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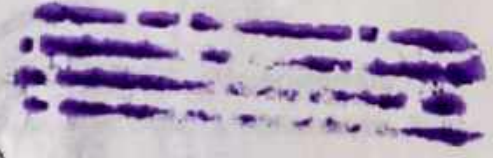
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*[Signature]*  
District Sub-Registrar-IV  
Alipore, South 24-Pgs.  
20 SEP 2021

20/9/21  
03/12/21

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

THIS DEVELOPMENT AGREEMENT is made this the **20<sup>th</sup>** day  
of **September**, Two Thousand and Twenty One (2021)

BETWEEN

*[Signature]*  
Advocate



005  
SIS Dt. 01/09/21

**Tapeski Mishra**  
Advocate  
High Court, Calcutta

NAME.....

ADDRESS .....

RS. 500/-



TANMOY KAR PURKAYASTHA  
(STAMP VENDOR)  
ALIPORE POLICE COURT  
KOI KATA



District Sub-Registrar-IV  
Alipore, South 24-Pgs.

Identified by:

20 SEP 2021

Tapeski Mishra  
Advocate  
High Court, Calcutta

(1) **SRI SWAPAN KUMAR MUKHERJEE**, (PAN – AEJPM4308Q), (Aadhaar No. 2171 7245 6276), son of Late Bisweswar Mukherjee, by faith – Hindu, by Occupation - Retired Person, by Nationality – Indian, residing at 11, Avenue South, P.O. Santoshpur, presently P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata - 700 075, District – South 24-Pargnas and (2) **SMT. SATHI PANTI**, (PAN – BBMPP3937P), (Aadhaar No. 5328 3742 7716), wife of Sri Sudip Kumar Mandal, by faith - Hindu, by Occupation : Service, by Nationality : Indian, residing at B/35, Ganganagar, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 700 099, District – South 24-Parganas, hereinafter jointly called and referred to as the **“OWNERS/VENDORS/FIRST PARTY”** (which term or expression shall unless excluded by or repugnant to the subject or context to mean and include their heir/heirs, executor /executors, assign/ assigns, administrator/ administrators and representative/ representatives) of the **FIRST PART**

**AND**

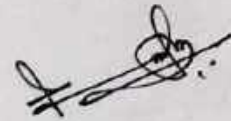
**“BINAYAK GROUPS”**, (PAN – AKNPM2537P), a Proprietorship Firm, having its registered office at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, represented by its sole Proprietor namely **SRI SUDIP KUMAR MANDAL**, (PAN – AKNPM2537P), (Aadhaar No. 2225 3389 8869), son of Sri Samir Kumar Mondal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, District – South 24-Parganas, hereinafter called and referred to as the **“DEVELOPER/SECOND PARTY”** (which expression unless repugnant to the context shall mean and include his legal heir/ heirs, executor/ executors, administrator/ administrators, assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **SECOND PART**.

**WHEREAS** the **OWNER No. 1** herein namely **SRI SWAPAN KUMAR MUKHERJEE** was the absolute recorded Owner of **ALL THAT** piece and parcel of a plot of land measuring net land area of 3 (Three) Cottahs 5 (Five) Chittacks 32 (Thirty Two) Sq.ft. more or less together with a Tile Shed structure measuring an area 150 (One Hundred and Fifty) Sq.ft. more or less standing thereon, lying and situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprised in R.S. Dag No. 143, under R.S. Khatian No. 93, being Scheme Plot No. 18, within the jurisdiction of The Kolkata



Municipal Corporation Ward No.109, known as K.M.C. Premises No. 322, Nayabad, being Assessee No. 31-109-08-0322-4, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata – 700 099, in the District of South 24-Parganas and the **OWNER No. 1** has purchased the aforesaid property by virtue of two separate registered Deed of Conveyance of which (i) Deed of Conveyance dated 16.05.2016, registered in the Office at District Sub-Registrar - V, Alipore, South 24-Parganas and recorded into Book No. 1, Volume No. 1630-2016, Pages from 44445 to 44478, Being No. 163001497 for the year 2016, measuring gross land area 1 (One) Cottah 13 (Thirteen) Chittacks 39.50 (Thirty Nine point Five Zero) Sq.ft. more or less including road together with a Tile Shed structure measuring an area 75 (Seventy Five) Sq.ft. more or less standing thereon for a valuable consideration from the then rightful Owner namely Sri Arindam Bhattacharya, son of Late Prithwish Chandra Bhattacharyya and Late Manjusree Bhattacharyya of Flat No. 7E, 15, Mayfair Road, P.S. Karaya, Kolkata – 700 019 and another (ii) Deed of Conveyance dated 16.05.2016, registered in the Office at District Sub-Registrar - V, Alipore, South 24-Parganas and recorded into Book No. 1, Volume No. 1630-2016, Pages from 44479 to 44512, Being No. 163001498 for the year 2016, measuring gross land area 1 (One) Cottah 13 (Thirteen) Chittacks 39.50 (Thirty Nine point Five Zero) Sq.ft. more or less together with a Tile Shed structure measuring an area 75 (Seventy Five) Sq.ft. more or less standing thereon for a valuable consideration from the then rightful Owner namely Smt. Mahua Bhattacharya Adhikary, daughter of Late Prithwish Chandra Bhattacharyya and Late Manjusree Bhattacharyya of 65CC/1, Anupama Housing Complex, Phase - II, P.S. Baguiati, VIP Road, Kolkata – 700 052 thus totaling gross land area 3 (Three) Cottahs 11 (Eleven) Chittacks 34 (Thirty four) Sq.ft. more or less of which net land area was 3 (Three) Cottahs 5 (Five) Chittacks 32 (Thirty Two) Sq.ft. more or less and Road area was 6 (Six) Chittacks 2 (Two) Sq.ft. together with total Tile Shed structure measuring an area 150 (One Hundred and Fifty) Sq.ft. more or less standing thereon and said Sri Arindam Bhattacharya and Smt. Mahua Bhattacharya Adhikary obtained the entire property jointly by way of inheritance after the death of their mother Manjusree Bhattacharyya and since purchase the **OWNER No. 1** was in the peaceful possession of the said plot of land.

**AND WHEREAS** after purchase the **OWNER No. 1** herein mutated and recorded his name in respect of his entire purchased land in the record of The Kolkata Municipal Corporation, Ward No.109, known as K.M.C. Premises No. 322, Nayabad, being Assessee



No. 31-109-08-0322-4, under formerly P.S. Purba Jadavpur, presently P.S. Survey Park, Kolkata – 700 099, in the District of South 24-Parganas and has been enjoying the said property without any interruption and hindrances by anybody else and also paying the regular taxes thereof to the K.M.C. authority in respect of the said property.

