

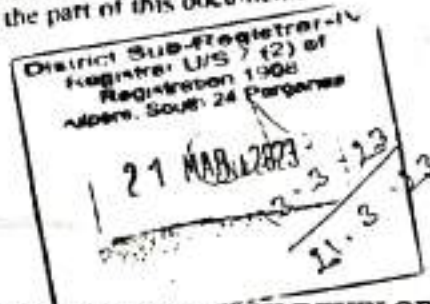


AL 773288

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

13/02/2023
G-2000656184/2023
7:30 PM

Certified that the document is admitted to Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.



DEVELOPMENT AGREEMENT WITH DEVELOPMENT

POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY is made on this 13th day of **March** Two Thousand Twenty Three (2023).

7-22 PM
13/02/23

Ruma Adhikary

BETWEEN

(1) **SRI BHAJAN DHAOYA** (PAN: EKNPD7094E), (Aadhaar No. 3942 0963 7961), son of Late Bishnupada Dhaoya, by faith - Hindu, by occupation - Retired, by Nationality - Indian, residing at 214, Vivekananda Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700 006, (2) **SMT. DURGA DHAOYA** (PAN: AOGPD3687Q), (Aadhaar No. 9596 6960 7862), wife of Late Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 214, Vivekananda Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700 006, (3) **SRI LALIT KUMAR GUPTA** (PAN ADYPG 1234B) Aadhaar No. 8493 5570 8516, Phone No. 9830546835, son of Late Bhim Sen Gupta, occupation Business, residing at DB -38 Salt Lake City, Kolkata 700064, Police Station Bidhannagar (North) Post office Bidhannagar, District 24 Parganas and (4) **SRI TEJPAL GUPTA**, (PAN NO. AHSPG0939R) Aadhaar No. 6527 9096 7198, Phone No. 9821548980, son of Late Bhim Sen Gupta, occupation Medical Practitioner, residing at 9/303 Celebration KH4 CHS, Sector 16/17, Kharghar, NAVI MUMBAI- 410210, Police Station Kharghar, Post Office Kharghar, also residing at DB -38 Salt Lake City, Kolkata 700064, Police Station Bidhannagar (North) Post office Bidhannagar, District 24 Parganas (North) hereinafter jointly referred to and called as the "**OWNERS**" (which terms or expressions shall unless excluded by or repugnant to the subject or context be

Ruma Adhikary

deemed to mean and include **their** heirs, successors, executors, legal representatives, administrators and/or assigns of the **FIRST PART**.

A N D

M/S. B.M.D. NIRMAN (PAN: AAOFB7980J), a Partnership firm, having its office at 51, Cossipore Road, P.O. - Cossipore, P.S. - Cossipore, Kolkata - 700036, represented by its Partners namely (1) **SMT. MANJU BAIRAGI** (PAN: AEHPB7755G), wife of Sri Monoj Kumar Bairagi, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 196, Maharaja Nanda Kumar Road, (South), P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24 Parganas, (2) **SRI MONOJ KUMAR BAIRAGI** (PAN: AEFPB9153E), son of Late Kumud Ranjan Bairagi, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 196, Maharaja Nanda Kumar Road, (South), P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24 Parganas, (3) **SRI SUBIR MUKHERJEE** (PAN: AQQPM0548R), son of Sri Sanat Mukherjee, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 265/0/1, Gopal Lal Thakur Road, P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24 Parganas and (4) **SRI SWARUP DUTTA** (PAN: AHUPD8305J), son of Late K.C. Dutta, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 156/1, Maharaja Nanda Kumar Road (South), P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24

Ruma Adhikary

Parganas, hereinafter referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in interest, administrators, legal representatives and assigns) of the **SECOND PART**.

AND

(1) **SMT. SOMA DHAOYA** (PAN: AOGPD3688B), (Aadhaar No. 5275 8363 0439), daughter of Late Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 214, Vivekananda Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700006 and (2) **SMT. RUMA DHAOYA alias SMT. RUMA ADHIKARY** (PAN: AOGPD3686R), (Aadhaar No. 4742 1395 3795), wife of Amritapa Adhikary, daughter of Late Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 15, Yogipara Main Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700006, hereinafter jointly referred to and called as the "**CONFIRMING PARTY**" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include **their** heirs, successors, executors, legal representatives, administrators and/or assigns) of the **THIRD PART**.

Ruma Adhikary

**BRIEF HISTORY OF DEVOLUTION OF THE PROPERTY OF
SRI BHAJAN DHAOYA, SMT. DURGA DHAOYA**

WHEREAS one Smt. Ushangini Manna, was the owner of all that piece and parcel of Bastu land measuring about 2 (Two) Cottahs 7 (Seven) Chittacks more or less lying and situated at Premises No. 214, Vivekananda Road, formerly known as 1/3, Maniktala Street, Kolkata -700 006, Police Station - Narkeldanga, Kolkata - 700006 within the limits of the Kolkata Municipal Corporation.

AND WHEREAS during life time of said Ushangini Manna, she has made and published her last will dated 13.03.1982 unto and in favour of her two grandchild's Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya and Bhajan Kumar Dhaoya, in respect of the said land.

AND WHEREAS thereafter said Ushangini Manna died on 10.04.1982 and after the death of Ushangini Manna her grandchild Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya obtained probate on 23.09.1986, Vide Case No. 317 of 1982 from District Delegate 4th Sub-Judge, Alipore and accordingly in terms of the said Will Sri Bhajan Kumar Dhaoya and Sri Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya became the owners of the said Bastu land measuring about 2 (Two) Cottahs 7 (Seven) Chittacks more or less together with brick built building standing thereon, lying and situated at Premises No. 214, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700

Ruma Adhikary

006, within the limits of the Kolkata Municipal Corporation, and also seized, possessed thereof free from all encumbrances and charges in any manner whatsoever and also each having divided $\frac{1}{2}$ (half) share thereof as per provision of the said will.

AND WHEREAS thereafter Sri Bhujan Kumar Dhaoya mutated his name in the records of Kolkata Municipal Corporation vide Assessee No. 110281700560 in respect of his said undivided $\frac{1}{2}$ share of all that land measuring about 2 (Two) Cottahs 7 (Seven) Chittacks more or less land i.e. 1 (One) Cottah 3 (Three) Chittacks 22.5 (Twenty Two point five) Sft more or less lying and situated at 214, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700006, within the limits of the Kolkata Municipal Corporation.

AND WHEREAS during life time said Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya, has made and published his last will dated 23.06.1999 unto and in favour of her wife Smt. Durga Dhaoya, in respect of the said $\frac{1}{2}$ (half) share of land and the same was registered at the office of the A.R.A.-II Kolkata and duly recorded in Book No.- III, Being No.- 45, for the year 1999 and Smt. Durga Dhaoya was appointed as sole executor of the said will.

AND WHEREAS thereafter said Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya died on 24.07.1999 and after the death of Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya his wife Smt. Durga

Ruma Adhikary

Dhaoya obtained probate on 21.07.2001, Vide T.S. No. 12115, Ext-4th, from The Civil Judge (Jr. Division) 1st Court, Sealdah, 24 Parganas.

AND WHEREAS thereafter Smt. Durga Dhaoya mutated her name in the records of Kolkata Municipal Corporation vide Assessee No 110281700042 in respect of her said undivided $\frac{1}{2}$ share of all that land measuring about 2 (Two) Cottahs 7 (Seven) Chittacks more or less land i.e 1 (One) Cottah 3 (Three) Chittacks 22.5 (Twenty Two point five) Sft more or less lying and situated at 214, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700 006, within the limits of the Kolkata Municipal Corporation.

AND WHEREAS in the said will dated 23.06.1999 made and published by said Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya (since deceased) declared and directed that during life time of his wife Smt. Durga Dhaoya, if at any reasonable requirement she willing to sale out the said undivided $\frac{1}{2}$ share of all that land measuring about 2 (Two) Cottahs 7 (Seven) Chittacks more or less land i.e 1 (One) Cottah 3 (Three) Chittacks 22.5 (Twenty Two point five) Sft more or less with building 214, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700 006, within the limits of the Kolkata Municipal Corporation, in that case she will get necessary written permission from her two daughter namely Smt. Soma Dhaoya and Smt. Ruma Dhaoya alias Ruma Adhikary.

Ruma Adhikary

AND WHEREAS now the building upon the said Premises No. 214, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700 006, Ward No. 28 is fully dilapidated condition and also due to financial stringency said Smt. Durga Dhaoya and Sri Bhajan Dhaoya decided to developed the said land by raising construction of building through any reputed developer, requested to her two daughters for granting necessary permission for development as well as sell out of the said premises and subsequently her to daughters namely Smt. Soma Dhaoya and Smt. Ruma Dhaoya alias Ruma Adhikary agreed to grant permission for sale out and or development of the said land and agreed to sign execute this Development agreement as confirming party.

AND WHEREAS said Sri Bhajan Dhaoya, Smt. Durga Dhaoya, were become joint owner's of the said bastu land measuring about 2 (Two) Cottahs 7 (Seven) Chittacks more or less together with brick built building standing thereon, lying and situated at Premises No. 214, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700 006, Ward No. 28, within the limits of the Kolkata Municipal Corporation and also seized, possessed thereof free from all encumbrances and charges in any manner whatsoever.

