

10265/2020

D-10279/2020

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

22 DEC 2020

F 671585

58
18/11/20
001607282

Certified that the document is a true copy to registration. The signature of the assignor of the land is verified with this document and is a part of the document.

✓
Addl. District Sub-Registrar
Belur, South 24 Parganas

22 DEC 2020

DEVELOPMENT AGREEMENT

AND

RELATED

DEVELOPMENT POWER OF ATTORNEY

No. 2939 n. 14/12/20 *SRP*
Name M/S. M. S. Construction
Address 19, Satyajit Raj Sarani, Joyrampur Jala west,
Vendor *(Signature)* P.S. Purnasree, 401-707060

L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court

Arun Kumar



9014

For M. S. CONSTRUCTION
Arun Kumar
Partner



9015

For M. S. CONSTRUCTION
Akhilish Kr Singh
Partner



9016

di
A.D.S.R Behale
18 DEC 2020
Dist. - South

JOLLY ROY



9017

Abhidit Roy

Major Information of the Deed

No :	I-1607-10079/2020	Date of Registration :	22/12/2020
Query No / Year	1607-2001607282/2020	Office where deed is registered	
Query Date	03/12/2020 8:09:11 PM	1607-2001607282/2020	
Applicant Name, Address & Other Details	ARUP MITRA 19, SATYAJIT ROY SARANI, JOYRAMPUR JALA ROAD WEST,,Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700060, Mobile No. : 9874058237, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 86,24,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,120/- (Article:48(g))	Rs. 35/- (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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bama Charan Roy Road(Jayashree park), , Premises No: 410, , Ward No: 121 Pin Code : 700034

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	5 Katha	1/-	71,24,997/-	Width of Approach Road: 12 Ft.,
Grand Total :				8.25Dec	1 /-	71,24,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1 /-	15,00,000 /-	

al Details :

Name,Address,Photo,Finger print and Signature	
1	<p>Mrs JOLLY ROY Wife of Late RABINDRA NATH ROY 83/1, PATAL DANGA STREET,, P.O:- RAJA RAM MOHAN ROY SARANI, P.S:- Amherst Street, District:-Kolkata, West Bengal, India, PIN - 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BJxxxxxx0B, Aadhaar No: 24xxxxxxxx8209, Status :Individual, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence</p>
2	<p>Mr ABHIJIT ROY Son of Late RABINDRA NATH ROY 83/1, PATAL DANGA STREET,, P.O:- RAJA RAM MOHAN ROY ROAD, P.S:- Amherst Street, District:-Kolkata, West Bengal, India, PIN - 700009 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: DGxxxxxx1J, Aadhaar No: 56xxxxxxxx9495, Status :Individual, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence</p>
3	<p>Ms ANU ROY Daughter of Late KALI PADA ROY 51/A/7, BAMA CHARAN ROY ROAD,, P.O:- BEHALA, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BVxxxxxx7A, Aadhaar No: 72xxxxxxxx5323, Status :Individual, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence</p>
4	<p>Mrs LILY DAS Wife of Mr SAKTI DAS 71, SITANATH BOSE LANE,, P.O:- SALKIA, P.S:- Salkia, District:-Howrah, West Bengal, India, PIN - 711106 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BUxxxxxx1H, Aadhaar No: 36xxxxxxxx1732, Status :Individual, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence</p>
5	<p>Mrs DOLLY ROY Wife of Late SAMAR ROY 51/A/7, BAMA CHARAN ROY ROAD,, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BRxxxxxx8L, Aadhaar No: 58xxxxxxxx5941, Status :Individual, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence</p>
6	<p>Mrs POLLY SEN Wife of Mr BIJAN-SEN HATABARI,, P.O:- CONTAI, P.S:- Contai, District:-Purba Midnapore, West Bengal, India, PIN - 721401 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FPxxxxxx0Q, Aadhaar No: 21xxxxxxxx7097, Status :Individual, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence</p>
7	<p>Mrs MOLLY PANDIT Wife of Mr JAGADISH PANDIT 67/2C, RAJA RAMMOHAN ROY ROAD,, P.O:- HARIDVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BUxxxxxx6P, Aadhaar No: 73xxxxxxxx8945, Status :Individual, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence</p>

	<p>Mr INDRAJIT KUMAR DAS Son of Late AJIT KUMAR DAS 51A/6, BAMA CHARAN ROY ROAD,, P.O:- BEHALA, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx3C, Aadhaar No: 67xxxxxxxx1739, Status :Individual, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence</p>
9	<p>Mr SMARAJIT KUMAR DAS Son of Late AJIT KUMAR DAS 51A/6, BAMA CHARAN ROY ROAD,, P.O:- BEHALA, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx7G, Aadhaar No: 64xxxxxxxx4089, Status :Individual, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence</p>
10	<p>Mrs SUSMITA CHANDRA Wife of Mr SANTANU CHANDRA A-10/11/2, SATYEN PARK,, P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AAxxxxxx3P, Aadhaar No: 88xxxxxxxx2521, Status :Individual, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/12/2020 , Admitted by: Self, Date of Admission: 18/12/2020 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>M S CONSTRUCTION 19, SATYAJIT ROY SARANI, JOYRAMPUR JALA ROAD WEST,, P.O:- PARNASREE, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700060 , PAN No.:: AAxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr ARUP MITRA (Presentant) Son of Late AJIT KUMAR MITRA 19, SATYAJIT ROY SARANI, JOYRAMPUR JALA ROAD WEST,, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx1J, Aadhaar No: 39xxxxxxxx4074 Status : Representative, Representative of : M S CONSTRUCTION (as PARTNERS)</p>
2	<p>Mr AKHILESH KUMAR SINGH Son of Late MUNNI SINGH 3/61, MAHENDRA BANERJEE ROAD,, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx6G, Aadhaar No: 93xxxxxxxx8313 Status : Representative, Representative of : M S CONSTRUCTION (as PARTNERS)</p>

Details :

	Photo	Finger Print	Signature
AN KANTI GHOSH Son of Mr U K GHOSH 2 K DAS ROAD, P.O:- BEHALA, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700034			

Identifier Of Mrs JOLLY ROY, Mr ABHIJIT ROY, Ms ANU ROY, Mrs LILY DAS, Mrs DOLLY ROY, Mrs POLLY SEN, Mrs MOLLY PANDIT, Mr INDRAJIT KUMAR DAS, Mr SMARAJIT KUMAR DAS, Mrs SUSMITA CHANDRA, Mr ARUP MITRA, Mr AKHILESH KUMAR SINGH

2020

Rate of Market Value(WB PUVI rules of 2001)

It is stated that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,997/-

Sandip Biswas
Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 18-12-2020

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

Presented for registration at 17:00 hrs on 18-12-2020, at the Private residence by Mr ARUP MITRA .

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

Execution is admitted on 18/12/2020 by 1. Mrs JOLLY ROY, Wife of Late RABINDRA NATH ROY, 83/1, PATAL DANGA STREET,, P.O: RAJA RAM MOHAN ROY SARANI, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession House wife, 2. Mr ABHIJIT ROY, Son of Late RABINDRA NATH ROY, 83/1, PATAL DANGA STREET,, P.O: RAJA RAM MOHAN ROY ROAD, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Student, 3. Ms ANU ROY, Daughter of Late KALI PADA ROY, 51/A/7, BAMA CHARAN ROY ROAD,, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 4. Mrs LILY DAS, Wife of Mr SAKTI DAS, 71, SITANATH BOSE LANE,, P.O: SALKIA, Thana: Salkia, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession House wife, 5. Mrs DOLLY ROY, Wife of Late SAMAR ROY, 51/A/7, BAMA CHARAN ROY ROAD,, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 6. Mrs POLLY SEN, Wife of Mr BIJAN SEN, HATABARI,, P.O: CONTAI, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721401, by caste Hindu, by Profession House wife, 7. Mrs MOLLY PANDIT, Wife of Mr JAGADISH PANDIT, 67/2C, RAJA RAMMOHAN ROY ROAD,, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife, 8. Mr INDRAJIT KUMAR DAS, Son of Late AJIT KUMAR DAS, 51A/6, BAMA CHARAN ROY ROAD,, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 9. Mr SMARAJIT KUMAR DAS, Son of Late AJIT KUMAR DAS, 51A/6, BAMA CHARAN ROY ROAD,, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 10. Mrs SUSMITA CHANDRA, Wife of Mr SANTANU CHANDRA, A-10/11/2, SATYEN PARK,, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Service

Indetified by Mr ARPAN KANTI GHOSH, , Son of Mr U K GHOSH, 2, N C DAS ROAD,, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

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

Execution is admitted on 18-12-2020 by Mr ARUP MITRA, PARTNERS, M S CONSTRUCTION, 19, SATYAJIT ROY SARANI, JOYRAMPUR JALA ROAD WEST,, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060

Indetified by Mr ARPAN KANTI GHOSH, , Son of Mr U K GHOSH, 2, N C DAS ROAD,, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

Execution is admitted on 18-12-2020 by Mr AKHILESH KUMAR SINGH, PARTNERS, M S CONSTRUCTION, 19, SATYAJIT ROY SARANI, JOYRAMPUR JALA ROAD WEST,, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060

ARPAN KANTI GHOSH, , Son of Mr U K GHOSH, 2, N C DAS ROAD,, P.O: BEHALA, Thana:
24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

Sandip Biswas

Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 22-12-2020

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35/- (E = Rs 35/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 35/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2020 12:00AM with Govt. Ref. No: 192020210163744732 on 11-12-2020, Amount Rs: 35/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90600837 on 15-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,120/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,120/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 671585, Amount: Rs.5,000/-, Date of Purchase: 14/12/2020, Vendor name: L K Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2020 12:00AM with Govt. Ref. No: 192020210163744732 on 11-12-2020, Amount Rs: 5,120/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90600837 on 15-12-2020, Head of Account 0030-02-103-003-02

Sandip Biswas

Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Registration under section 60 and Rule 69.

Book - I

Number 1607-2021, Page from 1803 to 1881

2160710079 for the year 2020.



Digitally signed by SANDIP BISWAS
Date: 2021.01.04 13:18:00 +05:30
Reason: Digital Signing of Deed.

Sandip

(Sandip Biswas) 2021/01/04 01:18:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

INDEX

- (i) Development Agreement Pages from 03 to 26
- (ii) Development Power of Attorney ... Pages from 27 to 33
- (iii) Schedules ... Pages from 33 to 39



9018

Anu Roy



9019

Kaly Das.



9020

Dolly Roy



9021

Polly Sen.



9022

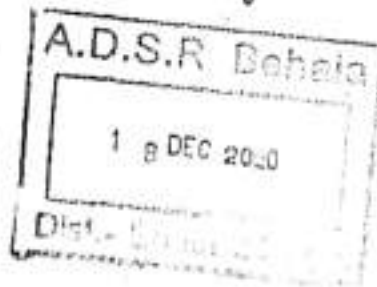
Molly Pandit

✓



9023

Indrajit Kumar Das.



