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Distric Sub Registrar-IV
 Registrar, SRS-7 (2) of
 Registration 1908
 Alipore, South 22 Parganas

25 JUN 2021 21/6/21

THIS DEVELOPMENT AGREEMENT ALONGWITH
 DEVELOPMENT POWER OF ATTORNEY made this the
 25th day of June Two Thousand and
 Twenty one (2021)

BETWEEN

BETWEEN

Advocate

S-986324/2

(1) **SRI DEBES KUMAR MISRA**, (PAN - BOGPM6025J), (Aadhaar No.7307 9223 3631), son of Late Maheswar Mishra, by faith - Hindu, by Occupation- Advocate, by Nationality - Indian, residing at 69/1, Baghajatin Place, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086 and (2) **SRI KUMUD CHANDRA KAR**, (PAN - AHRPK3122H), (Aadhaar No.6290 0296 2967), son Late Hare Krishna Kar, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 129/8, Purbachal Kalitala Road, Police Station - Garfa, Post Office - Haltu, Kolkata - 700 078, hereinafter called the "**OWNERS/FIRST PARTIES**" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heir/heirs, executor /executors, assign/ assigns, administrator/ administrators and representative/ representatives) of the **ONE PART**

AND

ASHIRBAD REALITY PRIVATE LIMITED, (PAN-AAQCA5059G), a private Limited company having its office at 6B/28, Mukundapur, 1st Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 7000 99, represented by its Director namely **SRI PRODIP KUMAR DAS**, (PAN - AHPPD1812P), Aadhar No.3089 4498 3168, son of Late Purnendu Sekhar Das, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at 1983, Mukundapur, Satabdi Park, 4th Floor, Post Office - Mukundapur, presently P.S. Panchasayar, formerly Police Station - Purba Jadavpur, Kolkata - 700099, hereinafter called and the "**DEVELOPER/ SECOND PARTY**" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor/ successors, executor/ executors, administrator/ administrators, assign/ assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **OTHER PART**

WHEREAS one Sri Arabinda Majumdar son of Ramoni Mohan Majumdar, residing at Srinagar, P.O and P.S Panchasayar, Kolkata- 700094, purchased the one plot of land measuring an area of 5 (Five) Cottahas 5 (Five) Chittacks 25 (Twenty five) Sq.ft.



Sq.ft alongwith a tile shed structure being Scheme Plot No. 189 and 190 situated in Mouza – Nayabad, J.L. No. 25, comprising in R.S. Dag No. 191, under R.S. Khatian No. 131, within K.M.C. Ward No. 109, P.S. Panchasayar, (formerly P.S. Purba Jadavpur) District – South 24 Parganas, by virtue of a registered Deed of Conveyance dated 11.01.2007, registered in the Office of District Sub- Registrar III, Alipore and entered into Book No. 1, Volume No. 3, Page Nos. 11605 to 11623, Deed No. 1503 for the year 2010 from Sri Nrisingha Chakraborty, son of Late Dharmadas Chakraborty, Smt. Smriti Dutta, wife of Sri Moti Dutta, Smt. Ballari Ghosh, wife of Sri Ashim Kumar Ghosh and Smt. Prabha Deb Roy, wife of Sri Jatin Deb Roy, represented by their registered Constituted lawful attorney, Sri Debdulal Mazumdar, son of Paresh Chandra Mazumdar morefully mentioned in the said Deed of Conveyance dated 11.01.2007.

AND WHEREAS thereafter said Arabinda Majumdar recorded his property in the record of K.M.C. known as Premises No. 3531, Nayabad, Assessee No. 31-109-08-7118-7 morefully described in **SCHEDULE 'A'** below.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 23.12.2020, registered in the Office of D.S.R. IV, Alipore, and recorded into Book No. 1, Volume No.1604-2020, at Pages 202928 to 202966, Deed No.05536 for the year 2020, said **Sri Arabinda Majumdar**, son of Late Ramoni Mohan Majumdar, residing at Srinagar, P.O. Panchasayar, P.S. Panchasayar, Kolkata – 700094, as the previous Land Owner, sold, transferred, conveyed, assigned and granted a demarcated plot of land measuring net land area of **5 (Five) Cottahs 05 (Five) Chittacks 25 (Twenty five) Sq.ft. more or less** along with one residential tile shed structure measuring an area of 100 (one hundred) Sq.ft. more or less being Scheme Plot Nos.189 and 190, situated in **Mouza : Nayabad, J.L. No.25, Touzi No. 56, R.S. No.3**, comprising in portion of **R.S. Dag and L.R. Dag No.191, under R.S. Khatian No.131, L.R. Khatian No. 251**, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, K.M.C. Premises No.3531, Nayabad, Assessee No.31-109-08-7118-7, P.S.



Panchasayar, Kolkata – 700 099, in favour of the present OWNERS herein namely (1) **SRI DEBES KUMAR MISRA** and (2) **SRI KUMUD CHANDRA KAR**.

AND WHEREAS after purchase some typographical errors are found in the annexed plan as well as boundary of the Schedule of the property and by virtue of a registered Deed of Declaration dated 02.03.2021 registered in the office of D.S.R.- III Alipore and entered into Book No. 1, Volume No. 1603-2021, Page No. 66213 to 66228, Deed No. 2151 for the year 2021 executed and registered by the said Vendor i.e. Sri Arabinda Majumdar and the present owners have amended and rectified the same.

AND WHEREAS thereafter the present OWNERS herein mutated their names in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.3531, Nayabad, Assessee No.31 109-08-7118-7, P.S. Panchasayar, Kolkata 700 099**, morefully described in the **SCHEDULE-A** below.

AND WHEREAS the present OWNERS herein are the joint owners and seized and possessed of All That the net land area measuring **5 (Five) Cottahs 05 (Five) Chittacks 25 (Twenty five) Sq.ft. more or less** along with one residential tile shed structure measuring an area of 100 (one hundred) Sq.ft. more or less being Scheme Plot Nos.189 and 190, situated in **Mouza : Nayabad, J.L. No.25, Touzi No. 56, R.S. No.3**, comprising in portion of **R.S. Dag and L.R. Dag No.191, under R.S. Khatian No.131**, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, **K.M.C. Premises No.3531, Nayabad, Assessee No.31-109-08-7118-7, P.S. Panchasayar, Kolkata – 700 099**, and the present OWNERS are still in possession and have been enjoying their absolute ownership and possession of the said land and property which is free from all encumbrances and the present OWNERS are the joint Owners of the land and property as described in the **SCHEDULE-'A'** below, hereinafter called 'the said property'.