**BRIEF HISTORY OF DEVOLUTION OF THE PROPERTY OF
SRI LALIT KUMAR GUPTA & SRI TEJPAL GUPTA.**

Ruma Adhikary

WHEREAS the trustees for the Improvement of Calcutta a body corporate constituted by the Calcutta Improvement of Act of 1911 (Bengal Act V of 1911) were absolutely seized and possessed of or otherwise will and sufficiently well and sufficiently entitled free from encumbrances to the land here detements and Premises No. 216 Vivekananda Road, previously known as 1/4 Manick Tala Road, improvement Schedule No. 1(M) forming a part of Holding No. 5, Calcutta containing land measuring an area of 3 (three) cottah 2(two) chittack 2(two) sq.ft. more or less.

AND WHEREAS by a Deed of Sale in English dated 17th August 1931 and registered in Book No. 1 Volume No.22 Pages from 222 to 224 Being No. 1368 for the year 1931, recorded in the office of the Sub Registrar Sealdah and made between the said The Trustee for the Improvement of Calcutta therein described as the Seller (Vendor) of the One part and Sri Krishna Chandra Laha, son of Abinash Chandra Laha, residing at 44 Balde Para Road, Manicktala, Calcutta therein described as the Purchaser of the other part the said Trustee for the Improvement of Calcutta body thereafter referred to as "The Board" granted, sold convey and assigned unto the said Sri Krishna Chandra Laha the said land and Premises morefully described in the First Schedule there under written.

AND WHEREAS after purchasing the aforesaid property said Krishna Chandra Laha constructed G+2 storied building upon the

Ruma Adhikary

said premises duly sanctioned by the Corporation of Calcutta Vide Sanctioned Plan No. 1B/BS360 dated 12th January 1932.

AND WHEREAS the said Krishna Chandra Laha died intestate on 13th day of January 1972 and leaving behind his six sons namely i) Sri Anadi Charan Laha, ii) Sri Hrishikesh Laha, iii) Sri Bonobehari Laha, iv) Sri Pankaj Kumar Laha, v) Sri Shyam Sundar Laha, vi) Sri Kishori Mohan Laha and four daughters namely i) Smt Bela Rani Paul, ii) Smt. Hena Rani Digar, iii) Miss Chaya Rani Laha and iv) Miss Chabi Rani Laha as his legal heiress, successors and representative inherited the properties left by the said Krishna Chanra Laha including the right, title, interest and share in the aforesaid Premises No. 216 Vivekananda Road, Kolkata 700 006, Police Station - Narkeldanga District 24 Parganas (South) and duly mutated their name in the assessment record of the Calcutta Municipal Corporation and paying taxes in their names and also they were seized and possessed thereof free from all encumbrances and charges in any manner whatsoever and it is clearly mentioned herein that his wife Smt. Maduri Bala Laha predeceased him on 5th day of September 1964.

AND WHEREAS during peaceful physical possession of the said property on of the co-owner Pankaj Kumar Laha died intestate on 1st day of April 1986 and at the time of his death he was bachelor as well as issue less and leaving his brother and sisters as his legal heirs,

Ruma Adhikary

heiress and representatives who inherited the property left by the said Pankaj Kumar Laha including his 1/10th undivided share in the aforesaid property under the Hindu Succession act 1956.

AND WHEREAS after the death of said co-owner Pankaj Kumar Laha his brothers and sisters namely i) Sri Anadi Charan Laha, ii) Sri Hrishikesh Laha, iii) Sri Bonobchhari Laha, iv) Sri Shyam Sundar Laha, v) Sri Kishori Mohan Laha, vi) Smt Bela Rani Paul, vii) Smt. Hena Rani Digar, viii) Miss Chaya Rani Laha and ix) Miss Chabi Rani Laha were jointly become the owners of the said property and each having undivided 1/9th share of the said property and they were absolutely seized and possessed thereof free from all encumbrances and charges in any manner whatsoever.

AND WHEREAS thereafter one of the said co-owner Anadi Charan Laha died intestate on 19th February 1996 leaving behind his only wife namely Smt Gouri Bala Laha one son namely Sri Arun Kumar Laha and one daughter namely Smt Anjana Chowdhury as his legal heirs and successors to the property and estate left by the said Anadi Charan Laha.

AND WHEREAS after demise of the said Anadi Charan Laha, said Smt Gouri Bala Laha, Sri Arun Kumar Laha, Smt Anjana Chowdhury were jointly become the owners of undivided 1/9th share

Purna Adhikary

of the said property and seized and possessed thereof free from all encumbrances and charges in any manner whatsoever.

AND WHEREAS the said co-owner Sri Shyam Sundar Laha died intestate on 18th day of June 1998 and at the time of his death he was bachelor and leaving behind his brothers and sisters namely i) Sri Hrishikesh Laha, ii) Sri Bonobehari Laha, iii) Sri Kishori Mohan Laha, iv) Smt Bela Rani Paul, v) Smt. Hena Rani Digar, vi) Miss Chaya Rani Laha and vii) Miss Chabi Rani Laha as his legal heirs, heiress and representatives of the undivided 1/9th share of property left by the said Shyam Sundar Laha under the Hindu Seccession act.1956.

AND WHEREAS thereafter said co-owner Smt. Chabi Rani Laha died intestate on 23rd day of February 2002 and at the time of her death she was Spinster and leaving his brother and sisters namely i) Sri Hrishikesh Laha, ii) Sri Bonobehari Laha, iii) Sri Kishori Mohan Laha, iv) Smt Bela Rani Paul, v) Smt. Hena Rani Digar, vi) Miss Chaya Rani Laha as her legal heirs, heiress and representatives who inherited the undivided 1/9th share of the aforesaid property under the Hindu Succession act 1956.

AND WHEREAS the said co-owner Bonobehari Laha died intestate on 7th day of January 2005 and at the time of his death he was bachelor and leaving his brothers and sisters i) Sri Hrishikesh Laha, ii) Sri Kishori Mohan Laha, iii) Smt Bela Rani Paul, iv) Smt. Hena

Ruma Adhikary

Rani Digar, v) Miss Chaya Rani Laha as his legal heirs, heiress and representatives who inherited the undivided 1/9th share of the aforesaid property under the Hindu Succession act 1956.

AND WHEREAS the said co-owner Kishori Mahon Laha died intestate on 31st day May 2008 and leaving behind his only wife Smt. Minati Laha inherited the property left by the said Kishori Mahon Laha under the Hindu Succession act 1956.

AND WHEREAS the said co-owner Bela Rani Pal died interstate on 25th August 1982 and leaving behind her only husband namely Samarendra Bhusan Pal who died intestate on 24th May 2003 and leaving behind two sons and three daughters namely Sri Siddhartha Sankar Pal, Sri Subrata Pal, Smt. Reba Das, Smt. Rekha Pal and Smt. Ruby Dhar inherited the property left by the said Bela Rani Pal undivided share in the aforesaid property under the Hindu Succession act 1956.

AND WHEREAS thereafter said Sri Hrishikesh Laha, Smt. Hena Rani Digar, Miss Chaya Rani Laha, Smt. Gouri Bala Laha, Sri Arun Kumar Laha and Amt. Anjana Chowdhury, Smt Minati Laha, Sri Siddhartha Sankar Pal, Sri Subrata Pal, Smt. Reba Das, Smt. Rekha Pal and Smt. Ruby Dhar were jointly become the owners of the said property at premises No.216, Vivekananda Road, Kolkata 700 006. District 24 parganas (South).

Ruma Adhikary

AND WHEREAS the said owners thus absolutely seized and possessed of or otherwise well and sufficiently entitled to in fee simple in possession on or estate, equivalent thereto free from all encumbrances and liabilities of the said premises No. 216, Vivekananda Road, Kolkata 700 006, Police Station Narkeldanga, ward No. 28, District 24 Parganas (South).

AND WHEREAS thereafter by a registered deed of Conveyance dated 29th July 2008, which was recorded in the office of the Additional Registrar of Assurances, Kolkata and registered in Book No. 1 CD Volume No. 2, Pages from 8713 to 8748 Being No. 00921 for the year 2009, said Sri Hrishikesh Laha, Smt. Hena Rani Digar, Miss Chaya Rani Laha, Smt. Gouri Bala Laha, Sri Arun Kumar Laha and Smt. Anjana Chowdhury, Smt. Minati Laha, Sri Siddhartha Sankar Pal, Sri Subrata Pal, Smt. Reba Das, Smt. Rekha Pal and Smt. Ruby Dhar therein jointly described as the vendors of the one part and Sri Lalit Kumar Gupta and Sri Tejpal Gupta, both are son of Late Bhimsen Gupta therein described as the purchasers of the other part, said vendors for the valuable consideration mentioned therein granted, sold, transferred and conveyed ALL THAT the piece and parcel of land Measuring 3 (three) Cottah 2 (Two) Chittack 2 Two) Sq.ft. More or less together with three storied building standing there on an area of 2245 (Two Thousand Two Hundred and forty five) Sq.ft. more or less which is lying and situated at premises No. 216, Vivekananda Road, Kolkata

Ruma Adhikary

700 006, Police Station Narkeldanga, under the Kolkata Municipal Corporation, Ward No. 28, District 24 Parganas (South) morefully and particularly described in the schedule written therein.

AND WHEREAS after purchasing the said property said Sri Lalit Kumar Gupta and Sri Tejpal Gupta were jointly became the owners of the said landed premises and they were mutated their names in the assessment record of the Kolkata Municipal Corporation under the new Assess No. 110281700054 and paying taxes in their name in respect of the said premises No. 216, Vivekananda Road, Kolkata 700 006, Police Station Narkeldanga, under the Kolkata Municipal Corporation.