THIS DEVELOPMENT AGREEMENT is made at Kolkata on this the 18th day of December, Two Thousand and Twenty (2020)

B E T W E E N

- ✓(1) SMT. JOLLY ROY (PAN BJKPR4870B and AADHAAR No. 2415 6298 8209), Wife of Late Rabindra Nath Roy, by Occupation - Housewife, ✓(2) SRI ABHIJIT ROY (PAN DGIPR32011 and AADHAAR No. 5691 4209 9495), Son of Late Rabindra Nath Roy, by Occupation - Student, both are residing at 83/1, Patal Danga Street, P.O. Raja Ram Mohan Sarani, Police Station Amherst Street, Kolkata - 700009, ✓(3) MS. ANU ROY (PAN BVGPR7857A and AADHAAR No. 7286 7532 5323), Daughter of Late Kali Pada Roy, by Occupation - Home Maker, residing at 51/A/7, Bama Charan Roy Road, , P.O. Behala, Police Station Behala, Kolkata - 700034, ✓(4) SMT. LILY DAS (PAN BUZPD9321H and AADHAAR No. 3669 9471 1732), Wife of Sri Sakti Das, by Occupation - Housewife, residing at 71, Sitanath Bose Lane, P.O. Salkia, Police Station Golabari, Howrah 711106, (5) SMT. DOLLY ROY (PAN BRHPR2628L and AADHAAR No. 5841 2785 5941), Wife of Late Samar Roy, by Occupation - Housewife, residing at 51/A/7, Bama Charan Roy Road, P.O. Behala, Police Station Behala, Kolkata - 700034, ✓(6) SMT. POLLY SEN (PAN FPYPS6680Q and AADHAAR No. 2195 0832 7097), Wife of Sri Bijan Sen, by Occupation - Housewife, residing at Hatabari, P.O. Contai, Police Station Contai, Pin 721401, District East Midnapore, West Bengal, ✓(7) SMT. MOLLY PANDIT (PAN BUXPP5056P and AADHAAR No. 7319 6144 8945), Wife of Sri Jagadish Pandit, by Occupation - Housewife, residing at 67/2C, Raja Rammohan Roy Road, P.O. Haridevpur, Police Station Thakurpukur presently Haridevpur, Kolkata - 700082, ✓(8) SRI INDRAJIT KUMAR DAS (PAN AFOPD6333C and AADHAAR No. 6754 5175 1739), Son of Late Ajit Kumar Das, by Occupation - Business, (9) SRI SMARAJIT KUMAR DAS (PAN AFOPD6337G and AADHAAR No. 6484 7495 4089), Son of Late Ajit Kumar Das, by Occupation - Business, both are residing at 51A/6, Bama Charan Roy Road, P.O. Behala, Police Station Behala, Kolkata - 700034 and ✓(10) SMT. SUSMITA CHANDRA (PAN AASPH1513P and AADHAAR No. 8885 4786 2521), Wife of Sri Santanu Ch. Chandra, by Occupation -



9024

• Smarajit Kumar Das



9025

• Janita Choudh



9026



Anjan Kumar Ghosh
S/O VK Ghosh
2, N.C. Das Rd.
PO & PS Behala
Kolkata-39
Senes

1

A.D.S.R Behala
18 DEC 2020
Dist- SC

Service, residing at A-10/11/2, Satyen Park, Thakurpukur, P.O. Joka, Police Station Thakurpukur presently Haridevpur, Kolkata - 700104, all by Nationality - Indian, all by religion - Hindu, hereinafter called and referred to as "OWNERS/FIRST PARTY" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART :

AND

M/S. M. S. CONSTRUCTION (PAN AAPFM4757R), a Partnership Firm, having its Office at 19, Satyajit Roy Sarani, Joyrampur Jala Road (West), P.O. Parnasree, Police Station Behala presently Parnasree, Kolkata - 700060, represented by its Partners (1) SRI ARUP MITRA (PAN AFUPM52311 & AADHAAR NO. 3991 4733 4074), Son of Late Ajit Kumar Mitra, residing at 19, Satyajit Roy Sarani, Joyrampur Jala Road (West), P.O. Parnasree, Police Station Behala presently Parnasree, Kolkata - 700060 and (2) SRI AKHILESH KUMAR SINGH (PAN ARPPS1266G & AADHAAR NO. 9349 2743 8313), Son of Late Munni Singh, previously residing at 10/7, Siddhinath Chatterjee Road, P.O. Behala, Police Station Behala presently Parnasree, Kolkata - 700034 and at present residing at 3/61, Mahendra Banerjee Road, P.O. Parnasree, Police Station Behala presently Parnasree, Kolkata - 700060, both by Nationality - Indian, both by religion Hindu, both by Occupation - Business, hereinafter called and referred to as the "DEVELOPER/SECOND PARTY" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives, successors, successor-in-office and/or assigns) of the OTHER PART.

WHEREAS One Kallpada Roy, Son of Late Anantaram Roy alias Ananta Roy, since deceased during his lifetime purchased ALL THAT piece and parcel of Bastu land measuring 19 Satak or 12 Cottahs 0 Chittak 0 Sq. ft. be the same or a little more or less lying and situated in R. S. Dag No. 72 under R. S. Khatian No. 316 Mouza Muradpur, J. L. No. 13, Pargana Magura, Touzi Nos. 74-77 and 82, Police Station Behala and within the local limit of the then South Suburban

Municipality now within Ward No. 121 of The Kolkata Municipal Corporation in the District of the then 24 Parganas now South 24 Parganas from one Sudharani Mallick, Wife of Gangadhar Mallick by a Deed of Sale written in Bengali dated 15th day of July, 1957 duly registered in the Office of the Joint Sub-Registrar of Alipore at Behala and recorded in Book No. 1, Volume No. 35, Pages from 273 to 276, Being No. 2571 for the year 1957 with a valuable consideration mentioned therein.

AND WHEREAS after purchasing the said property the said Kalipada Roy seized and possessed the same as absolute owner thereof and mutated his name in the Assessment Record of the then South Suburban Municipality in respect of the said property and constructed Two Storied Building on the said plot of land and was enjoying the said property by payment of rates and taxes to the appropriate authorities.

AND WHEREAS the said property of Kalipada Roy is recorded in the L. R. Settlement in L. R. Dag No. 81 under R. S. Khatian No. 216 in Mouza Mamudpur, J. L. No. 23. Police Station Behala.

AND WHEREAS during enjoyment of the said property the said Kalipada Roy disposed some portions of the said property and was in possession of ALL THAT piece and parcel of land measuring 5 Cottahs 0 Chittak 0 Sq. ft. be the same or a little more or less together with Building standing thereon and inducted tenant therein.

AND WHEREAS during enjoyment of the said property the said Kalipada Roy died intestate on 03/11/1983 leaving behind his widow Smt. Urmila Roy, since deceased, two sons namely Khagendra Nath Roy, since deceased, Rabindra Nath Roy, since deceased and eight daughters namely Smt. Tanu Bala Das, since deceased, Sadhana Roy, since deceased, Anu Roy, Smt. Archana Hazra, since deceased, Smt. Lily Das, Wife of Sakti Das, Smt. Dolly Roy, Wife of Late Samar Roy, Smt. Polly Sen, Wife of Bijan Sen and Smt. Molly Pandit, Wife of Jagadish Pandit as his only legal heirs, heiresses and successors who jointly inherited the

said property as left by the said Kalipada Roy, since deceased as per the provision of the Hindu Succession Act, 1956.

AND WHEREAS after the death of the said Kalipada Roy, the said Smt. Urmila Roy, since deceased, Khagendra Nath Roy, since deceased, Rabindra Nath Roy, since deceased, Smt. Tanu Bala Das, since deceased, Sadhana Roy, since deceased, Anu Roy, Smt. Archana Hazra, since deceased, Smt. Lily Das, Wife of Sakti Das Smt. Dolly Roy, Wife of Late Samar Roy, Smt. Polly Sen, Wife of Bijan Sen and Smt. Molly Pandit, Wife of Jagadish Pandit became the joint owners of the said property and each having undivided and undemarcated 1/11th share of the said property.

AND WHEREAS one of the legal heirs of the said Kalipada Roy namely the said Ms. Sadhana Roy died intestate on 26/01/1989 as Spinster and her undivided and undemarcated 1/11th share of the said property devolved upon her living mother as per the provision of the Hindu Succession Act, 1956.

AND WHEREAS during enjoyment of the said property wife of said Kalipada Roy, the said Smt. Urmila Roy died intestate on 24/11/2001 leaving behind her aforesaid two sons namely Khagendra Nath Roy, since deceased, Rabindra Nath Roy, since deceased and Seven daughters namely Smt. Tanu Bala Das, since deceased, Anu Roy, Smt. Archana Hazra, since deceased, Smt. Lily Das, Wife of Sakti Das Smt. Dolly Roy, Wife of Late Samar Roy, Smt. Polly Sen, Wife of Bijan Sen and Smt. Molly Pandit, Wife of Jagadish Pandit as her only legal heirs, heiresses and successors who jointly inherited the undivided and undemarcated 2/11th share of the said property as left by the said Smt. Urmila Roy, since deceased as per the provision of the Hindu Succession Act, 1956.

AND WHEREAS after the death of the said Smt. Urmila Roy, the said Khagendra Nath Roy, since deceased, Rabindra Nath Roy, since deceased, Smt. Tanu Bala Das, since deceased, Anu Roy, Smt. Archana Hazra, since deceased, Smt. Lily Das, Wife of Sakti Das Smt. Dolly Roy, Wife of Late Samar Roy, Smt. Polly Sen, Wife of Bijan Sen and Smt. Molly Pandit, Wife of Jagadish Pandit

became the joint owners of the said property and each having undivided and undemarcated $1/9^{\text{th}}$ share of the said property.

AND WHEREAS one of the legal heirs of the said Kalipada Roy namely the said Khagendra Nath Roy died intestate on 22/07/2006 as Bachelor and his undivided and undemarcated $1/9^{\text{th}}$ share of the said property devolved upon his living brother and sisters as per the provision of the Hindu Succession Act, 1956.

AND WHEREAS another legal heirs of the said Kalipada Roy namely the said Smt. Tanu Bala Das died intestate on 06/07/2013 leaving behind surviving her two sons namely Indrajit Kumar Das and Smarajit Kumar Das as her only legal heirs and successors who jointly inherited the undivided and undemarcated $1/8^{\text{th}}$ share of the said property as left by the said Smt. Tanu Bala Das, since deceased as per the provision of the Hindu Succession Act, 1956 as her husband Ajit Kumar Das died earlier on 10/02/1992.

AND WHEREAS other legal heirs of the said Kalipada Roy namely the said Smt. Archana Hazra died intestate on 30/06/2008 leaving behind surviving her only son Sujit Hazra, since deceased and only married daughter namely Smt. Susmita Chandra, Wife of Santanu Ch. Chandra as her only legal heir, heiress and successors who jointly inherited the undivided and undemarcated $1/8^{\text{th}}$ share of the said property as left by the said Smt. Archana Hazra, since deceased as per the provision of the Hindu Succession Act, 1956 as her husband namely Hara Gopal Hazra died earlier on 14/01/1993.

AND WHEREAS the said Sujit Hazra died intestate on 13/05/2018 as bachelor and his undivided and undemarcated $1/16^{\text{th}}$ share in the said property devolved upon his living sister Smt. Susmita Chandra as his only legal heiress and successors as per the provision of the Hindu Succession Act, 1956.

AND WHEREAS other legal heirs of the said Kalipada Roy namely the said Rabindra Nath Roy died intestate on 22/12/2018 leaving behind surviving his

Now Smt. Jolly Roy and only son Abhjit Roy as his only legal heirs and successors who jointly inherited the undivided and undemarcated 1/8th share of the said property as left by the said Rabindra Nath Roy, since deceased as per the provision of the Hindu Succession Act, 1956.