AND WHEREAS the OWNERS are very much desirous to construct a Ground Plus Four storied building with lift facility on their said property and to do and to make



construction of a new building upon the said property the present OWNERS have no fund to erect the building and they have also lack of experience in the construction at present situation. Upon knowledge of such desire the DEVELOPER herein has approached the OWNERS for development of the said property and the DEVELOPER herein has agreed to do so as per the terms and conditions as mentioned hereinafter as the **50% : 50% Ratio.**

AND WHEREAS the party of the SECOND PART/DEVELOPER herein has also agreed to make the construction of the proposed Ground Plus Four storied building with lift facility in flat systems for residential purposes etc. in exchange of getting its cost of construction and his remuneration for supervision of such construction in kind of flats etc. after giving the OWNERS herein the 50% of the total construction as per sanctioned building plan the DEVELOPER shall get 50% of the total sanction Flat area and also 50% total sanction Car Parking Space area of the proposed building and out of the total construction the OWNERS herein shall jointly get 50% of the total sanction area of the proposed building i.e. **one complete 3 BHK Flat on First Floor North-East-South side of the proposed building, entire complete Second Floor Flat area of the proposed building consisting of two Nos. of 3 BHK Flats and another one complete 3 BHK Flat on Fourth Floor North-East-South side of the proposed building together with 50% of the Car Parking Space area on the Ground floor of the proposed building i.e. OWNERS shall get four Nos. of Car Parking Spaces being Nos.1, 2, 5, and 6 of the proposed building.** Besides the construction portion the DEVELOPER shall have to pay the OWNERS a non refundable sum of Rs. 2,83,000/- (Rupees Two Lac Eighty three Thousand only) during First Floor roof casting of the proposed new building. This is called the OWNERS' ALLOCATION as morefully described and mentioned in the SCHEDULE "B" hereunder written. The OWNERS shall also enjoy the undivided proportionate share of land together with the right of enjoyment of all the common amenities/facilities of the building and the DEVELOPER shall enjoy the rest construction of the proposed building to be erected at the cost of the DEVELOPER.



AND WHEREAS the DEVELOPER herein shall get rest 50% (Fifty percent) of the sanction Flat area of the proposed building i.e. one complete 3 BHK Flat on First Floor North-West-South side of the proposed building, entire complete Third Floor Flat area of the proposed building consisting of two Nos. of 3 BHK Flats and another one complete 3 BHK Flat on Fourth Floor North-West-South side of the proposed building together with 50% of the Car Parking Space area on the Ground floor of the proposed building i.e. DEVELOPER shall get four Nos. of Car Parking Spaces being Nos.3, 4, 7, and 8 of the proposed building. The DEVELOPER'S ALLOCATION has been clearly mentioned and described in the SCHEDULE "D" hereunder written. Both the OWNERS and the DEVELOPER shall have right to enjoy the common portions of the building as described below. The DEVELOPER shall erect the entire proposed Ground plus Four storied building at its cost and its supervision and labour to be erected as per annexed Specification as well as the said sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the DEVELOPER shall collect the entire money from the sale of the DEVELOPER'S ALLOCATION which shall be sold to the interested parties from whom the DEVELOPER shall collect the entire cost of construction as well as the cost of land in connection with the said flats etc.

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

1. DEFINITION : Unless there is anything repugnant to the subject or context the term:
 - (a) OWNERS : shall mean the parties of the FIRST PART herein namely (1) SRI DEBES KUMAR MISRA, son of Late Maheswar Mishra, residing at 69/1, Baghajatin Place, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086 and (2) SRI KUMUD CHANDRA KAR, son Late Hare Krishna Kar, residing at 129/8, Purbachal Kalitala Road, Police Station - Garfa, Post Office -

AND WHEREAS the **DEVELOPER** herein shall get rest 50% (Fifty percent) of the sanction Flat area of the proposed building i.e. **one complete 3 BHK Flat on First Floor North-West-South side of the proposed building, entire complete Third Floor Flat area of the proposed building consisting of two Nos. of 3 BHK Flats and another one complete 3 BHK Flat on Fourth Floor North-West-South side of the proposed building together with 50% of the Car Parking Space area on the Ground floor of the proposed building i.e. DEVELOPER shall get four Nos. of Car Parking Spaces being Nos.3, 4, 7, and 8 of the proposed building.** The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "D"** hereunder written. Both the **OWNERS** and the **DEVELOPER** shall have right to enjoy the common portions of the building as described below. The **DEVELOPER** shall erect the entire proposed **Ground plus Four storied building** at its cost and its supervision and labour to be erected as per annexed Specification as well as the said sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as the cost of land in connection with the said flats etc.

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

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term:
 - (a) **OWNERS** : shall mean the parties of the **FIRST PART** herein namely (1) **SRI DEBES KUMAR MISRA**, son of Late Maheswar Mishra, residing at 69/1, Baghajatin Place, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700 086 and (2) **SRI KUMUD CHANDRA KAR**, son Late Hare Krishna Kar, residing at 129/8, Purbachal Kalitala Road, Police Station – Garfa, Post Office –



Haltu, Kolkata - 700 078, and their legal heir/heirs, executor/executors, administrator/ administrators, and legal representative/ representatives.

- (b) **DEVELOPER** : shall mean **ASHIRBAD REALITY PRIVATE LIMITED** represented by its Director namely **SRI PRODIP KUMAR DAS**, Party of the **SECOND PART** herein for the time being and its respective successors or successors-in-interest, successors-in-office, legal heirs, representatives, administrators and assigns.
- (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital portion.
- (d) **PREMISES** : shall mean the Property measuring total land area of **5 (Five) Cottahs 05 (Five) Chittacks 25 (Twenty five) Sq.ft. more or less** along with one residential tile shed structure measuring an area of 100 (one hundred) Sq.ft. more or less being Scheme Plot Nos.189 and 190, situated in **Mouza : Nayabad, J.L. No.25, Touzi No, 56, R.S. No.3**, comprising in portion of **R.S. Dag and L.R. Dag No.191, under R.S. Khatian No.131, present L.R. Khatian No. 251**, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, **K.M.C. Premises No.3531, Nayabad, Assessee No.31-109-08-7118-7, P.S. Panchasayar, Kolkata - 700 099**, as mentioned and described in the **SCHEDULE 'A'** hereunder written.
- (e) **BUILDING** : shall mean the proposed building to be constructed on the said premises as per sanctioned residential **Ground Plus Four Storied building plan with lift facility** to be sanctioned by The Kolkata Municipal Corporation Borough Office - XII at the cost of the **DEVELOPER**.
- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, landings, stair ways, passages ways, driveways, common toilet and Care Taker's room and toilet on the ground Floor of the proposed building, lift, meter space,



water and water lines and all plumbing lines, underground water reservoir, overhead water tank, water pump and motor and other facilities as mentioned in the **SCHEDULE "C"** hereunder written which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat owners who shall purchase the same from the **DEVELOPER**.

- (g) **OWNERS' ALLOCATION** : entire **OWNERS' ALLOCATION** has been morefully described and mentioned in the **SCHEDULE "B"** hereunder written. The **OWNERS** shall also enjoy the proportionate share of land togetherwith the right of enjoyment of all the common amenities/facilities of the building.
- (h) **DEVELOPER'S ALLOCATION** : entire **DEVELOPER'S ALLOCATION** has been morefully described and mentioned in the **SCHEDULE "D"** hereunder written.
- (i) **THE ARCHITECT** : shall mean such persons who will be appointed by the **DEVELOPER** for both designing and planning the building on the said premises.
- (j) **BUILDING PLAN** : would mean such plan to be prepared by the Planner/Architect for the construction of the new ground plus four storied building with lift facility to be sanctioned by The Kolkata Municipal Corporation Borough Office XII at the cost of the **DEVELOPER**.
- (k) **TRANSFER** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.