AND WHEREAS a Development Agreement dated 26.09.2022 registered at the office of the A.R.A.-II, Kolkata, duly recorded in Book No. 1, Volume No. 1902-2022, Pages from 396775 to 396811, Being No. 190211323 for the year 2022 said Sri Lalit Kumar Gupta and Sri Tejpal Gupta of DB -38 Salt Lake City, Kolkata 700064, Police Station Bidhannagar therein described as the owner of the one part and M/S. B.M.D. NIRMAN, a Partnership firm, having its office at 51, Cossipore Road, P.O. - Cossipore, P.S. - Cossipore, Kolkata - 700036, therein described as the Developer of the other part, and also said owners Sri Lalit Kumar Gupta and Sri Tejpal Gupta execute a Development Power of Attorney dated 28.09.2022, registered at the office of the A.R.A.-II,

Ruma Adhikary

Kolkata, duly recorded in Book No. I, Volume No. 1902-2022, Pages from 400660 to 400680, Being No. 190211328 for the year 2022, in respect of said all that piece and parcel of land measuring about 3 Cottah 2 Chittacks 2 Sq.ft. more or less together with structure standing thereupon having covered area of 2245 (Two Thousand Two Hundred and forty five) Sq.ft. more or less which is lying and situated at premises No. 216, Vivekananda Road, Kolkata 700 006, Police Station Narkeldanga, under the Kolkata Municipal Corporation, Ward No. 28, District 24 Parganas (South), more fully and particularly described in the schedule written therein.

AND WHEREAS after execution and registration of the said development agreement and development power of attorney due to some unavoidable circumstances till now said developer M/S. B.M.D. NIRMAN have not started any development work and for that reason said owners and the developer agreed to execute a cancellation of development agreement and subsequently they were executed a deed of cancellation of development agreement dated 13.03.2023 registered at the office of the A.R.A.-II, Kolkata, duly recorded in Book No. I, Being No. 03340 for the year 2023 in respect of the said premises and also after execution of Cancellation of Development agreement said owners and the developer executed a cancellation of development Power of Attorney dated 13.02.2023, registered at the office of the A.R.A.- II, Kolkata, duly recorded in Book No. IV, Being No.

Ruma Adhikary

Ruma Adhikary

80525 for the year 2023 in respect of said **ALL THAT** piece and parcel of land measuring about 3 Cottah 2 Chittacks 2 Sft more or less together with three storied building standing thereupon having covered area of 2245 Sq.ft. more or less which is lying and situated at premises No. 216, Vivekananda Road, Kolkata 700 006, Police Station Narkeldanga, under the Kolkata Municipal Corporation, Ward No. 28, District 24 Parganas (South), more fully and particularly described in the schedule written therein.

AND WHEREAS the said owners of the aforesaid landed property enjoying the same free from all encumbrances together with absolute possession without any interruption from any corner and/or whatsoever together with right to sell convey and transfer the same to any intending purchaser or purchasers as they think fit and proper.

AND WHEREAS for better living and occupation, the Land Owners decided to Develop the said Plot of Land and to construct a multistoried Building thereon, but due to financial stringencies, the Land Owners are not in a position to execute and perform all works of development and construction, all by themselves, as such they decided to execute and perform the said works of development and constructions of a building through Developer/Builder, who could provide adequate finance for the same. As such the Land Owners, approached to the Developer/Builder being the Party of the SECOND

Rume Adhikary

PART herein, for execution and perform entire works of development of the said Plot of Land and entire works of construction in and upon the said Plot of Land, who had been expertise in development and works of constructions and they could provide adequate finance for the same. That the Developer/Builder and the Land Owners herein, on mutual discussions, being satisfied with each other, both the Parties accepted all terms and conditions recorded hereunder.

AND WHEREAS the owners have agreed to execute and registered Development Power of Attorney in respect of the aforesaid property in favour of the Developer authorizing them to enter into any agreement for sale, deed of gift, Deed of exchange and or deed of amalgamation and or any other acts deed or things in any manner whatsoever in respect of the Developer's Allocation with the intending buyer or buyers of the flats, parking spaces, office, shops etc. together with undivided proportionate share of land in proposed building to be constructed by the Developer at their own Cost and responsibility and the owners of the land shall not be liable for any dispute or difference for the same in respect of the Schedule mentioned property.

NOW THIS AGREEMENT WITNESSTH AND IT HAS BEEN MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO ARE AS FOLLOWS THAT:-

Ruma Adhikary

1. That the owners have hereby delivered all the Photocopies or original of the relevant documents i.e, Title Deeds, Tax. Receipt, Death Certificates, updated Tax receipt and other to the Developer's company for verification and the Developer's Company are hereby satisfied in regards to the same and Owners will also be bound that they will be handed over the original deeds and other documents of the aforesaid property to the Developer thereto in any manner whatsoever.
2. That the Owners authorized the Developer to develop the said property and to construct multi-storied residential cum commercial building consisting of different self-contained flats and /or units as per sanctioned building plan to be obtained from the Kolkata Municipal Corporation by the Developer herein and also Developer hereby agree that they will be liable or responsible solely for the security, safety and stability of the newly constructed multi-storied building and Owners will not be responsible in any matter whatsoever if any damage done regarding construction to the newly constructed multi-storied building at the time of construction.
3. That the developer shall draw a Building Plan through a licensed Architect and the Owners shall review the Plan before signing the same in order to effectuate the said multi-storied building

Ruma Adhikary

project. The Developer will be liable to provide a drawing copy of the building plan to the Owners strictly before signing the Plan.

4. That the developer shall inform to the Owners by the Developers, company letter head immediately when the proposed building plan gets sanctioned from the Kolkata Municipal Corporation along with a photocopy of the Sanction letter and the Sanction drawing Plan.
5. That the land owners hereby declare that the developer shall have every right to amalgamate, deed of gift, Deed of exchange and or deed of amalgamation the said three Assessee No.'s and two Premises No. i.e 214, Vivekananda Road and 216 Vivekananda Road into a single Assessee in the records of Kolkata Municipal Corporation and after amalgamation of the said holdings the developer shall provide owner's allocation after completion of construction work of the amalgamated premises.
6. As per consideration of the said property the Owners herein shall be entitled to get the below mentioned proportion as **owner's Allocation:-**
 - a) The developer shall provide to the land owners namely **SRI LALIT KUMAR GUPTA, SRI TEJPAL GUPTA 43%** constructed area on the Ground Floor, South East side including

Ruma Adhikary

proportionate stair, stair landing and lift of the proposed multi-storied building.

- b) The developer shall provide to the land owners namely **SRI LALIT KUMAR GUPTA, SRI TEJPAL GUPTA 43%** constructed area on the First Floor, South East side including proportionate stair, stair landing and lift of the proposed multi-storied building.
- c) The developer shall provide to the land owners namely **SRI LALIT KUMAR GUPTA, SRI TEJPAL GUPTA 43%** constructed area on the **Second Floor, South East** side including proportionate stair, stair landing and lift of the proposed multi-storied building.
- d) The developer shall provide to the land owners namely **SRI LALIT KUMAR GUPTA, SRI TEJPAL GUPTA 43%** constructed area on the Third Floor, South - East side including proportionate stair, stair landing and lift of the proposed multi-storied building.
- e) That the land owners **SRI BHAJAN DHAOYA, SMT. DURGA DHAOYA** shall get one flat to be covered area of **855 Sq.ft** more or less on the fourth floor Front side of the proposed new building.
- f) That the said land owners **SRI LALIT KUMAR GUPTA, SRI TEJPAL GUPTA** and also get 43% constructed area of the said

Ruma Adhikary

Fourth Floor, South - East side of the building after deduction of the said flat to be covered area of **855** Sq.ft more or less on the Fourth Floor, Front side.

Together with undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities of the proposed multi-storied building and apart from that the Owners allocation the owner's namely **SRI BHAJAN DHAOYA, SMT. DURGA DHAOYA** herein shall also be entitled to get an amount Rs. **90,00,000/-** (Rupees Ninety Lakhs) only as non-refundable money from the Developer, as per payment schedule mentioned in the second Schedule below.

The developer undertakes to provide two land owners (Bhajan Dhaoya and Durga Dhaoya) two separate rent free accommodations (per month rent shall be within Rs. 12,000.00 (Rupees Twelve Thousand only) during the entire period of construction of the new multi-storied building to be built by the Developer. The Developer also undertakes to bare all incidental charges to shifting and rental charges to the said two accommodations and then re-shifting to the new building upon completion.

That after getting the building sanctioned plan from Kolkata Municipal Corporation, the developer undertakes to execute and registered supplementary agreement at the cost of the land owners as

Ruma Adhikary

per terms of this development agreement for specific allocations of areas of land owners in each floor or floors in newly constructed building within a month from the date of getting of building sanctioned plan from Kolkata Municipal Corporation.

That after getting the allocation from the developer by the land owners in the new building at the said premises, the land owners shall registered deed of partition or deed of gift, in respect of their portion amongst themselves at their own cost and after execution and registration of the said deed or deeds each owners shall became their respective ownership in the said building.

7. DEVELOPER'S ALLOCATION

That in lieu of cost and expenses all other flats or units save and except Owner's Allocation mentioned herein the developer shall be entitled to get developer's Allocation as mentioned hereinafter :-

- a) On the **Ground Floor, North West** side **57%** constructed area including proportionate stair, stair landing and lift of the proposed multi-storied building.
- b) On the **First Floor, North West** side **57%** constructed area including proportionate stair, stair landing and lift of the proposed multi-storied building.