AND WHEREAS in the aforesaid manner, the said Smt. Jolly Roy, Abhjit Roy, Ms. Anu Roy, Smt. Lily Das, Wife of Sakti Das Smt. Dolly Roy, Wife of Late Samar Roy, Smt. Polly Sen, Wife of Bijan Sen, Smt. Molly Pandit, Wife of Jagadish Pandit, Indrajit Kumar Das, Smarajit Kumar Das and Smt. Susmita Chandra, Wife of Santanu Ch. Chandra became the joint owners of **ALL THAT** piece and parcel of Bastu land measuring 5 Cottahs 0 Chittak 0 Sq. ft. be the same or a little more or less together with Cemented Flooring Pucca Two Storied residential Building totally having an area of 2000 Sq. ft. comprising Ground Floor having an area of 1000 Sq. ft. (more or less) out of which 700 Sq. ft. occupied by one monthly Tenant and First Floor having an area of 1000 Sq. ft. (more or less) lying and situated in R. S. Dag No. 72 under R. S. Khatian No. 316 Mouza Muradpur ... , J. L. No. 13, Pargana Magura, Touzi Nos. 74-77 and 82, Police Station Behala, District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala and within the local limit of Ward No. 121 of The Kolkata Municipal Corporation in the District of South 24 Parganas and mutated their names in the Assessment Record of The Kolkata Municipal Corporation in respect of the said property and the said property is assessed and numbered as Municipal Premises No. 410, Bama Charan Roy Road, within Ward No. 121 of The Kolkata Municipal Corporation and its Postal No. 51/A/7, Bama Charan Roy Road, Police Station Behala, Kolkata - 700034 and its Assessee No. 41-121-01-0911-4 in the District of South 24 Parganas along with right to enjoy the 12' ft. wide K.M.C. Road on the Eastern Side and 11' ft. wide common Passage on the Northern Side and 5' ft. wide common Passage on the Western Side of the said property and mutated their names in the Assessment Record of The Kolkata Municipal Corporation in respect of the said property under Municipal Premises No. 410, Bama Charan Roy Road, within Ward No. 121 of The Kolkata Municipal Corporation and its Postal No. 51/A/7, Bama Charan Roy Road, Police Station

Behala, Kolkata - 700034 and its Assessee No. 41-121-01-0911-4 in the District of South 24 Parganas.

AND WHEREAS the said property is also recorded in the L. R. settlement in L. R. Dag No. 81 under the following L. R. Khatian Nos. In the names of the present Owners :

- L. R. Khatian No. 6485 In the name of Susmita Chandra,
 - L. R. Khatian No. 6486 in the name of Anu Roy
 - L. R. Khatian No. 6487 in the name of Molly Pandit
 - L. R. Khatian No. 6488 in the name of Polly Sen
 - L. R. Khatian No. 6489 in the name of Dolly Roy
 - L. R. Khatian No. 6490 in the name of Lily Das
 - L. R. Khatian No. 6491 in the name of Smarajit Kumar Das
 - L. R. Khatian No. 6492 in the name of Indrajit Kumar Das
 - L. R. Khatian No. 6493 in the name of Abhijit Roy
 - L. R. Khatian No. 6494 in the name of Jolly Roy
- and the Owners/First Party herein are enjoying the same by payment of rates and taxes to the appropriate authorities

AND WHEREAS the Owners/First Party herein decided to develop the said property by erecting new building thereon consisting of several Flats and other spaces as per Plan to be sanctioned and/or approved by The Kolkata Municipal Corporation after demolition of the existing Building standing thereon.

AND WHEREAS accordingly the Owners/First Party herein approached the Developer/Second Party herein to construct the "BUILDING" on the said property after obtaining the Building Plan to be sanctioned and/or approved by the Kolkata Municipal Corporation after demolition of the existing Building standing thereon.

AND WHEREAS the Developer/Second Party after discussion with the Owners/First Party have agreed to undertake the development work on the said plot of land as per Plan to be sanctioned and/or approved by The Kolkata

Municipal Corporation after demolition of the existing Building standing thereon.

AND WHEREAS to avoid future complications the parties hereto of this Development Agreement have agreed and entered into this Development Agreement on this 19th December 2020 by incorporating the terms and conditions of the Development of the said premises which are as follows :

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

ARTICLE - I, DEFINITION

1. **OWNERS** - shall mean (1) **SMT. JOLLY ROY**, Wife of Late Rabindra Nath Roy, (2) **SRI ABHIJIT ROY**, Son of Late Rabindra Nath Roy, both are residing at 83/1, Patal Danga Street, P.O. Raja Ram Mohan Sarani, Police Station Amherst Street, Kolkata - 700009, (3) **MS. ANU ROY**, Daughter of Late Kali Pada Roy, residing at 51/A/7, Bama Charan Roy Road, , P.O. Behala, Police Station Behala, Kolkata - 700034, (4) **SMT. LILY DAS**, Wife of Sri Sakti Das, residing at 71, Sitanath Bose Lane, P.O. Salkia, Police Station Golabari, Howrah 711106, (5) **SMT. DOLLY ROY**, Wife of Late Samar Roy, residing at 51/A/7, Bama Charan Roy Road, P.O. Behala, Police Station Behala, Kolkata - 700034, (6) **SMT. POLLY SEN**, Wife of Sri Bijan Sen, residing at Hatabari, P.O. Contal, Police Station Contal, Pin 721401, District East Midnapore, West Bengal, (7) **SMT. MOLLY PANDIT**, Wife of Sri Jagadish Pandit, residing at 67/2C, Raja Rammohan Roy Road, P.O. Haridevpur, Police Station Thakurpukur presently Haridevpur, Kolkata - 700082, (8) **SRI INDRAJIT KUMAR DAS**, Son of Late Ajit Kumar Das, (9) **SRI SMARAJIT KUMAR DAS**, Son of Late Ajit Kumar Das, both are residing at 51A/6, Bama Charan Roy Road, P.O. Behala, Police Station Behala, Kolkata - 700034 and (10) **SMT. SUSMITA CHANDRA**, Wife of Sri Santanu Ch. Chandra, residing at A-10/11/2, Satyen Park, Thakurpukur, P.O. Joka, Police Station Thakurpukur presently Haridevpur, Kolkata - 700104 and their respective heirs, executors, administrators, legal representatives and assigns.

2. **DEVELOPER** - shall mean **M/S. M. S. CONSTRUCTION**, a Partnership Firm, having its Office at 19, Satyajit Roy Sarani, Joyrampur Jala Road (West), P.O. Parnasree, Police Station Behala presently Parnasree, Kolkata - 700060, represented by its Partners (1) **SRI ARUP MITRA**, Son of Late Ajit Kumar Mitra, residing at 19, Satyajit Roy Sarani, Joyrampur Jala Road (West), P.O. Parnasree, Police Station Behala presently Parnasree, Kolkata - 700060 and (2) **SRI AKHILESH KUMAR SINGH**, Son of Late Munni Singh, previously residing at 10/7, Siddhinath Chatterjee Road, P.O. Behala, Police Station Behala presently Parnasree, Kolkata - 700034 and at present residing at 3/61, Mahendra Banerjee Road, P.O. Parnasree, Police Station Behala presently Parnasree, Kolkata - 700060, and its executors, administrators, legal representatives, successors, successors-in-office and assigns.

3. **THE SAID PROPERTY** - Shall mean **ALL THAT** piece and parcel of Bastu land measuring 5 Cottahs 0 Chittak 0 Sq. ft. be the same or a little more or less together with Cemented Flooring Pucca Two Storied residential Building totally having an area of 2000 Sq. ft. comprising Ground Floor having an area of 1000 Sq. ft. (more or less) out of which 700 Sq. ft. occupied by one monthly Tenant and First Floor having an area of 1000 Sq. ft. (more or less) lying and situated in R. S. Dag No. 72 under R. S. Khatian No. 316 and L. R. Dag No. 81 and L. R. Khatian Nos. 6485, 6486, 6487, 6488, 6489, 6490, 6491, 6492, 6493 and 6494 in Mouza Muradpur, J. L. No. 13, Pargana Magura, Touzi Nos. 74-77 and 82, Police Station Behala, District Sub-Registry Office at Allpore and A.D.S.R. Office at Behala and within the local limit of Ward No. 121 of The Kolkata Municipal Corporation in the District of South 24 Parganas and mutated their names in the Assessment Record of The Kolkata Municipal Corporation in respect of the said property and the said property is assessed and numbered as Municipal Premises No. 410, Bama Charan Roy Road, within Ward No. 121 of The Kolkata Municipal Corporation and its Postal No. 51/A/7, Bama Charan Roy Road, Police Station Behala, Kolkata - 700034 and its Assessee No. 41-121-01-0911-4 in the District of South 24 Parganas along with right to enjoy the 12' ft. wide K.M.C. Road on the Eastern Side and 11' ft. wide common Passage on the Northern Side and 5' ft. wide common Passage on the Western Side of the said property.

4. **BUILDING** - shall mean the G+III Storied building to be constructed on the said premises in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation (S.S. Unit) by the said Developer/Second Party with its own cost and effort.

5. **OWNERS' ALLOCATION** - The Developer/Second Party shall allot the Owners as Owners' allocation in the following manner after construction of new Building on the said plot of land after demolition of the existing Building standing thereon:

A) The Developer/Second Party shall provide **ALL THAT** One self contained residential Flat being No. "C" measuring 661 Sq. ft. (more or less) Super Built up area on the Second Floor, North-East Side of the Building to be constructed on the said premises as per the Building Plan to be sanctioned by The Kolkata Municipal Corporation to Ms. Anu Roy and Smt. Dolly Roy.

If the Developer shall construct further storey over the G+III Storied Building after getting permission from the K.M.C. Authority in that case the Developer/Second Party shall provide 40% of the constructed area of the said extra floor to the Owners/First Party herein.

B) The above allocation including undivided proportionate share of right, title and interest of the land comprised in the said building and right to enjoy the common areas, facilities and amenities as available or to be available in the said premises more fully and particularly set out in the Second Schedule hereunder written, along with the Owners absolute right to sell, transfer, lease, let out or self use or in any manner deal with the same as the absolute Owners thereof. The Owners' allocation shall be provided with fixture fittings and amenities as set out in the Fifth Schedule hereinafter stated.

C) Except the above, the Developer/Second Party shall pay Rs.84,00,000/- (Rupees Eighty Four Lakhs) only as non-refundable amount for the development of the said property to the Owners/First Party herein and the said amount shall be payable after execution of this Development Agreement and related Development Power of Attorney and the said amount shall be payable in the following manner :

After execution of this Development Agreement and Development Power of Attorney the said Smt. Lily Das, Smt. Polly Sen, Smt. Molly Pandit and Smt. Susmita Chandra shall get	Rs.2,00,000.00 Each i.e. totally Rs.8,00,000.00
After execution of this Development Agreement and Development Power of Attorney the said Ms. Anu Roy, Smt. Dolly Roy, Smt. Jolly Roy, Abhijit Roy, Indrajit Kumar Das and Smarajit Kumar Das shall get	Rs.1,00,000.00 Each i.e. totally Rs.6,00,000.00
After one year from the date of execution of this Development Agreement and Development Power of Attorney the said Smt. Lily Das, Smt. Polly Sen, Smt. Molly Pandit and Smt. Susmita Chandra shall get	Rs.4,00,000.00 each i.e. Rs.16,00,000.00
After one year from the date of execution of this Development Agreement and Development Power of Attorney the said Ms. Anu Roy, Smt. Dolly Roy, Smt. Jolly Roy, Abhijit Roy, Indrajit Kumar Das and Smarajit Kumar Das shall get	Rs.2,00,000.00 each i.e. Rs.12,00,000.00
At the time of handover of possession of Owners' allocation the said Smt. Lily Das, Smt. Polly Sen, Smt. Molly Pandit, Smt. Susmita Chandra, Ms. Anu Roy and Smt. Dolly Roy shall get	Rs.5,25,000.00 each i.e. Rs.31,50,000.00
At the time of handover of possession of Owners' allocation the said Smt. Jolly Roy, Abhijit Roy, Indrajit Kumar Das and Smarajit Kumar Das shall get	Rs.2,62,500.00 each i.e. Rs.10,50,000.00

If the Developer/Second Party fails to pay the aforesaid amount within the aforesaid stipulated manner in that case the Developer/Second Party shall pay Bank fixed deposit interest on the said amount from the date of delay upto the date of payment of the said amount.

D) Except the above the Owners shall not claim or demand any area in the building to be constructed in the said premises or shall not demand any further amount for the sale of flat/s, car parking spaces within the Developer's allocation of the building to be constructed at the said premises.

E) The Developer/Second Party shall arrange to demolish the existing Building of the said premises by its own effort and expenses and shall enjoy the sale proceeds of the existing Building materials.

F) The Developer/Second Party herein shall provide one alternative accommodation to the Owners/First Party herein during the period of construction upto the date of handover of Owners' allocation to the Owners/ First Party herein and rent of such accommodation shall be settled between the parties hereto Rs.6,000/- (Rupees Six Thousand) only per month and the said rent shall be payable by the Developer/Second Party to the Owners/First Party herein within 7th of each month in advance.

