

8792/23

I. 8482/23

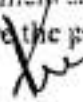


पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AP 273998

18.06.2023
J-2-1528097/2023

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


District Sub-Register-III
Alipore, South 24-pargana

M/S. GEETA CONSTRUCTION

Proprietor

15 JUN 2023

**AGREEMENT FOR DEVELOPMENT WITH DEVELOPMENT
POWER OF ATTORNEY**

**THIS AGREEMENT FOR DEVELOPMENT & DEVELOPMENT
POWER OF ATTORNEY** is made this the 15th day of June Two
Thousand Twenty Three (2023) **BETWEEN**

SRI SUNIL KUMAR GHOSH, (PAN-ADZPG0172H & Aadhar No.9182 3659 0139),son of Late Girindra Nath Ghosh, by faith Hindu, Indian, by occupation-Retired, residing at 33/B, Mahatma Gandhi Road, P.O. & P.S. Haridevpur, Kolkata-700082, hereinafter referred to as the '**OWNER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**:

AND

M/S. GEETA CONSTRUCTION, a Proprietorship Firm, represented by its office at 229, Banerjee Para Road, P.O. Paschim Putiary, P.S. Haridevpur, Kolkata-700041, represented by Proprietor **SRI ASHIS BHATACHARJEE**, (PAN-ADPPB7427E & Aadhar No.9835 7976 0471), son of Late Suniti Prakash Bhattacharjee, residing at 229, Banerjee Para Road, P.O. Paschim Putiary, P.S. Haridevpur, Kolkata-700 041, hereinafter referred to as the '**DEVELOPER**'(which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns)of the **SECOND PART**:

WHEREAS after the Partition of India, a large number of resident of former East Pakistan (now Bangladesh) crossed over and came to territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Governor of West Bengal offered all reasonable facilities to such person called as Refugees for residence in West Bengal.

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant land in the Urban area for homestead purpose.

AND WHEREAS one Sri Soumendra Nath Dutta Majumder, son of Late Sailendra Nath Dutta Majumder, was one of such person, who had come to use and occupy a piece of land measuring 1 Cottah 8 Chittak 5 sq.ft. be the same a little more or less, situated at Mouza-Bansdrone, J.L. No.45, comprised in L.O.P. No.65A, appertaining R.S. Plot No.3028(P), under P.S. Regent Park now Bansdrone, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.113, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, particularly described in the Schedule hereunder written and started living thereon upon constructing a dwelling structure on the said land of part thereof and approached the Government of West Bengal for a plot of land for his rehabilitation.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan (now Bangladesh) acquired land in Bansdrone, J.L. No.45, R.S. Plot No.3028(P), under P.S. Regent Park now Bansdrone, in the District of South 24-Parganas, in the Urban area the provision of L.D.P. Act. 1948/L.A. Act./1894, including the plot of land occupied by the said Sri Soumendra Nath Dutta Majumder, as described in the First Schedule hereunder written.

AND WHEREAS with a view to confer the absolute right, title and interest in the said land to the said Sri Soumendra Nath Dutta Majumder, being the Refugee from East Pakistan now Bangladesh, the Governor of the West Bengal gifted, transferred and conveyed a piece of homestead land measuring 1 Cottah 8 Chittak 5 sq.ft. be the same a little more or less, situated at Mouza-Bansdrone, J.L. No.45, comprised in L.O.P. No.65A, appertaining R.S. Plot No.3028(P), under P.S. Regent Park now Bansdrone, at present lying within the limits of the Kolkata Municipal



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 JUN 2023

Corporation, Ward No.113, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, more fully described in the Schedule hereunder written, unto and in favour of the said Sri Soumendra Nath Dutta Majumder, by executing a registered Deed of Gift, dated 14.08.1996, registered in the office of Addl. District Registrar at Alipore, South 24-Parganas and recorded in Book No.1, Volume No.1, page from 273 to 276, Deed No.69 for the year 1996.

AND WHEREAS being in need of money, the said Sri Soumendra Nath Dutta Majumder, sold, transferred and conveyed the said land measuring 1 Cottah 8 Chittak 5 sq.ft. be the same a little more or less together with structure standing thereon, more fully described in the Schedule hereunder written, by a Deed of sale, dated 21.12.2011, registered in the office of District Sub-Registrar-I at Alipore and recorded in Book No.1, CD Volume No.19, page from 4859 to 4878, Deed No.03813 for the year 2011, unto and in favour of one (1) Sri Samar Ghosh, son of Late Phani Mohan Ghosh, residing at 32, Bansdrone Govt. Colony, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070 & (2) Sri Dulal Debnath, son of Late Sachilal Debnath, residing at 85/3, Bansdrone Kalitala Park South, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070.