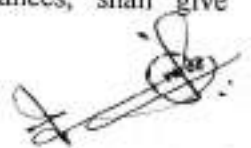


- (l) **TRANSFeree** : shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
- (m) **PROJECT ADVOCATES** : Mr. Tapesh Mishra & Mr. Somesh Mishra, Advocates shall act as the legal advisor of this project and shall do all the Agreement for Sale, Sale Deed etc. to be executed and registered in favour of the intending Purchaser(s).
2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.
3. **THE OWNERS JOINTLY DECLARE** as follows:
- (a) That they are the absolute joint Owners and seized and possessed of and/or well and sufficiently entitled to the said property known as **K.M.C. Premises No.3531, Nayabad, P.S. Panchasayar, Kolkata - 700 099**, as described in the **SCHEDULE 'A'** below.
- (b) That the said property is free from all encumbrances and the **OWNERS** have a good marketable title in respect of the said property as described in the **SCHEDULE 'A'** below.
- (c) That the said property known as **K.M.C. Premises No.3531, Nayabad, P.S. Panchasayar, Kolkata - 700 099**, is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
- (a) That the **OWNERS** have hereby granted exclusive right to the **DEVELOPER** to undertake the new construction on the said premises to be constructed by the **DEVELOPER** in accordance with the plan or plans to be sanctioned by The



Kolkata Municipal Corporation at the cost of the **DEVELOPER**. Before entering into this Agreement the **DEVELOPER** has gone through all the papers and Deeds related to this property and has been satisfied with the title of the property as described in the **SCHEDULE- A** below.

- (b)(i) **OWNERS' ALLOCATION** : The **DEVELOPER** shall give the **OWNERS** as the **OWNERS' ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written.
- (ii) **DEVELOPER'S ALLOCATION** has been described in the **SCHEDULE-D** below.
- (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval and sanction of the building plan and its alternation/ modification/verification of the sanctioned building plan from the appropriate authorities to be prepared signed and submitted by the **DEVELOPER** in the names of the **OWNERS** at the cost of the **DEVELOPER** and if any alteration/modification for making further plans and/ or completion plans or revised plan etc as regards the proposed construction are required the **OWNERS** shall give such written permission to the **DEVELOPER** without any interruption and the **DEVELOPER** shall provide all the copies of the building plan to the **OWNERS** herein before submission of the same.
- (d) For that purpose of sanction of Building plan, all applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the **DEVELOPER** shall sign and also appear, represent, before the concerned authorities on behalf of the **OWNERS** in their names and on their behalf in connection with any or all of the matters aforesaid and the **OWNERS**, in such circumstances, shall give



assistance/co-operation/signatures whenever necessary to the **DEVELOPER** for the interest of the proposed project and the **DEVELOPER** shall bear the cost of the same.

- (e) That the **DEVELOPER** company shall erect the building in the said premises as per the said sanction building plan to be sanctioned and for the same the **OWNERS** shall put their signature as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the Developer's Allocation together with proportionate undivided land share and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of the DEVELOPER'S ALLOCATION to be erected at the cost of the **DEVELOPER**. During construction the **OWNERS** shall have full right to sell their allocation to the intending purchasers and the **DEVELOPER** shall then give written co-operation to the **LANDOWNERS**.
- (f) The **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a Ground plus Four storied building with lift facility thereon in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER**.
- (g) The **DEVELOPER** shall make, building construct, supervise and carry out all the acts through contractors and sub-contractors in such manner as may be deem fit and proper by the **DEVELOPER** company for such construction of the said proposed building by first class building materials according to the building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office referred to in this Agreement on the said Property and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities



and facilities alongith installation of quality lift required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement. The DEVELOPER shall erect the building by first class building materials and make and complete the entire building with a full habitable condition strictly within the stipulated period.

- (h) That the DEVELOPER shall be exclusively entitled to its respective share of the DEVELOPER'S ALLOCATION i.e., rest 50% flats area and rest 50% Car Parking Space area etc. (excluding the Owners' Allocation) with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
- (i) The DEVELOPER shall apply in the names of the OWNERS and represent them before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the OWNERS shall not raise any objections for it on the contrary the OWNERS shall give full co-operations to the DEVELOPER for doing the proposed project.
- (j) That the DEVELOPER shall at its own costs construct and complete the proposed building at the said premises in accordance with the sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation Office as well as annexed specifications of this agreement and the DEVELOPER shall take all the responsibility and risk regarding the construction of the proposed building. That the DEVELOPER shall hand over the possession of the OWNER'S ALLOCATION on and within 22 (Twenty two) months from the date of sanctioned building plan and it is also noted that the OWNERS herein have handed over the vacant possession of the property to the DEVELOPER herein at the time of execution of this Development Agreement and if the DEVELOPER fails to hand over the possession of the Owners' Allocation within the

stipulated period as mentioned above, then the DEVELOPER shall have to pay the sum of Rs.30,000/- (Rupees Thirty thousand only) per month as penalty to the OWNERS herein for such delay period till the date of handing over the possession of the OWNERS' ALLOCATION.

- (k) That the DEVELOPER shall install in the said building at its own costs pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir by installing the suitable pump and motor electric wiring and installations of quality lift and other electrical things and also other facilities as required to be provided in the new building to be constructed on Ownership basis and as mutually agreed upon.
5. **THE OWNERS HEREBY AGREE AND CONVENANT WITH THE DEVELOPER** as follows:-
- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the DEVELOER.
- (ii) Not to do any act or things whereby the DEVELOPER may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the DEVELOPER'S ALLOCATION in the building to be erected at the said premises as mentioned herein.
- (iv) The DEVELOPER shall sell the 50% of flats, and 50% garage etc. of the proposed building, as per sanctioned plan, as the DEVELOPER'S ALLOCATION has been described in the SCHEDULE 'D' hereunder written together with proportionate undivided share of land of the said premises and the common portions, roof of the building proportionately and proportionate services of common places. The DEVELOPER shall receive the advance and advances or part or full i.e. entire consideration money from the intending purchasers of the respective flats of Developer's Allocation and/or all other portions of the Car

stipulated period as mentioned above, then the DEVELOPER shall have to pay the sum of Rs.30,000/- (Rupees Thirty thousand only) per month as penalty to the OWNERS herein for such delay period till the date of handing over the possession of the OWNERS' ALLOCATION.

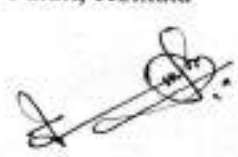
- (k) That the DEVELOPER shall install in the said building at its own costs pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir by installing the suitable pump and motor electric wiring and installations of quality lift and other electrical things and also other facilities as required to be provided in the new building to be constructed on Ownership basis and as mutually agreed upon.
5. THE OWNERS HEREBY AGREE AND CONVENANT WITH THE DEVELOPER as follows:-
- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the DEVELOER.
- (ii) Not to do any act or things whereby the DEVELOPER may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the DEVELOPER'S ALLOCATION in the building to be erected at the said premises as mentioned herein.
- (iv) The DEVELOPER shall sell the 50% of flats, and 50% garage etc. of the proposed building, as per sanctioned plan, as the DEVELOPER'S ALLOCATION has been described in the SCHEDULE 'D' hereunder written together with proportionate undivided share of land of the said premises and the common portions, roof of the building proportionately and proportionate services of common places. The DEVELOPER shall receive the advance and advances or part or full i.e. entire consideration money from the intending purchasers of the respective flats of Developer's Allocation and/or all other portions of the Car

Parking Space of the new building from the **DEVELOPER'S ALLOCATION** as per the terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyance, Deeds or Agreement for sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**. Be it noted that whenever the **OWNERS** herein shall sell their allocated portion to the Third Party, the **DEVELOPER** shall be the party in the said Deeds without raising any objection.

- (v) The **OWNERS** shall empower and authorize the **DEVELOPER** to do this project in connection with the said property as described in the **SCHEDULE** hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds to the intending purchaser(s) and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well as sewerage plan and drainage plan and to take water or electric connection and also drainage and sewerage connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the **DEVELOPER'S ALLOCATION**, to negotiate any matter for the said property etc. by the Development Agreement alongwith Developer Power of Attorney.