Ruma Adhikary

- c) On the **Second Floor, North West** side **57%** constructed area including proportionate stair, stair landing and lift of the proposed multi-storied building.
 - d) On the **Third Floor, North - West** side **57%** constructed area including proportionate stair, stair landing and lift of the proposed multi-storied building.
 - e) On the **Fourth Floor, South - West** side **57%** constructed area after deduction of the one flat to be built-up area of **855 Sq.ft** more or less on the Fourth Floor, Front side.
 - f) That if the developer construct any upper floor beyond the said fourth floor of the proposed new five (G+ Four) storied building, in that case the developer shall be entitled to get the said extra floor and for the same the land owners shall not raise any objection thereof in any manner whatsoever and also for the purpose of construction of the said extra floor the developer shall bear all cost and responsibility.
- That the Developer solely entitled to appropriate sale proceeds in respect of the Developer's Allocation of the said proposed multi-storied building to be constructed as they deem fit and proper and the Owner's shall not have no right to claim any financial benefit and /or other benefits to the effect whatsoever.
8. That the Owner's shall render all co-operation in favour of the Developer in order to effectuate the construction work of the

Ruma Adhikary

said proposed multi-storied building and Owners should not create any bar or impediment for the same. However, the Owners or any of their representatives shall have every right to visit the site during the time of construction to make rounds or to talk with any workmen or architect or engineer or Developer regarding the progress or the quality of work any time. The Developer or their agents will not at all have the power to stop or to make bar on the same.

9. That the Developer shall construct the multi-storied building at their own costs and expenses and the Owners shall have no liabilities and /or responsibilities in this respect whatsoever.
10. That the Owners shall have to execute a registered Development Power of Attorney in favour of the Developer's Firm to represent them before the concerned Kolkata Municipal Corporation and the other Govt. and Semi Govt. offices and local bodies and also to negotiate for sale entered into agreement for sale and all type of transfer deeds in favour of the intending purchaser or purchasers and to received advances and total money from them in respect of the Developer's Allocation.
11. That the Developer shall handed over the complete habitable peaceful vacant possession of the Owner's Allocation within 30 (Thirty) Months from form the date of earth cutting for construction of new building. For certain and exceptional cases,

Ruma Adhikary

the Developer can ask for an extension of the Development Agreement for maximum period of another 6 (six) months from the Owners. The Owners shall not do anything whereby the construction of the Developer is or shall be hampered or impeded with if the same is going as lawfully. In case any sort of inconveniences or disturbance will occur except any natural calamities or act of god which is or are beyond the control of the Developer at the time of developing the said building the Developer may discuss with the owners to resolve the matter. The time is the essence of this contract beyond the stipulated period if the Developer fails to handover the said flat on the fourth floor, front side, to be covered area of 855 Sft more or less to the land owners SRI BHAJAN DHAOYA, SMT. DURGA DHAOYA, in that case the developer shall pay monetary consideration @ Rs. 7000/- (Rupees Seven Thousand) per square for said area of 855 Sft to the said land owners within the period of 48 months from the date of earth cutting of the proposed new building.

12. That it is also agreed by the parties that the Developer shall construct and complete the said allocation as well as the building as per standard specification annexed herewith and if the Owners shall do any extra work (Extra work means out of the Schedule Work) they will be entitled to do the same through

Ruma Adhikary

the Developer and the cost and expenses for such extra works they will be entitled to do the same through the Developer and the Cost and expenses for such extra work shall be exclusively belong with the Owners as an advance basis.

13. That it is agreed by the parties that the Developer shall take all necessary steps for obtaining the permanent electricity connection in favour of the Owners but the cost and expenses will be borne by the Owners only, otherwise the Owners can apply for electric meter for their accommodation.
14. That the developer shall construct the said proposed multi-storied building in most workmen like manner by using standard quality materials.
15. That the Developer shall discuss with the Owners and complete the Owner Allocation according to the Owners choice as per specification annexed herewith.
16. That the Owners shall not be responsible for any consequences resulting from bad workmanship or deviation of sanctioned plan from the actual etc. relates with the said construction work of the proposed multi-storied building for which the developer is or shall be solely responsible.
17. That the Developer shall not pay any pending Corporation tax or any sort of pending tax relates of the proposed landed property upto the date of building sanctioned plan whenever

Ruma Adhikary

required and submit the receipt copy to the Owner. Until and unless the owners will get their possession in the proposed multi-storied building the Developer will bear the cost of expenses of all kind of concurred Taxes of the proposed landed property.

18. That the Owners from the very date of getting possession of the Owners Allocation shall have to bear the proportionate costs of the consolidated Corporation taxes and the revenues and also proportionate costs of the maintenances of the common areas of the proposed multi-storied building to be constructed.
19. That the Owners shall always remain liable to execute and/or register appropriate Deed of Conveyance to sale, transfer and/or convey in favour of the intending purchaser and /or purchasers along with proportionate undivided share of interest in the land underneath on which the proposed multi-storied building to be constructed except Owners Allocation and all costs and expenses of the Developer without in any way demanding the price at which the said undivided share in the land of the said constructed premises or sold or any part thereof received by the Developer against such sale
20. That the Developer will be liable to take responsibility to provide the Owners Allocation as first priority in the proposed new multi-storied building.

Ruma Adhikary

21. That the Developer shall execute a discussion with the Owners and obtain written permission from the Owners to verify and/or modify the plan or construction subject to sanction of such modified plan from Kolkata Municipal Corporation. In that case the Owners may not demand of consideration price and/or allocation in land or both, whichever suits to the Owners.
22. That save and except the area allotted to the Owners the Developer shall have exclusive rights to deal with the remaining constructed area or portion of the proposed multi-storied building to be constructed including its rights to all common proposed multi-storied building to be constructed including its rights to all common areas and /or amenities or facilities provided in the said proposed multi-storied building and shall have the right to enter into any agreement for sale with prospective buyers or occupiers of the flats as may be chosen and /or selected by the Developer for transfer sell grant, lease of the portion of the building for or at such consideration of construction of such terms and conditions as may be agreed upon by and between the Developer and intending purchaser and /or purchasers and/or occupiers.
23. That though the Developer will have exclusive rights to transfer, sell, grant, lease of the portion of the building of their allocation, yet they will not have the power by the terms of the Development

Ruma Adhikary

Agreement to donate, transfer, sell, grant, lease, rent any portion of the proposed Multi-storied building area to any Meat Shop or lottery Shop or Association under any circumstances.

24. That the Developer shall carry total construction work of the building at their own costs and shall take sale proceeds from the developer's Allocation of the proposed multi-storied building to be constructed exclusively and the Owners shall have no objection and as well as no demand in this respect whatsoever.
25. That at the time of booking form the intending purchaser and /or purchasers for selling out the Developer's Allocation of the proposed multi-storied building shall be constructed the Developer shall have the liberty to sign said sale agreement or any other agreement or agreements on behalf of the Owners as the constituted attorney of the Owners by deemed of registered Development Power of Attorney holder.
26. That the selling price or rate of the Developer's Allocation will be fixed by the Developer without any prior permission or consultation with the Owners. The profit and losses which will be earned form the project will be entirely receive or taken away by the Developer and no amount will be adjusted from the Owners Allocation on the account or losses or vice-a versa on the amount of profit or loss from the Developer's Allocation.

Ruma Adhikary

27. That the Developer will be empowered by the Owners to collect earnest and/or advance money or full consideration money from the Developer's Allocation only of the proposed multi-storied building to be constructed from the intending buyer and issue money receipt in their company name and in this connection the Owners shall have no objection whatsoever.
28. That in so far as necessary all dealing made by the Developer in respect of the multi-storied building including agreement for sale or any kind or transfer after receipt of money in respect of developer's Allocation of the proposed multi-storied building to be constructed shall be in the name of the Owners for which purpose the Owners undertake to accept the Developer as their agent be executing a Registered Development Power of Attorney in a from and manner required by the Developer but in this connection it is being well understood, that such dealings shall not in any manner fasten or create any financial liability and /or any kind of responsibility upon the Owners.
29. That the ultimate roof of the said proposed multi-storied building to be constructed shall always be treated as common of the Owners and the flat Owners only.
30. That if any of the contractual parties contravenes the provision as laid down in the Development Agreement then in the case both the parties shall jointly solve their problems if failed then

Ruma Adhikary

aggrieved parties shall have the liberty to sue or seek redress the competent Court of Law of the land realms.

31. That if the Developer fails to construct the proposed multi-storied building in accordance with the plan to be sanctioned from the Kolkata Municipal Corporation within the stipulated time as stated herein above and/or if there is any deviation from the said sanctioned plan the Developer will be total responsible and answerable to all authorities concerned for such failure and deviation.
32. That the land owners shall pay GST as per applicable rules of Govt. in respect of their allocation in the new building to the developer herein.
33. This agreement shall commence from the date of execution of this agreement and in terms of this agreement the Developer shall be responsible for delivering a photo copy of the COMPLETION CERTIFICATE as regard completion of the proposed multi-storied building at their own cost to the land owners herein.
34. That for the both parties, if any person died in-tested so his/her legal heir and heiress have the right to execute this Development Agreement and Development Power of Attorney as per the same terms and condition by inheritance and /or by Hindu Succession Act.1956. the legal heir and heiress shall not raise

Ruma Adhikary

any objection reading this Development Agreement and Development Power of Attorney.