AND WHEREAS after such purchase, the said Sri Samar Ghosh & Sri Dulal Debnath mutated their names in the office of the Kolkata Municipal Corporation in respect of the said land, which was known and numbered as KMC Premises No.213, Bansdrone New Govt. Colony, vide Assessee No.31-113-04-0490-3, having its postal address-65A, Bansdrone Govt. Colony, Kolkata-700070, upon payment of rates and taxes thereto and

time to time constructed 300 sq ft. Asbestos Structure on the said land or part thereof.

AND WHEREAS one Sri Satyendra Nath Majumder alias Satyendra Nath Dutta Majumder, son of Late Sailendra Nath Dutta Majumder, was one of such person, who had come to use and occupy a piece of land measuring 1 Cottah 8 Chittak 0 sq ft. be the same a little more or less, situated at Mouza-Bansdrani, J.L. No.45, comprised in I.O.P. No 65B, appertaining R.S. Plot No.3028(P), under P.S. Regent Park now Bansdrani, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.113, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, particularly described in the Schedule hereunder written and started living thereon upon constructing a dwelling structure on the said land of part thereof and approached the Government of West Bengal for a plot of land for his rehabilitation.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan (now Bangladesh) acquired land in Bansdrani, J.L. No.45, R.S. Plot No.3028(P), under P.S. Regent Park now Bansdrani, in the District of South 24-Parganas, in the Urban area the provision of L.D.P. Act, 1948/L.A. Act./1894, including the plot of land occupied by the said Sri Satyendra Nath Majumder alias Satyendra Nath Dutta Majumder, as described in the First Schedule hereunder written.

AND WHEREAS with a view to confer the absolute right, title and interest in the said land to the said Sri Satyendra Nath Majumder alias Satyendra Nath Dutta Majumder, being the Refugee from East Pakistan now Bangladesh, the Governor of the West Bengal gifted, transferred and conveyed a piece of homestead land measuring 1 Cottah 8 Chittak 0 sq ft.

be the same a little more or less, situated at Mouza-Bansdroni, I.I. No.45, comprised in L.O.P. No.65B, appertaining R.S. Plot No.3028(P), under P.S. Regent Park now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.113, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, more fully described in the Schedule hereunder written, unto and in favour of the said Sri Satyendra Nath Majumder alias Satyendra Nath Dutta Majumder, by executing a registered Deed of Gift, dated 28.01.1991, registered in the office of Addl. District Registrar at Alipore, South 24-Parganas and recorded in Book No.1, Volume No.1, page from 185 to 188, Deed No.47 for the year 1991.

AND WHEREAS being in need of money, the said Sri Satyendra Nath Majumder alias Satyendra Nath Dutta Majumder, sold, transferred and conveyed the said land measuring 1 Cottah 8 Chittak be the same a little more or less together with structure standing thereon, more fully described in the Schedule hereunder written, by a Deed of sale, dated 09.09.2011, registered in the office of District Sub-Registrar-I at Alipore and recorded in Book No.1, CD Volume No.14, page from 577 to 596, Deed No.02641 for the year 2011, unto and in favour of the said Sri Samar Ghosh and Sri Dulal Debnath.

AND WHEREAS after such purchase, the said Sri Samar Ghosh and Sri Dulal Debnath mutated their names in the office of the Kolkata Municipal Corporation in respect of the said land, which was known and numbered as KMC Premises No.224, Bansdroni New Govt. Colony, vide Assessee No.31-113-04-0489-7, having its postal address-65B, Bansdroni Govt. Colony, Kolkata-700070, upon payment of rates and taxes thereto and time to time constructed 300 sq.ft. Asbestos Structure on the said land or part thereof.

M/S. GEETA CONSTRUCTION

AND WHEREAS being in need of money, the said Sri Samar Ghosh and Sri Dulal Debnath sold, transferred and conveyed the said land measuring 1 Cottah 8 Chittak 5 sq.ft. be the same a little more or less together with structure standing thereon, more fully described in the First Schedule hereunder written, by a Deed of Sale, dated 16.05.2023, registered in the office of D.S.R.-III at Alipore and recorded in Book No.I, Volume No.1603-2023, page from 187155 to 187173, Deed No.160306623 for the year 2023 unto and in favour of the Owner herein Sri Sunil Kumar Ghosh.