**AND WHEREAS** subsequently the **OWNER No. 1** filed an application before the Ld. B.L. & L.R.O. Office ATM Kasba for necessary Mutation and the concerned B.L. & L.R.O. department after physical inspection and also after verifying all the papers and documents mutated his above mentioned land vide Reference M/C No. 749 of 2016, Memo No. 18/mut/3720/BLLRO/ATM/ Kasba/16 dated 09.08.2016.

**AND WHEREAS** thereafter the **OWNER No. 1** herein namely **SRI SWAPAN KUMAR MUKHERJEE** converted the land from 'Shali' to 'Bastu' in nature from the Block Land & Land Reforms Officer, Additional Thakurpukur, Metiaburuz at Kasba vide Conversion Case No. 337 / 2016, Memo No. 17/1461/Con. Certificate/ BLLRO/ATM/ Kasba/2016 dated 15.03.2017 against his ownership plot of land measuring gross land area of 3 (Three) Cottahs 11 (Eleven) Chittacks 34 (Thirty four) Sq.ft. more or less.

**AND WHEREAS** the **OWNER No. 2** herein namely **SMT. SATHI PANTI** purchased one plot of land measuring net land area of 3 (Three) Cottahs 9 (Nine) Chittacks 6 (Six) Sq.ft. more or less togetherwith one Tile shed structure measuring an area of 100 (One hundred) Sq.ft. standing thereon situated in Mouza – Nayabad, J.L. No.25, Touzi No.56, R.S. No.3, Pargana – Khaspur, being Scheme Plot No. 21, comprising in R.S. Dag No. 143, under R.S. Khatian No. 93, known as K.M.C. Premises No.173, Nayabad, being Assessee No. 31-109-08-0173-2, within K.M.C. Ward No.109, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata – 700 099, by virtue of a registered Deed of Conveyance dated 10.12.2018, registered in the Office at District Sub-Registrar - V, Alipore, South 24-Parganas and recorded into Book No. 1, Volume No. 1630-2018, Pages from 109739 to 109764, Being No. 163003081 for the year 2018 togetherwith all easement rights for a valuable consideration from the previous Owner namely Sri Sukumar Manna, son of Late Basanta Kumar Manna, residing at 72, Baidik Para Lane, Hindmotor, Post Office - Hindmotor, Police Station - Uttarpara, District – Hooghly, Pin – 712233 who purchased the aforesaid property measuring net land area of 3 (Three) Cottahs 9 (Nine) Chittacks 6 (Six) Sq.ft. and Road area 8 (Eight) Chittacks 6 (Six) Sq.ft. i.e. totaling gross land area 4



(Four) Cottahs 1 (One) Chittack 12 (Twelve) Sq.ft. more or less situated in Mouza - Nayabad, J.L. No.25, being Scheme Plot No. 21, comprising in R.S. Dag No. 143, under R.S. Khatian No. 93, under formerly P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, Kolkata - 700 099, by virtue of a registered Deed of Bengali Bikroy Kobala dated 31.07.1985, registered in the office of the District Sub-Registrar, Alipore, 24-Paraganas and recorded in Book No. I, Volume No.177, at Pages 344 to 352, Being No. 10578 for the year 1985 togetherwith all easement rights for a valuable consideration from the then Owner namely Sri Subodh Malik, son of Late Dharendra Malik of Atghara, P.S. Sonarpur, District - 24-Paraganas and said Subodh Malik obtained the aforesaid property along with other property by virtue of inheritance after the death of his father said Dharendra Malik, son of Tarak Malik of Atghara, P.S. Sonarpur whose name was finally published during Revisional Settlement Operation as recorded R.T. and the said Deed of Bengali Bikroy Kobala was Confirmed by one Sri Tapan Kumar Dey, son of Late Amulya Krishna Dey of 30 No. South Road, Santoshpur, P.S. Kasba, Kolkata - 700 025 by joining as Confirming Party in the said registered Deed of Bengali Bikroy Kobala and since purchase the **OWNER No. 2** was in peaceful possession of the said plot of land.

**AND WHEREAS** after purchase the aforesaid plot of land the **OWNER No. 2** herein mutated her name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.173, Nayabad, being Assessee No. 31-109-08-0173-2, within K.M.C. Ward No.109, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata - 700 099 and has been enjoying the said property without any interruption and hindrances by anybody else and also paying the regular taxes thereof to the K.M.C. authority in respect of the said property.

**AND WHEREAS** subsequently the **OWNER No. 2** filed an application before the Ld. B.L. & L.R.O. Office ATM Kasba for necessary Mutation and the concerned B.L. & L.R.O. department after physical inspection and also after verifying all the papers and documents mutated her above mentioned land vide Reference M/C No. 21 of 2019, Memo No. 18/mut/1578/BLLRO/ATM/ Kasba/19 dated 13.03.2019.

**AND WHEREAS** thereafter the **OWNER No. 2** herein namely **SMT. SATHI PANTI** converted the land from 'Shali' to 'Bastu' in nature from the Block Land & Land



Reforms Officer, Additional Thakurpukur, Metiaburuz vide Conversion Case No. 334 / 2019, Memo No. 17/744/Con. Certificate/ BLLRO/S24-Pgs./2020 dated 17.02.2020 against her ownership plot of land.

**AND WHEREAS** both the **OWNERS** herein have been enjoying the two separate individual plots of land and as both plots of land are adjacent to each other the Parties of the **FIRST PART/OWNERS** herein have decided and agreed to merge their total property into one compact plot of land and within one boundary line and accordingly by virtue of a registered Deed of Amalgamation dated 19<sup>th</sup> February, 2021, the **OWNER No. 1** herein as the Party of the **FIRST PART** therein and the **OWNER No. 2** herein, as the Party of the **SECOND PART** therein amalgamated their two Nos. of Premises being **No. 322, Nayabad** and **173, Nayabad**, within **K.M.C. Ward No. 109** measuring total land area of **6 (Six) Cottahs 14 (Fourteen) Chittacks 38 (Thirty eight) Sq.ft. more or less** togetherwith two nos. of separate Tile shed structures total measuring **250 (Two Hundred and Fifty) Sq.ft.** standing thereon as mentioned in the **SCHEDULE - A** below and the said Deed of Amalgamation was registered in the Office of District Sub-Registrar – IV, Alipore and entered into Book No. I, Volume No. 1604-2021, Pages from 50725 to 50748, Deed No. 160401224 for the year 2021.

**AND WHEREAS** after such amalgamation the **OWNERS** herein have jointly recorded their said amalgamated property in the record of The Kolkata Municipal Corporation and the entire amalgamated property being numbered as **K.M.C. Premises No.173, Nayabad**, being Assessee No. 31-109-08-0173-2, within **K.M.C. Ward No.109**, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata – 700 099, District - South 24-Parganas togetherwith two nos. of separate Tile shed structures total measuring **250 (Two Hundred and Fifty) Sq.ft.** standing thereon as mentioned in the **SCHEDULE - A** below.

