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M.C. Case no:- 336 for 2021

AG 283558

Certified that the document is admitted to registration. The signature sheet/s and the enforcement sheets attached with this document are the part of this document.

Additional District Sub-Registrar,
 Garis South 24 Parganas

5 APR 2021

DEVELOPEMENT AGREEMENT

COUPLED WITH DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPEMENT AGREEMENT with POWER OF ATTORNEY is made on this 23rd day of April, 2021 (Two Thousand Twenty One)

BETWEEN

05 MAR 2021

Sl. NO. 3232 Dt.
NAME Soma Chakraborty
ADDRESS Advocate
Baruipur Civil Court
RS. 10/-

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

Rupesh Rayan Basak



MLTB. 1093



Ganguly Home Search Pvt. Ltd.

Rupesh Rayan Basak

Director



MLTB. 1094

- Biplob Kumar Roy

W



MLTB. 1095

- Manas Kumar Roy

Additional District Sub-Registrar,
Garia South 24 Parganas

APR 2021



MLTB. 1100

Identified by me —

Debabrata Mazumdar.

9/0 - Late Santosh Kumar Mazumdar.

Fartabad Gachpara. P.O. - Garia

Kol-700084

Service

(1) SRI BIPLAB KUMAR ROY (PAN ACUPR6421Q) & **(2) SRI MANAS KUMAR ROY** (PAN ACSPR6005Q) both sons of- Late Sushil Kumar Roy, by faith- Hindu, by occupation- Retired, by nationality- Indian, residing at- Mahamayapur, School Road, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084,**(3) ARPITA ROY** (PAN CFIPR8119E) wife of Late Utpal Kumar Roy, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- Mahamayapur, School Road, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084, **(4) ARINA BISWAS** (PAN AWPB8007H) daughter of- Late Utpal Kumar Roy, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- Mahamayapur, School Road, Kalibari, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084, **(5) SMT. RITA MITTRA**(PAN BQKPM3560L) wife of- Sri Arunadoy Mitra, daughter of Late Sushil Kumar Roy, by faith- Christian, by occupation- Retired, by nationality- Indian, residing at 512/5,Parnashree Pally, P.O.- Parnashree, P.S.- Behala, Kolkata- 700060,and **(6) SMT. URMIMALA MODAK** (PAN BHPPM3162E) wife of- Sri Ajit Kumar Modak, daughter of Late Sushil Kumar Roy, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at P 13/A, Railway Co-operative, Kamdahari Purbapara, P.O.- Garia, P.S.- Regent Park, Kolkata- 700084,hereinafter jointly referred to as the **LANDOWNERS/ PRINCIPAL**(which term or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and/or



N.T.P. 1096

Anpita Roy



N.T.P. 1097

Aruna Biswas



N.T.P. 1098

Rita Mitra



N.T.P. 1099

Urmimala Nodak.

Additional District Sub-Registrar,
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Identified by me
Debojyoti Mezuncher,
S/o - late Santosh Kumar Mezuncher,
Fortabad Sahapara
Garis
Kod - 700084

assigns) of the **ONE PART**

AND

M/S GANGULY HOMESearch PRIVATE LIMITED (PAN AADCG2860J) a Company incorporated under the Companies Act,1956, and having its registered Office at -167, Garia Station Road, P.O.-Garia, P.S.-Sonarpur, Kolkata-700084, represented by its Director **SRI RUPESH RANJAN PRASAD**, (PAN AKLPP5810A) son of- Sri Makeswar Prasad, residing at Garia Station Road, , P.O.-Garia, P.S.- Narendrapur, Kolkata- 700084, herein referred to as the **DEVELOPER** cum **ATTORNEY** (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors-in office, nominee or nominees and/or assigns) of the **OTHER PART**

WHEREAS the **LANDOWNERS** herein are now the lawful owners and seized and possessed of **ALL THAT** land measuring an area of about **17 Decimal** be the same a little more or less at Mouza- Barhans Fartabad Under R.S. Khatian No.348 & 349 R.S. Dag No. 1250 and 1252 Additional Sub-Registry office Garia, Touzi No. 109,Pargana-Medanmalla, J.L. No.-47 under Rajpur Sonarpur Municipality, Ward no 28, P.S.-Sonarpur, District South 24-Parganas and the said land has been more fully and particularly described in the First Schedule hereunder written.



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AND WHEREAS One Brojomohan Chattopadhyay was recorded owner of the some land in Dag Nos above referred along with other lands and after his death his two sons Shyamapada Chattopadhyay and Sarada Prasad Chattopadhyay became owners of those land.

AND WHEREAS the said Shyamapada Chattopadhyay and Sarada Prasad Chattopadhyay jointly sold total 26 Decimal of their inherited land, 18 Decimal in R.S. Dag No. 1252, R.S. Khatian No. 349 out of total 35 Decimal and 8 Decimal in R.S. Dag No. 1250, R.S. Khatian No. 348 out of total 22 Decimal to Sudhir Kumar Roy and Sushil Kumar Roy both sons of Late Basanta Kumar Roy, vide a registered Bengali Bikroy Kobala (Deed of Conveyance) Being No. 751 for the year 1959 registered in the office of the District-Registrar of 24 Parganas.

AND WHEREAS by virtue of the aforesaid Deed of Conveyance Sudhir Kumar Roy and Sushil Kumar Roy became joint owners of the said 26 Decimal Land. Later on they decided to build their 2 separate residential houses on the said land. For the purpose of constructing building they partitioned the said 26 Decimal land on the basis of their respective contribution in consideration paid by them for purchasing the land, vide a registered deed of partition being No. 634 for the year 1966, Book-I, Vol. No.-32, pages 91 to 98, registered in the office of District Registrar of 24 Parganas.

AND WHEREAS by virtue of aforesaid deed of partition said Sushil



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Kumar Roy got 17 decimal land area, 7.5 Decimal in Dag No. 1250 and 9.5 Decimal in Dag No. 1252 and took possession thereof for constructing residential building to live with his family.

AND WHEREAS the said Sushil Kumar Roy while in possession of the said land and building thereon died intestate on 8th July 1995 leaving behind his three sons Biplab Kumar Roy, Manas Kumar Roy and Utpal kumar Roy and two daughters Rita Mitra and Urmimala Modak as his surviving legal heirs.

AND WHEREAS the said Utpal Kumar Roy while in possession of his undivided share in said land and building thereon died intestate on 19.04.2017 leaving behind his wife Arpita Roy and daughter Arina Biswas as his surviving legal heirs.

AND WHEREAS thus the Landowners herein by virtue of Law of Inheritance became the joint owners of **17 decimal** land on dag no. 1250 and 1252, under R.S. Khatian No.- 348 and 349 at Mouza- Barhans Fartabad, J.L. no.- 47, more fully described in the First Schedule below.

AND WHEREAS the Landowners being desirous of construction of new multi-storied building on the said premises have approached the Developer herein and the Developer has agreed to develop the said First Schedule premises on the following terms and conditions as stated hereinafter.



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NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

ARTICLE – I – DEFINITION

In this Development Agreement unless it is contrary or repugnant to the context the following words shall have the following meaning:-

1.1 **LANDOWNERS** : shall mean **(1) SRI BIPLAB KUMAR ROY** (PAN ACUPR6421Q) & **(2) SRI MANAS KUMAR ROY** (PAN ACSPPR6005Q) both sons of- Late Sushil Kumar Roy, by faith- Hindu, by occupation- Retired, by nationality- Indian, residing at- Mahamayapur, School Road, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084,**(3) ARPITA ROY** (PAN CFIPR8119E) wife of Late Utpal Kumar Roy, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- Mahamayapur, School Road, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084, **(4) ARINA BISWAS** (PAN AWPB8007H) daughter of- Late Utpal Kumar Roy, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- Mahamayapur, School Road, Kalibari, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084, **(5) SMT. RITA MITTRA**(PAN BQKPM3560L)wife of- Sri Arunadoy Mitra, daughter of Late Sushil Kumar Roy, by faith- Christian, by occupation- Retired, by nationality- Indian, residing at 512/5,Parnashree Pally, P.O.- Parnashree, P.S.- Behala, Kolkata- 700060,and **(6) SMT. URMIMALA MODAK** (PAN BHPPM3162E) wife of- Sri Ajit Kumar Modak, daughter of Late Sushil Kumar Roy, by faith- Hindu, by occupation- Housewife, by nationality-



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Indian, residing at P 13/A, Railway Co-operative, Kamdahari Purbapara, P.O.- Garia, P.S.- Regent Park, Kolkata- 700084;

1.2 **DEVELOPER:** shall mean **M/S GANGULY HOME SEARCH PRIVATE LIMITED** a Company incorporated under the Companies Act,1956, and having its registered Office at -167, Garia Station Road, P.O.-Garia, P.S.-Sonarpur, Kolkata-700084, represented by its Director **SRI RUPESH RANJAN PRASAD**, (PAN AKLPP5810A) son of- Sri Makeswar Prasad, residing at- Garia Station Road, , P.O.-Garia, P.S.-Narendrapur, Kolkata- 700084,

1.3 **SAID LAND:** shall mean **ALL THAT** land measuring an area of about **17 Decimal** be the same a little more or less at Mouza- BarhansFartabad Under R.S. Khatian No.348 & 349 R.S. Dag No. 1250 and 1252 Additional Sub-Registry office Garia, Touzi No. 109,Pargana- Medanmalla, J.L. No.-47 under Rajpur Sonarpur Municipality, Ward no 28, P.S.-Sonarpur, District South 24-Parganasmore particularly described in the **FIRST SCHEDULE** hereunder written.