AND WHEREAS being in need of money, the said Sri Samar Ghosh and Sri Dulal Debnath further sold, transferred and conveyed the said land measuring 1 Cottah 8 Chittak 0 sq.ft. be the same a little more or less together with structure standing thereon, more fully described in the First Schedule hereunder written, by a Deed of Sale, dated 16.05.2023, registered in the office of D.S.R.-III at Alipore and recorded in Book No.I, Volume No.1603-2023, page from 187136 to 187154, Deed No.160306624 for the year 2023 unto and in favour of the Owner herein Sri Sunil Kumar Ghosh.

AND WHEREAS by way of aforesaid two deeds, the Owner herein thus seized and possessed of aforesaid two adjoining plots of land altogether measuring 3 Cottah 0 Chittak 5 sq.ft. be the same a little more or less together with 600 sq.ft. asbestos shed structure standing thereon and mutated his name in the office of the Kolkata Municipal Corporation in respect of the said property, which has since been known and re-numbered as single KMC Premises No.213, Bansdrani New Govt. Colony, vide Assessee No.31-113-04-0490-3, having its postal address-65A, Bansdrani Govt. Colony, Kolkata-700070, upon payment of rates and taxes thereto.

MS. 11/11/2023/12/21/2023

AND WHEREAS since the said gift, the Owner herein is in peaceful and uninterrupted possession of the said land measuring 3 Cottah 0 Chittak 5 sq.ft. be the same a little more or less together with 600 sq.ft. asbestos shed structure standing thereon, more fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Owner is desirous of constructing a multi storied building on the said land, but due to insufficiently fund, the Owner has placed his offer to the Developer herein to entrust the said development work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owner herein under the following terms and conditions

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

That in this agreement unless anything appears to be repugnant to the subject or context:-

ARTICLE – I: DEFINITION

- 1.1 OWNER: shall mean and include the party of the First Part and his respective heirs and successors.
- 1.2 DEVELOPER: shall mean and include the Party of the Second Part and his heirs, executors, administrators, legal representatives and assigns.
- 1.3 SAID PROPERTY: shall mean and include the said land measuring 3 Cottah 0 Chittak 5 sq.ft. be the same a little more or less together with 600 sq.ft. asbestos shed structure standing thereon, situated at

Mouza-Bansdrani, J.L. No.45, comprised in L.O.P. No.65A & 65B, appertaining R.S. Plot No.3028(P), being KMC Premises No.213, Bansdrani New Govt. Colony, vide Assessee No.31-113-04-0490-3, having its postal address-65A, Bansdrani Govt. Colony, Kolkata-700070, under P.S. Regent Park now Bansdrani, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.113, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, fully described in the First Schedule hereunder written .

- 1.4 NEW BUILDING: shall mean and include such multi-storied building shall be approved by the parties hereto in respect of the said property to be constructed on the said land.
- 1.5 COMMON FACILITIES: shall mean and include corridors, staircase, ways, landing, roof common passage, boundary wall, water reservoir, water tank, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.
- 1.6 OWNER'S ALLOCATION: shall mean and include the owner shall be entitled to get 50% F.A.R. of the proposed building, comprised of four self contained flats, out of which one 2BHK flat on ground floor back side, one 2BHK flat on First floor West side, one 2BHK flat on Second floor West side, one 2BHK flat on Third floor West side and one car parking space on ground floor together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building.
- 1.7 DEVELOPER'S ALLOCATION: the save and except the said Owner's Allocation, the Developer herein entitled to get 50%

M/S. GEETA CONSTRUCTION

Proprietor

F.A.R. of the proposed building comprised of two shop rooms on ground floor, three self contained flats, out of which one 2BHK flat on First floor East side, one 2BHK flat on Second floor East side, one 2BHK flat on Third floor East side and balance car parking spaces on ground floor together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building will be allotted to the Developer herein.

- 1.8 **BUILDING PLAN**: shall mean and include the plan approved by the parties hereto and sanctioned by the Kolkata Municipal Corporation for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto.

ARTICLE- II: DATE OF COIMMENCEMENT

2.1 This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the Developer's allocation is sold or transferred to the intending purchasers.

ARTICLE -III: OWNER' REPRESENTATION

3.1. The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of the landed property, more particularly described in the First Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and have not received any advance or part payment thereof.