THE FIRST SCHEDULE OF THE PROPERTY

(Part - I)

(Property of land owners No. 1 & 2 SRI BHAJAN DHAOYA & SMT. DURGA DHAOYA)

ALL THAT piece and parcel of land measuring about 2 (Two) Cottahs 7 (Seven) Chittacks more or less together with brick built one storied cemented flooring 50 years old building standing thereon having covered area of 400 Sft more or less lying and situated at Premises No. 214, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700006, Ward No. 28, Assessee No.- 1102811700560 & 110281700042 within the limits of the Kolkata Municipal Corporation, the said land is butted and bounded by as follows:-

ON THE NORTH : Vivekananda Road.
ON THE SOUTH : 258/3 A.P.C. Road and 2E Jogi Para Bye Lane.
ON THE EAST : 216 Vivekananda Road.
ON THE WEST : 212 Vivekananda Road.

(Part - II)

(property of land owners No. 3 & 4. SRI LALIT KUMAR GUPTA & SRI TEJPAL GUPTA)

Ruma Adhikary

ALL THAT piece and parcel of land measuring about 3 (Three) Cottahs 2 (Two) Chittacks 2 (Two) Sft more or less together with one storied building standing thereon having covered area of **120** Sft more or less lying and situated at Premises No. 216, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700006, Ward No. 28, Assessee No.- 110281700054, within the limits of the Kolkata Municipal Corporation, the said land is butted and bounded by as follows:-

ON THE NORTH : Vivekananda Road.
ON THE SOUTH : 2E, Jogi Para Bye Lane & 258/3, A.P.C Road.
ON THE EAST : 218 Vivekananda Road.
ON THE WEST : 214 Vivekananda Road.

(Entire property of the Land owners No. 1, 2, 3 & 4 SRI BHAJAN DHAOYA & SMT. DURGA DHAOYA, SRI LALIT KUMAR GUPTA & SRI TEJPAL GUPTA)

ALL THAT piece and parcel of land measuring about 5 (Five) Cottahs 9 (Nine) Chittacks 2 (Two) Sft more or less together with one storied cemented flooring , 50 years old brick built building standing thereon having covered area of **400** Sft more or less and another one storied building having covered area of **120** Sft more or less lying and situated at Premises No. 214, Vivekananda Road, Premises No. 216, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700 006,

Ruma Adhikary

Ward No. 28, within the limits of the Kolkata Municipal Corporation,
the said land is butted and bounded by as follows:-

- ON THE NORTH** : Vivekananda Road.
- ON THE SOUTH** : 2E, Jogi Para Bye Lane & 258/3, A.P.C. Road.
- ON THE EAST** : 218 Vivekananda Road.
- ON THE WEST** : 212 Vivekananda Road.

SECOND SCHEDULE

(OWNERS ALLOCATION)

- a) The developer shall provide to the land owners namely **SRI LALIT KUMAR GUPTA, SRI TEJPAL GUPTA 43%** constructed area on the Ground Floor, South East side including proportionate stair, stair landing and lift of the proposed multi-storied building.
- b) The developer shall provide to the land owners namely **SRI LALIT KUMAR GUPTA, SRI TEJPAL GUPTA 43%** constructed area on the First Floor, South East side including proportionate stair, stair landing and lift of the proposed multi-storied building.
- c) The developer shall provide to the land owners namely **SRI LALIT KUMAR GUPTA, SRI TEJPAL GUPTA 43%** constructed area on the Second Floor, South East side including

Ruma Adhikary

proportionate stair, stair landing and lift of the proposed multi-storied building.

- d) The developer shall provide to the land owners namely **SRI LALIT KUMAR GUPTA, SRI TEJPAL GUPTA** 43% constructed area on the Third Floor, South East side including proportionate stair, stair landing and lift of the proposed multi-storied building.
- e) That the land owners **SRI BHAJAN DHAOYA, SMT. DURGA DHAOYA** shall get one flat to be covered area of **855 Sq.ft** more or less on the fourth floor Front side of the proposed new building.
- f) That the said land owners **SRI LALIT KUMAR GUPTA, SRI TEJPAL GUPTA** and also get 43% constructed area of the said Fourth Floor, South - East side of the building after deduction of the said flat to be covered area of **855 Sq.ft** more or less on the Fourth Floor, Front side.

Together with undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities of the proposed multi-storied building and apart from that the Owners allocation the owner's namely **SRI BHAJAN DHAOYA, SMT. DURGA DHAOYA** herein shall also be entitled to get an amount Rs. **90,00,000/-** (Rupees Ninety Lakhs) only as non-refundable money from the Developer in the following manner:-

Ruma Adhikari

1. Before execution of this agreement a sum of Rs. **5,00,000/-** (Rupees Five Lakhs only).
2. Within the period of one month from the date of execution of this Agreement a sum of Rs. **65,00,000/-** (Rupees Sixty Five Lakhs only).
3. At the time of handover peaceful physical possession vacant land to the Developer by the land owners **SRI BHAJAN DHAOYA, SMT. DURGA DHAOYA** a sum of Rs. **10,00,000/-** (Rupees Ten lakhs) only.
4. At the time of handover one residential flat, on the fourth floor, front side to be covered area 855 Sq.ft. more or less, the Developer shall pay a sum of Rs. **10,00,000/-** (Rupees Ten Lac) only to the said land owners **SRI BHAJAN DHAOYA, SMT. DURGA DHAOYA**.

DEVELOPER'S ALLOCATION.

That in lieu of cost and expenses all other flats or units save and except Owner's Allocation mentioned herein the developer shall be entitled to get developer's Allocation as mentioned hereinafter:-

- i) On the **Ground Floor, North West** side **57%** constructed area including proportionate stair, stair landing and lift of the proposed multi-storied building.

Ruma Adhikary

- b) On the **First Floor, North West** side **57%** constructed area including proportionate stair, stair landing and lift of the proposed multi-storied building.
- c) On the **Second Floor, North West** side **57%** constructed area including proportionate stair, stair landing and lift of the proposed multi-storied building.
- d) On the **Third Floor, North - West** side **57%** constructed area including proportionate stair, stair landing and lift of the proposed multi-storied building.
- e) On the **Fourth Floor, South - West** side **57%** constructed area after deduction of the one flat to be covered area of **855 Sq.ft** more or less on the Fourth Floor, Front side.
- f) That if the developer construct any upper floor beyond the said fourth floor of the proposed new five (G+ Four) storied building, in that case the developer shall be entitled to get the said extra floor and for the same the land owners shall not raise any objection thereof in any manner whatsoever and also for the purpose of construction of the said extra floor the developer shall bear all cost and responsibility.

That the Developer solely entitled to appropriate sale proceeds in respect of the Developer's Allocation of the said proposed multi-storied building to be constructed as they deem fit and

Ruma Adhikary

proper and the Owner's shall not have no right to claim any financial benefit and /or other benefits to the effect whatsoever.

THIRD SCHEDULE

(SPECIFICATION OF THE FLAT)

1. **FOUNDATION:** Earthwork in excavation in all kinds of soil up to the lowest bottom of pile foundation will single brick soiling of picked Jhama brick including ramming and dressing bed to proper level and filling joints with local sand.

Plain cement concrete with graded stone metal 30-40 mm. size including shuttering in foundation with concrete mix 1(cement) : 3(sand):6(stone) and ground floor with concrete mix 1(cement): 2(sand): 3 (stone) with 20-25mm. stone.

Reinforced cement concrete (M-20) with Mix proportion 1(cement): 1.5 (sand): 3(stone chips) (graded 20mm.-12mm) ordinary Portland cement and full course (f.M.-20) sand to be used in all kind of R.C.C.

Reinforcement bars standard quality of different diameter to be cut and bend as per schedule.

All banded with 18SWG lack wire at every intersection.

Shuttering shall be of 12mm. thick ply wood from vertical faces of R.C.C. to be stripped off after 24 hours of casting beams and slab soffits be removed after 21 days and 14 days respectively.

Ruma Adhikary

Earth work in filling in return fill in foundation with excavated earth and silver sand spending to layers not exceeding 150mm. including watering and ramming layer by layer.

2. **SUPER STRUCTURE:-** The super structure of the building shall be designed on reinforcement cement concrete (M-20) (1:1.5:3) framed structure with R.C.C. columns beams and slabs. Drainage connection internal and external, sanitary and plumbing drawing with water connection sanction from KMC to be done by the Developer.

3. **BRICK WORK:-**

- a) All brick works to be done with first class bricks.
- b) All outer wall shall be 200mm (8") thick brick work with cement mortar 1:5 and lift per day to restrict with 1M.
- c) All inner wall shall be 125mm (5") thick brick work with cement mortar 1:4 and lift per day to restrict with 1M.
- d) R.C.C. lintel and chhajja shall be provided as per requirement.

4. **PLASTER WORK:-**

- a) Plastering to be done with PSC cement and M.C. sand 12mm. thick with C.M. 1:4 at inside wall.
- b) 6mm thick with C.M. 1:3 at ceiling.
- c) 25mm thick with C.M. 1:5 at outside wall in two layer including rounding corners & chamfering as directed.

Ruma Adhikary

5. FLOORING WORK.

- a) Vitrified tiles flooring with 2ft x 2ft. Vitrified tiles with at least 1 and 1.5" cement mortar backing and face joints with white cement duly finished at bed Rooms Drawing, Kitchen, Toilets, dining and Balcony etc.
- b) Granite topping over kitchen platform including skirting front guard molding and steel sinks base cutting of branded quality.
- c) Vitrified tiles flooring with 2ft x 2ft with a least 1 and 1/2" cement mortar backing and face joints with white cement duly finished at toilets.
- d) Vitrified tiles skirting with 2ft x 6inch. In size set in cement mortar 1:4 matching to the floor tile alignment.
- e) Ceramic wall tiles 12inch x 16inchh in size set in cement mortar 1:4 upto bottom of lintel from floor skirting at toilet.
- f) Ceramic wall tiles 12 inch x 16 inch in size set in cement mortar 1:4 upto bottom of lintel above from kitchen platform at kitchen.
- g) Civil work related to lift erection shall be done by the Developer.
- h) Drainage connection internal and external sanitary and plumbing drawing with water connection sanction from KMC to be done by Developer.
- i) Electrical supply and service shall be done by the Developer.
- j) Stair will be marble finished and S.S. made railing top with Aluminum handle.