1.4 **NEW BUILDING** shall mean the new building or buildings to be constructed on the said Land with the maximum floor area Ratio (FAR) available or permissible under the Rajpur Sonarpur Municipality New Building Rules and Regulations and for the time being prevailing as per the plan to be sanctioned by the Rajpur Sonarpur Municipality Building Department.



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1.5 **UNIT/FLATS** shall mean the constructed area and/or spaces in the building or buildings intended to be built and/or constructed area capable of being occupied and enjoyed independently at the building or buildings to be constructed at the said plot of Land.

1.6 **BUILT-UP AREA** shall mean the total covered area of Flat including proportionate share of corridors, staircases lobby, lift lobby, caretaker room of the New Building or Buildings to be constructed at the said premises.

1.7 **SUPER BUILT-UP AREA** shall mean the total constructed area which will include corridors, staircases, passage gateway, walls, water tanks, lobby reservoirs, pump room, meter room, caretaker room together with the walls and such other areas used for accommodating common services to the New Building or buildings to be constructed at the said plot of Land.

1.8 **THE PLAN:** shall mean and include the plan or plans, revised plans, elevations, designs, drawings and specifications of the New Building or buildings as shall be sanctioned by the Rajpur Sonarpur Municipality, Building Department in accordance with law.

1.9 **LANDOWNERS' ALLOCATION** shall mean 45% of total built up spaces inclusive of the self sufficient flats/residential units (out of



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which 5 flats will be allotted as per choice of Landowners and the remaining flats/units as per choice of the Developer) and 45% of car parking spaces in the new building as per the building plan or plans to be sanctioned by the Rajpur-Sonarpur Municipality, Building Department for the proposed construction at the said First Schedule Plot of Land together with the undivided proportionate share of land and roof and the common facilities to be allocated to the Landowners which shall absolutely belong to the Developer and the Landowners jointly in proportion to their allocations. The afore-stated Landowners' allocations have been morefully and particularly described in the **SECOND SCHEDULE** hereunder written.

1.10 **DEVELOPER'S ALLOCATION:** shall mean and include the **remaining 55%** of built up area inclusive of flats and car parking spaces as per the Building sanctioned Plan for the new building or buildings together with the undivided proportionate share of land and roof and the common facilities which shall absolutely belong to the Developer after providing for the Landowner Allocation to the Landowner a aforesaid under this Development Agreement which is morefully and particularly described in the **THIRD SCHEDULE** hereunder written.

1.11 **COMMON EASEMENT** shall mean the easements and quasi easements rights privileges space for the reasonable enjoyment and occupation of such units and shall also include the reciprocal easement quasi easements, obligations and duties of like nature of



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the other units in the said building in or upon such unit or on part thereof, morefully and particularly described in the **FIFTH SCHEDULE** hereunder written. Common areas and facilities to be provided at the said premises shall be used and enjoyed by the Landowners and Developer jointly.

1.12 **COMMON EXPENSES** shall mean the proportionate share of the costs, charges and expenses for working maintenances, upkeepment, repairs and replacement of the common amenities, common easement common conveniences including the proportionate share of the Rajpur-Sonarapur Municipality Tax, property tax and other statutory taxes and impositions levied in relation to or connected with the said building, after delivering possession of owners' allocation to the owners and the said premises and land so long separate apportionment is not made in respect of the respective buyer, and/or occupier morefully and particularly described in the **SIXTH SCHEDULE** hereunder written.

1.13 **TAX LIABILITIES**: The Landowners shall be liable to pay the tax to Rajpur Sonarapur Municipality & other statutory tax liability in respect of the flats and car parking spaces under Landowner Allocation from the date of receiving possession of Landowners' allocation as per terms of this deed. The Landowners shall also be liable to pay the GST or any other applicable taxes in respect of their allocation under this agreement.



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1.14 **TRANSFEEE** – shall mean a person, persons firm limited company, Association of persons to whom any space and/or unit in the building to be constructed at the said plot of Land has been transferred.

1.15 Words importing masculine gender shall include feminine and neuter gender and vice versa.

ARTICLE - II - COMMENCEMENT

THIS AGREEMENT shall be deemed to have been commenced on and with effect from the date of its execution.

ARTICLE - III

LANDOWNER'S REPRESENTATIONS AND OBLIGATIONS

3.1 The Landowners are lawful owners and are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the entirety of the said plot of Land morefully particularly described in the **FIRST SCHEDULE** hereunder written.

3.2 Except the Landowners and their respective legal heirs and successors, no other person or persons have any claim or interest and/or demand over and in respect of the said plot of Land and/or any portion thereof.

3.3 The Landowners are fully competent to enter into this Development Agreement.



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3.4 The said plot of Land is free from all encumbrances, charges liens, lispendences, attachment, trusts, acquisition, requisitions whatsoever or howsoever.

3.5 There is no Mosque, debottor or burial ground on the said plot of Land, **only have a small temple of Maa Kali which is maintained by the Owners herein personally.**

3.6 The Landowners will execute a registered General Power of Attorney in favour of the Developer for the purpose of obtaining necessary permission and/sanction from different authorities in connection with the development of the said First Schedule Land, and also for pursuing up the matter with the Rajpur Sonarpur Municipality and other statutory authorities.

3.7 The Landowners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the new building or buildings at the said First Schedule premises by the Developer, but the Landowners shall have the right to supervise the construction of the new building or buildings at the said plot of Land personally.

3.8 The Landowners hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the Developer's Allocation in the new building or buildings at the said



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plot of Land subject to the delivery of the undisputed possession of the Landowner's allocation to the Landowner by the Developer's within specified period.

3.9 The Landowners hereby agree and covenant with the Developer to pay proportionate municipal rates, taxes, on and from the date of delivery of the possession of the Landowners' allocation to the Landowners by the Developer.

3.10 The Landowners shall cause to be joined such as Vendor as may be required by the Developer in the Agreements and/or Sale Deeds that may be executed for sale and transfer of the Developer's Allocation in favour of the intending purchasers, for the transfer of undivided proportionate share in the land only.

3.11 The Landowners shall actively render at all times all co-operation and assistance to the Developer in construction and completion of the proposed building and for effectuating the sale and/or transfer envisaged hereunder.

3.12 Upon the Developer's constructing and delivering possession to the Landowner of the Landowner's allocation, the Landowner shall hold the same on the terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flats purchasers of the buildings.

3.13 The Landowners will pay at the time of delivery of possession a



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one-time charge of Rs. 1,25,000/- (Rs. One Lac Twenty Five thousand) only per flat in respect of their allocated total Flats to the Developer towards reimbursement of cost for installations of generators, common electric meter, transformer, individual electric meter etc. Such payment will be exempted for 5 flats allotted to landowners as per their choice, where they would reside. However, if the landowners wish to sell any flat from their allocation through the Developer, in that case the Developer will take the aforesaid one-time charge from the Purchaser of that flat and not from the Landowners.

ARTICLE- IV

DEVELOPER'S REPRESENTATIONS AND OBLIGATIONS

4.1 The Landowners had furnished photocopies of Title Documents with regard to the possession & title of their land under this agreement to the Developer. Based on the search of these documents and prima-facie satisfied with the Title, developer has decided to participate in the development of the land. In case any defect in the title/ownership is found at any stage during currency of this agreement impugning the development of the project, the land owners shall rectify and remove such defect at their own cost.

4.2 That subject to supply of all original deed/documents of title of the concern land by the land owner upon 24 hours' notice, the Developer shall submit the plan for sanction before the office of Rajpur Sonarpur Municipality within 12 months from this day,



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failing which Developer shall be liable to pay Rs. 50000/- per month to the owners (Landowner No. 1,2,5 & 6 will individually get Rs. 10,000/- per month and Landowners no. 3& 4 will jointly get Rs. 10,000/- per month) towards damages until submission of the building plan for sanction before Rajpur Sonarpur Municipality.

4.3 After obtaining sanction the Developer and the Landowners shall demarcate their respective portion on the photocopy of the said approved plan to be signed by both the parties which will be treated as part of this agreement.

4.4 Upon receipt of the possession as stated above the Developer shall commence constructions of the said building as per said sanctioned plan at its cost.