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

The **OWNERS** Namely, (1) **SRI DEBES KUMAR MISRA**, (PAN - **BOGPM6025J**), (Aadhaar No.7307 9223 3631), son of Late Maheswar Mishra, by faith - Hindu, by Occupation- Advocate, by Nationality - Indian, residing at 69/1, Baghajatin Place, Post Office - Baghajatin, Police Station - Patuli, Kolkata



- 700 086 and (2) **SRI KUMUD CHANDRA KAR**, (PAN - **AHRPK3122H**), (Aadhaar No.6290 0296 2967), son Late Hare Krishna Kar, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 129/8, Purbachal Kalitala Road, Police Station - Garfa, Post Office - Haltu, Kolkata - 700 078, do hereby appoint **ASHIRBAD REALITY PRIVATE LIMITED**, (PAN-**AAQCA5059G**), a private Limited company having its office at 6B/28, Mukundapur, 1st Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 7000 99, represented by its Director namely **SRI PRODIP KUMAR DAS**, (PAN - **AHPPD1812P**), (Aadhaar No.3089 4498 3168), son of Late Purnendu Sekhar Das, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at 1983, Mukundapur, Satabdi Park, 4th Floor, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099, as their lawful Attorney on their behalf to do the following acts in respect of their property as mentioned in the **SCHEDULE** below:

1. To look after and manage the property on behalf of the **OWNERS/PRINCIPALS**.
2. To look after and to control all the affairs for the development or the said land and construction of a Ground Plus Four storied building with Lift facility thereon on the said Premises as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the **OWNERS** all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE** below property and register the such document as per requirement for the interest of the proposed project.
3. To cause mutation of our said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof



and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on our behalf.

4. To cause mutation and/or conversion of our Property where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O. (ATM) and/or under the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and/or conversion certificate and other necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. (ATM) as and when necessary on our behalf for B.L. & L.R.O. Mutation and/or Conversion purposes.
5. To sign, execute and submit all Development building Plans, revised plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or alteration of sanctioned plan to be sanctioned by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on behalf of the landowners/Principals and the attorney shall sign completion plan all of the building and do all the acts related thereto.
6. To appear and represent on behalf of the PRINCIPALS i.e. LAND OWNERS herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal police, necessary Departments of Government of West Bengal, in connection with the sanction, modification and/or alteration of sanctioned building Plan for the above mentioned property and also for the interest of the proposed project and execute and sign all the papers related thereto.
7. To pay fees for obtaining the sanction, modification and such other orders and permissions from the necessary authorities on behalf of land owners as required for sanction, modification and/or alteration of the Development Plan and also to submit the same before the authority concerned and take delivery of all type of,

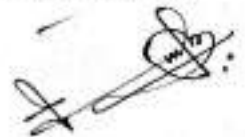


deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.

8. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
9. To develop the said property by making construction of such type of building or buildings thereon as per sanctioned building plan as the said Attorney may deem fit and proper and for that purpose to demolish and/or remove any house, building and/or structure of whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.
10. To apply for obtaining electricity-connection from CESC and to install the main electric meter and also gas connection and also for installation of lift in the Premises and to do all the acts related thereto. The Attorney shall take telephone or other connections in the Premises and also install electric transformer in the said property if required and /or to make alteration therein and to disconnect the same and for that purpose our Attorney shall sign, execute and submit all papers, applications, documents on our behalf and shall do all the acts and deeds on our behalf and our attorney shall execute and sign all the papers related thereto.
11. Our Attorney shall sign plans to be submitted before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all papers related thereto for the sanction of such drainage and sewerage connection and also sign internal and external drainage drawing and also the connection of water in the said property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.

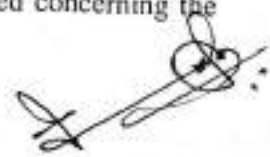


12. To apply for and obtain building materials from the concerned authorities for consumption of the proposed building to be erected on the said property as aforesaid at the cost of the attorney and also to pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
13. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things related thereto as the said Attorney may deem fit and proper.
14. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum only on the DEVELOPER'S ALLOCATION as mentioned in the SCHEDULE D of this registered Development Agreement excluding the OWNERS' ALLOCATION as mentioned in the SCHEDULE B of the said registered Development Agreement. The DEVELOPER shall do all the acts on Developer's Allocation on behalf of the LAND OWNERS/PRINCIPALS.
15. To collect advance or part payment or full consideration from the intending purchasers of flats, Car Parking Spaces etc. alongwith proportionate share of land and/or enter into Agreement for Sale and to execute and register Deed of Conveyance, Deed of Rectification, Deed of Declaration and/or collect the I.G.R. and/or Deed from the registering authority on our behalf on the DEVELOPER'S ALLOCATION as mentioned in the SCHEDULE-D of the said registered Development Agreement excluding the OWNERS' ALLOCATION as mentioned in the SCHEDULE- B of the said registered Development Agreement and grant receipt in favour of the interested persons/ persons who are interested to take possession of the flat/flats and Car parking Space etc. in lieu of satisfactory consideration to be fixed by the Developer.
16. To advertise in different news papers and display, hording in different places, and also to engage agency or agencies for giving possession of the flats on



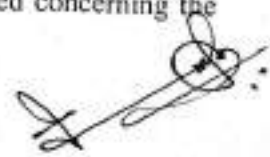
DEVELOPER'S ALLOCATION as mentioned in the SCHEDULE-D of the said registered Development Agreement excluding the **LAND OWNERS' ALLOCATION** alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the **DEVELOPER'S ALLOCATION** to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.

17. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/space including proportionate land share on said **DEVELOPER'S ALLOCATION** of the said proposed building alongwith the proportionate share of land at our said Premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per the registered Development Agreement.
18. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
19. To receive part or full consideration sum against the entire **DEVELOPER'S ALLOCATION** from the intending purchasers and acknowledge the receipt of the same on our behalf.
20. To appear and represent us before any notary, Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to sign and to execute the documents and present the same for registration and complete for registration and to acknowledge and register or have registered and performed any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration, and/or any kind of instruments writing executed and signed by the said Attorney in any manner after taking permission from the Authority concerned if it is required concerning the



DEVELOPER'S ALLOCATION as mentioned in the SCHEDULE-D of the said registered Development Agreement excluding the **LAND OWNERS' ALLOCATION** alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the **DEVELOPER'S ALLOCATION** to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.

17. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/space including proportionate land share on said **DEVELOPER'S ALLOCATION** of the said proposed building alongwith the proportionate share of land at our said Premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per the registered Development Agreement.
18. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
19. To receive part or full consideration sum against the entire **DEVELOPER'S ALLOCATION** from the intending purchasers and acknowledge the receipt of the same on our behalf.
20. To appear and represent us before any notary, Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to sign and to execute the documents and present the same for registration and complete for registration and to acknowledge and register or have registered and performed any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration, and/or any kind of instruments writing executed and signed by the said Attorney in any manner after taking permission from the Authority concerned if it is required concerning the



said property as per said registered Development Agreement in connection with the **DEVELOPER'S ALLOCATION** only.