M/S. GEETA CONSTRUCTION

Proprietor

- 6.2 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owner or on account of the Developer himself or on account and/or on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.
- 6.3 The Developer at his own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.
- 6.4 The Developer shall at his own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Owner and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

ARTICLE-VII: OWNER'S COVENANTS

- 7.1 The Owner shall grant and issue a Power of Attorney, in favour of the Developer, authorising and/or empowering the Developer to do all acts, deeds matters and things necessary for completion of the works of development of the said property and/or construction of the said proposed new building and/or to sell the Developer's allocation as per terms of this agreement.

M/S. GEETA CONSTRUCTION M/S. G.

Proprietor

Proprietor

7.2 The Owner shall be bound if so required by the Developer, sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declaration to enable the Developer to apply for and obtain electricity, sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the Kolkata Municipal Corporation, and for all of these acts, deeds and things the Owner shall grant power of Attorney in favour of the Developer.

7.3 The Owner shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed. Moreover the Owner shall have no right to claim anything except the Owner's allocation in the said building.

7.4 The Owner delivered the original title deed and all other relevant papers and documents to the Developer for selling and transferring the said Developer's allocation and the Developer herein retain the said original papers and documents so long the said Developer's allocation is sold to the intending Purchaser or purchasers.

7.5 All the flats and other spaces of the proposed new building to be erected and sold by the Developer except the Owner's allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

ARTICLE-VIII. CONSTRUCTION

8.1 The construction of the said new building shall be made by the Developer as per the plan sanction by the Kolkata Municipal Corporation.

8.2 The Developer shall be entitled to obtain necessary modification or rectification plan for the purpose of completion of the construction of the

building if necessary to be sanctioned by the Kolkata Municipal Corporation.

8.3 The Developer shall retain appoint and employ such masons Architects, Engineers contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said new building as the Developer shall at his own discretion think fit and proper.

8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard the Owner shall not in any manner would be made responsible or liable.

ARTICLE-IX: JOINT DECLARATION

11.1 During the continuance of this agreement, the Owner herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of her right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

11.2 The Owner shall not part with possession of any of the residential flats or other spaces of the said building to be constructed, except her allocation prior to notice to be served by the Developer.

11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the said building within **24(Twenty-Four)** months from the date of sanction of the building plan.

M/S. GEETA CONSTRUCTION

11.4 If the Developer fails to complete construction and/or complete the said building during the said period ,then in that case the Owner shall extent 6(six) months as grace period for completion of construction.

11.5 The Owner till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owner have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good, clear and marketable title.

11.6 The Owner will be bound to make registration of sale deed in respect of all flats and spaces of Developer's allocation at the cost of the Purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owner shall co-operate with the Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

11.7 Be it noted that by this Development Agreement that the related Development Power of Attorney, the Developer shall only be entitled to received consideration money by executing Agreement/Final Document for transfer of property as per provision laid down in the said documents as a Developer without getting any Ownership of any part of the property under Schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement/Final document for transfer of property between the owner and Developer in any way. This clause shall have overriding effect to any this written in this documents in contrary to this clause.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, **SRI SUNIL KUMAR GHOSH**, (PAN-ADZPG0172H & Aadhar No.9182 3659
M/S. GEETA CONSTRUCTION

0139), son of Late Girindra Nath Ghosh, by faith Hindu, Indian, by occupation-Retired, residing at 33/B, Mahatma Gandhi Road, P.O. & P.S. Haridevpur, Kolkata-700082, hereinafter referred to as the **OWNER/PRINCIPAL** of the send greetings.

AND WHEREAS for the purpose of construction of the proposed multi storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land and to appear before any office and places, I, the Owner/Principal herein do hereby nominate, constitute, authorise and appoint the said Developer **M/S. GEETA CONSTRUCTION**, a Proprietorship Firm, represented by its office at 229, Banerjee Para Road, P.O. Paschim Putiary, P.S. Haridevpur, Kolkata-41, represented by Proprietor **SRI ASHIS BHATACHARJEE**, (PAN-ADPPB7427E & Aadhar No.9835 7976 0471), son of Late Suniti Prakash Bhattacharjee, residing at 229, Banerjee Para Road, P.O. Paschim Putiary, P.S. Haridevpur, Kolkata-700 041, as my true and lawful Attorney to do and execute inter alia the following acts, deeds and things :-

- 1 On my behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.
- 2 To negotiate for sale, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate my said Attorney shall deem fit and proper.
- 3 My Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces out of Developer's allocation of the

proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.