4.5 The Developer shall complete the construction of the said building/s and deliver the owners' allocation as mentioned in the second schedule herein, as per specification and in good and habitable condition, to the owners towards the consideration for development of proportionate share of their land, positively within 42 months (36 months completion period with 6 months grace period) from the date of sanction of the building plan, along with possession letter, copies of sanctioned building plan, drainage and sewerage connection, permanent water connection with adequate ferrule and main electric supply line, upto date paid up tax bill;



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failing which the Developer shall be liable to pay Rs. 50,000/- per month to the owners(Landowner No. 1,2,5 & 6 will individually get Rs. 10,000/- per month and Landowners no. 3& 4 will jointly get Rs. 10,000/- per month) as delay compensation for the delayed period of handover of actual possession beyond 42 months.

4.6 The Developer shall prepare plan of the Multi-storied building and get it sanctioned and shall construct, erect and complete the Landowners' allocation in the building at first, with all common facilities, amenities on the project in accordance with the sanctioned plan with good and standard materials as specified in Fourth Schedule, at its own cost within 42(36 months completion period with 6 months grace period) months from the date of sanction of building plan. Unless prevented by force majeure as defined in Article XIII. However the period of construction may be extended by mutual consent of the parties.

4.7 The Developer shall get the remaining portion of the built-up area of the proposed building constructed in accordance with Sanctioned Plan.

4.8 Subject as aforesaid, the common portion of the said New Building or buildings and including the roof as described in Seventh Schedule shall jointly belong to the Developer and the Landowners in proportion to their sharing ratios.



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4.9 Upon finalisation of the Building Plan for construction of the New building or buildings at the said plot of Land, the Landowners and Developer will choose flats, to comprise in the Landowner's allocation as stated hereinabove which shall be as per the **SECOND SCHEDULE** hereunder written and the balance of the constructed area shall belong to the share of the Developer in consideration of its having constructed the said new Building at the said plot of Land at his own costs and expenses in respect of the First Schedule premises.

4.10 The Developer shall on completion of the New Building or buildings put the Landowner in undisputed possession of the Land Owner's allocation together with all rights in common in the portions and common amenities and facilities along with all easement and quasi easements rights within 42 months from the sanction of the building plan and starting of construction work on the First Schedule plot of Land.

4.11 The Developer hereby agrees and covenants with the Landowner to complete the construction delivery of the possession of the Landowners allocation to the Landowner of the new building at the said First Schedule plot of Land in terms of the sanction plan within a period of 42 months (36 months completion period with 6 months grace period) from the date of sanction of the building plan positively. Time is the essence of this contract.



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4.12 The Developer hereby agrees and covenants with the Landowner not to violate or contravene any of the provisions of Rules applicable for construction of the new building or buildings at the said plot of Land.

4.13 The Developer hereby agrees and covenants with the Landowner that Developer shall bear and pay all municipal and statutory rates, taxes and other dues and outgoing in respect of the said plot of Land without any objection from the date of handover of possession of project land till completion of construction.

4.14 The Developer hereby agrees and covenants with the Landowners not to transfer and/or assign the benefits of this agreement or any portion thereof to any outsider.

4.15 In case the Developer's project is neglected, delayed or otherwise fails due to breach of contract and default within the time limit herein the Developer shall be liable to compensate the Landowner.

4.16 The Developer will take the proceeds of scraps on demolition of the existing structure on the First Schedule plot of Land and the Developer will not be entitled to the same.

4.17 The Developer shall provide the Landowners No1,2 and 3 alternative accommodation in the same locality and with more or less same type of conveniences they are enjoying now, where they



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are residing presently from the date of taking vacant possession of the said land and structure thereon to the date of handing over possession of their allocations in the new building. A store room will be provided by the Developer for storing goods of Kali Mandir Store. Cost of shifting of Landowners to alternative accommodation will be borne by the Developer. The developer shall pay the said alternative accommodation for the delayed period also (if any).

4.18 The Developer shall start the proceeding of sanction after taking the possession of the plot of land from the Landowners and the Developer shall deliver the possession of the Landowner's allocation within 42 months from the date of the getting sanctioned plan.

ARTICLE -V

(PROJECT AND PROJECT DEVELOPMENT)

5.1 The Landowners hereby grant subject to what have herein been provided, an exclusive right to the Developer to build upon and to commercially exploit the said plot of Land and construct the New Building or buildings on the said plot of Land in accordance with the Building plan or plans to be sanctioned by the Rajpur Sonarpur Municipality, Building Department.

5.2 The Developer shall at its own costs, construct, erect and complete the entire building or buildings in all respect at the said



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plot of Land in accordance with the Building Plan with good and standard quality materials as may be specified by the Architects from time to time.

5.3 All application, Building plans and others papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Landowner and submitted by the Developer on behalf of the Landowner at Developer's own costs and expenses for sanction of the Building plan. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to the Rajpur Sonarpur Municipality and other authorities shall be borne and met by the Developer **PROVIDED HOWEVER** that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer in connection therewith.

5.4 The Developer shall have right to enter into an agreement with any third party for construction of the new building if he desired for that and in that case the Landlord shall not put any objection in future. However the Developer shall not have any right to assign the project under this present agreement to any third party.

5.5 The Developer shall have the right to display Signboard on



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the land inviting the intending or prospective buyers of flats.

5.6 The Developer shall have right to purchase or enter into development agreement with the owners of another plot of Lands which is adjacent with this plot of Land mentioned in the first schedule herein under and the Developer shall have right to amalgamate this plot of Land with the other plots of Land which the Developer would purchase in future.

5.7 The Landowner shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said new building or buildings at the said plot of Land and for this purpose the Landowner keeps the Developer saved, harmless and indemnified so long the interest of the landowners are protected.

5.8 The Developer shall construct the said Multi storied building in accordance with Sanctioned plan and terms of the agreement. The Landowners if desire in respect of their flats any change, addition, alteration and renovation may get it done on payment of cost for this purpose, provided such change is not legally barred by the competent authority, which may demanded by the Developer. The cost incurred or to be incurred in such change shall be given in cash/ by Cheque with applicable GST to the Developer by the Landowners either in advance or after completion of such work as



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settled by the parties.

5.9 The roof of the constructed multi storied building shall remain for common use of the Landowners and Developer.

5.10 The Landowners and the Developer shall have proportionate right, title and interest in the land, constructions and amenities proportionate to their respective allocation in the premises whereon the said Multi-storied building stands.

5.11 All owners of the building shall enjoy common area, services and amenities. They shall form Owners' association for maintenance and cost of maintenance will be borne by the flat owners proportionately. This provision shall be included in the Deed of Sale of the Purchasers of the flat.

5.12 That the common rights and facilities available in the project are enjoyable by the Landowners, Developer and Purchasers of the flats. None will be entitled to sell common rights and facilities.

5.13 The Developer shall build a new building or buildings together with all rights in common in the common portions and common amenities and facilities which are more fully described in the **SEVENTH SCHEDULE** hereunder written. The Developer shall upon completion of the new building or buildings put the Landowner in undisputed possession of the Landowner's useable



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Allocation together with all rights in common facilities as stated herein, positively within the time specified above. Time is the essence of contract.

ARTICLE -VI-TITLE DEEDS

6.1 Simultaneously with the delivery of possession of the said plot of Land to the Developer, the Landowner shall also deliver to the Developer all the original documents of title in their possession relating to the said plot of Land which the Developer shall be entitled to keep until all acts, deeds and things hereunder are done by the Developer and the Developer shall produce the original copies of the same before the appropriate authority as and when required by the Developer and/or its nominee or nominees being the owners of the Land forming part of the Developers Allocation and also for sanctioning plan from the Rajpur Sonarpur Municipality and for smooth running of the construction work of the proposed building. The Developer also give proper acknowledgement of documents on non-judicial stamp paper and duly signed by the authorised person of the Developer.

6.2 The Developer shall be entitled to mortgage the project land and execute necessary documents in this regard on behalf of the landowners in favour of any bank/financial institute/NBFC to secure the project finance to be obtained by the developer for development of this project land only. However, the repayment of



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any such loan shall be the sole responsibility of the developer and the landowners shall not be liable for such repayment of loan by the developer in any manner whatsoever.

ARTICLE -VII-CONSIDERATION

7.1 In consideration of the Landowner allowing the Developer to commercially exploit the said premises at its cost the Developer shall allocate the Landowners their allocation as stated earlier in this agreement.

ARTICLE -VIII COMMON FACILITIES

8.1 The Developer shall pay and bear all the dues of municipal taxes, water taxes in respect of the said plot of Land from the date of execution of the Development Agreement till the date of the delivery of possession of the Landowners' Allocation as stated herein in the new building and thereafter the Developer and/or its nominee or transferees shall bear such taxes, fees etc. in respect of the Developer's Allocation only.

8.2 As soon as the new building is completed the Developer shall give notice to the Landowners requiring the Landowners to take possession of their Allocations in the building and then after 15 (fifteen) days from the date of service of such a notice and at all times thereafter, the Landowner shall be exclusively responsible for payment of all municipal and other taxes from the date of delivery of



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possession of the said Landowner's allocation, payable in respect of the said Landowner's allocation by the Landowner.