**AND WHEREAS** the present **OWNERS** now decided to develop the **SCHEDULE - 'A'** mentioned property by constructing a Ground plus Three storied building with lift facility, comprising of a number of residential flats on the different floors, Car Parking Space/s in the ground floor, but due to paucity of fund, lack of technical knowledge, experience in the field of construction, has now decided to do the same by appointing a **DEVELOPER**, who is financially and technically sound to construct a



Ground plus Three storied building with lift facility upon the aforesaid property as per the sanctioned building plan duly sanctioned from The Kolkata Municipal Corporation.

**AND WHEREAS** the **DEVELOPER** herein, coming to know the facts of such desire of the **OWNERS** herein, has made a proposal in relation to the aforesaid development of the said property before the **OWNERS**. The **OWNERS** after necessary investigation and thorough understanding with the **DEVELOPER** herein, have agreed to develop the said premises by the **DEVELOPER**. Both the Parties hereto have mutually analysed, discussed, agreed and thereafter entered into a verbal Agreement to satisfy the interest of both the parties thereto and thereafter the **DEVELOPER** has taken sanction of a Ground plus Three storied building with lift facility vide sanctioned building Permit No. 2021120176 dated 27.08.2021 from The Kolkata Municipal Corporation Borough Office – XII at the Developer's own cost and expenses and now the **DEVELOPER** and **OWNERS** desire to enter into this registered Development Agreement for the construction of a new Ground plus Three storied building with lift facility upon the aforesaid property as per the sanctioned building plan under certain terms and conditions which has been decided by and between the Parties herein, without involving the **OWNERS** in the matter of the hazards of construction. Refer Annexure – X for Specification of Building Construction.

**AND WHEREAS** the **DEVELOPER** i.e. the party of the **SECOND PART** herein has agreed to make the construction of the proposed Ground plus Three storied building with lift facility in flat systems for residential and other purposes in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind of flats etc. after giving the Owners, the Owners' Allocation. The **OWNERS** shall jointly get two 3 BHK residential flats being Flat Nos. 1A & 3A, to be situated on the First Floor and Third Floor respectively, from the South-West side of the proposed building, each measuring super built-up area of 1090 (One Thousand and Ninety) Sq.ft. more or less and one 2 BHK residential flat being Flat No. 3D, to be situated on the Third Floor, North-West side of the proposed building, measuring super built-up area of 840 (Eight Hundred and Forty) Sq.ft. more or less together with 2 (Two) nos. of covered Car Parking Space (under the roof) being No. 1A & 3A on the Ground Floor, South-West side of the proposed building and also one open Car Parking Space (open to sky) being No. 3D from the North-East side of the premises and each parking area measuring 120 (One Hundred and Twenty) Sq.ft. more or less. Besides above the **OWNERS** herein





shall get from the **DEVELOPER** a non-refundable sum of Rs.60,00,000/- (Rupees Sixty Lac) only by two installments out of which (i) Rs.2,00,000/- (Rupees Two Lac) only has been paid at the time of execution and registration of this Development Agreement as mentioned in the memo below and balance (ii) Rs.58,00,000/- (Rupees Fifty-eight Lac) only is to be paid at the time of handing over physical possession of Owners' Allocation. It is noted that the existing tile shed structures which are standing in the said Premises shall be demolished by the **DEVELOPER** herein at his cost and the **DEVELOPER** shall enjoy the entire sale proceeds of all broken materials thereto after demolishing the same. The **OWNERS** shall also enjoy the undivided proportionate share of land and also the other common rights and facilities of the proposed building as mentioned in the **SCHEDULE "A"** and **"C"** herein below. This is the called the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE "B"** herein below. ✓

**AND WHEREAS** the Party of the **SECOND PART** i.e. **DEVELOPER** herein shall get the rest construction of the proposed Ground plus Three storied excluding the **OWNERS' ALLOCATION** as mentioned above. The **DEVELOPER'S ALLOCATION** has been mentioned and described in the **SCHEDULE "D"** hereunder written. The Party of the **SECOND PART** shall erect the entire proposed Ground plus Three storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the said sanctioned building plan duly sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats and Car Parking Space etc. The **DEVELOPER** shall enjoy the common rights and undivided proportionate share of land as mentioned in the **SCHEDULE - A and C** below. ✓

**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 SWAPAN KUMAR MUKHERJEE**, son of Late Bisweswar Mukherjee, residing at 11, Avenue South, P.O. Santoshpur, presently P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata - 700 075, District – South 24-Parganas and (2) **SMT. SATHI PANTI**, wife of Sri Sudip Kumar Mandal, residing at B/35, Ganganagar, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 700 099, District – South 24-Parganas and their legal heir/heirs, executor/executors, administrator/ administrators, and legal representative/ representatives. ✓
- (b) **DEVELOPER** : shall mean “**BINAYAK GROUPS**”, a Proprietorship Firm, having its registered office at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, represented by its sole Proprietor namely **SRI SUDIP KUMAR MANDAL**, son of Sri Samir Kumar Mondal, residing at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, District – South 24-Parganas, for the time being and his 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 land area of **6 (Six) Cottahs 14 (Fourteen) Chittacks 38 (Thirty eight) Sq.ft. more or less** together with two nos. of separate Tile shed structures total measuring **250 (Two Hundred and Fifty) Sq.ft. more or less** standing thereon situated in **Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur**, comprising in portion of **R.S. Dag No.143, under R.S. Khatian No. 93**, within A.D.S.R. Office at Sealdah and D.S.R. Office at Alipore, known as **K.M.C. Premises No.173, Nayabad**, being Assessee No. 31-109-08-0173-2, within K.M.C. Ward No.109, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata – 700 099, District - South 24-Parganas, as mentioned and described in the **SCHEDULE 'A'** hereunder written. ✓
- (e) **BUILDING** : shall mean the proposed Ground plus Three storied building with lift facility to be constructed on the said premises as per sanctioned building Permit No. 2021120176 dated 27.08.2021 duly sanctioned by The Kolkata Municipal Corporation Borough Office - XII. ✓



- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, stair ways, passages ways, driveways, common lavatories, meter space, water and water lines and plumbing lines, lift, lift room, lift lobby, under ground water reservoir, over head water tank, vacant roof, water pump and motor, common W.C., Care Taker's Room and Pump Room on the Ground Floor and other facilities as mentioned in the **SCHEDULE "C"** hereunder written which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat Owners who shall purchase the same from the **DEVELOPER**.
- (g) **OWNERS' ALLOCATION** : The **OWNERS** shall jointly get two 3 BHK residential flats being Flat Nos. 1A & 3A, to be situated on the First Floor and Third Floor respectively, from the South-West side of the proposed building, each measuring super built-up area of 1090 (One Thousand and Ninety) Sq.ft. more or less and one 2 BHK residential flat being Flat No. 3D, to be situated on the Third Floor, North-West side of the proposed building, measuring super built-up area of 840 (Eight Hundred and Forty) Sq.ft. more or less together with 2 (Two) nos. of covered Car Parking Space (under the roof) being No. 1A & 3A on the Ground Floor, South-West side of the proposed building and also one open Car Parking Space (open to sky) being No. 3D from the North-East side of the premises and each parking area measuring 120 (One Hundred and Twenty) Sq.ft. more or less. Besides above the **OWNERS** herein shall get from the **DEVELOPER** a non-refundable sum of Rs.60,00,000/- (Rupees Sixty Lac) only by two installments out of which (i) Rs.2,00,000/- (Rupees Two Lac) only has been paid at the time of execution and registration of this Development Agreement as mentioned in the memo below and balance (ii) Rs.58,00,000/- (Rupees Fifty-eight Lac) only is to be paid at the time of handing over physical possession of Owners' Allocation. It is noted that the existing tile shed structures which are standing in the said Premises shall be demolished by the **DEVELOPER** herein at his cost and the **DEVELOPER** shall enjoy the entire sale proceeds of all broken materials thereto after demolishing the same. The **OWNERS** shall also enjoy the undivided proportionate share of land and also the



other common rights and facilities of the proposed building as mentioned in the **SCHEDULE "A"** and **"C"** herein below. This is called the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE "B"** herein below.

- (h) **DEVELOPER'S ALLOCATION** : The **DEVELOPER** herein shall get the rest construction of the proposed Ground plus Three storied building excluding the **OWNERS' ALLOCATION**. The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "D"** hereunder written. The Party of the **SECOND PART** shall erect the entire proposed Ground plus Three storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the said sanctioned building plan duly sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats and Car Parking Space etc. The **DEVELOPER** shall enjoy the undivided proportionate share of land and all common rights as mentioned in the **SCHEDULE - A** and **C** below.
- (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 prepared by the Planner for the construction of the building duly sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**.
- (k) **TRANSFER** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.
- (l) **TRANSFeree** : shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.

2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.
3. **THE OWNERS 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 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 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 sanctioned building plan/plans duly sanctioned by The Kolkata Municipal Corporation.
- (b) (i) **OWNERS' ALLOCATION** : the **DEVELOPER** shall give the **OWNERS** as the **OWNERS' ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written and rest sale proceeds etc., of the project shall be enjoyed by the **DEVELOPER** herein.
- (ii) **DEVELOPER'S ALLOCATION** : The **DEVELOPER** shall enjoy the Developer's Allocation as described in the **SCHEDULE-D** below.
- (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval of building plan and its alternation/modification/verification of the sanctioned building plan from the appropriate authorities has been prepared signed and submitted by the **DEVELOPER** for and in the name of the **OWNERS** at the cost of **DEVELOPER** and if any alteration/modification of making further plans for

proposed construction are required the **OWNERS** shall give such written permission to the **DEVELOPER** without any interruption.

- (d) For all that purpose of sanction of Building plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the **DEVELOPER** shall 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 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.
- (e) That the **DEVELOPER** shall erect the proposed building in the said Premises as per said sanctioned building plan vide sanctioned building Permit No. 2021120176 dated 27.08.2021 and for the same, the **OWNERS** shall put their signatures as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the Developer's portion togetherwith proportionate undivided share of land and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER**.
- (f) The **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a Ground plus Three storied building with lift facility thereon in accordance with the said sanctioned building plan vide sanctioned building Permit No. 2021120176 dated 27.08.2021 duly sanctioned by the concerned The Kolkata Municipal Corporation Office at the cost of the Developer.
- (g) The **DEVELOPER** shall construct the building and also supervise and carry out all the acts through contractors and sub-contractors in such manner as may be thought fit and proper by it for such construction of the said proposed building according to the building plan duly sanctioned by the concerned The Kolkata Municipal Corporation Office referred to in this Agreement on the said



Property and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement.

- (h) That the **DEVELOPER** shall be exclusively entitled to its respective share of its allocation i.e. **DEVELOPER'S ALLOCATION** in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
- (i) The **DEVELOPER** shall apply in the name of the **OWNERS** and represent them before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the **OWNERS** shall not raise any objections for it on the contrary the **OWNERS** shall give full co-operations for facilitating the proposed project.
- (j) That the **DEVELOPER** shall at its own costs construct and complete the proposed building at the said premises in accordance with the sanctioned building plan duly sanctioned by The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER** and as well as hereby annexed specifications and the **DEVELOPER** shall take all the responsibility and risk regarding the construction of the proposed building and further covenant to complete the said building within 24 (Twenty four) months from the date of execution and completion of registration of this Development Agreement and also from the date of taking over vacant possession of the **SCHEDULE 'A'** mentioned property whichever is later and 6 (Six) months grace period.
- (k) That the **DEVELOPER** shall install in the said building at its own costs, pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities as are required to be provided in the new building constructed for sale of the flats therein on Ownership basis and as mutually agreed upon.



5. **THE OWNERS HEREBY AGREE AND COVENANT WITH THE DEVELOPER** as follows:-

- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the **DEVELOPER**.
- (ii) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the **DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.
- (iii) The **OWNERS** positively give vacant possession of the entire premises as mentioned in the **SCHEDULE 'A'** hereunder to the **DEVELOPER** for making construction work of the proposed building as per sanctioned building plan duly sanctioned by the concerned The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER** within 7 (Seven) days from the date of execution and completion of registration of this Development Agreement.
- (iv) The **DEVELOPER** shall sell all the flats etc. of the proposed building, as the **DEVELOPER'S ALLOCATION** (strictly excluding the Owners' Allocation) as 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 consideration money from the intending purchasers of the relative flats and/or all other portions of the building from the **DEVELOPER'S ALLOCATION** as per the terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyances, Deeds or Agreement for Sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**.
- (v) The **OWNERS** hereby empower and authorize the **DEVELOPER** to do this project in connection with the said property as described in the schedule hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S**





**ALLOCATION** through registered deeds and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well sewerage plan and to take water or electric connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the **DEVELOPER'S ALLOCATION**, to negotiate any matter for the said property etc.