- 4 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces out of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by my Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on my behalf.
- 5 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.
- 6 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces out of Developer's allocation of the proposed multi-storied building to be constructed on the schedule mentioned land and all acts, deeds by my said Attorney shall be taken as my acts deeds and things as I was personally present and done the same myself.

AND I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorney, which will be done by virtue of this Power of Attorney.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of land measuring 3 Cottah 0 Chittak 5 sq.ft. be the same a little more or less together with 600 sq.ft. asbestos shed structure standing thereon, situated at Mouza-Bansdroni, J.L. No.45, comprised in L.O.P. No.65A & 65B, appertaining R.S. Plot No.3028(P), being KMC Premises No.213, Bansdroni New Govt. Colony, Assessee No.31-113-04-0490-3, having its postal address-65A, Bansdroni Govt. Colony, Kolkata-700070, under P.S. Regent Park now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.113, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows:-

On the North : 18'ft. wide K.M.C. Road,

On the South : L.O.P. No.64,

On the East : L.O.P. No.65,

On the West : L.O.P. No.60,

M/S. GEETA CONSTRUCTION

Proprietor

SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

ALL THAT the owner herein entitled to get the owner shall be entitled to get 50% F.A.R. of the proposed building, comprised of four self contained flats, out of which one 2BHK flat on ground floor back side, one 2BHK flat on First floor West side, one 2BHK flat on Second floor West side, one 2BHK flat on Third floor West side and one car parking space on ground floor together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building.

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT the save and except the said Owner's Allocation, the Developer herein entitled to get 50% F.A.R. of the proposed building comprised of two shop rooms on ground floor, three self contained flats, out of which one 2BHK flat on First floor East side, one 2BHK flat on Second floor East side, one 2BHK flat on Third floor East side and balance car parking spaces on ground floor together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building will be allotted to the Developer herein.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the Construction)

1. Construction will be made as per sanctioned building plan of the K.M.C. with R.C.C. structure frame work.
2. All the material to be used will be of brand new and of first class quality and workmanship will be proper standard.
3. Underground and overhead water tank of Corporation water supply.

4. Standard quality Aluminium windows, steel grills with glass panes and other necessary fittings will be provided.
5. The main door will be wooden with lock and all other doors will be of flush door with pressed water proof.
6. In the kitchen 4' ft. x 1.5' ft. Granite slab cooking platform with still sink and glazed tiles up to 4' ft. height from the cooking platform .
7. The flooring will be of white vitrified tiles 2' ft. x 2' ft. size and normal dado.
8. In the kitchen-one tap in sink and one under the sink and one wash basin point either in the kitchen or toilet, which will be suitable. Glazed titles will be fitted in the walls of the Toilets up to 7' ft. height and flooring will be antiskid tiles with white Indian Pan and commode, one wash basin and standard taps in toilet, one shower point, and in the kitchen, one tap in sink and one under the sink, and one wash basin point either in kitchen or in the toilet.
9. Concealed electrical wiring with standard copper wires as per architectural layout particularly 3 light point, 1 fan point, one 5 Amp plug point, in Bed rooms, in drawing/dining room-15 Amp plug point, 3 light point,1 fan point, one 5 Amp plug point, in kitchen and toilet-one light point, one plug point and one exhaust fan point, one calling bell point at the outside.
10. One four passengers lift to be fitted in the proposed building.
11. Plaster of Paris on all Walls inside the flat. M/S. GEETA CONSTRUCTION
12. Concealed pipe line with low-down cistern in the toilet. Proprietor
13. Outer walls will be weather coat.
14. All pipe lines will be plastic high density standard pipes, except inside concealed line which will be of emco.

15. All masonry and sanitary structural, electrical, painting work will be done as per specification of the Engineer to be engaged by the Developer.

16. N.B. All extra works or fittings can be provided subject to approval of the Engineer with extra cost.

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

In presence of:-

1. Ashni Kar
Alipore Police Court
Kolkata-700027

Sky Ltd.
Sunit Kumar Ghosh

OWNER/PRINCIPAL

2. Fatima @al
Alipore Police Court.
Kol-27.

M/S. GEETA CONSTRUCTION

Ashni Bahadurcharjee
Proprietor

DEVELOPER/ATTORNEY

Drafted by:-

Ajay Saha
Advocate, AM
Alipore Police Court,
Kolkata-700 027
F 468/95

M/S. GEETA CONSTRUCTION

Proprietor

Thumb

1st finger

middle finger

ring finger

small finger

| | | | | | | |
|--------------|------------|--|--|--|--|--|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name.....

