Gopal Barui Date of Execution - 11/11/2022, , Admitted by: Self, Date of Admission: 11/11/2022, Place of Admission of Execution: Office				Nov 11 2022 2:16PM	LTI 11/11/2022	11/11/2022	
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Nov 11 2022 2:17PM	LTI 11/11/2022	11/11/2022											

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Abhijit Kumar Mishra</b> Son of Late Niranjan Mishra 69/1, Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700001			
	11/11/2022	11/11/2022	11/11/2022

Identifier Of Mr Santanu Guha, Mr Sutanu Guha, Mr Dilip Barui, Mr Sanjay Barui

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Santanu Guha	Barui Construction-5.46562 Dec
2	Mr Sutanu Guha	Barui Construction-5.46562 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Santanu Guha	Barui Construction-50.00000000 Sq Ft
2	Mr Sutanu Guha	Barui Construction-50.00000000 Sq Ft

Endorsement For Deed Number : I - 160413065 / 2022

On 11-11-2022

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

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

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

Presented for registration at 14:10 hrs on 11-11-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Sanjay Barui .

**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 1,24,33,528/-

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

Execution is admitted on 11/11/2022 by 1. Mr Santanu Guha, Son of Mr Bijoy Gopal Guha, 15, K.k. MAJUMDER ROAD, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 2. Mr Sutanu Guha, Son of Mr Bejoy Gopal Guha, Gurunath Bhawan, 2, Chit Nayabad (Pirtala), P.O: Panchasayar, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Business

Identified by Mr Abhijit Kumar Mishra, , Son of Late Niranjana Mishra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Pauli, , South 24-Parganas, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-11-2022 by Mr Dilip Barui, , Barui Construction (Partnership Firm), 74, HEDERHAT, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Abhijit Kumar Mishra, , Son of Late Niranjana Mishra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Pauli, , South 24-Parganas, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-11-2022 by Mr Sanjay Barui, , Barui Construction (Partnership Firm), 74, HEDERHAT, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Abhijit Kumar Mishra, , Son of Late Niranjana Mishra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Pauli, , South 24-Parganas, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Required Registration Fees payable for this document is Rs 11,060.00/- ( B = Rs 11,000.00/- , E = Rs 28.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 11,028/- using Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB on 10/11/2022 10:50PM with Govt. Ref. No: 192022230168766478 on 10-11-2022, Amount Rs: 11,028/-, by SBIePay ( SBIePay ), Ref. No. 7770952111027 on 10-11-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Required Stamp Duty payable for this document is Rs. 20,071/- and Stamp Duty paid by Stamp Rs 19,971/-

Identified by Mr Abhijit Kumar Mishra, , Son of Late Niranjana Mishra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Pauli, , South 24-Parganas, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB on 10/11/2022 10:50PM with Govt. Ref. No: 192022230168766478 on 10-11-2022, Amount Rs: 19,971/-, by SBIePay ( SBIePay ), Ref. No. 7770952111027 on 10-11-2022, Head of Account 0030-02-103-003-02

*(Signature)*

Anupam Halder

DISTRICT SUB-REGISTRAR

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

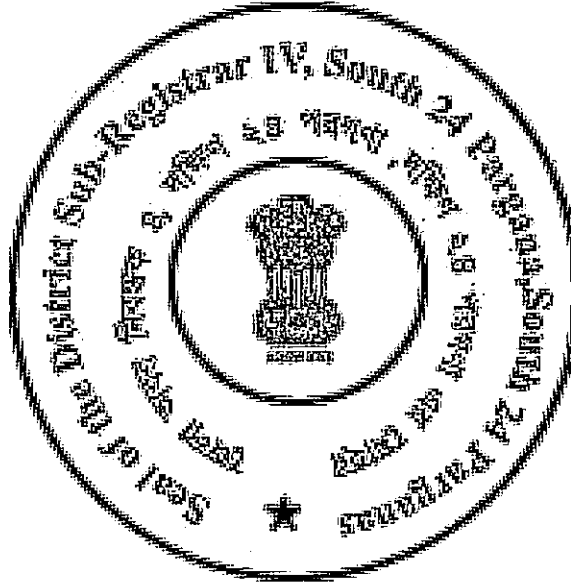
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 390737 to 390774

being No 160413065 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.11.18 16:00:58 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/11/18 04:00:58 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)



DATED THIS 11<sup>th</sup> DAY OF November 2022

BETWEEN

MR. SANTANU GUHA & ORS.

OWNERS

AND

BARUI CONSTRUCTION

DEVELOPER

DEVELOPMENT AGREEMENT ALONGWITH  
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