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

The **OWNERS** herein namely, (1) **SRI SWAPAN KUMAR MUKHERJEE**, (PAN – AEJPM4308Q), (Aadhaar No. 2171 7245 6276), son of Late Bisweswar Mukherjee, by faith – Hindu, by Occupation - Retired Person, by Nationality – Indian, residing at 11, Avenue South, P.O. Santoshpur, presently P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata - 700 075, District – South 24-Parganas and (2) **SMT. SATHI PANTI**, (PAN – BBMPP3937P), (Aadhaar No. 5328 3742 7716), wife of Sri Sudip Kumar Mandal, by faith - Hindu, by Occupation : Service, by Nationality : Indian, residing at B/35, Ganganagar, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 700 099, District – South 24-Parganas, do hereby appoint “**BINAYAK GROUPS**”, (PAN – AKNPM2537P), a Proprietorship Firm, having its registered office at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, represented by its sole Proprietor namely **SRI SUDIP KUMAR MANDAL**, (PAN – AKNPM2537P), (Aadhaar No. 2225 3389 8869), son of Sri Samir Kumar Mondal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, District – South 24-Parganas, as their lawful Constituted Attorney on their behalf to do the following acts in respect of their property as mentioned in the **SCHEDULE - A** below:

- i. To look after and manage the property on behalf of the **OWNERS**.
- ii. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices and in any



other Office of Government, in the Office of The Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayat or any other office or Local Authority on behalf of us and for such purpose our said Attorney may accept service of any summons or any notice issued by any authority, shall be received by our said Lawful Attorney.

- iii. To sign and verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the **SCHEDULE - A** hereunder written in any such Court or Office.
- iv. To appoint, engage on our behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever our said Attorney shall think proper to do so and to discharge and/or terminate his appointments.
- v. To cause mutation of our said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on our behalf.
- vi. To demarcate or delineate our said property that be necessary for the said purpose by virtue of a Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered before the concerned registering authority and/or to sewer any affidavit related thereto.
- vii. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
- viii. To sign all the plans to be submitted before the concerned authority/authorities for the sanction of the building plan, revised building Plan and/or addition/



alteration Plan and/or modified Plan and/or completion Building Plan for our said property and sign all the papers related thereto and to sign the same on our behalf the modified or revised Plan and submit the same before The Kolkata Municipal Corporation for sanction and then to get delivery the same along with the Completion Certificate and also Completion Plan of the building on our behalf from The Kolkata Municipal Corporation and execute any affidavit related thereto and also sign, execute and register any Deed of Declaration to be required for the same related to our said property.

- ix. To sign drainage and sewerage Plan of the property and submit the same before the Kolkata Municipal Corporation in respect of the Premises and to sign all other papers related thereto.
- x. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the Schedule – A below and also to sign all the papers related thereto.
- xi. To look after and to control all the affairs for the development of the said land and construction of a new Ground plus Three storied building which is being erected as per sanction building Plan duly sanctioned by The Kolkata Municipal Corporation or other approval of the Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the owners all the Declaration Deed or any other Declaration as mentioned in the SCHEDULE below related thereto and registrar the such document as per requirement for the interest of the proposed project.
- xii. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowner.
- xiii. To appear and represent on behalf of the **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 Development plans for the above mentioned property and also for the interest of the proposed project.

- xiv. To pay fees for obtaining the modification of plan and such other orders and permissions from the necessary authorities on behalf of the landowners as required for sanction, modification and/or alteration of the Development Plan and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our Attorney shall think fit and proper.
- xv. To receive the excess amount of fees, if any, paid for the purpose of modification and/or alteration of the revised and/or completion building plan to be sanctioned from the authority or authorities.
- xvi. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper.
- xvii. To apply for obtaining electricity gas, water sewerage, drainage, lift, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto on behalf of the OWNERS and submit the same before the concerned authority/ authorities for such connection of electric, drainage and sewerage, water, telephone, gas, connection etc. and to execute and sign all paper plan for sanction drainage and sewerage connection of the said entire property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.
- xviii. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
- xix. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.



- xx. To appear and represent 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 as the said Attorney may deem fit and proper.
- xxi. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum against the **DEVELOPER'S ALLOCATION** as mentioned in the SCHEDULE - D of this registered Development Agreement below and the **DEVELOPER** shall do all the acts in the Premises and the **DEVELOPER** shall get the **DEVELOPER'S ALLOCATION** as within mentioned.
- xxii. To collect advance or part payment or full consideration money from the intending purchasers of the **DEVELOPER'S ALLOCATION** as mentioned in the SCHEDULE - D of the this registered Development Agreement, alongwith the proportionate share of land and grant receipt in favour of the interested persons/persons who are interested to take possession of the flat/ flats etc. in lieu of satisfactory consideration.
- xxiii. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the Developer's Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the Developer's Allocation as mentioned in this registered Development Agreement to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.
- xxiv. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/Car Parking Space including proportionate land share of the said **DEVELOPER'S ALLOCATION** alongwith the proportionate share of land at my said premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per this registered Development Agreement.



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



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

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

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 **DEVELOPER'S** cost.
- (ii) To complete the construction of the building within 24 (Twenty four) months from the date of execution and completion of registration of this Development Agreement and also from the date of taking over possession whichever is later and 6 (Six) months grace period. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered the such delay shall not be counted and the **DEVELOPER** shall have liberty to extend the time for a maximum period of another 6 (Six) months to cover 'Force Meajure' period.
- (iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- (iv) Not to do any act, deed or thing from the part of the **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) Completion time of the project shall be 24 (Twenty four) months from the date

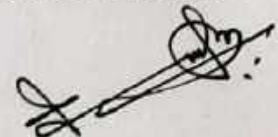


of execution and completion of registration of this Development Agreement with the provision for extension of 6 (Six) months as grace period.

- (vi) K.M.C. tax with arrears including pending G.R., if any, upto the date of signing this agreement shall be paid by the Developer.
- (vii) Thereafter such tax upto the period of handing over of Owners' Allocation shall be borne by the Developer.
- (vii) The complete construction specification shall be part of the agreement under annexure X.

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

- (i) The **OWNERS** hereby undertake that the **DEVELOPER** shall be entitled to the entire proposed construction excluding the Owners' Allocation and shall enjoy its Allocation without interference or disturbances from the Owners' end, provided the **DEVELOPER** shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.
- (ii) The **OWNERS** are executing and registering a Development Power of Attorney by these presents in favour of the **DEVELOPER** to complete the project and also register all the Deeds including Agreement for Sale and Conveyance Deeds in respect of Developer's Allocation in favour of the intending purchasers and the **DEVELOPER** shall also execute and register the Deed of Conveyance in favour of the intending Purchasers on the **DEVELOPER'S ALLOCATION** (strictly excluding the Owners' Allocation) and the **OWNERS** shall join in the same when they shall be called for, if required.
- (iii) The **OWNERS** shall hand over the Original Title Deeds, Link Deeds, K.M.C. Mutation Certificate in the name of the present Owners, up to date paid up K.M.C. tax bills and any other original papers in respect of the property to the **DEVELOPER** at the time execution of the agreement and the **DEVELOPER**





shall grant receipt for the same in favour of the **OWNERS**. The said Deed/s shall be handed over to the **OWNERS** before the other Flat Owners after completion of the project.