Signature.....










Thumb

1st finger

middle finger

ring finger

small finger

| | | | | | | |
|--|------------|---|---|---|---|---|
|  <i>Sheela</i> | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name..... *Sheela Kumar Gupta*

Signature..... *Sheela*

M/S. GEETA CONSTRUCTION

Proprietor

Thumb

1st finger

middle finger

ring finger

small finger

| | | | | | | |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name.....

A D M I D Y

Major Information of the Deed

| | | | |
|--|--|--|------------|
| Deed No : | I-1603-08482/2023 | Date of Registration | 15/06/2023 |
| Query No / Year | 1603-2001528097/2023 | Office where deed is registered | |
| Query Date | 13/06/2023 12:48:51 PM | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Ashim Kar Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9339504162, Status : Deed Writer | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 28,68,251/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 5,020/- (Article:48(g)) | Rs. 53/- (Article:E, E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BANSDRONI NEW GOVT.COLONY, , Premises No: 213, , Ward No: 113 Pin Code : 700070

| 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 | 3 Katha 5 Sq Ft | 1/- | 27,06,251/- | Width of Approach Road: 18 Ft., |
| Grand Total : | | | | 4.9615Dec | 1 /- | 27,06,251 /- | |



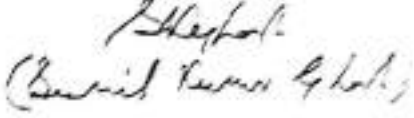
Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 600 Sq Ft. | 1/- | 1,62,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete | | | | | |
| Total : | | 600 sq ft | 1 /- | 1,62,000 /- | |

M/S. GEETA CONSTRUCTION

Proprietor



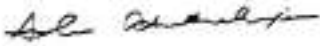
and Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|--|--|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri SUNIL KUMAR GHOSH Son of Late GIRINDRA NATH GHOSH Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office |  <small>15/06/2023</small> |  <small>LTI 15/06/2023</small> |  <small>15/06/2023</small> |
| 33/B, MAHATMA GANDHI ROAD, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx2H, Aadhaar No: 91xxxxxxxx0139, Status :Individual, Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office | | | | |

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|--|--|--|
| 1 | GEETA CONSTRUCTION 229, BANERJEE PARA ROAD, City:- , P.O:- PASCHIM PUTIARY, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 , PAN No.:: ADxxxxxx7E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative | | | |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|--|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri ASHIS BHATTACHARJEE (Presentant) Son of Late SUNITI PRAKASH BHATTACHARJEE Date of Execution - 15/06/2023, , Admitted by: Self, Date of Admission: 15/06/2023, Place of Admission of Execution: Office |  <small>Jun 15 2023 11:58AM</small> |  <small>LTI 15/06/2023</small> |  <small>15/06/2023</small> |
| 229, BANERJEE PARA ROAD, City:- , P.O:- PASCHIM PUTIARY, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu, Occupation: Business Citizen of: India, , PAN No.:: ADxxxxxx7E, Aadhaar No: 98xxxxxxxx0471 Status : Representative Representative of : GEETA CONSTRUCTION (as PROPRIETOR) | | | | |

FOR GEETA CONSTRUCTION

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|--|---|
| Mr ASHIM KAR Son of Late A M KAR ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S.-Alipore, District:-South 24 Parganas, West Bengal, India, PIN:- 700027 |  |  |  |
| | 15/06/2023 | 15/06/2023 | 15/06/2023 |

Identifier Of Shri SUNIL KUMAR GHOSH, Shri ASHIS BHATACHARJEE

| Transfer of property for L1 | | |
|-----------------------------|------------------------|---------------------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri SUNIL KUMAR GHOSH | GEETA CONSTRUCTION-4.96146 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri SUNIL KUMAR GHOSH | GEETA CONSTRUCTION-600.00000000 Sq Ft |

M/S. GEETA CONSTRUCTION

Proprietor

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 242849 to 242877

being No 160308482 for the year 2023.



M/S. GEETA CONSTRUCTION

Proprietor

Digitally signed by Debasish Dhar
Date: 2023.06.16 17:12:12 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/06/16 05:12:12 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)