G) The Owners shall pay the rates and taxes and other outgoings and expenses in respect of the said premises upto the date of execution of this Development Agreement and the Developer/Second Party shall be liable and responsible to pay the rates and taxes in respect of the said property from the date of taking over the possession of the said premises from the Owners to till date of handover of Owners' allocation in the Building to the Owners and the Owners are liable to pay the rates and taxes in respect of the Owners' allocation of the Building from the date of taking over the said allocation. After allotment of Owners' allocation to the Owners, the Developer/Second Party shall be responsible and liable for payment of rates and taxes in respect of the Developer's allocation in the Building.

H) **POSSESSION OF THE SAID BUILDING** : The Developer/Second Party shall handover the possession of the Owners' allocation in the building to be constructed on the said Premises within 30 months from the date of sanction of Building Plan from the K.M.C. Authority subject to getting vacant possession of the said property from the Owners/First Party herein.

I) The original copies of title deed, Tax Receipt of the K.M.C. including Mutation Certificate, Khajna receipt and other related deeds and documents in respect of the said property shall be delivered by the Owners to the Developer/Second Party on proper receipt at the time of execution of this Development Agreement and related Development Power of Attorney and the Developer/Second Party shall return the said Original Deeds and documents to the Owners at the time of completion of the project.

6. **DEVELOPER'S ALLOCATION** : Shall mean the remaining constructed area of the G+III Storied building to be constructed at the said premises as per the Building Plan to be sanctioned by The Kolkata Municipal Corporation excepting owners' allocation and common areas to be constructed on the said premises as per the Building Plan to be sanctioned by The Kolkata Municipal Corporation excepting Owners' allocation including undivided proportionate share of land of the said premises and right to enjoy the common areas, facilities and amenities

comprised in the said building as well as in the said premises together with absolute right to enter into Agreement for Sale or transfer of Flats and other spaces within the Developer's allocation of the Building to be constructed on the said premises and to deal with the same in any lawful manner whatsoever as per the discretion of the Developer/Second Party.

The Ultimate roof of the Building shall be the common for all occupants of the Building including Owners.

The Developer/Second Party shall have right to enter into Agreement for Sale/Agreements for Sale or any type of transfer or in any way deal with the Developer's allocation of the Building.

If the Developer shall construct further storey over the G+III Storied Building after getting permission from the K.M.C. Authority in that case the Developer/Second Party shall enjoy the remaining 60% constructed area after providing 40% constructed area to the Owners/First Party herein.

7. **ENGINEER/ARCHITECT** : Shall mean such person or persons who shall be appointed by the Developer/Second Party for supervising the construction of the building and to act as per the Building Rules of The Kolkata Municipal Corporation.
8. **BUILDING PLAN** - Shall mean such plan prepared by the Architect appointed by the Developer/Second Party at its cost and to be sanctioned by The Kolkata Municipal Corporation and the cost of the Building Plan shall be borne by the Developer/Second Party. The Developer/Second Party shall get approved the Draft Plan of the proposed Building by the Owners for preparation of final Plan before submission of the same to the K.M.C. In case of revised plan if any, the fact of prior approval of the Owners shall also be applicable.
9. **COMMON EXPENSES** - shall mean and include proportionate share of the cost, fees, charges and other outgoing charges and expenses for working, maintenance upkeep, repair and replacement of the common parts, common amenities in the new building from the date of possession thereof.
10. **COMMON AREAS AND COMMON FACILITIES** - Shall include stairways, passageways, on the Ground Floor, roof, Lift and Lift Room, water, pump and motor, open space if any on the Ground Floor and other facilities which may be

mutually agreed upon between the parties hereto and required for the establishment, location, enjoyment provision, maintenance and/or management of the new building which shall always remain as joint property of the Owners and/or its nominee or nominees or legal heirs and the Developer and/or its respective nominee or nominees.

ARTICLE - II, COMMENCEMENT

1. This agreement shall be effective from the date hereof.

ARTICLE - III, OWNERS' RIGHTS AND REPRESENTATION

1. The Owners are solely and absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises and have agreed to make over and deliver to the Developer/Second Party the possession of the said premises for the purpose of the development (including Preliminary work) on the terms and conditions hereinafter stated.
2. The Owners have a good, clear absolute marketable title to enter into this Agreement with the Developer/Second Party.
3. None else other than the Owners have any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.
4. No notice of acquisition or requisition have been received or have been served upon the Owners nor the Owners are aware of any such notice or order of acquisition or requisition in respect of the said premises or property or any part thereof.
5. That there is no suit or proceedings pending regarding the title in respect of the said property or any part thereof before any Court within the jurisdiction or any court within the territory of India.
6. That the Owners are solely responsible for handover the vacant possession of the said Premises to the Developer/Second Party for construction purpose i.e. construction of the Building on the said premises.

ARTICLE - IV. DEVELOPER'S RIGHTS

1. The Owners hereby grant subject to what have been hereunder provided exclusive right to the Developer/Second Party to construct the New Building thereon in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties hereto. All applications for sanction of plan, modification of plan if any and others papers and documents as may be necessary for sanction of Building plan and for modification if any and rectification of plan from appropriate authority shall be prepared and submitted by the Developer/Second Party on behalf of the Owners at the Developer's own cost and expenses and the Developer/Second Party shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for aforesaid purpose.

2. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said premises or any part thereof to the Developer/Second Party or creating any right title or interest in respect thereof to the Developer/Second Party other than an exclusive license for the purpose of development of the said premises in terms hereof and to deal with its allocation after providing the Owners' allocation as per the terms of these presents.

ARTICLE - V. POSSESSION

1. Possession of the said premises shall be handed over by the Owners to the Developer/Second Party on the date as per requisition in writing of the Developer/Second Party only for construction purpose on the said plot of land and also as per the terms of this Development Agreement and after sanction of Building plan by the K.M.C. /Corporation authority.

2. The Developer/Second Party after obtaining the possession of the said premises from the Owners shall issue a certificate for possession of the said premises from the Owners by the Developer/Second Party free from all encumbrances whatsoever.

ARTICLE - VI. PROCEDURE

1. **Development Power of Attorney :** The Owners shall grant proper authority to the Developer/Second Party by executing a Development Power of Attorney duly registered as may be required by the Developer/Second Party for the purpose of the construction of the new building on the said premises with this Development Agreement and represent the Owners for all purpose in connection with the construction work of the said building before the appropriate authorities alongwith execution of and registration of Agreement for Sale and Deed of Conveyance of Flats and other spaces within the Developer's allocation of the said Building provided the same shall not create any financial liabilities upon the Owners for construction of the New building in any manner whatsoever.
2. **Further Acts :** Notwithstanding grant of the aforesaid Development Power of Attorney the Owners hereby undertakes that the Owners will sign all papers, documents deeds etc. required for the construction of the New building and sanction of Building Plan at the Developer's cost as per requisitions of the Developer/Second Party.

ARTICLE - VII. BUILDING

1. The Developer/Second Party shall at its own cost and expenses construct erect and complete the building at the said premises in accordance with the Building Plan duly sanctioned by The Kolkata Municipal Corporation Authority and in conformity with such specifications, with the best basic materials with an intent that the said building will be decent and strong residential building with fittings and fixtures as are mentioned in the FIFTH SCHEDULE hereunder written and any deviation will be of Developer's risk and liability.
2. Subject to the aforesaid the decision of the Architect engaged in the said project appointed by the Developer/Second Party regarding the quality of the basic building materials shall be final and binding on the parties hereto.
3. The Developer/Second Party at its own cost and expenses shall be authorized in the name of the Owners if necessary to apply and obtain quotas,

and other allocations for cement, steel, bricks and other building materials, allocable to the Owners for the construction of the building and similarly apply to obtain temporary and permanent connection of water, electricity, gas, power if necessary and permanent drainage and sewerage connection to newly built up building and other inputs and facilities required for the construction and enjoyment of the building.

4. The Developer/Second Party at its own cost, fees, charges and expenses construct and complete the said new building and various units and/or apartments therein in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation provided the Developer/Second Party shall get the vacant possession of the said premises from the Owners.

ARTICLE - VIII, DEALING OF SPACE IN THE BUILDING

1. The Developer/Second Party shall on completion of the new building put the Owners into undisputed possession of the Owners' allocation **TOGETHER WITH** the rights in proportionate share of land, common areas, facilities and amenities. The Owners' Allocation shall be completed in all respects and shall be provided with the fixture & fittings and all amenities as set out in the **FIFTH SCHEDULE** hereinafter stated.

2. The Owners shall be entitled to transfer or otherwise deal with the Owners' allocation in the new building to be constructed by the Developer/Second Party after getting the Owners' allocation from the Developer/Second Party.

3. The Developer/Second Party shall be exclusively entitled to the Developer's allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same to a good person without any prior information to the Owners herein and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

ARTICLE - IX, COMMON FACILITIES

1. After completion of the new building as per Building Plan duly sanctioned by the Kolkata Municipal Corporation and specification, the Developer/Second

Party shall handover the allocation to the Owners as mentioned in the Second Schedule hereto and the remaining portion of the Building shall be the exclusive right of the Developer/Second Party. The Owners and the Developer/Second Party shall punctually and regularly pay the rates and taxes for their respective portion to the appropriate authorities and both of them shall keep each other indemnified against all claim, action, demand, cost, charges, expenses whatsoever.

2. Any transfer of any part of the Owners' allocation in the new building shall be subject to the provisions hereof and the party of the Owners thereafter be responsible to pay the said rates and service charges for the common facilities in respect of the space transferred to him/them.

ARTICLE - X - COMMON RESTRICTION

1. The Owners' Allocation in the building shall be subject to the same restrictions and use as applicable to the Developer's allocation in the building intending for common benefits of all the occupiers of the building, which shall include the following.

2. Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity or not to use for any purposes which may cause any nuisance or hazard to the other occupiers of the building.

3. Neither party shall demolish or permit to be demolished any wall or any structure in their respective allocation or any portion thereof or make any structural alteration either major or minor therein without the written consent of others.

4. Neither party shall transfer or permit to be transferred of his/her/their respective allocation or any portion thereof unless.

a) Such party shall observe and perform all terms and conditions on their respective parts to be observed and/or performed.

- b) The proposed transferee shall have given a written undertaking to that effect that such transferee shall remain bound by the terms and conditions of these presents and further that such transferee shall pay all and whatsoever shall be payable in respect to area in his/her/their possession.
5. Both the parties shall abide by all laws, bye-laws, rules and regulations of the government, local bodies as the case may be and shall attend to answer and be responsible for any deviation/ violation and/or breach of any of the said laws, bye-laws, rules and regulations.
6. The respective allottee shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances, floor and ceiling etc. of their respective allocations in the building in good working condition and repair and in particular not to cause any damage to the building or any other space or accommodation therein.
7. Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
8. No goods or items shall be kept by any party for display or otherwise in the corridor or at any other place of common use and enjoyment in the building and no hindrance shall be caused in any manner in the free movement of the users in the corridors and other places of common use and enjoyment in the building.
9. Neither party shall throw or accumulate any dirt, rubbish or refuse or permit the same to be thrown or accumulate in or about in the Building or in the compound, corridors or any other portion of the building.

ARTICLE - XI - OWNERS' OBLIGATION

1. The Owners doth hereby agree and covenant with the Developer/Second Party not to do any act deed or thing whereby the Developer/Second Party may be prevented from making Agreement for Sale and /or disposing its part (Developer's allocation) of the building or at the said Premises.
2. The Owners doth agree and covenant with the Developer/Second Party not to cause any interference or hindrance in the construction of the said building at the said premises to be constructed by the Developer/Second Party excepting on reasonable grounds.
3. The Owners doth agree and covenant with the Developer/Second Party not to let out, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer/Second Party during the period of construction and till the date of completion of the total transaction in pursuance of these presents.
4. The Owners and their property will not be liable for or responsible for any financial obligation of the Developer/Second Party towards any bank/financial institution or any individual in any manner whatsoever.
5. The Owners are liable to handover all papers and documents regarding mutation in K.M.C. and B.L. & L.R.O., T. M. Block, Behala,
6. The Developer/Second Party shall arrange to collect the Occupation Certificate from the L.B.S. engaged in the said project by its own cost and the Completion Certificate and Occupancy Certificate (if any) from the K.M.C. Authority in respect of the Building to be constructed on the said premises shall be collected by the Developer/Second Party and cost of such Certificate shall be borne by all occupants of the building proportionately.