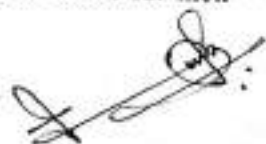
21. To take necessary steps for registration of building or any part alongwith the proportionate share of land the entire construction represented by our Attorney as per said Development Agreement.
22. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
23. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of or to be institute preferred by or any person or persons in respect of the said property.
24. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
25. To sign declare and/or affirm any plaint, written statements petitions, affidavits, verifications, vokatatnamas, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
26. To deposit and withdraw fee, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

AND GENERALLY TO act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as We would do if We would personally present.

AND We hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming and other works.



7. **THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNERS** as follows :-
- (i) The **DEVELOPER** shall submit the Building Plan for its sanction before the K.M.C. immediate after B.L.& L.R.O. mutation of the total property.
 - (ii) To get maximum sanction area from The Kolkata Municipal Corporation the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at the **DEVELOPER'S** cost.
 - (iii) It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered, such delays shall not be counted and the **DEVELOPER** shall have liberty to extend the time after mutual discussion of both the parties herein.
 - (iv) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
 - (v) Not to do any act, deed or thing from the part of the **OWNERS** whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** in the said building.
 - (vi) That the **DEVELOPER** shall have to bear any kind of Govt. expenditure, all types of K.M.C. tax with any arrears during construction of the building , cost of the soil test, the cost for the local dispute, political assistance, local club, syndicate dispute, alongwith entire expenditure for construction of the proposed building (including Flat and Car parking to be completed in all respects) including each and every expenditures and expenses shall be borne by the Developer only and the **OWNERS** herein shall not be liable for the same and even the **OWNERS** shall not face or pay any cost for labour problem or any kind of accident during construction or any types of natural calamity etc..
 - (vii) That after handing over the entire **Owners' Allocation** by the **DEVELOPER** herein the **OWNERS** herein shall have to pay their proportionate taxes for their allocation to the concerned authority.



- (ix) The annexed-specification of the building shall be part of the agreement.

7. MUTUAL COVENANT AND INDEMNITIES :-

- (i) The **OWNERS** hereby undertake that the **DEVELOPER** shall be entitled to the rest proposed 50% of the total construction excluding the Owners' Allocation and shall enjoy its Allocation without interference or disturbances from the Owners' end, provided the **DEVELOPER** shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.
- (ii) The **OWNERS** execute and register a Development Power of Attorney in favour of the **DEVELOPER** within these presents to complete the project and the **DEVELOPER** shall have right to execute and register the Deed of Conveyance in favour of the intending Purchasers only on the **DEVELOPER'S ALLOCATION**. Besides the **DEVELOPER** shall be empowered by the Owners to take sanction of the building Plan or any other revised or completion Plan from K.M.C. after prior approval of the **OWNERS** and to take drainage sewerage connection in the Premises and also sell the Developer's Allocation to the Third Party.
- (iii) The **OWNERS** shall handover the original Title Deed, link deeds, B.L. & L.R.O. Mutation Certificate, K.M.C. Mutation Certificate, paid up K.M.C. Tax bills and other original papers in respect of the property to the **DEVELOPER** at the time of execution and register the Development Agreement and the **DEVELOPER** shall grant receipt for the same in favour of the **OWNERS** and after completion of the entire building as well as after sale of the entire Developer's Allocation the **DEVELOPER** herein shall hand over all the aforesaid original Deeds, mutation certificates etc. of the property to the **OWNERS** herein. That after completion of the entire building the **DEVELOPER** herein shall apply the completion certificate from the KMC and collect the same and deliver the same to the **OWNERS** herein.
- (iv) The **DEVELOPER** shall have to face all the financial liabilities and project liabilities during construction of the building on the land of the **OWNERS** and

even any accident occurs during the construction, the **DEVELOPER** shall bear all the cost and take all the financial liabilities thereof.

- (v) The **OWNERS** herein shall have right to inspect/check regarding the quality of the building materials during construction of the building.
- (vi) That during pendency of this Agreement if the **OWNERS** leave this material world, their legal heirs/successors shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the **DEVELOPER**. The **OWNERS' ALLOCATION** shall then remain unchanged as per its Development Agreement. Simultaneously if the present signatory authority of the Developer Company leaves the material world, the company shall then take all the liabilities of this project and shall also abide by all the terms and conditions of this agreement and also have hand over the **OWNERS' ALLOCATION** within the stipulated period.
- (vii) The **DEVELOPER** shall be liable to complete the building as per sanction building plan without any deviation, if it is done so the **DEVELOPER** shall have to regularize the same and take necessary completion certificate as regards the proposed building.
- (viii) The **OWNERS** and the **DEVELOPER** shall jointly decide the name of the proposed building to be completed by the **DEVELOPER**.
- (ix) A ground floor plan has been annexed in this agreement for the distribution of Car Parking Space between the **OWNERS** and the **DEVELOPER**.

8. **JURISDICTION OF THE COURT:**

All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta shall be utilized for adjudication of any dispute.

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

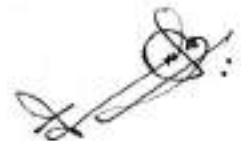
ALL THAT piece and parcel of the total 'Bastu' land measuring an area of 5

(Five) Cottahs 05 (Five) Chittacks 25 (Twenty five) Sq.ft. more or less along with one residential tile shed structure standing thereon measuring an area of 100 (one hundred) Sq.ft. having cemented flooring more or less being Scheme Plot Nos.189 and 190, whereon a Ground Plus Four storied building with lift facility shall be erected as per sanction building plan to be sanctioned by K.M.C. after demolishing the existing structure, lying, and situated in Mouza : Nayabad, J.L. No.25, Touzi No. 56, R.S. No.3, comprising in portion of R.S. Dag and L.R. Dag No.191, under R.S. Khatian No.131, L.R. Khatian No. 251, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, K.M.C. Premises No.3531, Nayabad, Assessee No.31-109-08-7118-7, P.S. Panchasayar, Kolkata - 700 099 and the entire property is butted and bounded by :

<u>ON THE NORTH</u>	:	30'-0" wide Road ;
<u>ON THE SOUTH</u>	:	Property of others (Part of R.S. Dag No.191);
<u>ON THE EAST</u>	:	K.M.C. Premises No.3534, Nayabad (Scheme Plot No188 of R.S. Dag No. 191);
<u>ON THE WEST</u>	:	Property of others (Scheme Plot No. 191 of R.S. Dag No. 191).

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

The OWNERS herein shall get 50% of the sanctioned flat area i.e. one complete 3 BHK Flat on First Floor North-East-South side of the proposed building, entire complete Second Floor Flat area of the proposed building consisting of two Nos. of 3 BHK Flats and another one complete 3 BHK Flat on Fourth Floor North-East-South side of the proposed building together with 50% of the Car Parking Space area on the Ground floor of the proposed building i.e. OWNERS shall get four Nos. of Car Parking Spaces being Nos.1, 2, 5, and 6 of the proposed building. Besides the construction portion the DEVELOPER shall have to pay the OWNERS a non refundable sum of Rs. 2,83,000/- (Rupees Two Lac Eighty three Thousand only) during First Floor roof casting of the proposed new building. The OWNERS shall also enjoy the proportionate share of land togetherwith the right of enjoyment of all the common amenities/facilities of the building.

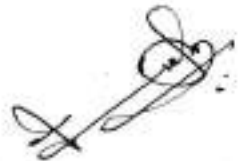


SCHEDULE - 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

Stair-case & landings common passage, water lines and water, and its connection, electricity main meter and line and its wiring, and connection from C.E.S.C, land and boundary wall, fixtures and fittings vacant spaces, roof, and mummy roof, lift, lift lobby, lift well and lift room, main gate and entrance, Caretaker's Room and toilet on ground floor and proportionate land, pump and motor, septic tank, water reservoir on ground floor and over head water tank and all plumbing lines of the building.