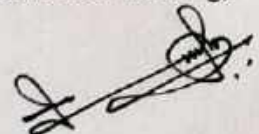
- (iv) The **DEVELOPER** shall clear up all the previous outstanding taxes of K.M.C. including pending G.R., if any. After taking possession of the Owners' Allocation in the said building the Owners shall have to pay the necessary maintenance of the building and also the proportionate taxes. The **DEVELOPER** shall pay the taxes for the period of construction of the building in respect of building and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers.
- (v) The **DEVELOPER** shall erect one residential accommodation on the North-West side roof of the building by making temporary sheds thereon, measuring covered area 500 (Five hundred) Sq.ft. more or less which will be exclusively enjoyed by the Developer only and will be treated as Developer's Allocation and for the same the Owners shall not raise any objection and remaining area on the roof will be enjoyed by the all the flats Owners including the owners herein as common.
- (vi) The **OWNERS** shall take proper initiative to enjoy all easement rights upon the adjacent passage on which the entire project depend upon.

9. **JURISDICTION:**

All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta.

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

ALL THAT piece and parcel of 'Bastu' land measuring an area of 6 (Six) Cottahs 14 (Fourteen) Chittacks 38 (Thirty eight) Sq.ft. more or less together with two nos. of separate residential Tile shed structures total measuring 250 (Two Hundred and Fifty) Sq.ft. more or less standing thereon having cemented flooring,



whereon a new Ground plus Three storied building with lift facility shall be erected as per sanctioned building plan vide sanctioned building Permit No. 2021120176 dated 27.08.2021 duly sanctioned by The Kolkata Municipal Corporation, Borough Office – XII after demolishing the existing old structures, situated in **Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur**, comprising in portion of **R.S. Dag No.143**, under **R.S. Khatian No. 93**, within A.D.S.R. Office at Sealdah and D.S.R. Office at Alipore, within the jurisdiction of The Kolkata Municipal Corporation, **Ward No. 109**, known as **K.M.C. Premises No.173, Nayabad**, being Assessee No. 31-109-08-0173-2, under formerly **P.S. Purba Jadavpur**, at present **P.S. Panchasayar, Kolkata – 700 099**, District - South 24-Parganas and entire amalgamated land and property is butted and bounded by :

ON THE NORTH : 12'-0" wide K.M.C. Road;

ON THE SOUTH : 12'-0" wide K.M.C. Road;

ON THE EAST : Land and Property of Premises No. 495, Nayabad & 38, Nayabad and vacant land;

ON THE WEST : Land and Property of Premises No. 163, Nayabad & 8, Nayabad.

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

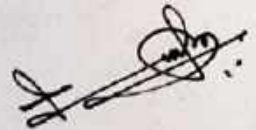
The OWNERS shall jointly get two 3 BHK residential flats being Flat Nos. 1A & 3A, to be situated on the First Floor and Third Floor respectively, from the South-West side of the proposed building, each measuring super built-up area of 1090 (One Thousand and Ninety) Sq.ft. more or less and one 2 BHK residential flat being Flat No. 3D, to be situated on the Third Floor, North-West side of the proposed building, measuring super built-up area of 840 (Eight Hundred and Forty) Sq.ft. more or less together with 2 (Two) nos. of covered Car Parking Space (under the roof) being No. 1A & 3A on the Ground Floor, South-West side of the proposed building and also one open Car Parking Space (open to sky) being No. 3D from the North-East side of the premises



and each parking area measuring 120 (One Hundred and Twenty) Sq.ft. more or less. Besides above the **OWNERS** herein shall get from the **DEVELOPER** a non-refundable sum of Rs.60,00,000/- (Rupees Sixty Lac) only by two installments out of which (i) Rs.2,00,000/- (Rupees Two Lac) only has been paid at the time of execution and registration of this Development Agreement as mentioned in the memo below and balance (ii) Rs.58,00,000/- (Rupees Fifty-eight Lac) only is to be paid at the time of handing over physical possession of Owners' Allocation. It is noted that the existing tile shed structures which are standing in the said Premises shall be demolished by the **DEVELOPER** herein at his cost and the **DEVELOPER** shall enjoy the entire sale proceeds of all broken materials thereto after demolishing the same. The **OWNERS** shall also enjoy the proportionate share of land together with the right of enjoyment of all the common amenities/facilities of the building. This is called the **OWNERS' ALLOCATION**.

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

1. All stair-cases and stair landings on all the floors of the said building.
2. Stair-case of the building leading towards the vacant roof.
3. Common passages including main entrances on the ground floor leading to the top floor vacant roof of the building.
4. All common services and upon common spaces and undivided proportionate share of land and rights, liberties, easement and privileges and appendages and appurtenances to be enjoyed by the Co-owners.
5. Vacant Roof, Parapet wall of the building are for the purpose of common services and right.
6. Water pump, overhead water tank and all water supply line and plumbing lines.
7. Common Electric meter space, electric meter board, Electricity service and electricity main line wirings and lighting.



8. Drainages and sewerages including man-hole, junction pits etc. and drive way.
9. Boundary walls, main gate and/or side gates if any.
10. Vacant space and common W.C., Care Taker's Room and Pump Room on the Ground Floor and other facilities.
11. Lift and lift machine room of the building
12. Right of egress and ingress of car from the Car Parking Space to the outside road through common vacant space situated in front of the Car Parking Space.
13. Such other common parts, areas, equipments and installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to other user and occupier of the Unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

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

The **DEVELOPER** herein shall get the rest construction of the proposed Ground plus Three storied building excluding the **OWNERS' ALLOCATION**. The Party of the **SECOND PART/ DEVELOPER** shall erect the entire proposed Ground plus Three storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the said sanctioned building plan duly sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats and Car Parking Spaces etc. The **DEVELOPER** shall enjoy the common rights alongwith undivided proportionate land share out of total land as mentioned in the **SCHEDULE - "A"** herein and all the common facilities as mentioned in the **SCHEDULE - 'C'** above.



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

WITNESSES:

1. Tapesha Mishra  
Advocate  
High Court  
Calcutta

1. Swapan Kumar Mukherjee

2. Sathi Parthi

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

\_\_\_\_\_  
SIGNATURE OF THE OWNERS

**BINAYAK GROUPS**

Sudip Kumar Mandal

**Proprietor**

\_\_\_\_\_  
SIGNATURE OF THE DEVELOPER

PREPARED & DRAFTED BY :

Tapesha Mishra (Signature)

(TAPESH MISHRA)

ADVOCATE [ Enrol. No. F/1224/07 ]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin  
Place, Kolkata - 700086

Mob. 9836115120

Email : tapesha.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED the part non-refundable sum of Rs.2,00,000/- (Rupees Two Lac only) from the within mentioned DEVELOPER in the manner following :-

Paid by Cash dated 20.09.2021

.....