ARTICLE - XII, DEVELOPER'S OBLIGATION

1. The Developer/Second Party hereby agrees and covenants with the Owners to complete the construction work of the Building on said the premises

as per Building Plan duly sanctioned by The Kolkata Municipal Corporation within 30 months from the date of sanction of Building Plan from the K.M.C. Authority subject to getting vacant possession of the said property.

2. The Developer/Second Party hereby agrees and covenants that the Developer/Second Party shall strictly follow all the rules and regulations including but not limited to the Building Rules of The Kolkata Municipal Corporation, Building Department during the construction and shall obtain all necessary approvals and permission from the respective competent authorities not to do any act, deed or thing whereby the Owners are prevented from enjoying selling assigning and/or disposing of any of the Owners' allocation in the said premises.

3. The Developer/Second Party shall not have any right, title and interest in the Owners' allocation together, with the proportionate share of land, facilities and amenities which shall solely and exclusively belong and continue to belong to the Owners.

4. The Developer/Second Party shall be entitled to deliver the possession of the Owners' allocation in the Building to be constructed on the said premises after its completion and Developer/Second Party shall also be entitled to deliver the possession of the Flats and other spaces within the Developer's allocation in the Building to be constructed on the said premises and shall also be entitled to enter into any Agreement for Sale and Deed of Conveyance for sale of Flats and other spaces within the Developer's allocation with any Intending Purchaser or Purchasers and to receive the advance / booking money and/or consideration money for the sale of the same within the Developer's allocation.

The Developer/Second Party shall not be entitled to deal with the Owners' allocation of the Building to be constructed on the said premises and it is within the discretion of the Owners.

5. The Developer/Second Party shall construct the building in accordance with the Building Plan to be sanctioned by the K.M.C., consequences of any deviation

which may invite any objection from the appropriate authority/ies shall be the sole responsibility of the Developer/Second Party.

6. The Developer/Second Party shall not assign the benefits of this agreement to any person/body/firm but the Developer/Second Party shall execute the construction work of the new building to be constructed on the said premises by appointing Engineer, Contractor, Supervisor and workmen for completion of all works of the building to be constructed on the said premises.

ARTICLE - XIII. OWNERS' INDEMNITY

1. The Owners doth hereby undertake that the Developer/Second Party shall be entitled to the said construction and shall enjoy their allocated space without any interference or disturbance from the Owners provided the Developer/Second Party shall perform and fulfill all the terms and conditions herein contained and/or their part to be observed and performed.

ARTICLE - XIV. DEVELOPER'S INDEMNITY

1. The Developer/Second Party doth hereby undertake to keep the Owners and their legal heirs and nominees indemnified against all actions cost suits and proceedings and claim that may arise out of the Developer's acts, deeds, matters, things, affairs, commission or otherwise with regard to the development of the premises and/or in the matter of construction of the said building and/or defect therein.

ARTICLE - XV. MISCELLANEOUS

1. The Owners and the Developer/Second Party have entered into this Development Agreement purely as Joint Venture basis and nothing contained herein shall be deemed to construe as a Partnership between the parties hereto in any manner whatsoever nor shall be parties hereto constitute an Association of persons within the meaning of law.

2. It is understood from time to time to facilitate uninterrupted Construction of the building by the Developer various deeds, documents, matters and things not herein specified may be required to be done and various application and

Other documents may be required to be signed by the Owners relating to which specific provision may not have been mentioned herein the Owners hereby undertakes to do all such acts, deeds, matters and things and the Owners hereby undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe on the rights of the Owners and/or against the sprits of these presents. It is hereby made specifically clear that in case a fresh building plan will have to be submitted before the authority of The Kolkata Municipal Corporation with a view to obtaining sanction thereof the Owners hereby agree to put their signatures on such plan or plans and all applications, forms and papers etc. attached thereto, provided that this does not in any way infringe the rights of the Owners and/or against the spirit of these presents. However, the Owners shall not have any sort of financial liability or implication in any manner whatsoever.

3. The Owners shall not be liable for any Income-tax, property Tax or any other taxes in respect of the Developer's allocation which is the sole responsibility of the Developer/Second Party and the Developer/Second Party shall always keep the Owners indemnified against all actions/claims, suits proceedings, cost, charges and expenses in respect thereof.
4. Any notice required to be given by the Developer/Second Party to the Owners shall without prejudice to any other mode of service available be deemed to have served on the Owners if delivered by hand and duly acknowledge or send by prepaid registered post with acknowledgement due to the last known address of the Owners and vice-versa.
5. From the date of assessment of the new building each party shall be liable to pay and bear proportionate share of rates and taxes in respect of each respective spaces.
6. As soon as the building is completed within the time herein above mentioned the Developer/Second Party shall give written notice to the Owners regarding handing over of the Owners' allocation in the new building.

7. The building proposed to be constructed by the Developer/Second Party shall be made at its own cost and expenses fully in accordance with the specification as mentioned and described in the Fifth Schedule hereunder written.

ARTICLE XVI - LEGAL PROCEEDINGS

1. Save and except what have been specifically stated herein above all disputes and differences between the parties arising out of the meaning of the construction of the Agreement or its respective rights and liabilities as per this Agreement shall be settled mutually in presence of well wishers of each party.

2. NOTWITHSTANDING the foregoing provisions herein above the right to sue for specific performance of this contract or for damages by cancellation of this Development Agreement as per penal clause by any of the party against the other party as per terms of the Agreement shall remain unaffected.

ARTICLE - XVII, JURISDICTION

1. For adjudication of dispute and differences between the parties hereto in any manner relating to or arising out of these presents or in any way connected with the land and/or building the Ld. Court having jurisdiction over the said property will be the actual forum.

ARTICLE - XVIII, FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligations hereunder written to the extent in respect of existence of 'Force Majeure'.

2. The Developer/Second Party shall bear all expenses in case of any local problem/Labour Strikes. The Owner/First Party herein shall not bear any expenses in respect of any problem arises for Labour Strikes/Local problem towards the construction the said Building.

3. In case of Force Majeure, the time for completion of the construction of the New Building shall be extended mutually in writing.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, We, (1) SMT. JOLLY ROY (PAN BJKPR4870B and AADHAAR No. 2415 6298 8209), Wife of Late Rabindra Nath Roy, by Occupation - Housewife, (2) SRI ABHIJIT ROY (PAN DGJPR32011 and AADHAAR No. 5691 4209 9495), Son of Late Rabindra Nath Roy, by Occupation - Student, both are residing at 83/1, Patal Danga Street, P.O. Raja Ram Mohan Sarani, Police Station Amherst Street, Kolkata - 700009, (3) MS. ANU ROY (PAN BVGPR7857A and AADHAAR No. 7286 7532 5323), Daughter of Late Kali Pada Roy, by Occupation - Home Maker, residing at 51/A/7, Bama Charan Roy Road, , P.O. Behala, Police Station Behala, Kolkata - 700034, (4) SMT. LILY DAS (PAN BUZPD9321H and AADHAAR No. 3669 9471 1732), Wife of Sri Sakti Das, by Occupation - Housewife, residing at 71, Sitanath Bose Lane, P.O. Salkia, Police Station Golabari, Howrah 711106, (5) SMT. DOLLY ROY (PAN BRHPR2628L and AADHAAR No. 5841 2785 5941), Wife of Late Samar Roy, by Occupation - Housewife, residing at 51/A/7, Bama Charan Roy Road, P.O. Behala, Police Station Behala, Kolkata - 700034, (6) SMT. POLLY SEN (PAN FPYPS6680Q and AADHAAR No. 2195 0832 7097), Wife of Sri Bijan Sen, by Occupation - Housewife, residing at Hatabari, P.O. Contal, Police Station Contal, Pin 721401, District East Midnapore, West Bengal, (7) SMT. MOLLY PANDIT (PAN BUXPP5056P and AADHAAR No. 7319 6144 8945), Wife of Sri Jagadish Pandit, by Occupation - Housewife, residing at 67/2C, Raja Rammohan Roy Road, P.O. Haridevpur, Police Station Thakurpukur presently Haridevpur, Kolkata ---700082, (8) SRI INDRAJIT KUMAR DAS (PAN AFOPD6333C and AADHAAR No. 6754 5175 1739), Son of Late Ajit Kumar Das, by Occupation - Business, (9) SRI SMARAJIT KUMAR DAS (PAN AFOPD6337G and AADHAAR No. 6484 7495 4089), Son of Late Ajit Kumar Das, by Occupation - Business, both are residing at 51A/6, Bama Charan Roy Road, P.O. Behala, Police Station Behala, Kolkata - 700034 and (10) SMT. SUSMITA CHANDRA (PAN AASPH1513P and AADHAAR No. 8885 4786 2521), Wife of Sri Santanu Ch. Chandra, by Occupation - Service, residing at A-10/11/2, Satyen Park, Thakurpukur, P.O. Joka, Police Station Thakurpukur presently Haridevpur, Kolkata - 700104, all by Nationality

Indian, all by religion - Hindu, hereinafter called and referred to as the PRINCIPALS/EXECUTANTS of this Development Agreement:

WHEREAS we, the Executants being the joint Owners of the property morefully mentioned in the First Schedule hereto appoint, nominate and constitute M/S. M. S. CONSTRUCTION (PAN AAPFM4757R), a Partnership Firm, having its Office at 19, Satyajit Roy Sarani, Joyrampur Jala Road (West), P.O. Parnasree, Police Station Behala presently Parnasree, Kolkata - 700060, represented by its Partners (1) SRI ARUP MITRA (PAN AFUPM5231J & AADHAAR NO. 3991 4733 4074), Son of Late Ajit Kumar Mitra, residing at 19, Satyajit Roy Sarani, Joyrampur Jala Road (West), P.O. Parnasree, Police Station Behala presently Parnasree, Kolkata - 700060 and (2) SRI AKHILESH KUMAR SINGH (PAN ARPPS1266G & AADHAAR NO. 9349 2743 8313), Son of Late Munni Singh, previously residing at 10/7, Siddhinath Chatterjee Road, P.O. Behala, Police Station Behala presently Parnasree, Kolkata - 700034 and at present residing at 3/61, Mahendra Banerjee Road, P.O. Parnasree, Police Station Behala presently Parnasree, Kolkata - 700060, both by Nationality - Indian, both by religion Hindu, both by Occupation - Business to do all acts, deeds, matters and things in respect of the property as mentioned in the First Schedule hereto as our true and lawful ATTORNEY in connection with the development of the said property in pursuance of the said Development Agreement :

1. To look after work, manage, control and supervise the affairs of our said property referred to in the Schedule hereunder written on our behalf.
2. To appoint plan maker or Architect, to prepare a Building plan and/or Building plans for construction of building on our said property and to sign on our behalf in the said plan or plans and all drawings sketches, maps and other relevant documents, declarations and deed of Gift/s, if any, in favour of The Kolkata Municipal Corporation as would be necessary for such sanction and to submit the same before The Kolkata Municipal Corporation for sanction, to deposit sanction fee and other fee for plan and for alteration, amendment and/or modification thereof

- and/or to re-submit the same before the competent authorities of The Kolkata Municipal Corporation for sanction in our names and on our behalf and to collect and receive such Building plan or Building plans after sanction from The Kolkata Municipal Corporation.
3. To supervise the construction of the building at Municipal Premises No. 410, Bama Charan Roy Road, within Ward No. 121 of The Kolkata Municipal Corporation and its Postal No. 51/A/7, Bama Charan Roy Road, Police Station Behala, Kolkata - 700034 and its Assessee No. 41-121-01-0911-4 in the District of South 24 Parganas morefully and particularly described in the Schedule hereunder written.
 4. To plan, design, work, manage, control and supervise the construction of the building at the aforesaid premises according to the building plan already sanctioned by The Kolkata Municipal Corporation and for that matter bring, purchase and procure all sorts of building materials, electrical and sanitary fittings and fixtures and to engage plan makers, designers, architects, engineers, artisans and masons and workmen for the said purpose.
 5. To appear for and on our behalf before the appropriate authorities of The Kolkata Municipal Corporation, Calcutta Improvement Trust, Calcutta Metropolitan Development Authority, the C.E.S.C. Ltd. and any local and/or statutory authorities and all Govt./Semi Govt./Quasi Govt. Offices and Police Stations and to sign on our behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction, permit, license and all other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.
 6. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-

sued or withdraw the same concerning our said property or concerning special Jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all plaints, written statements, accounts, petitioners, inventories to accept service of all summons, notices and other judicial processes, to execute any Judgment decree or order and to appoint and engage any solicitor/Advocate and to sign and execute any Vakalatnama or other authority to act and plead in respect of our schedule mentioned property.