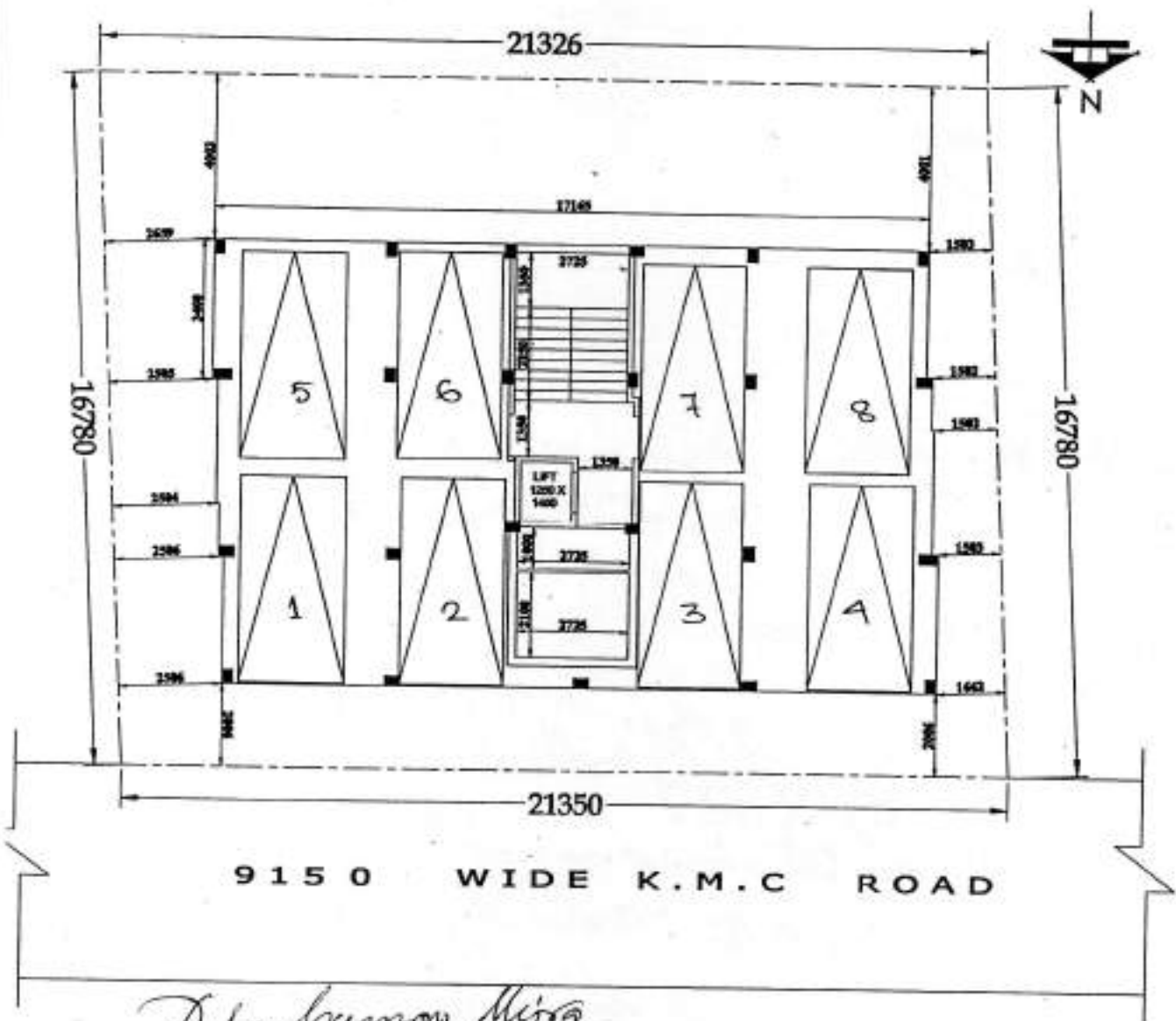
SCHEDULE - 'D' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT the DEVELOPER herein shall get rest 50% (Fifty percent) of the sanction Flat area of the proposed building i.e. **one complete 3 BHK Flat on First Floor North-West-South side of the proposed building, entire complete Third Floor Flat area of the proposed building consisting of two Nos. of 3 BHK Flats and another one complete 3 BHK Flat on Fourth Floor North-West-South side of the proposed building and together with 50% of the Car Parking Space area on the Ground floor of the proposed building i.e. DEVELOPER shall get four Nos. of Car Parking Spaces being Nos.3, 4, 7, and 8 of the proposed building.** The entire building shall be constructed by the DEVELOPER at its cost as per sanctioned building plan to be sanctioned by K.M.C. at its cost and also as per annexed specification. The DEVELOPER shall also enjoy undivided proportionate land share out of total land as mentioned in the SCHEDULE - "A" hereinabove alongwith the benefit of all the common portions and facilities as mentioned in the SCHEDULE - 'C'.



PREMISES NO.3531, NAYABAD, WARD NO.109, P.S. PANCHASAYAR, KOLKATA - 700099.

CAR PARKING SPACE NOS. 1, 2, 5 AND 6 FOR THE OWNERS AND CAR PARKING SPACE NOS. 3, 4, 7 AND 8 FOR THE DEVELOPER AS PER AMICABLE SETTLEMENT.



Deba Kumar Misra
Kumud Chandra Kar

Ashbed Realty Pvt. Ltd

[Signature]
Director

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

WITNESSES:

~~T. Ernest Mishra~~
~~Heer~~
~~Salcedo.~~

1. Debes Kumar Mishra

2. Kenu Chandra Kava

SIGNATURE OF THE OWNERS

2. Abhijit Kumar Mishra
 69/1, Baghajatin Place
 Kolkata - 700 86

Ashbed Realty Pvt. Ltd
 Ashbed Mishra,
 Director

SIGNATURE OF THE DEVELOPER

PREPARED & DRAFTED BY :

Tapesh Mishra (Signature)

(TAPESH MISHRA)

ADVOCATE [Enrollment No. F/1224/2007]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin

Place, Kolkata-86

PH-9830236148(D.K.M.),

Email: debeskumarmisra@gmail.com

9051446430(Somesh),

Email: mishrasomesh08@gmail.com

9836115120(Tapesh),

Email: tapesh.mishra85@gmail.com

HIGH COURT, CALCUTTA.