Rs.2,00,000.00

(Total Rupees Two Lac only)

WITNESSES:

1. *Jayash Mishra*  
*Advocate*  
*High Court*  
*Kolkata*

1. *Swapan Kumar Mukherjee*

2. *Sathi Parti*

2. *Abhijit Kumar Mishra*  
*69/1 Baghojati Place*  
*Kolkata - 700066*

\_\_\_\_\_  
 SIGNATURE OF THE OWNERS

ANNEXTURE:X

**SCHEDULE OF WORK**  
**(SPECIFICATION OF THE BUILDING CONSTRUCTION)**

All Civil work as per I.S.I. standard.

1. Entire Floor Marble (2 X 2 size) / Floor Tiles in inside of flat.
2. Sal wood frame in door.
3. Factory made phenol bonded ply flush door (Teak wood) shutter in door.
4. M.S. Grill and Aluminum with glass fitted Window (full open).
5. Putty in wall.
6. Weather coat or equivalent paint in outside wall.
7. Synthetic enamel paint in doors & windows (ICI/Berzer).
8. Colour glazed tiles (10"x15") in W.C. and toilets upto 7 ft. height and 3 ft. height in kitchen (full wall tiles in opposite side of kitchen platform).
9. Granite slab on kitchen platform.
10. Steel sink in kitchen.
11. Concealed electrical & water supply line.
12. Verandah railing full height.
13. White vitreous commode, pan, and basin of Hindware/Parryware.
14. Main door two side Teak finishes with necessary fittings and one collapsible gate on main gate for the land Owner only.
15. 3'-0" high parapet wall will be provided all around the roof.
16. ESSCO Mark plumbing fittings.
17. Two Nos. gate in boundary wall for easy access.
18. Lift shall be installed.

**ELECTRICAL SPECIFICATION OF FLAT**

1. Bed Room - 2 Light points, 1 Fan point, 3 Plug point, 1 A.C. point in master bed room.
2. Drawing/Dining - 2 Light points, 2/3 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, 1 Chimney point.
4. Toilet - 1 Light point, 1 Geyser point, 1 Exhaust Fan point.
5. W.C. - 1 Light point, 1 Exhaust Fan point.
6. Verandah - 1 Light Point, 1 Plug point, 1 Fan point.
7. Flat wise separate Main Switch.

It is noted that if any extra work is done as per the desire of the **OWNERS**, for such extra work, the **OWNERS** shall pay the necessary cost to the **DEVELOPER** as per the estimate done by the Developer.

Suresh Kumar Mukherjee  
Sathi Parthi

**BINAYAK GROUPS**  
Sudip Kumar Mandal  
Proprietor



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .. SWAPAN KUMAR MUKHERJEE

Signature .. Swapan Kumar Mukherjee



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .. SATHI PANTI

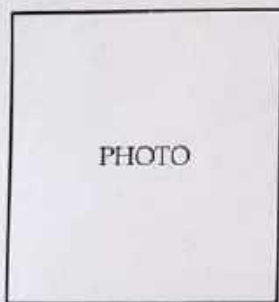
Signature .. Sathi Panti



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .. SUDIP KUMAR MANDAL

Signature .. Sudip Kumar Mandal



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

Signature .....



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

GRN Details

GRN: 192021220081358391  
GRN Date: 20/09/2021 01:52:23  
BRN : 1564420686  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: HDFC Bank  
BRN Date: 20/09/2021 01:09:29  
Payment Ref. No: 2001841284/1/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: TAPESH MISHRA  
Address: H C CALCUTTA  
Mobile: 9836115120  
Depositor Status: Advocate  
Query No: 2001841284  
Applicant's Name: Mr Tapes Mishra  
Identification No: 2001841284/1/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001841284/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	19571
2	2001841284/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	2028
<b>Total</b>				<b>21599</b>

IN WORDS: TWENTY ONE THOUSAND FIVE HUNDRED NINETY NINE ONLY.



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

Query No / Year	2001841284/2021	Office where deed will be registered
Query Date	18/09/2021 8:05:52 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Tapesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 2,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 1,11,52,268/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,071/- (Article:48(g))	Rs. 2,028/- (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. 500/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 173, , Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 14 Chatak 38 Sq Ft	1/-	1,10,84,768/-	Width of Approach Road: 12 Ft.
Grand Total :				11.4308Dec	1/-	110,84,768 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	1/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		250 sq ft	1 /-	67,500 /-	



Query No: 2001841284 of 2021, Printed On : Sep 18 2021 8:06PM, Generated from wbregistration.gov.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEJPM4308Q



नाम /NAME

SWAPAN KUMAR MUKHERJEE

पिता का नाम /FATHER'S NAME

BISWESWAR MUKHERJEE

जन्म तिथि /DATE OF BIRTH

02-06-1951

हस्ताक्षर /SIGNATURE

*Swapan Kumar Mukherjee*

*[Handwritten Signature]*

आयकर अधिकारी, प.नं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/20033/00246

To  
10/11/2012  
স্বপন কুমার মুখার্জী  
Swapan Kumar Mukherjee  
11 AVENUE SOUTH  
Santoshpur S.O  
Santoshpur Kolkata  
West Bengal 700075

18688431



MN186884312DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**2171 7245 6276**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



স্বপন কুমার মুখার্জী  
Swapan Kumar Mukherjee  
পিতা : বিষ্ণুস্বর মুখার্জী  
Father : BISWESWAR MUKHERJEE  
জন্ম সাল / Year of Birth : 1951  
পুরুষ / Male



**2171 7245 6276**

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVERNMENT OF INDIA

SATHI PANTI  
SAMBHUNATH PANTI

22/12/1978  
Permanent Account Number  
BBMPP3937P

*Sathi Panti*  
Signature



भारत सरकार

GOVERNMENT OF INDIA



সথী পন্ডি মণ্ডল

Sathi Pani Mandal

জন্মতারিখ / DOB: 22/12/1978

মহিলা / FEMALE



5328 3742 7716

আধার-সাধারণ মানুষের অধিকার



आ धार

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

Address

W/O: সুদীপ কুমার মণ্ডল,  
যদুরহাটী, জাদুরহাটী, উত্তর ২৪  
পরগনা,  
পশ্চিম বঙ্গ - 743293

W/O: Sudip Kumar  
Mandal, JADURHATI,  
Jadurhati, North 24  
Parganas,  
West Bengal - 743293



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-566 901



Sudip Kumar Mandal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

অধিকারীর আইডি / Enrollment No.: 1111/29036/14765

10/02/2015

To  
Sudip Kumar Mandal  
সুদীপ কুমার মন্ডল  
S/O: Samir Kumar Mandal  
JADURHATI  
Jadurhati  
Jadurhati, North 24 Parganas  
West Bengal - 743293