Ruma Adhikary

6 PAINTING:- Putti with standard brand finished in 3 layers to be done in all internal walls. All doors with frame shall be painted with white wood primer. Outside paint shall be weather coat. Inside paint (if should be stair landing and lift room) shall be completed with 3 layer wall putty and primer.

7 DOORS AND WINDOW WORK:- Fully glazed sliding aluminum shutter with 4mm flash and M.S. Grill.

The Main Door shall be of C.P.T. Teak with polish finish other doors will be flush door shall be formal dehydrate hot pressed with seasoned wood frames of which shall be 4 inch x 2.5 inch with each and every room kitchen balcony. The toilet doors will be finished by P.V.C.

Ruma Adhikary

8. SNITARY FITTINGS AND WATER ACCESSORIES :-

Stainless steel Sink of 18 inch x 21 inch. At kitchen, Indian/
European type whit commode with PVC cistern in each toilet.

All CP Bib cock, pillar cock ,stop cock and shower rose will be
provided.

All concealed lines to be made with UPVC pipes fittings like Tee,
Bend etc. should be of ISI brand.

100mm.(4 inches) dia rainwater down pipe to be erected with
necessary bends and shoes and sewerage line 150mm (6 inch)
dia will be provided.

9. ELECTRICAL WORKS:-

- a) PVC concealed wiring with copper wire, switch and boards
without fittings and fixtures as per requirement.
- b) Bed Rooms: 3 light pints, 1 fan points, (Double Switch) 2 nos. 5
Amp Plug point on switch board, plug point near bed, one AC
point shall be provided in master bed room.

Ruma Adhikary

- c) living/ Dining Room: 3 light points, 2 fan points, two 5 amp. Plug point on switch board, Two 15 Amp Plug point for refrigerator at any other places.
 - d) Kitchen: two light point one exhaust fan point, Three 5 Amp. Plug point one 16 Amp, cum 5Amp, Plug point including Micro Oven Chimney Point and Aqua guard.
 - e) Toilet :- Two light point, one exhaust fan point, one plug point, one Geyser point in each toilet.
 - f) Balcony :- One light point and one plug point.
 - g) Television/ Telephone: one point for each in living/dining area and master bed room.
 - i) Washing machine point will be provided in each flat.
10. **OUTSIDE ELEVATION WORK** :- Outside elevation work as per drawing and tow coat paints with primer overall outside walls on the building.

SPECIFICATION OF MATERIALS

Reinforcement : TATA/SAIL/SRMB/ELEGANT

Ruma Adhikary

Cement (OPC)	:Ultra tech/Lafarge/ACC
Brick	:First quality
Sand	:Course/Medium.
Stone Chips	:Graded Pakur/Panchami
Floor Tiles	:Nitco/Kajaria or equivalent.
Ceramic	:Tiles- kajaria/Jonson/Nitco (shade and design approved by the Developer) or equivalent.
PVC pipes	Supreme/Oriplast.
Sanitary fittings:	Hind/Nyser/Parryware.
C.P. fittings:	Essco or equivalent.
Electric wire :	Havells/finolex Switch & Board Modular Anchor or equivalent.
Aluminum section:	Jindal with anodization or equivalent.
Paints :	Berger/Asian
Lift	IS specification

Any materials brought at site shall be received and approved by the Developer.

Ruma Adhikary

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

BY THE Owners in presence of:-

- 1. Tonmoy Kundu
123 B, S.S. Road
KOL-30
- 2. Manoj Gupta
123 B, S.S. Road
KOL-700030,

Bhajan Dhaoya
Swiga Dhaoya
Lalit Kumar Gupta
Jespal Gupta

**SIGNATURE OF THE OWNERS/
FIRST PARTY**

SIGNED SEALED AND DELIVERED

By the Developer in the presence of:-

- 1. Tonmoy Kundu
123 B, S.S. Road
KOL-30

BMD NIRMAN BMD NIRMAN
Harji Baijagi Mohd KUMAR BANARJ
Partner Partner

BMD NIRMAN BMD NIRMAN
Subin Mukherjee Suresh Dwivedi
Partner Partner

**SIGNATURE OF THE DEVELOPER/
SECOND PARTY**

- 2. Manoj Gupta
123 B, S.S. Road
KOL-700030

Soma Dhaoya
Ruma Adhikary

**SIGNATURE OF THE CONFIRMING
THIRD / PARTY**

DRAFTED BY:-

Sankar Saha
F 421/11/2/2006
Advocate,
High Court, Kolkata.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer a total sum of Rs. **5,00,000/-** (Rupees Five Lac) **only** in Terms of this Development Agreement as per memo below:-

Date	Cheque No./Cash	Bank & Branch	Amount in Rs.
27.01.2023	RTGS	HDFC Bank	4,75,000
27.01.2023	NEFT	HDFC Bank	25,000
			—
(Rupees Five Lakhs) only			5,00,000/-

SIGNED AND DELIVERED in by the developer at Kolkata in the presence of:

WITNESSES:-1. *Tanmay Kumar*2. *Mamata Banerjee*

Bhajan Dhoya
Dwiga Dhoya
Lalit Kumar Gupta
Jyoti Gupta

**SIGNATURE OF THE OWNERS/
 FIRST PARTY**

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, we, (1) **SRI BHAJAN DHAOYA** (PAN: EKNPD7094E), (Aadhaar No. 3942 0963 7961), son of Late Bishnupada Dhaoya, by faith - Hindu, by occupation - Retired, by Nationality - Indian, residing at 214, Vivekananda Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700 006, (2) **SMT. DURGA DHAOYA** (PAN: AOGPD3687Q), (Aadhaar No. 9596 6960 7862), wife of Late Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 214, Vivekananda Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700006, 3) **SRI LALIT KUMAR GUPTA** (PAN ADYPG 1234B) Aadhaar No. 8493 5570 8516, Phone No. 9830546835, son of Late Bhim Sen Gupta, occupation Business, residing at DB -38 Salt Lake City, Kolkata 700064, Police Station -Bidhannagar (North), Post office - Bidhannagar, District 24 Parganas, 4) **SRI TEJPAL GUPTA**, (PAN NO. AHSFG0939R) Aadhaar No. 6527 9096 7198, Phone No. 9821548980, son of Late Bhim Sen Gupta, occupation Medical Practitioner, residing at 9/303 Celebration KH4 CHS, Sector 16/17, Kharghar, NAVI MUMBAI- 410210, Police Station Kharghar, Post Office Kharghar, also residing at DB -38 Salt Lake City, Kolkata 700064, Police Station Bidhannagar (north) Post office Bidhannagar, District 24 Parganas. (North), we are the joint owners and possessor of **All that** piece and parcel of land measuring about 5 (Five) Cottahs 9 (Nine)

Chittacks 2 (Two) Sft more or less lying and situated at Premises No. 214, Vivekananda Road, Premises No. 216, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700 006, Ward No. 28, within the limits of the Kolkata Municipal Corporation, the said land is butted and bounded by as follows:-

WHEREAS with a view to develop the said land by construction of a multistoried building we hereby appointed developer namely **M/S. B.M.D. NIRMAN** (PAN: AAOFB7980J), a Partnership firm, having its office at 51, Cossipore Road, P.O. - Cossipore, P.S. - Cossipore, Kolkata - 700036, represented by its Partners namely (1) **SMT. MANJU BAIRAGI** (PAN: AEHPB7755G), wife of Sri Monoj Kumar Bairagi, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 196, Maharaja Nanda Kumar Road, (South), P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24 Parganas, (2) **SRI MONOJ KUMAR BAIRAGI** (PAN: AEFPB9153E), son of Late Kumud Ranjan Bairagi, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 196, Maharaja Nanda Kumar Road, (South), P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24 Parganas, (3) **SRI SUBIR MUKHERJEE** (PAN: AQQPM0548R), son of Sri Sanat Mukherjee, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 265/0/1, Gopal Lal Thakur Road, P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24 Parganas and (4) **SRI SWARUP DUTTA** (PAN: AHUPD8305J), son of

Late K.C. Dutta, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 156/1, Maharaja Nanda Kumar Road (South), P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24 Parganas,, as **our** true and lawful Constituted Attorney in **our** name on **our** behalf to do execute and perform all acts, deeds and things as follows-

1. To look after, maintain and manage the said property on **our** behalf more fully described in the schedule hereunder written.
2. To take possession of **our** schedule mentioned property and enter upon the said property either partners or along with others for the purpose of the development or construction work of new multistoried building and for that purpose to demolish the existing building and structures standing thereon and erect new multistoried building and structures as per plan to be sanctioned by the authority concern.
3. To hold, defend, possess, manage and maintain the said property morefully and particularly described in the schedule written herein.
4. To approach, appear, represent and carry on correspondence with the Kolkata Municipal Corporation and or other authority concern and pay the necessary fees or dues and to deposit the requisite amounts to or with all departments all concerned

authorities including any office, Courts and Kolkata Municipal Corporation etc.