SPECIFICATIONSALIENT FEATURE OF THE BUILDING

1. The name of the building shall be decided by consent of the parties.
2. **STRUCTURE:** Building structure R.C.C. Column, Beam, Roof, Pillar, Tie-beam as per structure design approved by the competent authority, outside brick wall 8" thickness. Inside partition wall 5" and 3" as per Engineer's direction.
3. **LIFT :** One lift shall be installed for common users, Lift power will be taken from the common service meter.
4. **FLOORING :** Toilet floor shall be fully Anti skid vitrified tiles (2' X 2') finish and other floors of all bed rooms, dining-cum-living, balconies and stairs shall have vitrified tiles finish and skirting 5" and kitchen and toilets shall be finished by vitrified tiles.
5. **WLL OF TOILET :** The toilet Door height with glaze colour tiles.
6. **KITCHEN :** On the gas-table installed the granite stone and sink and shelves and back wall upto ceiling height finished with glazed tiles over and above the cooking platform to protect the oil spot.
7. **TOILET :** In one toilet Western type commode with P.V.C. cistern another toilet Indian Type Pan P.V.C. cistern and one basin will be installed at dining space in toilets taps, shower etc. shall be of standard quality.
8. **WINDOW :** All Aluminum sliding window frame and palla with M.S. design grill and Panel of the palla fitted with one way glass.
9. **DOOR :** All door frame will be standard quality sal wood and all palla will be commercial Flush door with both side enamel paint and main door one side teak wood paste..
10. **WATER SUPPLY :** Water supply round the clock is assured for which necessary deep tube-well and pump shall be installed.
11. **PLUMBING :** Inside of the all Toilet pipe line will be concealed.
12. **ELECTRIC :** Full concealed copper wiring with light points, Fan points, Plug Points, Telephone point, Cable TV point, AC line in bed room, Owner will obtain individual electric meter at his own cost.
13. **TOILET :** Both the toilets should be of western type commode with PVC toilet and cistern, the toilet should be finished by taps, shower, commode shower etc. of standard quality.
14. **COMMON SERVICE AND UTILITIES AREA :** One common toilet, meter space, under ground water tank and one pump space, common passage and terrace etc.
 - (a) **PAINTING :** Inside wall shall have only paris finish.
 - (b) All window and doors frame and palla painted with primer.
15. Roof and Car Parking Space shall be finished by Roof tiles and parking tiles respectively.
16. Any extra finishing apart from these specification shall be borne by the Owner.

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16. Any extra finishing apart from these specification shall be borne by the Owner.



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

Name DERES KUMAR MISRA

Signature Deres Kumar Misra



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

Name KUMUD CHANDRA KAR

Signature Kumud Chandra Kar



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

Name ANAND KUMAR DAS

Signature Anand Kumar Das



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

Name

Signature



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

GRN Details

GRN: 192021220018913601 Payment Mode: Online Payment
GRN Date: 22/06/2021 20:45:13 Bank/Gateway: HDFC Bank
BRN : 1476895220 BRN Date: 22/06/2021 20:06:18
Payment Status: Successful Payment Ref. No: 2000986324/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SOMESH MISHRA
Address: HIGH COURT CALCUTTA
Mobile: 9051446430
Contact No: 09051446430
Depositor Status: Advocate
Query No: 2000986324
Applicant's Name: Mr Tapesh Mishra
Identification No: 2000986324/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000986324/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	19970
2	2000986324/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	19998






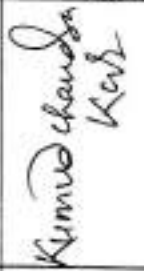


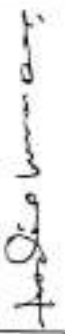
IN WORDS: NINETEEN THOUSAND NINE HUNDRED NINETY EIGHT ONLY.






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042000986324/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Debes Kumar Misra 69/1, Baghajatin Place,, City:- , P.O:- Baghajatin, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700086	Land Lord			 25/6/21
2	Shri Kumud Chandra Kar 129/8, Purbachal Kalitala Road, City:- ; P.O:- Haltu, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700078	Land Lord			 25/6/21
3	Shri Prodip Kumar Das 1983, Mukundapur, Satabdi Park, 4th Flour, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099	Represent ative of Developer [Ashirbad Reality Privet Limited]			 25/6/21

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Tapesh Mishra Son of Mr Debes Kumar Misra High Court, Calcutta, City:- Kolkata, . P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Shri Debes Kumar Misra, Shri Kumud Chandra Kar, Shri Prodip Kumar Das			 25/6/2021

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



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

Query No / Year	2000986324/2021	Office where deed will be registered
Query Date	19/06/2021 11:44:20 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Tapesesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 1,11,28,906/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed.	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24 Parganas, Thana: Purba Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, Premises No: 3531, Ward No: 109 JI No: 25, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS)		Bastu		5 Katha 5 Chatak 25 Sq Ft	1/-	1,10,98,906/-	Width of Approach Road: 30 Ft.
Grand Total :					8.8229Dec	1/-	110,98,906/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	30,000/-	



Query No: 2000986324 of 2021, Printed On: Jun 19 2021 11:50AM, Generated from wtregistration.gov.in

Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Shri Debes Kumar Misra Son of Late Maheswar Mishra,69/1, Baghajatin Place,, P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No. BOxxxxxx5J, Aadhaar No.: 73xxxxxxx3631,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Shri Kumud Chandra Kar Son of Late Hare Krishna Kar,129/8, Purbachal Kalitala Road, P.O:- Hailu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx2H, Aadhaar No.: 62xxxxxxx2967,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Ashirbad Reality Privet Limited (Private Limited Company) ,6B/28, Mukundapur, 1st Floor, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 PAN No. AAxxxxxx9G, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri Prodip Kumar Das Son of Late Purnendu Sekhar Das1983, Mukundapur, Satabdi Park, 4th Floor, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx2P , Aadhaar No.: 30xxxxxxx3168	Ashirbad Reality Privet Limited (as Director)

Identifier Details :

Name & address
Mr Tapesh Mishra Son of Mr Debes Kumar Misra High Court, Calcutta, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Debes Kumar Misra, Shri Kumud Chandra Kar, Shri Prodip Kumar Das



Query No: 200986324 of 2021, Printed On : Jun 19 2021 11:50AM, Generated from wregistration.gov.in



(Subbukti Maheswa Mira) ML 19



Debes Kumar Mitra
 Debés Kumar Mitrá
 पिता : महेश्वर मिश्रा
 Father : Maheswar Mishra
 जन्म वर्ष / Year of Birth : 1947
 पुरुष / Male



7307 9223 3631

आधार - साधारण मानुषेण अधिकार



ठिकाना:
 69/1, बाघाजतीन प्लेस,
 बाघाजतीन, कोलकाता, पश्चिमबंग,
 700086

Address:
 69/1, BAGHA JATIN PLACE,
 BAGHA JATIN, KOLKATA,
 Baghajatin, West Bengal, 700086


7307 9223 3631

1947
 1800 300 1947

help@uidai.gov.in

www.uidai.gov.in


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AHRPK3122H





नाम /NAME
KUMUD CHANDRA KAR

पिता का नाम /FATHER'S NAME
HARE KRISHNA KAR

जन्म तिथि /DATE OF BIRTH
15-06-1959

हस्ताक्षर /SIGNATURE




आयकर आयुक्त, प.४-111
COMMISSIONER OF INCOME-TAX, W.S. - III


~~आयकर आयुक्त, प.४-111~~
~~आयकर आयुक्त, प.४-111~~



Kumud Chandra Kar
Kumud Chandra Kar
Date of Birth / DOB : 15/06/1959
Male / MALE

6290 0296 2967



Aadhaar - Aam Aadmi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAQCA5059G