KH193950825FT

19395082



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2225 3389 8869**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সুদীপ কুমার মন্ডল  
Sudip Kumar Mandal

জন্মতারিখ / DOB: 08/05/1978  
পুরুষ / Male

**2225 3389 8869**



আধার - সাধারণ মানুষের অধিকার

*Sudip kumar mandal*



**Land Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Shri Swapan Kumar Mukherjee Son of Late Bisweswar Mukherjee, 11, Avenue South, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AExxxxxx8Q, Aadhaar No.: 21xxxxxxxx6276, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Smt Sathi Pant Wife of Shri Sudip Kumar Mandal, B/35, Ganganagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BBxxxxxx7P, Aadhaar No.: 53xxxxxxxx7716, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Binayak Groups ( Sole Proprietorship ) B/35, Ganganagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 PAN No. AKxxxxxx7P, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Shri Sudip Kumar Mandal Son of Shri Samir Kumar Mandal B/35, Ganganagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKxxxxxx7P, Aadhaar No.: 22xxxxxxxx8869	Binayak Groups (as sole proprietor)

**Identifier Details :**

Name & address
Mr TAPESH MISHRA Son of Mr D K Misra High Court, Calcutta, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Shri Swapan Kumar Mukherjee, Smt Sathi Panti, Shri Sudip Kumar Mandal



Query No: 2001841284 of 2021, Printed On: Sep 18 2021 8:06PM, Generated from wbregristration.gov.in

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Swapan Kumar Mukherjee	Binayak Groups-5.71542 Dec
2	Smt Sathi Pant	Binayak Groups-5.71542 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri Swapan Kumar Mukherjee	Binayak Groups-125 Sq Ft
2	Smt Sathi Pant	Binayak Groups-125 Sq Ft

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 18-10-2021) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 18-10-2021)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2001841284 of 2021, Printed On : Sep 18 2021 8:06PM, Generated from wregistration.gov.in

## Major Information of the Deed

Deed No :	I-1604-09748/2021	Date of Registration	03/12/2021
Query No / Year	1604-2001841284/2021	Office where deed is registered	
Query Date	18/09/2021 8:05:52 PM	1604-2001841284/2021	
Applicant Name, Address & Other Details	Tapes h Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,11,52,268/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,071/- (Article:48(g))	Rs. 2,060/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		

### Land Details :



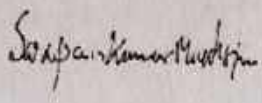


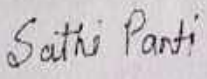
District: South 24-Parganas, P.S.- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 173, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	6 Katha 14 Chatak 38 Sq Ft	1/-	1,10,84,768/-	Width of Approach Road: 12 Ft.,
<b>Grand Total :</b>				11.4308Dec	1/-	110,84,768 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	1/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>250 sq ft</b>	<b>1/-</b>	<b>67,500 /-</b>	



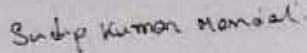
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Swapan Kumar Mukherjee</b> Son of Late Bisweswar Mukherjee Executed by: Self, Date of Execution: 20/09/2021 , Admitted by: Self, Date of Admission: 20/09/2021 ,Place : Office	 20/09/2021	 LTI 20/09/2021	 20/09/2021
11, Avenue South, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AExxxxxx8Q, Aadhaar No: 21xxxxxxxx6276, Status :Individual, Executed by: Self, Date of Execution: 20/09/2021 , Admitted by: Self, Date of Admission: 20/09/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Smt Sathi Panti</b> Wife of Shri Sudip Kumar Mandal Executed by: Self, Date of Execution: 20/09/2021 , Admitted by: Self, Date of Admission: 20/09/2021 ,Place : Office	 20/09/2021	 LTI 20/09/2021	 20/09/2021
B/35, Ganganagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BBxxxxxx7P, Aadhaar No: 53xxxxxxxx7716, Status :Individual, Executed by: Self, Date of Execution: 20/09/2021 , Admitted by: Self, Date of Admission: 20/09/2021 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Binayak Groups</b> B/35, Ganganagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.: AKxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Signature
1	<b>Shri Sudip Kumar Mandal (Presentant)</b> Son of Shri Samir Kumar Mondal Date of Execution - 20/09/2021, , Admitted by: Self, Date of Admission: 20/09/2021, Place of Admission of Execution: Office	 Sep 20 2021 2:19PM	 LTI 20/09/2021
			 20/09/2021
B/35, Ganganagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxx7P, Aadhaar No: 22xxxxxxxx8869 Status : Representative, Representative of : Binayak Groups (as sole proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr TAPESH MISHRA</b> Son of Mr D K Misra High Court, Calcutta, City:- , P.O:- GPO, P.S:-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700001			
	20/09/2021	20/09/2021	20/09/2021
Identifier Of Shri Swapan Kumar Mukherjee, Smt Sathi Pant, Shri Sudip Kumar Mandal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Swapan Kumar Mukherjee	Binayak Groups-5.71542 Dec
2	Smt Sathi Pant	Binayak Groups-5.71542 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Swapan Kumar Mukherjee	Binayak Groups-125.00000000 Sq Ft
2	Smt Sathi Pant	Binayak Groups-125.00000000 Sq Ft

On 20-09-2021

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

Presented for registration at 13:32 hrs on 20-09-2021, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Sudip Kumar Mandal ,

**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 1,11,52,268/-

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

Execution is admitted on 20/09/2021 by 1. Shri Swapni Kumar Mukherjee, Son of Late Bisweswar Mukherjee, 11, Avenue South, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person, 2. Smt Sathi Panti, Wife of Shri Sudip Kumar Mandal, B/35, Ganganagar, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service

Indetified by Mr TAPESH MISHRA, . . Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-09-2021 by Shri Sudip Kumar Mandal, sole proprietor, Binayak Groups (Sole Proprietorship), B/35, Ganganagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr TAPESH MISHRA, . . Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,060/- ( B = Rs 2,000/- ,E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 2,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2021 1:53AM with Govt. Ref. No: 192021220081358391 on 20-09-2021, Amount Rs: 2,028/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1564420686 on 20-09-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,071/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 19,571/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 515, Amount: Rs.500/-, Date of Purchase: 02/09/2021, Vendor name: T K Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2021 1:53AM with Govt. Ref. No: 192021220081358391 on 20-09-2021, Amount Rs: 19,571/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1564420686 on 20-09-2021, Head of Account 0030-02-103-003-02

*Pradipta Kishore Guha*

**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 03-12-2021

**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.

*Pradipta*

**Pradipta Kishore Guha  
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 1604-2021, Page from 367787 to 367832  
being No 160409748 for the year 2021.



*Pradipta*

Digitally signed by pradipta kishore guha  
Date: 2021.12.03 17:05:12 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2021/12/03 05:05:12 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



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