5. To supervise the development in respect of the new construction and to carry out and/or to get carried out through Contractors, Sub-Contractors, Architects and Surveyors as may be required by the said Attorney(s), construction of the proposed building/s and structures on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.
6. To sign execute any papers, application, deed of Gift, documents, Deed of exchange and or deed of amalgamation and shall submit the same before the municipal authority or any other authority concern.
7. To prepare plans for development or construction of multistoried, multiuse building upon the said property described in the schedule hereunder written and to submit the same to the concerned Authorities for obtaining approval to the same.
8. To represent us, to sign on our behalf in respect of the matters relating to the schedule mentioned property before all competent authority including any local authority.
9. To apply from time to time for modifications of the building plans in respect of the building to be constructed on the said property.

10. To sign any application, forms, papers, writings, undertakings as may be required from time to time on our behalf.
11. To give such letters and writing and/or undertakings as may be required from time to time by the local authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of the construction work of the building thereon.
12. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alteration of plans and also to submit and take delivery of documents concerning the said premises and other papers and documents as required by the necessary authorities in order to grant sanction of the building plan.
13. To apply for and obtain the occupation and completion certificate in respect of the said building or any part or parts thereof from the Kolkata Municipal Corporation after completion of construction of proposed multistoried building.
14. To appoint any Advocate, Solicitor, sign any vakalatnama, petition, appear before any court of law, obtain order from any court of law filling any suit, appoint any Architect and Engineer

on our behalf to protect, defend, develop and manage the said scheduled property.

15. To build up and exploit commercially the said premises by making construction of building consisting of flats, garages and other units/spaces.
16. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other nature in the said premises and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and K.M.C. Plans, deed of gift, and to do all other acts, deeds and things as may be deem fit and proper by the said attorney(s).
17. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive excess payments receivable from concerned authorities and/or on account of the said premises or any part thereof.
18. To swear any Affidavit, Declaration and Indemnity Bond on our behalf regarding the said schedule property.
19. To enter into any agreement for sale of the **Developer's allocation** of the new multi storied building together with

undivided proportionate right, title, interest, share, possession of the said property mentioned in the schedule written herein, attributable to the same AND undivided share of Common using rights of ultimate Roof of the said New Building to be constructed in the said Premises AND undivided proportionate rights and shares of all common facilities, common amenities, common Areas, which will be belonged to the said proposed new Building and to the said premises and all easement rights with all rights of ingress and egress with the prospective buyer or buyers on our behalf and also to receive the earnest money/part payments and full consideration money from the prospective buyer or buyers.

20. To sign and execute any Deed of Conveyance or Conveyances, deed of gift unto and in favour of K.M.C sanction building plan or any other deed or deeds in respect of **developer's allocation** as per development agreement in respect of the schedule property or any portion thereof in favour of the prospective buyer or buyers and to present the document or documents for registration and admit execution of any such document or documents before the appropriate Registering Authority or before any Registration office.

21. To grant, transfer, sell of **developer's allocation** of the said property, after deducting owner's allocation of the proposed new multi storied building as per said development agreement together with undivided proportionate right, title, interest, share, possession of the said Plot of Land in the said Premises, attributable to the same AND undivided proportionate rights and shares of all common facilities, common amenities, common Areas, which will be belonged to the said proposed new Building and to the said Premises and all easement rights with all rights of ingress and egress in terms of the registered development agreement made between ourselves.
22. To compromise suits appeal or other legal proceedings or any court tribunal authority whatsoever and sign and verify applications thereof for the said premises. To receive registered letters or any other documents in respect of the said property and to grant proper and effectual receipts in respect thereof.
23. To deposit and withdraw fees documents and moneys in Court or Courts and/or any other person or authority and give valid receipts and discharges therefore in connection with the said premises and relating to developers allocation.
24. For all or any of the purpose herein above before stated to appear and represent me before all authorities having

jurisdiction and to sign execute and submit all papers and documents.

25. To negotiate and enter into any agreement, agreement for Sale/Lease/Mortgage/Transfer/rehabilitation of the tenants and/or unauthorised occupants of the said property as such terms and conditions as the Developer may think fit and proper for the purpose of completion of construction of the proposed multistoried building.
26. The developer shall execute any deed of sale, lease, transfer, rehabilitation unto and in favour of the tenants and/or unauthorised occupants of the said property.

AND we the undersigned executants, do hereby agree and undertake to ratify and confirm all and whatever other act or acts, deeds or proceedings that may be lawfully done by our said Attorney on our behalf and in our name by virtue of this Power of Attorney and same shall be binding upon us and be of full force and effect.

∴ SCHEDULE OF THE PROPERTY ABOVE REFERRED TO ∴

ALL THAT piece and parcel of land measuring about 5 (Five) Cottahs 9 (Nine) Chittacks 2 (Two) Sft more or less together with one storied cemented flooring , 50 years old brick built building standing

thereon having covered area of **400 Sft** more or less and another one storied building having covered area of **120 Sft** more or less lying and situated at Premises No. 214, Vivekananda Road, Premises No. 216, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700 006, Ward No. 28, within the limits of the Kolkata Municipal Corporation, the said land is butted and bounded by as follows:-

- ON THE NORTH** : Vivekananda Road.
- ON THE SOUTH** : 2E, Jogi Para Bye Lane & 258/3, A.P.C. Road.
- ON THE EAST** : 218 Vivekananda Road.
- ON THE WEST** : 212 Vivekananda Road.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands, seals, on this **13th** day of **March** in the year of **2023** (Two Thousand Twenty Three) of the Christian Era.

SIGNED SEALED AND DELIVERED

By the above named Principal & Attorney
AT KOLKATA in the presence of

WITNESSES:-

- | | |
|-------------------------|--|
| 1. <i>Towney Kande</i> | <i>Bhajan Dhaoya</i>
<i>Durga Dhaoya</i> |
| 2. <i>Momun Goswami</i> | <i>Laxi Kumar Ghosh</i>
<i>Tijpal Gupta</i> |

SIGNATURE OF THE LAND OWNERS

BMD NIRMAN
Manoj Prasad
Partner

BMD NIRMAN
Mang Kumar Banerji
Partner

BMD NIRMAN
Sunil Dutta *Sunil Kumar Banerjee*
Partner

SIGNATURE OF THE ATTORNEY

Drafted by:-







Sankar Saha
Advocate, F 4 28/417/2022
High Court, Calcutta











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042000656184/2023







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



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BHAJAN DHAOYA 214, Vivekananda Road, City:- , P.O:- Beadon Street, P.S:- Narkeldanga, District:- Kolkata, West Bengal, India, PIN:- 700006	Principal			Bhajan Dhaoya 13/03/23
2	Smt DURGA DHAOYA 214, Vivekananda Road, City:- , P.O:- Beadon Street, P.S:- Narkeldanga, District:- Kolkata, West Bengal, India, PIN:- 700006	Principal			Durga Dhaoya 13/03/23
3	Mr LALIT KUMAR GUPTA DB - 38, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Principal			Lalit kumar gupta 13/03/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr TEJPAL GUPTA DB - 38, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Principal			<i>Tejpal Gupta</i> 13/03/2023
5	Smt SOMA DHAOYA 214, Vivekananda Road, City:- , P.O:- Beadon Street, P.S:- Narkeldanga, District:- Kolkata, West Bengal, India, PIN:- 700006	Principal			<i>Soma Dhaoya</i> 13/03/2023
6	Smt RUMA ADHIKARY Alias Smt RUMA DHAOYA 15, Jogipara Main Road, City:- , P.O:- Beadon Street, P.S:- Narkeldanga, District:- Kolkata, West Bengal, India, PIN:- 700006	Principal			<i>Ruma Adhikary</i> 13.03.2023
7	Smt MANJU BAIRAGI 196, Maharaja Nanda Kumar Road (South), City:- , P.O:- Baranagar, P.S:-Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700036	Represent ative of Attorney [B M D NIRMAN]			<i>Manju Bairagi</i> 13/12/22

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr MONOJ KUMAR (BAIRAGI 196, Maharaja Nanda Kumar Road (South), City:- , P.O:- Baranagar, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN- 700036	Representative of Attorney [B M D NIRMAN]			<i>Monoj Kumar Baranag</i> 13/03/23
9	Mr SUBIR MUKHERJEE 265/01, Gopal Lal Thakur Road, City:- , P.O:- Baranagar, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN- 700036	Representative of Attorney [B M D NIRMAN]			<i>Subir Mukherjee</i> 12/03/2023
10	Mr SWARUP DUTTA 156/1, Maharaja Nanda Kumar Road (South), City:- , P.O:- Baranagar, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN- 700036	Representative of Attorney [B M D NIRMAN]			<i>Swarup Dutta</i> 13/03/23

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr BISWAJIT MONDAL Son of Mr Deb Kumar Mondal Gobindapur, City:- P.O.- Gobindapur, P.S:-Shyampur, District:-Howrah, West Bengal, India, PIN:- 711314	Mr BHAJAN DHAOYA, Smt DURGA DHAOYA, Mr LALIT KUMAR GUPTA, Mr TEJPAL GUPTA, Smt SOMA DHAOY/ Smt RUMA ADHIKARY, Smt MANJU BAIRAGI, Mr MONO. KUMAR BAIRAGI, Mr SUBIR MUKHERJEE, Mr SWARUP DUTTA			<i>Biswajit Mondal</i> 13/03/23