8.3 As and from the date of service of notice of possession of the Landowner's allocation in the New building, the Landowner shall also be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate service charges in respect of the new building @ Rs. 2,50/- per sq.ft. in respect of the Landowner's allocation, the said charges to include, water, fire and scavenging charges and taxes, light, sanitation, lift maintenance, operation, renovation, replacement, repair and renewal charges and management of the common facilities and of all common wiring, pipes, electrical and mechanical equipment, switch gear, transformer, generators, pumps, motors and other electrical and mechanical installations, appliances and equipment, stairways, corridors, halls, passage ways, gardens, pathways and other common facilities whatsoever as may be mutually agreed upon from time to time morefully particularly described in **SIXTH SCHEDULE** hereunder written. Provided all the facilities and amenities be available from the date of handing over possession of owners' allocation to them.

ARTICLE IX - COMMON RESTRICTIONS

9.1 The Landowner's Allocation in the new building or buildings at the said plot of Land shall be subject to the same restriction on



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transfer and use as are applicable to the Developer's Allocation in the new building intended for the common benefits of all occupiers of the new building or buildings.

9.2 The Landowner shall not use or permit to use the Landowner's allocation/Developer's Allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building or buildings.

9.3 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent and/or permission from appropriate authorities.

9.4 The parties shall abide by all laws, Bye-laws, Rules and Regulations of the Government, Local Bodies statutory authorities 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.

9.5 The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new building in good working condition and repair



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and in particular so as not to cause any damage to the new building or any other space or accommodation therein and shall keep other occupiers of the building indemnified from or against the consequences of any breach.

9.6 The parties hereto shall not do or cause or permit to be done any act or thing which may render void and violable any condition in insurance of the new building or any part thereof and shall keep the Developer and other occupiers of the said building or buildings harmless and indemnified from and against the consequences of any breach.

9.7 No goods or other items/materials shall be kept by the Landowner or by the Developer for display or otherwise in the corridors or other places of the common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building and in case any such hindrance is caused the Developer or the Executor, as the case may be shall be entitled to remove the same at the risk and cost of the other.

9.8 Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the new building or buildings or in the compounds corridors or any other portion or portions of the new building or



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buildings.

9.9 The Landowner shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times, to enter into and upon the Landowner's allocation and every part thereof for the purpose of maintenance or repairing any part of the new building and/or for the purpose of repairing maintaining re-building cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and for any similar purposes. Subject to 24 hours prior notice in writing to that effect.

ARTICLE X- LAND OWNER'S INDEMNITY

10.1 The Landowners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance provided the Developer performs and fulfils all the terms and conditions herein contained and/or its part to be observed and performed.

10.2 The Landowner hereby undertakes to keep the Developer indemnified against all third party claims and action against the said plots of project Land.

ARTICLE XI-DEVELOPERS INDEMNITY

11.1 The Developer hereby undertakes to keep the Landowners



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indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relating to or arising out of the construction of the said building at the said plot of land.

11.2 The Developer hereby undertakes to keep the Landowners indemnified against all actions suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said plot of Land and/or in the matter of construction of the said building at the said plot of Land and/or for any defect thereon and/or for dealing with the Developer's allocation as well as the owners share.

ARTICLE XII-MISCELLANEOUS

12.1 It is understood that from time to time to facilitate the construction of the new building at the said plot of Land by the Developer various deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowner and various applications and other documents may be required to be signed or made by the Landowner relating to which specific provisions may not have been mentioned herein, and the Landowner hereby undertakes to cooperate with the Developer and to do all such acts, deeds, matters and things as may be reasonably required to be done in the matter and the Landowner shall execute and sign all such additional



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applications and other documents as the case may be provided that all such acts deeds matters and things do not in any way infringe on the right of the owners and/or go against the spirit of this Agreement.

12.2 The Developer shall frame scheme for the management and administration of the said building at the said plot of Land and/or common parts thereof. The Land owners hereby agree to abide by all the Rules and Regulations of such Management/Association/Holding organization and hereby give their consent to abide by the same.

12.3 As and from the date of completion of the new building, the Developer and/or its transferees and the Landowners and/or their transferees shall each be liable to pay and bear proportionate charges on account of Building Tax, GST and other taxes payable in respect of their allocation (if applicable).

12.4 The entire roof/terrace of the building shall belong to the Landowner and the Developer in their area sharing proportions and if by virtue of any change the Rajpur Sonarpur Municipality allows any further construction to be made on the said terrace, such construction shall be made by the Developer at its own costs and expenses and the Landowner will be entitled to 45% of the said constructed area as owners' allocation.



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12.5 That the new building to be constructed on the said plot of Land shall be known by a name to be fixed by the Developer after consult with Landowners.

ARTICLE XIII- FORCE MAJURE

13.1 The clauses herein shall not be treated as default and the Developer's obligations and covenants will be suitably extended under the Force-Majeure clause. "Force-Majure" shall include natural calamities, Act of God, flood, Tidal waves, earthquake, riot, war, storm, tempest, fire, civil-commotion, air-raid, strikes, notice or prohibitory order from Municipal Corporation or any other statutory body or any Court, Receiver, Government Regulations, new and/or changes in any Municipal or other rules, laws or policies effecting or likely to affect the project or any part or portion thereof, any claim or disputes or doubts relating to or concerning the owner right, title, interest of the said First Schedule land including the statutory department such as BLLRO, ULC, Municipality etc. shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Parties herein.

ARTICLE XIV- JURISDICTION

14.1 The High Court at Calcutta and Courts sub-ordinate thereto shall exclusively have jurisdiction to entertain try and determine all actions, suits, and proceedings arising out of these presents between the parties hereto.



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FIRST SCHEDULE

(Description of Land)

ALL THAT bastu land measuring an area more or less measuring **17** **Decimal** be the same a little more or less lying and situated at Mouza-Barhas Fartabad Under **R.S. Khatian No. 348 and 349, R.S. Dag No. 1250 and 1252**, Additional Sub-Registry office Garia, Touzi No. 109, under Rajpur Sonarpur Municipality, Ward no 28, P.S.- Sonarpur, District South 24-Parganas, together with all easement right to electric, tap, water, gas and telephone etc. and appurtenance thereto, together with all sorts of easement rights thereto and the entire land is butted and bounded as follows :-

ON THE NORTH : By 23 feet wide Road; (*Mahamaya pur School Road*)

ON THE SOUTH : By land of Upendra Ghoshal and others;

ON THE EAST : By R.S. Dag No. 1250 (p) & 1252(p)

ON THE WEST : By 6 feet wide passage;

THE SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNERS' ALLOCATION)

ALL THAT 45% of total built up spaces inclusive of the self sufficient flats/residential units (out of which 5 flats will be allotted as per choice of Landowners and the remaining flats/units as per choice of the Developer) and 45% of car parking spaces in the new building as per the building plan or plans to be sanctioned by the Rajpur Sonarpur Municipality, Building Department for the proposed

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construction at the said First Schedule Plot of Land together with the undivided proportionate share of land and roof and the common facilities to be allocated to the Landowners which shall absolutely belong to the Developer and the Landowners jointly in proportion to their allocations.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

ALL THAT shall mean and include the **remaining** ^{55% of} built up area inclusive of flats and car parking spaces as per the Building sanctioned Plan for the new building or buildings together with the undivided proportionate share of land and roof and the common facilities which shall absolutely belong to the Developer after providing for the Landowner Allocation to the Landowner as aforesaid under this Development Agreement.

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THE FOURTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATIONS OF CONSTRUCTION)

1. Foundation & Structures

a. RCC framed structure on concrete piles all the materials are to be best of quality and the steel should be from the Company of ISI brand.

2. Walls-

a. Plaster of Paris in the interiors of the walls and ceilings.

b. Attractive external finish with best quality cement paint like Weather Coat with silicon.



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3. **Doors-** Main door should be of wooden/steel.

a. Aluminum sliding windows with large glass panes (French window if required).

b. Door frames of Sal wood.

c. Solid core commercial hot pressed phenol bonded Flush doors with accessories from reputed Co. with ISI mark. The locks of all doors will be of reputed Co. of ISI mark.

4. **Flooring:-**

Flooring - Vitrified tiles or marble of reputed co. drawing dining tiles size should be 2' x 2' sqre. or slab.

5. **Kitchen-** Floor should be non-slippery impressed tiles.

a. Coloured designed ceramic tiles up to height of 30 inch.

b. Kitchen working table counter top with granite to be used.

c. Provision for exhaust fan.

6. **Bathrooms:-**

a. Coloured/designed ceramic tiles up to height of upper level of window (minimum 7")

b. Concealed plumbing system using standard make pipes and fittings of ISI mark.

c. White sanitary ware of ISI Mark with C.P. fittings, Bathroom sanitary ware from global reputed Co. and use taps and shower fitting should from reputed global brand.

d. Provision for exhaust fan.

7. **Lift-** Lift for all co-owner and should be of global reputed



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Company.