नाम / Name
ASHBAD REALTY PRIVATE
LIMITED

मिशन / मिशन की तारीख
Date of Issue / Mission Date
28/11/2016

1322018

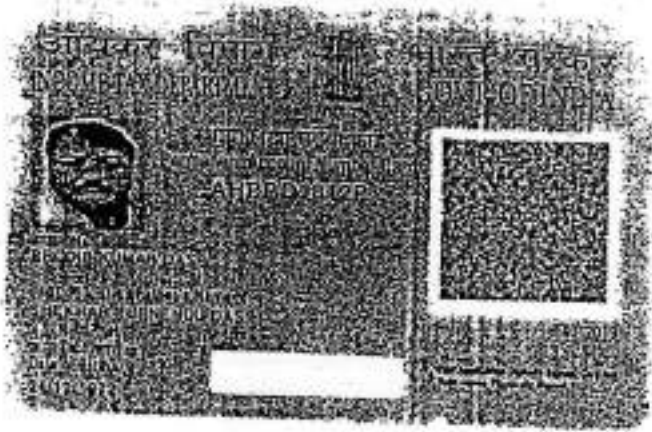
Ashbad Realty Pvt. Ltd

Jasjit Kumar

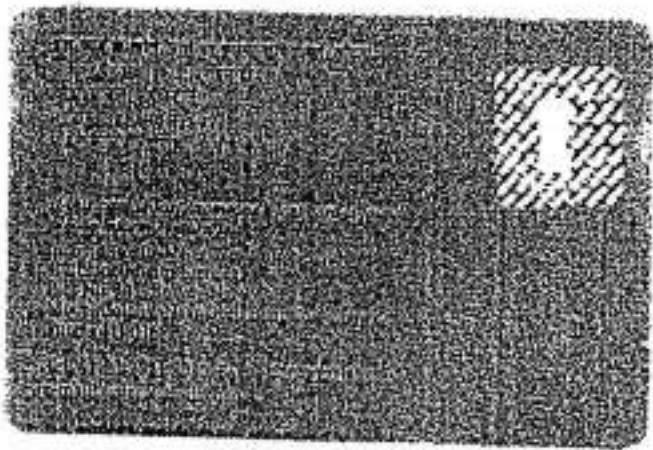
Director

इस कार्ड के खोने / खोने पर कृपया सूचित करें। तत्पश्चात्
आयकर विभाग से इस कार्ड, एन एन डी एल
5 वीं संशोधन, संशोधन संशोधन, पॉस्ट नं. 241, सर्वे नं. 99/1,
श्री 4 म कालोनी, वीथी संयुक्त पीठ के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax Department, NSDL,
5th Floor, Plot No. 99/1,
Model Colony, Vithi Sanjyukt Peeth Chowk,
Pune - 411 016.
Tel: 9122012000
e-mail: nsdl@nsdl.co.in



Appendix





ভারত সরকার
GOVERNMENT OF INDIA



Prodip Kumar Das
DOB: 24/12/1972
MALE



3089 4498 3168

আমার আধার, আমার পরিচয়

Prodip Kumar Das



ভারতীয় পরিচয় প্রমাণ প্রাধিকরণ
INDEPENDENT AUTHORITY OF INDIA

Address

S/O: Purnendu Shekhar Das, 1983,
MUKUNDAPUR COLONY, DASPADA, Halty,
Kolkata,
West Bengal - 700078

3089 4498 3168



1947
1800 308 1947

help@aiidai.gov.in

www.aiidai.gov.in

P.O. Box No. 1947,
Bangalore-560 081

Major Information of the Deed

Deed No :	I-1604-04104/2021	Date of Registration	29/06/2021
Query No / Year	1604-2000986324/2021	Office where deed is registered	
Query Date	19/06/2021 11:44:20 AM	1604-2000986324/2021	
Applicant Name, Address & Other Details	Tapesh Mishra H C Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,11,28,906/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,070/- (Article-48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, Premises No: 3531, Ward No: 109 JI No: 25, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	5 Katha 5 Chatak 25 Sq Ft	1/-	1,10,98,906/-	Width of Approach Road: 30 Ft.
Grand Total :				8.8229Dec	1 /-	110,98,906 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Debes Kumar Misra Son of Late Maheswar Mishra 69/1, Baghajatin Place., City:- , P.O:- Baghajatin, P.S:-Patull, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.: BOxxxxxx5J, Aadhaar No: 73xxxxxxxx3631, Status :Individual, Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Pvt. Residence</p>
2	<p>Shri Kumud Chandra Kar (Presentant) Son of Late Hare Krishna Kar 129/8, Purbachal Kalitala Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHxxxxxx2H, Aadhaar No: 62xxxxxxxx2967, Status :Individual, Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Ashirbad Realty Privet Limited 6B/28, Mukundapur, 1st Floor, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.: AAxxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Prodip Kumar Das Son of Late Purnendu Sekhar Das 1983, Mukundapur, Satabdi Park, 4th Floor, City:- ; P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx2P, Aadhaar No: 30xxxxxxxx3168 Status : Representative, Representative of : Ashirbad Realty Privet Limited (as Director)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Tapesh Mishra Son of Mr Debes Kumar Misra High Court, Calcutta, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001</p>			
Identifier Of Shri Debes Kumar Misra, Shri Kumud Chandra Kar, Shri Prodip Kumar Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Debes Kumar Misra	Ashirbad Reality Privet Limited-4.41146 Dec
2	Shri Kumud Chandra Kar	Ashirbad Reality Privet Limited-4.41146 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Debes Kumar Misra	Ashirbad Reality Privet Limited-50.00000000 Sq Ft
2	Shri Kumud Chandra Kar	Ashirbad Reality Privet Limited-50.00000000 Sq Ft

On 23-06-2021

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 1,11,28,906/-

Relub

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

On 25-06-2021

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

Presented for registration at 18:13 hrs on 25-06-2021, at the Private residence by Shri Kumud Chandra Kar, one of the Executants.

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

Execution is admitted on 25/06/2021 by 1. Shri Debes Kumar Misra, Son of Late Maheswar Mishra, 69/1, Baghajatin Place., P.O: Baghajatin, Thana: Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Advocate. 2. Shri Kumud Chandra Kar, Son of Late Hare Krishna Kar, 129/8, Purbachal Kalitala Road, P.O: Haltu, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Indetified by Mr Tapesh Mishra, . . Son of Mr Debes Kumar Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate,

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

Execution is admitted on 25-06-2021 by Shri Prodip Kumar Das, Director, Ashirbad Reality Privet Limited (Private Limited Company), 6B/28, Mukundapur, 1st Floor, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Tapesh Mishra, . . Son of Mr Debes Kumar Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Relub

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

On 29-06-2021

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 60/- (E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/06/2021 8:47PM with Govt. Ref. No: 192021220018913601 on 22-06-2021, Amount Rs: 28/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1476895220 on 22-06-2021, Head of Account 0030-03-104-001-16

ayment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 19,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 357, Amount: Rs.100/-, Date of Purchase: 18/06/2021, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/06/2021 8:47PM with Govt. Ref. No: 192021220018913601 on 22-06-2021, Amount Rs: 19,970/-, Bank HDFC Bank (HDFC0000014), Ref. No. 1476895220 on 22-06-2021, Head of Account 0030-02-103-003-02

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

DATED THIS 25th DAY OF JUNE 2021

BETWEEN

MR. DEBES KUMAR MISRA & ANR.

OWNERS

AND

ASHIRBAD REALITY PRIVATE
LIMITED

represented by its Director

SRI PRODIP KUMAR DAS

DEVELOPER

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

SOMESH MISHRA & TAPESH

MISHRA

ADVOCATES'

HIGH COURT CALCUTTA

69/1, BAGHAJATIN PLACE,

KOLKATA - 700086

PHONE NO. 2425-0490

MOB.9830236148

MOB.9836115120

MOB.9051446430

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 164790 to 164836

being No 160404104 for the year 2021.



Digitally signed by pradipta kishore guha
Date: 2021.07.07 17:12:31 +05:30
Reason: Digital Signing of Deed.

R. Guha
(Pradipta Kishore Guha) 2021/07/07 05:12:31 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)