7. To issue forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant/s for sale of Flats, Car Parking Spaces and other spaces to any intending Purchaser or Purchasers.
8. To enter into agreement or agreements with the intending purchaser or purchasers for the sale of Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to be constructed on the said premises and to receive the consideration and/or advance money from intending purchaser or purchasers and also the balance of consideration money on completion of such sale or sales for the sale of Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building and give valid receipt and discharge for the same.
9. To do soil testing, excavation and all other necessary works as be deemed necessary and expedient for construction and for completion of the proposed building at the said premises/property.
10. To construct Building on the said plot of land as per Building Plan to be obtained from The Kolkata Municipal Corporation or Revised Building Plan .

11. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and to sign all such applications/forms and documents as shall be required for the said purpose.
12. To issue No-Objection Certificate to any Intending Purchaser/s for taking house building loan from any Bank, Company/Firm, Financial Institution or person against the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building to be purchased by such Purchaser/s without creating any financial liability to the Owners for the same.
13. To file and defend any or all suits, cases, appeals, complainants and applications of whatsoever manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said property or any portion thereof, which is morefully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any manner relating to the said property described in the Schedule hereunder written in any Court of Law and to appear, file and defend any case or cases whatsoever manner or nature before any Judicial Authority and/or Quasi Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.
14. To sign and verify all complaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, memorandum of appeal and generally to do all other acts, deeds and things related to above matter/proceedings for and on our behalf as the said Attorney in its absolute discretion shall think fit and proper in respect of the Schedule mentioned property.

15. To sign and receive registered with A/D letter and/or articles and/or any other documents of whatsoever nature in respect of the said premises and/or property written in the Schedule herein below and to grant proper effectual receipt or receipts in respect thereof.
16. To present any conveyance or conveyances for registration and to admit execution and receipt of consideration before the Sub-registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building to be constructed on the said premises as mentioned in the Third Schedule in the said Development Agreement to the said purchaser or purchasers as fully and effectually in all respect as we could do the same by ourselves and also present Deed of Gift for amalgamation, Deed of Exchange for amalgamation and present for registration the same before the registering authority .
17. To sign, execute, admit, execution of and present for registration and register Sale Deed, Release Deed, Exchange Deed, Mortgage Deed and all Deed of Conveyance or Conveyances or Agreement on our behalf in respect of Sale of the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building to be constructed on the said premises as mentioned in the Third Schedule in the said Development Agreement in favour of the intending purchaser/ purchasers before competent Registering Authority and have them registered according to law which I could do the same by ourselves.

AND GENERALLY to do all acts, deeds and things in connection with the aforesaid property or any part thereof and for better exercise of the Authorities herein contained which we could have lawfully done under our own hand and seal, if personally present.

AND we do hereby ratify and confirm all or whatsoever other act or acts our said Attorney shall lawfully do execute or perform or caused to be done and executed or performed in connection with the said property morefully mentioned in the Schedule below or any portion thereof under and by virtue of this Power of Attorney NOTWITHSTANDING no express power in that behalf hereunder is provided.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the property which is the subject matter of the Development Agreement and Development Power of Attorney)

ALL THAT piece and parcel of Bastu land measuring 5 Cottahs 0 Chittak 0 Sq. ft. be the same or a little more or less together with Cemented Flooring Pucca Two Storied residential Building totally having an area of 2000 Sq. ft. comprising Ground Floor having an area of 1000 Sq. ft. (more or less) out of which 700 Sq. ft. occupied by one monthly Tenant and First Floor having an area of 1000 Sq. ft. (more or less) lying and situated in R. S. Dag No. 72 under R. S. Khatlan No. 316 and L. R. Dag No. 81 and L. R. Khatlan Nos. 6485, 6486, 6487, 6488, 6489, 6490, 6491, 6492, 6493 and 6494 in Mouza Muradpur, J. L. No. 13, Pargana Magura, Touzi Nos. 74-77 and 82, Police Station Behala, District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala and within the local limit of Ward No. 121 of The Kolkata Municipal Corporation in the District of South 24 Parganas and mutated their names in the Assessment Record of The Kolkata Municipal Corporation in respect of the said property and the said property is assessed and numbered as Municipal Premises No. 410, Bama Charan Roy Road, within Ward No. 121 of The Kolkata Municipal Corporation and its Postal No. 51/A/7, Bama Charan Roy Road, Police Station Behala, Kolkata - 700034 and its Assessee No. 41-121-01-0911-4 in the District of South 24 Parganas along with right to enjoy the 12' ft. wide K.M.C. Road on the Eastern Side and 11' ft. wide common Passage on the Northern Side and 5' ft. wide common Passage on the Western Side of the said property and the said property is butted and bounded as follows:-

ON THE NORTH	:	By 11' ft. wide common Passage.
ON THE SOUTH	:	By 51A/6, Bama Charan Roy Road
ON THE EAST	:	By 12' ft. wide K.M.C.Road.
ON THE WEST	:	By 5' ft. wide common Passage.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(ALLOTMENT OF ALLOCATION TO THE OWNERS AFTER DEVELOPMENT OF
THE FIRST SCHEDULE PROPERTY)

The Developer/Second Party shall allot the Owners as Owners' allocation in the following manner after construction of new Building on the said plot of land after demolition of the existing Building standing thereon:

A) The Developer/Second Party shall provide **ALL THAT** One self contained residential Flat being No. "C" measuring 661 Sq. ft. (more or less) Super Built up area on the Second Floor, North-East Side of the Building to be constructed on the said premises as per the Building Plan to be sanctioned by The Kolkata Municipal Corporation to Ms. Anu Roy and Smt. Dolly Roy.

If the Developer shall construct further storey over the G+III Storied Building after getting permission from the K.M.C. Authority in that case the Developer/Second Party shall provide 40% of the constructed area of the said extra floor to the Owners/First Party herein.

B) The above allocation including undivided proportionate share of right, title and interest of the land comprised in the said building and right to enjoy the common areas, facilities and amenities as available or to be available in the said premises more fully and particularly set out in the Second Schedule hereunder written, along with the Owners absolute right to sell, transfer, lease, let out or self use or in any manner deal with the same as the absolute Owners thereof. The Owners' allocation shall be provided with fixture fittings and amenities as set out in the Fifth Schedule hereinafter stated.

C) Except the above, the Developer/Second Party shall pay Rs.84,00,000/- (Rupees Eighty Four Lakhs) only as non-refundable amount for the development of the said property to the Owners/First Party herein and the said

Amount shall be payable after execution of this Development Agreement and related Development Power of Attorney and the said amount shall be payable in the following manner :

After execution of this Development Agreement and Development Power of Attorney the said Smt. Lily Das, Smt. Polly Sen, Smt. Molly Pandit and Smt. Susmita Chandra shall get	Rs.2,00,000.00 Each i.e. totally Rs.8,00,000.00
After execution of this Development Agreement and Development Power of Attorney the said Ms. Anu Roy, Smt. Dolly Roy, Smt. Jolly Roy, Abhijit Roy, Indrajit Kumar Das and Smarajit Kumar Das shall get	Rs.1,00,000.00 Each i.e. totally Rs.6,00,000.00
After one year from the date of execution of this Development Agreement and Development Power of Attorney the said Smt. Lily Das, Smt. Polly Sen, Smt. Molly Pandit and Smt. Susmita Chandra shall get	Rs.4,00,000.00 each i.e. Rs.16,00,000.00
After one year from the date of execution of this Development Agreement and Development Power of Attorney the said Ms. Anu Roy, Smt. Dolly Roy, Smt. Jolly Roy, Abhijit Roy, Indrajit Kumar Das and Smarajit Kumar Das shall get	Rs.2,00,000.00 each i.e. Rs.12,00,000.00
At the time of handover of possession of Owners' allocation the said Smt. Lily Das, Smt. Polly Sen, Smt. Molly Pandit, Smt. Susmita Chandra, Ms. Anu Roy and Smt. Dolly Roy shall get	Rs.5,25,000.00 each i.e. Rs.31,50,000.00
At the time of handover of possession of Owners' allocation the said Smt. Jolly Roy, Abhijit Roy, Indrajit Kumar Das and Smarajit Kumar Das shall get	Rs.2,62,500.00 each i.e. Rs.10,50,000.00

If the Developer/Second Party fails to pay the aforesaid amount within the aforesaid stipulated manner in that case the Developer/Second Party shall pay Bank fixed deposit interest on the said amount from the date of delay upto the date of payment of the said amount.

D) Except the above the Owners shall not claim or demand any area in the building to be constructed in the said premises or shall not demand any further amount for the sale of flat/s, car parking spaces within the Developer's allocation of the building to be constructed at the said premises.

E) The Developer/Second Party shall arrange to demolish the existing Building of the said premises by its own effort and expenses and shall enjoy the sale proceeds of the existing Building materials.

F) The Developer/Second Party herein shall provide one alternative accommodation to the Owners/First Party herein during the period of construction upto the date of handover of Owners' allocation to the Owners/First Party herein and rent of such accommodation shall be settled between the parties hereto Rs.6,000/- (Rupees Six Thousand) only per month

the said rent shall be payable by the Developer/Second Party to the Owners/First Party herein within 7th of each month in advance.

G) The Owners shall pay the rates and taxes and other outgoings and expenses in respect of the said premises upto the date of execution of this Development Agreement and the Developer/Second Party shall be liable and responsible to pay the rates and taxes in respect of the said property from the date of taking over the possession of the said premises from the Owners to till date of handover of Owners' allocation in the Building to the Owners and the Owners are liable to pay the rates and taxes in respect of the Owners' allocation of the Building from the date of taking over the said allocation. After allotment of Owners' allocation to the Owners, the Developer/Second Party shall be responsible and liable for payment of rates and taxes in respect of the Developer's allocation in the Building.

H) **POSSESSION OF THE SAID BUILDING** : The Developer/Second Party shall handover the possession of the Owners' allocation in the building to be constructed on the said Premises within 30 months from the date of sanction of Building Plan from the K.M.C. Authority subject to getting vacant possession of the said property from the Owners/First Party herein.

I) The original copies of title deed, Tax Receipt of the K.M.C. including Mutation Certificate, Khajna receipt and other related deeds and documents in respect of the said property shall be delivered by the Owners to the Developer/Second Party on proper receipt at the time of execution of this Development Agreement and related Development Power of Attorney and the Developer/Second Party shall return the said Original Deeds and documents to the Owners at the time of completion of the project.