8. Electrical:-

- a. PVC conduit pipes with copper wiring
- b. 15 & 5 Amp. Points one each in living room, bedrooms, bathrooms and kitchen, T.V. connection should be in all bed room and dining rooms.
- c. M.C.B. & E.L.C.B. make of reputed Co. to be installed in all Flats, floors of Blocks.

9. **Intercom facilities** to be installed and to be interconnected to all the flats and security office.

10. **CCTV Surveillance** security system to be installed inside all lobbies and all floors of the Building and the vacant area of the project.

- a. Electrical Calling Bell point at entrance of residential flats.
- b. Concealed Telephone point in living room & all the Bedrooms.
- c. T. V. point in living room & all the Bed rooms.
- d. Common lighting, street lighting to be of electrical.

11. Special Features

- a. Common Staff toilet in ground floor.
- b. Deep tube-well and overhead tank will be provided.
- c. Roof treatment for water proofing on the Roof and heat reflecting tiles to be fitted.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(COMMON EASEMENT)

1. The clear un-interrupted right of access in common with the



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Landowner and/or other occupiers of the said building at all times and for all purpose connected with the use and enjoyment of the staircases, generator, electrical installations, landings, lobbies, common toilets, main gate of the buildings and premises roof, terrace, the passage leading to the building and staircase save and except the car parking spaces in the passage.

2. The right way in the common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said flat/unit over and along with the drive way and pathway comprised in the said building.

3. The right of protection of the said flat/unit by or from all parts of the building so far they now protect the same.

4. The right to passage in common as aforesaid electricity and soil from and to the said flat/unit throughout pipes, drains wires and conduits or beings in under throughout pipes, drains, wires and conduits or being in under through or over the said building and premises so far purpose of rebuilding repainting or cleaning any parts of the said flat/unit in so far as such repairing or cleaning as aforesaid cannot be reasonably carried out without such entry.

THE SIXTH SCHEDULE ABOVE REFERRED TO

(COMMON EXPENSES)

1. The expenses for maintenance, operating white washing



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painting, repairing, changing or replacing or shifting, redecorating and cleaning, lighting of all common bath rooms, the outer walls of the buildings parking space, boundary walls staircase, roof foundation wall, main gate landings deep tubewell, water and sanitary pipes, gas pipes etc. and all other spaces and installations for common use.

2. Cost of periodically inspecting servicing maintaining and ensuring if any stand by electrical and mechanical equipments and other plants and machinery in the building.

**THE SEVENTH SCHEDULE ABOVE REFERRED TO
(COMMON AREAS AND AMENITIES, FACILITIES)**

1. Land on which the building is located and all easements rights, and appurtenances belonging to the said land and the building.
2. Staircase on all the floors.
3. Staircase Landings and lift landings on all floors.
4. Lift well
5. Lift plant installation
6. Lift room.
7. Common passage and lobby on the ground floor excepting



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for parking space area if any.

8. Water pump water tank water pipes and other common plumbing installations.
9. Electrical substation, electrical, wiring, meter room, generator room and fittings.
10. Water and sewage evacuation pipes from the Units to drains and sewers common to the building(s)
11. Drainage, sewers and pipes from the building to the Rajpur-Sonarpur Municipality drainage.
12. Pump room.
13. Boundary walls and main gates.
14. Ventilation duct.
15. Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to user and occupancy of the unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

AND WHEREAS, in order to develop the said landed property mentioned in the First Schedule herein before in terms of this instant Agreement the **WE, the LANDOWNERS/FIRST PART** herein as PRINCIPAL do also



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hereby appoint the **DEVELOPER/SECOND PART** herein as our lawful constituted Attorney or agent and execute this Power of Attorney in favour of the **DEVELOPER/SECOND PART** above mentioned to do and execute the following acts on our behalf:

1. To hold and defend possession of the said premises and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the said premises every part thereof.

2. To demand, recover and receive consideration premium and/or rents, mesne profits license fees, damages, electricity charges, service Municipal Taxes and Rates and all other sums or moneys receivable in respect of the said premises or any part thereof any share or shares therein from the occupants/licensees/purchasers of the said premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover any sum of money in arrears in respect of the said premises from all or any one of more of the occupants/licensees purchasers of the said premises or any portion or portions thereof and to raise bills and grant, valid, receipt and discharges therefore without making us liable which shall fully exonerate the persons paying such money.

3. To pay all rents and taxes, charges expenses and other out



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goings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any building thereon against loss or damages by fire and/or other risks as be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.

4. To sign and give any notice to any occupier of the said premises or trespassers or any portion thereof to quit or to repair or to abate any nuisance or to make remedy and breach of covenant and/or for any other purpose whatsoever.

5. To enter upon the said premises and every part thereof as be desired to view the state or repairs thereof and to require any occupier/licensees/purchaser as a result of such view to remedy any want of repairable any nuisance.

6. To enforce any covenant in any Agreement, Sale Deed(except Landowner's allocation), Declaration and/or License or Tenancy Agreement or any other document relating to the said premises or any part thereof and if any right to re-enter arises in any manner under each covenants or under Notice to quit them to exercise such rights, amongst others.

7. To warn off and prohibit and if necessary proceed against in due form of law against all trespasses on the said premises or any part thereof for taking possession and to take appropriate steps



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whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers.

8. To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or reconstruction of and/or additions and/or alteration to any new or existing Building or Buildings or Structures on the said premises or any portion or portions thereof.

9. To make sign and verify all applications or objections to appropriate authorities for all and any License permission or consent etc. required by law in connection with management of the property or properties mentioned in Schedule below.

10. To effect mutation or separation of holding in the Revenue in Settlement Offices or Competent Authorities and sign all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in our names and on our behalf.

11. To appear for and represent before the Board of Revenue, Collector any District Sub-Divisional Officer, any Magistrate Judge, Munsiff, BLRRO Office, any Magistrate, Judge, Munsiff, Settlement Offices, Kolkata Municipal Corporation, Improvement Trust, C.M.D.A. Fire Brigade, Commissions of any Division on all matter and things relating to estate or its affairs.



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12. To appear before and execute all formalities to submit plan, before the Rajpur Sonarpur Municipality.

13. To pay fees, obtain sanction for principal plan and/or allocation and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Rajpur-Sonarpur Municipality be expedient for sanctioning and/or modification and/or alterations of plans and also to submit and take delivery of title deeds concerning the said premises documents as be required by the necessary authorities.

14. To build upon and exploit commercially the said premises by making construction of building or buildings, thereon and for that to arrange by us take down demolish structure of whatsoever nature existing thereon or as may be constructed in future.

15. To appoint any Contractor/Sub-Contractor for construction work or building thereon and to cancel the same and engage new contractor to be done by his own discretion as if our do the same personally.

16. To apply for and obtain such certificate, permissions and clearance including certificate and/or permissions from Govt. of West Bengal Housing Department under the Income Tax Act or other law relating to Revenue and/or Land and/or Building both Urban



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and Rural as may be required for execution and/or Registration of any Sale Deed (except Landowner's allocation), lease deed, mortgage deed or other documents of transfer in compliance with the terms of the Development Agreement coupled hereinbefore concerning the said premises and also to appear before and sign and submit all papers and submit all papers and documents and make representations to the necessary authorities for getting such certificate and/or permissions.

17. To negotiate on terms for and to agree and to sell the said space/spaces with flats and/or proportionate land to be lying or situate with common space and car parking space/spaces /share etc. in the premises to any Purchaser or Purchasers either for space, proportionate share of land and/or space with super structures and/or flat or flats at such price which the said Attorney in his absolute discretion think proper.

18. To collect the maintenance charges, service charges or whatsoever charges from the intending Purchaser or Purchasers as he thinks fit.

19. To agree upon and to enter into any Agreement or Agreements with any party, Firm or Company for sale or sales of space or spaces with super structures or flats proportionate share of land and/or cancel and repudiate the same with the intending



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Purchaser or Purchasers in compliance with the terms of the Development Agreement coupled herewith.

20. To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or progressive advances and also the balance of the purchase money and to give good valid receipts for the same which will protect the interest of purchaser or purchasers.

21. Upon such receipt as aforesaid and as our act and deed to sign and to execute and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flat/flats and/or space with super structures and/or flat/flats/space proposed to be constructed and maintenance and easement rights of the common areas of the proposed selling of space/flat/ proportionate share of land in favour of the Purchaser or Purchasers or their nominee or nominees our said Attorney also join as vendor in the Conveyance or Conveyances of the proposed sale if the said Attorneys receive and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser or Purchasers be treated as receipt and respectively from the Intending Purchaser or Purchasers as mentioned in Indenture made between the parties.

22. To sign and execute all other deeds, instruments and



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assurance which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land flat/flats, flat/space together with the easement right of the common passage as ourselves to personally present.