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

Major Information of the Deed

	I-1604-03405/2023	Date of Registration: 13/03/2023
	1604-2000656184/2023	Office/Zone/Block/Group/Phase:
	13/03/2023 1:46:19 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	SANKAR SAHOO 123B SOUTH SINTHEE ROAD, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 7980100426, Status : Advocate	
[0139] Sale, Development Power of Attorney	[4308] Other than Immovable Property. Agreement [No of Agreement : 2]	
	Rs. 3,96,67,687/-	
	Rs. 53/- (Article: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:- Narikeldanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vivekananda Road, , Premises No: 214, , Ward No: 028 Pin Code : 700006

Sr. No.	Plot No.	Area	Use	Area (Sq Ft)	Setback Value (In Rs)	Market Value (In Rs)	Other Details
L1	(RS >)		Bastu	1 Katha 3 Chatak 22.5 Sq Ft		86,10,031/-	Property is on Road Adjacent to Metal Road,
L2	(RS >)		Bastu	1 Katha 3 Chatak 22.5 Sq Ft		86,10,031/-	Property is on Road Adjacent to Metal Road,
TOTAL :				4.0219Dec	0/-	172,20,062/-	

District: South 24-Parganas, P.S:- Narikeldanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vivekananda Road, , Premises No: 216, , Ward No: 028 Pin Code : 700006

Sr. No.	Plot No.	Area	Use	Area (Sq Ft)	Setback Value (In Rs)	Market Value (In Rs)	Other Details
L3	(RS >)		Bastu	3 Katha 2 Chatak 2 Sq Ft		2,20,96,625/-	Property is on Road Adjacent to Metal Road,
Grand Total :				9.1827Dec	0/-	393,16,687/-	

Structure Details :

Sr. No.	Structure Details	Area of Structure	Setback Value (In Rs)	Market Value (In Rs)	Other Details
S1	On Land L1, L2	400 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					

S2	On Land L3	120 Sq Ft.	0/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 120 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		520 sq ft	0/-	3,51,000 /-	

Principal Details :

Principal Details	
1	<p>Mr BHAJAN DHAOYA Son of Late Bishrupada Dhaoya 214, Vivekananda Road, City:- , P.O:- Beadon Street, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ekxxxxx4e, Aadhaar No: 39xxxxxxxx7961, Status :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Pvt. Residence</p>
2	<p>Smt DURGA DHAOYA Wife of Late Gopal Kumar Dhaoya 214, Vivekananda Road, City:- , P.O:- Beadon Street, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: axxxxxx7q, Aadhaar No: 95xxxxxxxx7862, Status :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Pvt. Residence</p>
3	<p>Mr LALIT KUMAR GUPTA Son of Late Bhim Sen Gupta DB - 38, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Adxxxxx4b, Aadhaar No: 84xxxxxxxx8516, Status :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Pvt. Residence</p>
4	<p>Mr TEJPAL GUPTA Son of Late Bhim Sen Gupta DB - 38, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ahxxxxx9r, Aadhaar No: 65xxxxxxxx7198, Status :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Pvt. Residence</p>

5	Smt SOMA DHAOYA Daughter of Late Gopal Kumar Dhaoya 214, Vivekananda Road, City:- , P.O - Beadon Street, P.S.-Narkeldanga, District -Kolkata, West Bengal, India, PIN- 700006 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. aaxxxxxx8b, Aadhaar No: 52xxxxxxxx0439, Status :Confirming Party, Executed by: Self, Date of Execution: 13/03/2023 . Admitted by Self, Date of Admission: 13/03/2023,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/03/2023 . Admitted by: Self, Date of Admission: 13/03/2023,Place : Pvt. Residence
6	Smt RUMA ADHIKARY, (Alias: Smt RUMA DHAOYA) Wife of Mr Amritapa Adhikary 15, Jogipara Main Road, City:- , P.O - Beadon Street, P.S.-Narkeldanga, District:- Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. aaxxxxxx6f, Aadhaar No. 47xxxxxxxx3795, Status :Confirming Party, Executed by: Self, Date of Execution: 13/03/2023 . Admitted by Self, Date of Admission: 13/03/2023,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/03/2023 . Admitted by: Self, Date of Admission: 13/03/2023,Place : Pvt. Residence

Attorney Details :

Sr	Name	Address	Photo	Signature
1	B M D NIRMAN 51, Cossipore Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 , PAN No. : aaxxxxxx0j, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sr	Name	Address	Photo	Signature
1	Smt MANJU BAIRAGI Wife of Mr Manoj Kumar Bairagi 196, Maharaja Nanda Kumar Road (South), City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No. : aaxxxxxx5g, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B M D NIRMAN (as Partner)			
2	Mr MONOJ KUMAR BAIRAGI Son of Late Kumud Ranjan Bairagi 196, Maharaja Nanda Kumar Road (South), City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No. : aaxxxxxx3e, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B M D NIRMAN (as Partner)			
3	Mr SUBIR MUKHERJEE (Presentant) Son of Mr Sanat Mukherjee 265/0/1, Gopal Lal Thakur Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No. : aaxxxxxx8r, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B M D NIRMAN (as Partner)			
4	Mr SWARUP DUTTA Son of Late K C Dutta 156/1, Maharaja Nanda Kumar Road (South), City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No. : ahxxxxxx5j, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B M D NIRMAN (as Partner)			

Identifier Details :

Name	Address	Phone No.	Signature
Mr BISWAJIT MONDAL Son of Mr Deb Kumar Mondal Gobindapur, City:- P.O:- Gobindapur, P.S:-Shyampur, District:-Howrah, West Bengal, India, PIN:- 711314			
Identifier Of Mr BHAJAN DHAOYA, Smt DURGA DHAOYA, Mr LALIT KUMAR GUPTA, Mr TEJPAL GUPTA, Smt SOMA DHAOYA, Smt RUMA ADHIKARY, Smt MANJU BAIRAGI, Mr MONOJ KUMAR BAIRAGI, Mr SUBIR MUKHERJEE, Mr SWARUP DUTTA			

Endorsement For Deed Number : I - 160403405 / 2023

Presented for registration at 19:30 hrs on 13-03-2023, at the Private residence by Mr SUBIR MUKHERJEE .

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,96,67,687/-

Execution is admitted on 13/03/2023 by 1. Mr BHAJAN DHAOYA, Son of Late Bishnupada Dhaoya, 214, Vivekananda Road, P.O: Beadon Street, Thana: Narkeldanga, . Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Retired Person, 2. Smt DURGA DHAOYA, Wife of Late Gopal Kumar Dhaoya, 214, Vivekananda Road, P.O: Beadon Street, Thana: Narkeldanga, . Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 3. Mr LALIT KUMAR GUPTA, Son of Late Bhim Sen Gupta, DB - 38, Salt Lake City, P.O: Bidhannagar, Thana: Bidhannagar, . North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 4. Mr TEJPAL GUPTA, Son of Late Bhim Sen Gupta, DB - 38, Salt Lake City, P.O: Bidhannagar, . North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Others, 5. Smt SOMA DHAOYA, Daughter of Late Gopal Kumar Dhaoya, 214, Vivekananda Road, P.O: Beadon Street, Thana: Narkeldanga, . Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Service, 6. Smt RUMA ADHIKARY, Alias Smt RUMA DHAOYA, Wife of Mr Armitapa Adhikary, 15, Jogipara Main Road, P.O: Beadon Street, Thana: Narkeldanga, . Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Service

Identified by Mr BISWAJIT MONDAL, . . Son of Mr Deb Kumar Mondal, Gobindapur, P.O: Gobindapur, Thana: Shyampur, . Howrah, WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Business

Execution is admitted on 13-03-2023 by Mr SUBIR MUKHERJEE, Partner, B M D NIRMAN (Partnership Firm), 51, Cossipore Road, City:-, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Identified by Mr BISWAJIT MONDAL, . . Son of Mr Deb Kumar Mondal, Gobindapur, P.O: Gobindapur, Thana: Shyampur, . Howrah, WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Business

Execution is admitted on 13-03-2023 by Mr SWARUP DUTTA, Partner, B M D NIRMAN (Partnership Firm), 51, Cossipore Road, City:-, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Identified by Mr BISWAJIT MONDAL, . . Son of Mr Deb Kumar Mondal, Gobindapur, P.O: Gobindapur, Thana: Shyampur, . Howrah, WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Business

Execution is admitted on 13-03-2023 by Smt MANJU BAIRAGI, Partner, B M D NIRMAN (Partnership Firm), 51, Cossipore Road, City:-, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Identified by Mr BISWAJIT MONDAL, . . Son of Mr Deb Kumar Mondal, Gobindapur, P.O: Gobindapur, Thana: Shyampur, . Howrah, WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Business

Execution is admitted on 13-03-2023 by Mr MONOJ KUMAR BAIRAGI, Partner, B M D NIRMAN (Partnership Firm), 51, Cossipore Road, City:-, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Identified by Mr BISWAJIT MONDAL, . . Son of Mr Deb Kumar Mondal, Gobindapur, P.O: Gobindapur, Thana: Shyampur, . Howrah, WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Business

(Signature)

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

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

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/03/2023 2:39PM with Govt. Ref. No: 192022230329895611 on 13-03-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKDCDJTXT1 on 13-03-2023, Head of Account 0030-03-104-001-16

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,020/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 841, Amount: Rs.100.00/-, Date of Purchase: 21/02/2023, Vendor name: Ranjita Pal
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/03/2023 2:39PM with Govt. Ref. No: 192022230329895611 on 13-03-2023, Amount Rs: 75,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKDCDJTXT1 on 13-03-2023, Head of Account 0030-02-103-003-02

(Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 107316 to 107396
being No 160403405 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.03.30 14:49:28 -07:00
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/03/30 02:49:28 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)