**THE THIRD SCHEDULE ABOVE REFERRED TO:
(DESCRIPTION OF THE ALLOCATION OF THE DEVELOPER AFTER THE
DEVELOPMENT OF THE FIRST SCHEDULE PROPERTY)**

Shall mean the remaining constructed area of the G+III Storied building to be constructed at the said premises as per the Building Plan to be sanctioned by

The Kolkata Municipal Corporation excepting owners' allocation and common areas to be constructed on the said premises as per the Building Plan to be sanctioned by The Kolkata Municipal Corporation excepting Owners' allocation including undivided proportionate share of land of the said premises and right to enjoy the common areas, facilities and amenities comprised in the said building as well as in the said premises together with absolute right to enter into Agreement for Sale or transfer of Flats and other spaces within the Developer's allocation of the Building to be constructed on the said premises and to deal with the same in any lawful manner whatsoever as per the discretion of the Developer/Second Party.

The Ultimate roof of the Building shall be the common for all occupants of the Building including Owners.

The Developer/Second Party shall have right to enter into Agreement for Sale/Agreements for Sale or any type of transfer or in any way deal with the Developer's allocation of the Building.

If the Developer shall construct further storey over the G+III Storied Building after getting permission from the K.M.C. Authority in that case the Developer/Second Party shall enjoy the remaining 60% constructed area after providing 40% constructed area to the Owners/First Party herein.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(DESCRIPTION OF THE COMMON PORTIONS AFTER CONSTRUCTION OF THE
NEW BUILDING ON THE FIRST SCHEDULE PROPERTY)

- I) Areas :
 - a) Entrance and exits.
 - b) Boundary Walls and Main Gate of the Premises.
 - c) Staircase, stair case landing stair head room and lobbies on all the floors of the Building.
 - d) Entrance lobby.
- II) Water, Pumping and Drainage :
 - a) Drainage and sewerage lines and other installations for the same (except only those as are installed within exclusive area of any Unit and/or exclusively for its use).
 - b) Water supply system.

- II) Water pump, under ground and overhead water reservoir together with all common plumbing installations for carriage of any unit/or exclusively for its use.
- III) Electrical Installations :
 - a) Electric wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use.
 - b) Lighting of the common portions.
 - c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.
- IV) Others : Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the Premises and the New Building as are necessary for passage to and/or user of the units in common by the co-Owners.
- V) Roof : Roof of the Building and open space on the Ground Floor of the Building shall be the sole property of all Flat Owners as common.
- VI) Lift and its accessories.

THE FIFTH SCHEDULE ABOVE REFERRED TO :
(DESCRIPTION OF WORKS SPECIFICATION IN RESPECT OF THE BUILDING
TO BE CONSTRUCTED ON THE FIRST SCHEDULE PROPERTY)

FOUNDATION AND STRUCTURE :

The building is designed for R.C.C. frame structure with suitable isolated/combined footing foundation for the proposed G+III Storied Building.

WALLS :

All external wall shall be 200 mm brick with cement plaster as per sanctioned Plan. All internal partition wall will be 75 mm to 125 mm thick with both side plaster.

All inside wall will be coated with best quality plaster of paris or wall care putty.

FLOORING/DOORS & WINDOWS :

- a) All Bed rooms floors with 2'x2' Marble/Vitrified Tiles, Living / dining room etc. and Kitchen will be finished with 2x2' Marble/Vitrified Tiles

- Toilet floor will be of Marble and glazed ceramic tiles upto 5'6" height on walls.
- c) Black Stone will be provided at Cooking Shelf/platform with 3'-0" glazed tiles upon the Cooking shelf with stainless steel sink.
- d) Bed Rooms and living/dining/window base will provided with Marble. All internal and bedroom doors will be made of flush door with necessary lock etc. bearing ISI Mark.
- e) Main door will be made up of flush door upto 5 mm thick with water proof ply, handle etc.
- f) Door frames will be made up of Sal Wood.
- g) Window will be of Aluminium sections fitted with suitable thick glass and with M.S. Grill (18/3) painted with ready mixed synthetic enameled painting of approved brand.

ELECTRIFICATION :

Concealed line will be provided in the flat with ISI Mark modular switches. Necessary Points will be provided in toilet and kitchen. Exhaust fan point will be provided in Kitchen and Bathroom. Geyser point in the Bathrooms, TV Point, Telephone Point in Living/Dining Room, and master bed room. A/C Point in each Flat.

PLUMBING & SANITARY

- a) Concealed water line of pipe be provided.
- b) Fittings i.e. Ceramic basin and water closet of reputed brand will be provided bearing I.S.I. Marks.
- c) With drain board provided at kitchen.
- d) Low height PVC Colour cistern will be provided in all toilets.
- e) Low height bibcock for washing will be provided at Kitchen.
- f) All fittings, i.e. bibcock, pillar cock, A. S. Cock, C. S. Cock will be of C. P. make.

WATER : K.M.C. Water

EXTERIOR :

To be finished with suitable weather proof ready mixed acrylic paint.

LIFT : Four passengers Lift.

WITNESS WHEREOF both the Parties hereto set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the parties hereto in the presence of

WITNESSES :

1. Biprajit Sen

Sanaswathala, Coabni, Arambu

Medinipur PIN 721401

1. Jolly Roy.

2. Abhijit Roy

3. Anu Roy

4. Lily Das.

5. Dolly Roy

6. Polly Sen.

7. Molly Pandit

8. Indrajit Kumar Das.

9. Smerajit Kumar Das

10. Jasmita Chanda

SIGNATURE OF THE OWNERS/
FIRST PARTY

2. Asit Sen.

Raypara,
Hatai para,

Kol/Kat 5 = 157

For M. S. CONSTRUCTION

Asup Singh

Partner

For M. S. CONSTRUCTION

Akhilendra Singh

Partner

SIGNATURE OF THE DEVELOPER/
SECOND PARTY

Drafted by me,

Partha Pratim Majumdar
ADVOCATE (WB/1408/1992)
Alipore Judges Court, Kol-27.

Typed by :

Baisakhi Mukherjee
(Baisakhi Mukherjee)

13/A, S.Hari Mukherjee Road, Kol-34.



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... JOLLY ROY

Signature..... Jolly Roy



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... ABHIJIT ROY

Signature..... Abhijit Roy



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... ANU ROY

Signature..... Anu Roy



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... LILY DAS

Signature..... Lily Das



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... DOLLY ROY

Signature..... Dolly Roy



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... Polly SEN

Signature..... Polly Sen

Thumb

1st finger

middle finger

ring finger

small finger



left hand

right hand

Name MOLLY PANDIT

Signature Molly Pandit

Thumb

1st finger

middle finger

ring finger

small finger



left hand

right hand

Name INDRAJIT KUMAR DAS

Signature Indrajit Kumar Das

Thumb

1st finger

middle finger

ring finger

small finger



left hand

right hand

Name SMARAJIT KUMAR DAS

Signature Smarajit Kumar Das

Thumb

1st finger

middle finger

ring finger

small finger



left hand

right hand

Name..... SUSMITA CHANDRA.....

Signature..... Susmita Chandra.....

Thumb

1st finger

middle finger

ring finger

small finger



left hand

right hand

Name..... ARUP MITRA.....

Signature..... Arup Mitra.....

Thumb

1st finger

middle finger

ring finger

small finger



left hand

right hand

Name..... AKHILESH KR SINGH.....

Signature..... Akhilesh Kr. Singh.....



भारत सरकार
GOVERNMENT OF INDIA



জলি রায়
Jolly Roy
পিতা : দিলীপ দাস
Father : DILIP DAS
জন্ম সাল / Year of Birth : 1963
মহিলা / Female



2415 6298 8209

আধার - সাধারণ মানুষের অধিকার

আয়কর বিভাগ
INCOME TAX DEPARTMENT
JOLLY ROY



भारत सरकार
GOVT. OF INDIA

DILIP DAS

01/00/1963

Permanent Account Number

BJKPR4870B

Jolly Roy
Signature



कर विभाग
COME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DGJPR3201J



नाम/Name
ABHIJIT ROY

पिता का नाम / Father's Name
RABINDRA NATH ROY

व्यक्ति का
06/06/1999

Abhijit Roy
हस्ताक्षर / Signature



भारत सरकार
GOVERNMENT OF INDIA



अभिजित नाथ
Abhijit Roy
पिता : रबीन्द्र नाथ नाथ
Father : Rabindra Nath ROY
जन्म वर्ष / Year of Birth : 1999
पुरुष / Male



5691 4209 9495

आधार - साधारण मानुषेअ अधिकार



भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
83/1, पटालदांगा स्ट्रीट, राजा राम
मोहन सरणी, कोलकाता,
पश्चिम बंगाल, 700009

Address:
83/1, PATALDANGA
STREET, Raja Ram Mohan
Sarani S.O, Raja Ram
Mohan Sarani, Kolkata, West
Bengal, 700009

1647
1800 194 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1947
Bengaluru 560 001

Abhijit Roy

आयकर विभाग

INCOME TAX DEPARTMENT

SUSMITA CHANDRA

HARA GOPAL HAZRA

30/04/1975

Tenants Account Number

AASPH1513P

Susmita Chandra
Signature



भारत सरकार

GOVT. OF INDIA



भारत सरकार
GOVERNMENT OF INDIA

पंजीकृत नाम
Susmita Chandra
जन्म तारीख / DOB: 30/04/1975
लिंग / GENDER: महिला / FEMALE

8885 4786 2521

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग प्रशासन प्राधिकरण
INCOME TAX DEPARTMENT AUTHORITY OF INDIA

ठिकाना:
A-10/11/2, सत्यन पार्क,
कोलकाता (एम. सि.),
कोलकाता,
पश्चिम बंगाल - 700104

Address:
A-10/11/2, SATYEN PARK, Kolkata
(MC), Kolkata,
West Bengal - 700104

Address: A-10/11/2

8885 4786 2521

SUSMITA CHANDRA

Susmita Chandra

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANU ROY
KALIPADA ROY
01/01/1957

Permanent Account Number

BVGPR7857A

Anu Roy
Signature



Anu Roy





नाम
Anu Roy
पिता, पिता का नाम
Father | KALIPADA ROY
जन्म वर्ष / Year of Birth: 1957
लिंग / Female



7286 7832 6323

आधार - साधारण मानुषेण अधिकार

कर विभाग
TAX DEPARTMENT
LILY DAS



भारत सरकार
GOVT. OF INDIA

KALIPADA ROY

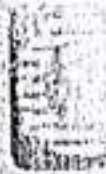
13/02/1954

Permanent Account Number

BUZPD9321H

Lily Das

Signature



  **आधार**

भारत सरकार
Government of India

Enrollment No.: 2018/0003202949

To:
Lily Das
W/O Sanku Das
T-1, Surash Bone Lane,
Bokai
Hansa (N. Copy)
Bokai
Hansa House
West Bengal 711126
9800000000

आपका आधार क्रमांक / Your Aadhaar No.
3669 9471 1732

मेरा आधार, मेरी पहचान

आधार

Lily Das
Husband: SHAKTI DAS
DOB: 13/02/1954
Female

3669 9471 1732

मेरा आधार, मेरी पहचान

Lily Das

आयकर विभाग
INCOME TAX DEPARTMENT
DOLLY ROY



भारत सरकार
GOVT. OF INDIA

KALIPADA ROY

13/02/1959

Permanent Account Number

BRHPR2628L

Dolly Roy
Signature



5841 2785 5941

VID: 9132 4216 2886 0154

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Dolly Roy
Date of Birth/DOB: 13/02/1959
Female/FEMALE

5841 2785 5941

VID: 9132 4216 2886 0154

मेरा आधार, मेरी पहचान



भारत सरकार
TAX DEPARTMENT
GOVT. OF INDIA

POLLY SEN
KALPADA

Account No.

भारत सरकार
Unique Identification Authority of India
GOVERNMENT OF INDIA

Enrollment No: 80562001501098

Address:
POLY SEN
KALPADA
Dist - KOLKATA
West Bengal 721421

2195 0832 7097

आधार - साधारण मानुषेण अधिकार

Government of India

POLY SEN
Dist - KOLKATA
Father: KALPADA Roy
Maiden/DOB: 12/01/1957
MSS/Female

2195 0832 7097

आधार - साधारण मानुषेण अधिकार

Polly sen.