23. To prepare sign, execute, submit, enter into modify cancel, alter, draw approve present of Developer's allocation for registration and admit registration of all papers, documents, deeds, contractors, agreement, tenancy Agreement, Surrender Deed, Cancellation Deed, Nomination Deed, Rectification Deed, Declaration, Affidavit applications consent and other documents as may in any way be required to be so done for or in connection with all or any of the powers herein contained including sale, assignment, tenancies and/or leave and license, permissions of the said premises and every or any part thereof and the termination of all contracts rights of occupancy user and/or enjoyment by any person or persons whatsoever and also in connection with observing fulfilling and performing all the terms, conditions and covenants on our part to be observed fulfilled and performed under the terms of Development Agreement coupled herewith.

24. To commence, prosecute enforce, defend answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said



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Premises in which we are now or may hereafter be interested or connected and also if though fit, give evidence and compromise refer to Arbitration abandon, submit to judgement or before non-suited in any such action or proceedings as aforesaid before any Court Civil or Criminal or Revenue including the Rent Controller, District Court and Small Causes Court.

25. To appear and represent before any court including Hon'ble High Court and also Tribunals for and on our behalf and to appoint and engage Advocate for instituting or defending any suit or proceedings in court of Law and to sign all complaints, applications, petitions, written statements, etc., and to affirm any affidavit on our behalf and in doing it, may appoint Lawyer and to pay fees and charges and sign the Vakalatnama on our behalf for the purpose of the same in respect of the said property described in the Schedule hereunder.

26. To receive any payment and/or deposit all monies including the Court Fee, Stamp Duty, Rectification Fees, receive refunds and in receive and grant, valid, receipts and discharge in respect thereof.

27. For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Architects Mukhters and/or debt collecting or other agents.



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28. To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the said Premises or any part thereof and to receive compensation payable in respect thereof and also to grant, valid, receipts and discharges thereof.

29. To appear and represent us before all authorities make commitments and give undertakings as be required for all or any of the purpose herein contained.

30. To appear before the Rajpur-Sonarpur Municipality and/or other Authorities regarding the Tax Assessment or in any other way relating to the said Premises or any portion thereof or any undivided share or shares therein.

31. To observe fulfil and perform all the terms, conditions and obligations on our part to be observed fulfilled and performed under the said Development Agreement and to exercise all our rights therein.

32. To appoint and/or terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities herein above contained.

33. This Power of Attorney is related and collateral covenants of Development Agreement coupled herewith in respect of Schedule Property between the Landowners/Principals, the Developer/ Attorney and the Associate Developer if any.



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34. The Power conferred hereby to the Attorney is in terms of the Development Agreement coupled herewith under the provision of Section 202 of the Indian Contract Act and shall remain restricted only for the Development of the said property mentioned in Schedule hereunder and construction of the proposed building and Agreements for Sale and Sale Deeds in respect of the said premises.

AND GENERALLY to do all acts, deeds and things concerning the said Premises or in any part thereof and for better exercise of the authorities herein contained which WE could have lawfully done under our own hands and seals, if personally present.



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

SIGNED, SEALED & DELIVERED by

the **Parties** at Calcutta in presence of:-

1. Xelekerate Mazumder
Forthland Sahafasa
Garia - Kol-84
1. Bilal Kumar Roy
2. Manas Kumar Roy
3. Anpita Roy
2. Manoj Chakraborty
Maharajgarh School Road
Garia Kol-84
4. Anina Biswas
5. Reta Nilha
6. Uzumata Modak

**SIGNATURE OF THE LAND OWNERS/
FIRST PART/PRINCIPAL**

Ganguly Home Search Pvt. Ltd.

Suresh Ranjan Basak

Director

**SIGNATURE OF THE DEVELOPER /
SECOND PART/ATTORNEY**

Drafted by:-

Soma Chakraborty
SOMA CHAKRABORTY

Advocate.

Baruipur Civil Court

WB - 2618/99



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SPECIMEN FORM FOR TEN FINGER PRINTS



Dipak Kumar Roy

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Manoj Kumar Singh

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Anpita Roy

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Anina Biswas

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Additional District Sub-Registrar,
Garis South 24 Parganas

13 APR 2021

SPECIMEN FORM FOR TEN FINGER PRINTS



Rita Mishra

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Urmimala Yadav

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Rupesh Rajan Bhand

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Rohan Kumar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					





Additional District Sub-Registrar,
Garis South 24 Parganas

3 APR 2024

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACUPR6421Q



नाम /NAME

BIPLAB KUMAR ROY

पिता का नाम /FATHER'S NAME

SUSHIL KUMAR ROY

जन्म तिथि /DATE OF BIRTH

17-08-1946

हस्ताक्षर /SIGNATURE

Biplab Kumar Roy

B. Roy

आयकर अधिकारी, प.सं.-XI

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

Biplab Kumar Roy





ভারত সরকার
Unique Identification Authority of India
Government of India

চালিকাভুক্তির আইডি / Enrollment No. : 2010/17541/09312

To
BIPLAB KUMAR ROY
বিপ্লব কুমার রায়
S/O: Sushil Kumar Roy
MAHAMAYAPUR SCHOOL ROAD
Rajpur Sonarpur (M)
Garia, South 24 Parganas
West Bengal - 700084



KL863358927FT

86335892



আপনার আধার সংখ্যা / Your Aadhaar No. :

2304 5546 3062

আধার - সাধারণ মানুষের অধিকার



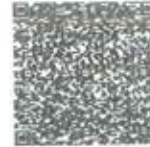
ভারত সরকার
Government of India



বিপ্লব কুমার রায়
BIPLAB KUMAR ROY

জন্মতারিখ/DOB: 17/08/1946
পুলক / Male

2304 5546 3062



আধার - সাধারণ মানুষের অধিকার

Biplab Kumar Roy





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB / 23 / 109 / 459394



Elector's Name নির্বাচকের নাম	Roy Biplabkumar রায় বিপ্লবকুমার
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Sushilkumar সুশীলকুমার
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	43 ৪৩

Biplab Kumar Roy



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANAS KUMAR RAY
SUSHIL KUMAR ROY

18/08/1948

Permanent Account Number

ACSPR6005Q

Manas Kumar Ray
Signature



In case this card is lost / found, kindly inform / return to :

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

Manas Kumar Ray



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/17528/09509

To
Manas Kumar Ray
মানস কুমার রায়
S/O: Sushil Kumar Roy
MAHAMAYAPUR SCHOOL ROAD
GARIA
Rajpur Sonarpur (M)
Garia, South 24 Parganas
West Bengal - 700084

05/04/2014



KL863330402FT

86333040



আপনার আধার সংখ্যা / Your Aadhaar No. :

8011 4180 0178

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



মানস কুমার রায়
Manas Kumar Ray
পিতা : সুষীল কুমার রায়
Father : SUSHIL KUMAR ROY

জন্মতারিখ/DOB: 18/08/1948

পুরুষ / Male

8011 4180 0178



আধার - সাধারণ মানুষের অধিকার

Manas Kumar Ray



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: /: সুশীল কুমার রায়
মহামায়াপুর স্কুল রোড, পড়িয়া
রাজপুর সোনারপুর (এম), পড়িয়া
দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ,


Address: S/O: Sushil Kumar
Roy, MAHAMAYAPUR
SCHOOL ROAD, GARIA,
Rajpur Sonarpur (M), South
24 Parganas, Garia, West
Bengal, 700084

8011 4180 0178

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD WB / 23 / 109 / 459391
 পরিচয় পত্র



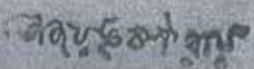

Elector's Name	Roy Manaskumar
নির্বাচকের নাম	রায় মানসকুমার
Father/Mother/ Husband's Name	Sushilkumar
পিতা/মাতা/স্বামীর নাম	সুশীলকুমার
Sex	M
লিঙ্গ	পুং
Age as on 1.1.1995	41
১.১.১৯৯৫-এ বয়স	৪১

Address

Adhikari Para, Barhans Fartabad-47,
Sonarpur, S. 24 Pgs

ঠিকানা

অধিকারীপাড়া, বারহান্স ফার্তাবাদ-৪৭,
সোনারপুর, পঃ ২৪পঃ


 Facsimile Signature
 Electoral Registration Office
 নির্বাচন নিবন্ধন অধিকারিক

For 109 - SONARPUR (S.C.)
Assembly Constituency

১০৯ - সোনারপুর (স.স.স.)
বিধানসভা নির্বাচন কেন্দ্র

Place	Alipore
স্থান	আলিপুর
Date	17.05.95
তারিখ	১৭.০৫.৯৫

Manaskumar Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RITA MITTRA

SUSHIL KUMAR ROY

13/09/1951

Permanent Account Number
BQKPM3560L

Rita Mittra
Signature



18112011

Rita Mittra





ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19956/13268

To
রিতা মিত্র
Rita Mitra
512/5 PARNASREE
Parnasree Pally S.O
Parnasree Pally Kolkata
West Bengal 700060

21388721



MN213887219DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8667 5276 1082

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



রিতা মিত্র
Rita Mitra
পিতা : সুশীল রায়
Father : SUSHIL ROY
জন্ম সাল / Year of Birth : 1951
মহিলা / Female



8667 5276 1082

আধার - সাধারণ মানুষের অধিকার

Rita Mitra



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

21388721



ভারতীয় বিদ্যুৎ পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৫১২-৫, পর্নাসরী, পর্নাসরী পল্লী,
কোলকাতা, পশ্চিমবঙ্গ, ৭০০০৬০

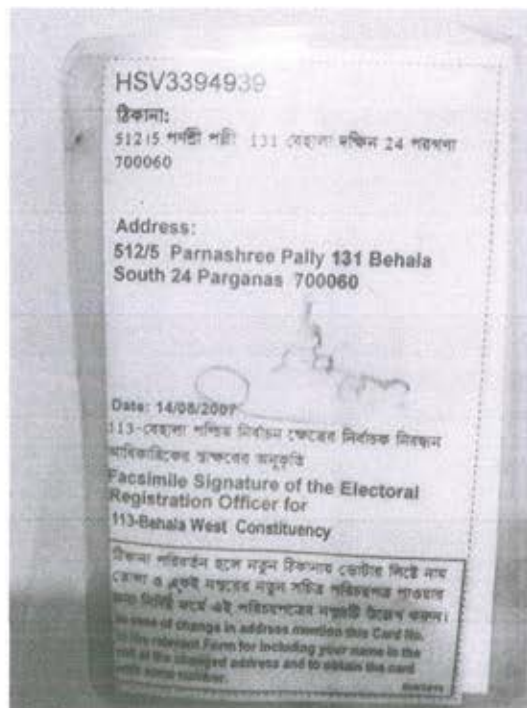
Address:
512/5, PARNASREE,
Parnasree Pally S.O,
Parnasree Pally, Kolkata,
West Bengal, 700060

1947
1800 180 1947

help@uidai.gov.in

www
www.uidai.gov.in

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



Rita Mitra



आयकर विभाग
INCOME TAX DEPARTMENT
ARPITA ROY

भारत सरकार
GOVT. OF INDIA

AMAL KANTI BASU

21/04/1988
Permanent Account Number
CFIPR8119E

Arpita Roy
Signature



Arpita Roy

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614.





ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/17541/09315

To
ARPITA ROY
অর্পিতা রায়

05/04/2014

W/O: Utpal Kumar Roy
MAHAMAYAPUR SCHOOL ROAD
Rajpur Sonarpur (M)
Garia, South 24 Parganas
West Bengal - 700084



KL863343750FT

86334375



আপনার আধার সংখ্যা / Your Aadhaar No. :

4517 5487 1239

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

অর্পিতা রায়
ARPITA ROY



জন্ম তারিখ/DOB: 21/04/1968
সঙ্গিনী / Female

4517 5487 1239



আধার - সাধারণ মানুষের অধিকার

Arpita Roy



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় পরিচয়-প্রমাণ প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: /: উৎপল কুমার রায়
মহামায়পুর স্কুল রোড
রাজপুর সোনারপুর (মে), পাহিয়া
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: W/O: Utpal Kumar
Roy, MAHAMAYAPUR
SCHOOL ROAD, Rajpur
Sonarpur (M), South 24
Parganas, Garia, West
Bengal, 700084

4517 5487 1239




1087
1800 300 1547



help@uidai.gov.in



www.uidai.gov.in


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB / 23 / 109 / 459239
পরিচয় পত্র




Elector's Name নির্বাচক নাম	Roy Arpita রায় অর্পিতা
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Utpalkumar উৎপালকুমার
Sex লিঙ্গ	F স্ত্রী
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	28 ২৮

Arpita Roy



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARINA BISWAS

UTPAL KUMAR ROY

15/03/1989

Permanent Account Number
AWNPB8007H

Arina Biswas

Signature



10002010

Arina Biswas





ভারত সরকার
Government of India



অরিনা বিস্বাস
Arina Biswas
জন্মতারিখ/ DOB: 15/03/1989
মহিলা / FEMALE



5794 5369 5743

আমার আধার, আমার পরিচয়

Arina Biswas



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
ডিও: উত্পল কুমার রায়, মহামায়াপুর
স্কুল রোড কালীবাড়ি, রাজপুর
সোনারপুর (এম), দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700084

Address:
D/O: Utpal Kumar Roy,
Mahamayapur school Road
Kalibari, Rajpur Sonarpur (M),
South 24 Parganas,
West Bengal - 700084

5794 5369 5743



help@uidai.gov.in



www.uidai.gov.in




ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
RH00393140

নির্বাচকের নাম : অরিনা রায়
Elector's Name : Arina Ray

পিতার নাম : উৎপল কুমার রায়
Father's Name : Utpal Kumar Ray

লিঙ্গ / Sex : স্ত্রী / F
জন্ম তারিখ : XX / XX / 1990
Date of Birth

Arina Biswas





ভারত সরকার
Unique Identification Authority of India
Government of India

ডাপিকাচুক্তির আই ডি/Enrollment No.: 1040/19858/06985

To
উর্মিমলা মোদক
Urmimla Modak
P-13A S E RAIL WAY CO OPERATIVE
KAMDAHARI PURBA PARA
Kolkata
Garia South Twenty Four Parganas
West Bengal 700084

10264230



MN185842109DF



আপনার আধার সংখ্যা/ Your Aadhaar No.:

3512 4188 3305

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



উর্মিমলা মোদক
Urmimla Modak
পিতা : সুশীল কুমার রায়
Father : SUSHIL KUMAR ROY
জন্ম তারিখ / Year of Birth : 1955
মহিলা / Female



3512 4188 3305

আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার উন্মুক্ত সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

18584230



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
পি ১৩ এ ৩ম ই ফেল্ডে কো
অপারেটিভ, কামডাহারী পূর্ব পাড়া,
কোলকাতা, পশ্চিম, পশ্চিম ২৪
পার্শ্বনা, পশ্চিমবঙ্গ, ৭০০০৮৪

Address:
P-13A S E RAIL WAY CO
OPERATIVE, KAMDAHARI
PURBA PARA, Kolkata,
Garia, South Twenty Four
Parganas, West Bengal,
700084



1887
1800 180 1847



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1847
Bengaluru 560 021

Urmimla Modak.



आयकर विभाग		भारत सरकार
INCOME TAX DEPARTMENT		GOVT. OF INDIA
URMIMALA MODAK SUSHIL KUMAR ROY		
21/04/1955		
Permanent Account Number		
BHPPM3162E		
Urmimala Modak		
Signature		

Urmimala Modak.

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 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 LMW1574524





নির্বাচকের নাম : উর্মিমালা মোদক
 Elector's Name : Urmimata Modak
 স্বামীর নাম : অজিত কুমার মোদক
 Husband's Name : Ajit Kumar Modak
 লিঙ্গ / Sex : স্ত্রী / F
 জন্ম তারিখ : 21/04/1955
 Date of Birth : 21/04/1955

LMW1574524

ঠিকানা:
 পি 113এ কামদাহারী পূর্ব পাড়া 111 রিজেন্ট পার্ক সফট
 24 পর্গনা 700084

Address:
 P/13A Kamdahari Purba Para 111
 Rigent Park South 24 Parganas 700084



Date: 15/08/2007
 108-জাদবপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 108-Jadavpur Constituency

ঠিকানা পরিবর্তন হলে মতন বিজ্ঞপত্র ডেপুটি নির্বাচক
 চেম্বার এ একটি নমুনার মতন সঠিক পরিচয়পত্র সংগ্রহ
 করা নির্বাহী কর্মী এই পরিচয়পত্রের সংক্রান্ত উক্ত নমুনা
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Urmimata Modak.





Ganguly Home Search Pvt. Ltd.

Rupesh Ranjan Bosed
Director

10

10

आयकर विभाग
INCOME TAX DEPARTMENT
RUPESH RANJAN PRASAD
MAKESHWAR PRASAD

09/08/1978
Permanent Account Number
AKLPP5610A

Rupesh Ranjan Prasad
Signature

भारत सरकार
GOVT. OF INDIA



Rupesh Ranjan Prasad

100

100



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/17533/09878

24/04/2014
To
RUPESH RANJAN PRASAD
রুপেশ রঞ্জন প্রসাদ
S/O: Makeshwar Prasad
12
GARIA PLACE
Rajpur Sonarpur (M)
Garia, South 24 Parganas
West Bengal - 700084



KL882478088FT
88247808



আপনার আধার সংখ্যা / Your Aadhaar No. :

6316 5314 3502

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



রুপেশ রঞ্জন প্রসাদ
RUPESH RANJAN PRASAD
পিতা : মকেশ্বর প্রসাদ
Father : Makeshwar Prasad

জন্মতারিখ / DOB: 09/08/1978
পুরুষ / Male

6316 5314 3502



আধার - সাধারণ মানুষের অধিকার

Rupesh Ranjan Prasad

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ত্রিকানা: /: মকেশ্বর প্রসাদ,
পড়িরা প্লেস, রাজপুর সোনারপুর (মে)
পড়িরা, দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ

জাতীয় পরিচয় প্রমাণীকরণ

Unique Identification Authority of India

Address: S/O: Makeshwar
Prasad, 12, GARIA PLACE,
Rajpur Sonarpur (M), South
24 Parganas, Garia, West
Bengal, 700084

6316 5314 3502


 ভারতের নির্বাচন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

WB/23/109/489815




নির্বাচকের নাম : দেবব্রত মজুমদার
 Elector's Name : Debabrata Mazumdar
 পিতার নাম : সন্তোষ মজুমদার
 Father's Name : Santosh Majumdar
 লিঙ্গ/Sex : পুং / M
 জন্ম তারিখ : XXXX/1975
 Date of Birth

Debabrata Mazumdar

WB/23/109/489815
 ঠিকানা:
 দক্ষিণ ফার্তাবাদ, রাজপুর সোনারপুর, নরেন্দ্রপুর,
 দক্ষিণ ২৪ পরগণা-700084

Address:
 DAKSHIN FARTABAD, RAJPUR SONARPUR,
 NARENDRAPUR, SOUTH 24
 PARGANAS-700084

Date: 
 30/01/2019

151 - সোনারপুর উত্তর নির্বাচন কেন্দ্রে নির্বাচন নিয়ন্ত্রণ
 অধিকারিকের স্বাক্ষরে অনুমোদিত

Facsimile Signature of the Electoral
 Registration Officer for

151 - Sonarpur Uttar Constituency

ত্রিকাল পরিবর্তন হলে নতুন ঠিকানায় যেটির সিন্ডি নাম
 জোগান ও একই নামেতে নতুন সিন্ডি পরিচয়পত্র পাওয়ার
 জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number

179 / 753





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

GRN Details

GRN: 192021220005294681 Payment Mode: Online Payment
GRN Date: 20/04/2021 10:59:47 Bank/Gateway: IDBI Bank
BRN : 695787825 BRN Date: 20/04/2021 11:04:51
Payment Status: Successful Payment Ref. No: 2000683158/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: GANGULY HOME SEARCH PVT. LTD.
Address: 167 GARIA STATION ROAD KOLKATA - 700084
Mobile: 8335047751
Depositor Status: Others
Query No: 2000683158
Applicant's Name: Mrs Soma Chakraborty
Identification No: 2000683158/1/2021
Remarks: Sale, Development Power of Attorney

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000683158/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	2000683158/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	39941

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.





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

GRN Details

GRN: 192021220006229921 Payment Mode: Online Payment
GRN Date: 22/04/2021 19:37:43 Bank/Gateway: IDBI Bank
BRN : 695900445 BRN Date: 22/04/2021 19:04:07
Payment Status: Successful Payment Ref. No: 2000683158/7/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: GANGULY HOME SEARCH PVT. LTD.
Address: 167, GARIA STATION ROAD KOLKATA - 700084
Mobile: 8335047751
Depositor Status: Others
Query No: 2000683158
Applicant's Name: Mr Soma Chakraborty
Address: A.D.S.R. GARIA
Office Name: A.D.S.R. GARIA
Identification No: 2000683158/7/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000683158/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	30
Total				30

IN WORDS: THIRTY ONLY.

Major Information of the Deed

Deed No :	I-1629-02686/2021	Date of Registration	26/04/2021
Query No / Year	1629-2000683158/2021	Office where deed is registered	
Query Date	30/03/2021 12:14:43 PM	1629-2000683158/2021	
Applicant Name, Address & Other Details	Soma Chakraborty Baruipur Civil Court,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 8335047751, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 1,58,66,678/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,050/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mahamayapur School Road, Mouza: Barhans Fartabad, , Ward No: 28 JI No: 47, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1250	RS-348	Bastu	Danga	8.5 Dec	1,00,000/-	79,33,339/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	RS-1252	RS-349	Bastu	Danga	8.5 Dec	1,00,000/-	79,33,339/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
		TOTAL :			17Dec	2,00,000 /-	158,66,678 /-	
	Grand Total :				17Dec	2,00,000 /-	158,66,678 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Biplab Kumar Roy Son of Late Sushil Kumar Roy Mahamayapur School Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx1Q, Aadhaar No: 23xxxxxxxx3062, Status :Individual, Executed by: Self, Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Pvt. Residence



2	<p>Mr Manas Kumar Ray Son of Late Sushil Kumar Ray Mahamayapur School Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx5Q, Aadhaar No: 80xxxxxxx0178, Status :Individual, Executed by: Self, Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Pvt. Residence</p>
3	<p>Mrs Arpita Roy Wife of Late Utpal Kumar Roy Mahamayapur School Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CFxxxxxx9E, Aadhaar No: 45xxxxxxx1239, Status :Individual, Executed by: Self, Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Pvt. Residence</p>
4	<p>Mrs Arina Biswas Daughter of Late Utpal Kumar Roy Mahamayapur School Road, Kalibari, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx7H, Aadhaar No: 57xxxxxxx5743, Status :Individual, Executed by: Self, Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Pvt. Residence</p>
5	<p>Mrs Rita Mittra Wife of Mr Arunadoy Mittra 512/5, Parnashree Pally, P.O:- Parnashree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BQxxxxxx0L, Aadhaar No: 86xxxxxxx1082, Status :Individual, Executed by: Self, Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Ganguly Home Search Private Limited 167, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: AAxxxxxx0J,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 Rupesh Ranjan Prasad (Presentant) Son of Mr Makeswar Prasad Garia Station Road Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0A, Aadhaar No: 63xxxxxxx3502 Status : Representative, Representative of : Ganguly Home Search Private Limited (as AUTHORISED REPRESENTATIVE)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debobrata Mazumder Son of Late Santosh Kumar Mazumder 159, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700084			
Identifier Of Mr Biplab Kumar Roy, Mr Manas Kumar Ray, Mrs Arpita Roy, Mrs Arina Biswas, Mrs Rita Mittra, Mr Rupesh Ranjan Prasad			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Biplab Kumar Roy	Ganguly Home Search Private Limited-1.7 Dec
2	Mr Manas Kumar Ray	Ganguly Home Search Private Limited-1.7 Dec
3	Mrs Arpita Roy	Ganguly Home Search Private Limited-1.7 Dec
4	Mrs Arina Biswas	Ganguly Home Search Private Limited-1.7 Dec
5	Mrs Rita Mittra	Ganguly Home Search Private Limited-1.7 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Biplab Kumar Roy	Ganguly Home Search Private Limited-1.7 Dec
2	Mr Manas Kumar Ray	Ganguly Home Search Private Limited-1.7 Dec
3	Mrs Arpita Roy	Ganguly Home Search Private Limited-1.7 Dec
4	Mrs Arina Biswas	Ganguly Home Search Private Limited-1.7 Dec
5	Mrs Rita Mittra	Ganguly Home Search Private Limited-1.7 Dec

On 22-04-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,58,66,678/-



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 23-04-2021

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

Presented for registration at 18:15 hrs on 23-04-2021, at the Private residence by Mr Rupesh Ranjan Prasad ,.

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

Execution is admitted on 23/04/2021 by 1. Mr Biplab Kumar Roy, Son of Late Sushil Kumar Roy, Mahamayapur School Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 2. Mr Manas Kumar Ray, Son of Late Sushil Kumar Ray, Mahamayapur School Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 3. Mrs Arpita Roy, Wife of Late Utpal Kumar Roy, Mahamayapur School Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 4. Mrs Arina Biswas, Daughter of Late Utpal Kumar Roy, Mahamayapur School Road, Kalibari, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 5. Mrs Rita Mitra, Wife of Mr Arunadoy Mitra, 512/5, Parnashree Pally, P.O: Parnashree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Retired Person

Indetified by Mr Debobrata Mazumder, , , Son of Late Santosh Kumar Mazumder, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

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

Execution is admitted on 23-04-2021 by Mr Rupesh Ranjan Prasad, AUTHORISED REPRESENTATIVE, Ganguly Home Search Private Limited (Private Limited Company), 167, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Debobrata Mazumder, , , Son of Late Santosh Kumar Mazumder, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 26-04-2021

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

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



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/04/2021 11:00AM with Govt. Ref. No: 192021220005294681 on 20-04-2021, Amount Rs: 21/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 695787825 on 20-04-2021, Head of Account 0030-03-104-001-16
Online on 22/04/2021 7:39PM with Govt. Ref. No: 192021220006229921 on 22-04-2021, Amount Rs: 0/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 695900445 on 22-04-2021, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,050/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,950/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3232, Amount: Rs.100/-, Date of Purchase: 05/03/2021, Vendor name: Tanmoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/04/2021 11:00AM with Govt. Ref. No: 192021220005294681 on 20-04-2021, Amount Rs: 39,920/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 695787825 on 20-04-2021, Head of Account 0030-02-103-003-02
Online on 22/04/2021 7:39PM with Govt. Ref. No: 192021220006229921 on 22-04-2021, Amount Rs: 30/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 695900445 on 22-04-2021, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2021, Page from 106278 to 106360
being No 162902686 for the year 2021.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2021.04.27 12:39:31 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2021/04/27 12:39:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)