आयकर विभाग

INCOME TAX DEPARTMENT

MOLLY PANDIT

KALIPADA ROY

04/01/1960

BUXPP5056P

Molly Pandit

भारत सरकार

GOVT. OF INDIA



ভারত সরকার
Unique Identification Authority of India
Government of India

ভারতীয় পরিচয় আইন / Enrollment No. : 1040/1984B/42241

To
Molly Pandit
শ্রী মল্লী
1001/2013
672 C
RAJAHAM MOHAN ROY ROAD
Hardenour
Haldibour, South Twenty Four Parganas
West Bengal - 700082

KL211431656DF
21143165

আপনার আধার সংখ্যা/ Your Aadhaar No. :
7319 6144 8945
আধার - সাধারণ মানুষের অধিকার

ভারত সরকার

শ্রী মল্লী
Molly Pandit
শ্রী. মল্লী
Father : KALIPADA ROY
www/Year of Birth: 1960
www/Female
7319 6144 8945

আধার - সাধারণ মানুষের অধিকার

Molly Pandit



भारत सरकार
Government of India


Indrajit Kumar Das
Father : AJIT KUMAR DAS
DOB : 26/08/1958
Male






6754 5175 1739

मेरा आधार, मेरी पहचान


भारत सरकार
Unique Identification Authority of India


Address:
S/O Late Ajit Kumar Das, 51A/6, BAMA CHARAN ROY
ROAD, UMAPALLY, BEHALA, Behala, Behala, Kolkata,
Circus Avenue, West Bengal, 700034

6754 5175 1739

  
 help@uidai.gov.in www.uidai.gov.in

Indrajit Kumar Das.

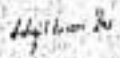
आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**



PMAN संख्या/संख्या: PAN
Permanent Account Number Card
AFOPD6333C

नाम/Name
INDRAJIT KUMAR DAS

पिता का नाम/Father's Name
AJIT KUMAR DAS

जन्म की तिथि/Date of Birth
26/08/1958


Permanent Signature


24002517

PERMANENT ACCOUNT NUMBER
AFOPD6337G

YOUR NAME
SMARAJIT KUMAR DAS

FATHER'S NAME
AJIT KUMAR DAS

DATE OF BIRTH
08-11-1956

YOUR SIGNATURE
Smarajit Kumar Das

COMMISSIONER OF INCOME TAX (C), KOLKATA

भारत सरकार
 GOVERNMENT OF INDIA

Smarajit Kumar Das
 DOB: 08/11/1956
 MALE

6484 7495 4089

आधार - साधारण मानुषेअ अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
 INDIAN IDENTIFICATION AUTHORITY OF INDIA

Address
 S/O Ajit Kumar Das, 51A/6, BAMA
 CHARAN ROY ROAD, BEHALA /
 UMAPALLY, UMAPALLY, Behala, Kolkata,
 West Bengal - 700034

1947
 1800 800 1947

aaid@uidai.gov.in www.uidai.gov.in

R.O. Box No. Bangalore

Smarajit Kumar Das



M. S. CONSTRUCTION
— *Aravind Kishore*
Partner

Atchiluksh Kor Sista
Partner



भारत सरकार
GOVERNMENT OF INDIA



Akhilesh Kumar Singh
DOB: 15/09/1972
MALE



9349 2743 8313

आधार - सामान्य मानुष्येण अधिगण

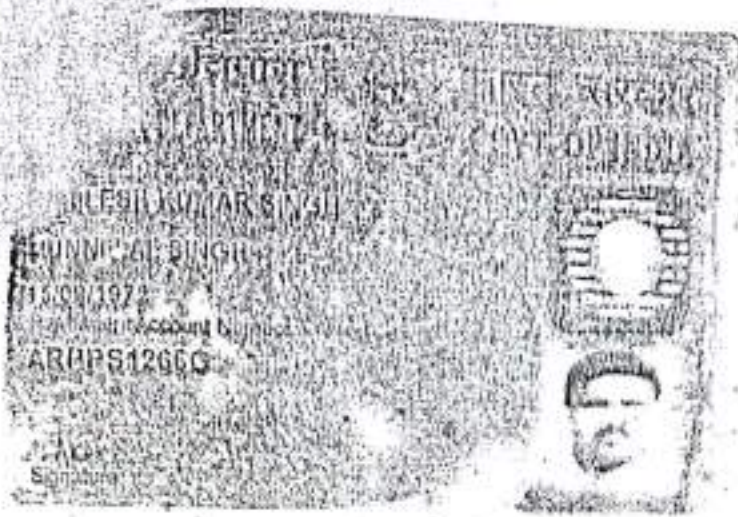
Akhilesh kumar Singh



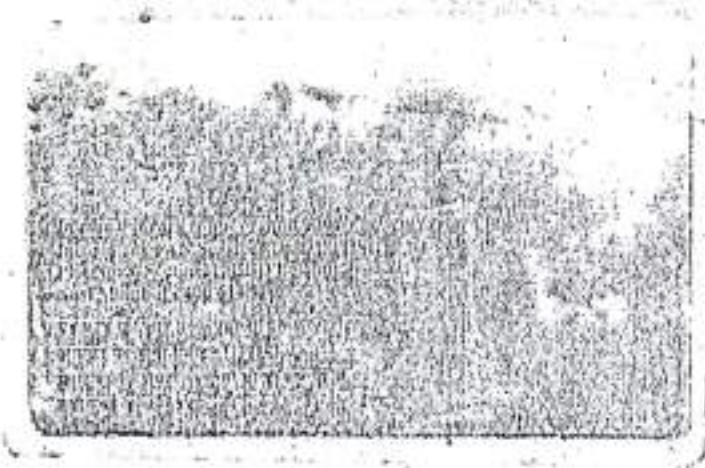
सर्वजनिक विनिर्देशन प्रणाली प्राधिकरण
PUBLIC INFORMATION BOARD OF INDIA

Address:
S/O Late Munni Singh, 3/61,
Mahendra Banerjee Road,
Kolkata, Parnasree Pally,
Kolkata,
West Bengal - 700060

1821 302 1547 help@vide.gov.in www.vide.gov.in P.O. Box No. 1547, Bangalore-560 101



Achilish K. Singh



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARUP MITRA

--AJIT KUMAR MITRA

26/08/1968

Permanent Account Number

AFUPM5231J

Arup Mitra
Signature



Arup Mitra

In case bill card is lost/ found, kindly inform /retur to :-

Income Tax PAN Services Unit, UTIISL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि बिल कार्ड खो जावे या कुपया सुचित करी/सोदाए :-
आयकरा येन सेल यूटीएसए, UTIISL,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलापूर,
नवी मुंबई-400 614.



भारत सरकार
GOVERNMENT OF INDIA



অরুণ মিত্র
ARUP MITRA
পিতা : অজিত কুমার মিত্র
Father : AJIT KUMAR MITRA
জন্ম সাল / Year of Birth : 1968
পুরুষ / Male



3991 4733 4074

আধার - সাধারণ মানুষের অধিকার

Arup Mitra



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১৯, সত্যজিত রায় সরণী, পল্লী
মারী, কেলকাতা, পশ্চিমবঙ্গ,
700060

Address:
19, SATYAJIT ROY
SARANI, Parnasree Pally
S.O, Parnasree Pally,
Kolkata, West Bengal,
700060

1847
1820 185 1847

relp@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947
Bengaluru-560 001









Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas



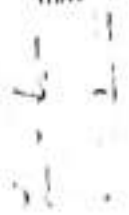


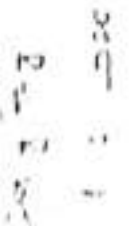


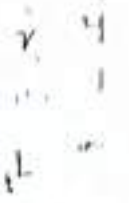


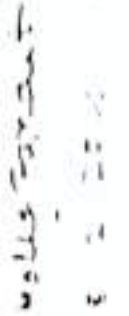
Signature / LTI Sheet of Query No/Year 16072001607282/2020

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









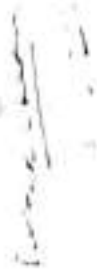
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs JOLLY ROY 83/1, PATAL DANGA STREET., P.O:- RAJA RAM MOHAN ROY SARANI, P.S:- Amherst Street, District -Kolkata, West Bengal, India, PIN - 700009	Principal			Jolly Roy 18/12/2020
2	Mr ABHIJIT ROY 83/1, PATAL DANGA STREET., P.O:- RAJA RAM MOHAN ROY ROAD, P.S:- Amherst Street, District -Kolkata, West Bengal, India, PIN - 700009	Principal			Abhijit Roy 18/12/2020
3	Ms ANU ROY 51/A/7, BAMA CHARAN ROY ROAD., P.O:- BEHALA. P.S:- Behala. District:- South 24-Parganas. West Bengal, India, PIN - 700034	Principal			Anu Roy 18/12/2020

Signature of the Person(s)



at Private Residence



No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs DEEPA ROSE 10/11, DAKSHIN KALIA ROAD, P.O. SAKRA, Dist. Nadia, District Howrah, West Bengal, India, PIN - 711106	Principal			
2	Mrs DEEPA ROY 10/11, DAKSHIN KALIA ROAD, P.O. SAKRA, P.O. Sakra, District Nadia, West Bengal, India PIN - 711106	Principal			
3	Mrs DEEPA ROY 10/11, DAKSHIN KALIA ROAD, P.O. SAKRA, P.O. Sakra, District Nadia, West Bengal, India PIN - 711106	Principal			
4	Mrs DEEPA ROY 10/11, DAKSHIN KALIA ROAD, P.O. SAKRA, P.O. Sakra, District Nadia, West Bengal, India PIN - 711106	Principal			



Registration of the Person(s) attending the Examination at Private Candidates

No.	Name of the Examinant	Category	Photo	Finger Print	Signature with date
08	M. INDRAJI KUMAR DAD. LEARN BOARD CHARAN ROY ROAD, P.O. BELHALA P.C. Belhal District - South Changanassery Bangalore India PIN 560034	Principal			 20/11/2019
09	M. INDRAJI KUMAR DAD. LEARN BOARD CHARAN ROY ROAD, P.O. BELHALA P.C. Belhal District - South Changanassery Bangalore, India, PIN 700034	Principal			 20/11/2019
10	Mrs. SURESHA CHANNARAO W. D. ROAD No. 14, 15, 16, 17, 18 B. B. ROAD, Bangalore District - South Changanassery Bangalore India PIN 560034	Principal			 20/11/2019

Signature of the Person(s) admitting the Execution of Private Deed

No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
11	SHYAM DEB CHAKRAVARTY SUKANTA CHAKRAVARTY SAYAN CHAKRAVARTY SARITA KUMARI DEB Dr. Pratibha Chakravarty 17, Bahadur Street South 24 Parganas West Bengal, India, PIN 700101	Heirs and affiliates of Executive Heir			Shyam Deb Chakravarty 12/12/20

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Mr AKHIL SHEKHAR SHARMA MAHESH BAHUBALI SHARMA Dr. Parvati Sharma 17, Bahadur Street South 24 Parganas West Bengal, India, PIN 700101	Representative of Attorney (HEIR) LEGATEL- DEPARTMENT			Akhil Shekhar 12/12/20

No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	THAKURPALLI SATHY GHOSE Son of Mr THAKUR GHOSE 2, N C DAS ROAD, P.O. BEHALA, P.S. Behala, District South 24 Parganas West Bengal, India PIN 700101	Mrs DEBENDRA ROY, Mr AKHIL ROY, Mr ANU ROY, Mrs LIL DAS, Mr DOLLY ROY, Mrs POLLY SEN, Mrs MOLLY PANDIT, Mr INDRAJIT KUN DAS, Mr SMARAJIT KHAN DAS, Mrs SUSMITA CHAN Mr ARIHANT MITRA, Mr AKHIL KUMAR SINHA			Thakurpalli Sathy Ghose 12/12/20

Family Deed no
 SPECIAL DEED-1
 2019/05/1660
 EXECUTED BY ALL
 HEIRS
 South 24 Parganas, West
 Bengal