



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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District Sub-Register-111
Alipore, South 24-pargana

15/03/24

DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY is made on this the 12th day of March, in the year Two Thousand Twenty Four (2024),

AMONG

S.S. Singh, Sanyam Sander Singh

(1) **SMT. SOMA CHAKRABORTY**, having PAN - AWIPC0149G, and Aadhaar No. 7512 2947 1519, wife of Late Debabrata Chakraborty, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 99/8, Purbachal Main Road, P.O.- Haltu, P.S. - Garfa, Kolkata 700078, (2) **SMT. PRIYANKA CHAKRABORTY**, having PAN BGWPC5830M, and Aadhaar No. 4880 6535 4522, daughter of Late Debabrata Chakraborty, by faith Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 99/8, Purbachal Main Road, P.O.- Haltu, P.S. - Garfa, Kolkata - 700078, (3) **SMT. DULU CHAKRABORTY**, having PAN CXIPC1082P, and Aadhaar No. 7457 4861 9521, wife of Late Barun Chakraborty, by faith Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 99/8, Purbachal Main Road, P.O.- Haltu, P.S. - Garfa, Kolkata - 700078, (4) **SRI SUVENDU CHAKRABORTY**, having PAN AOMPC5174P, and Aadhaar No. 5587 7972 8134, son of Late Barun Chakraborty, by faith- Hindu, by Occupation Service, by Nationality - Indian, residing at 99/8, Purbachal Main Road, P.O.- Haltu, Kolkata-700078, (5) **SMT. SHAMPA CHATTERJEE**, having PAN- ANNPC6675R, and Aadhaar No. 4812 2362 9070, daughter of Late Barun Chakraborty and wife of Sri Chandrayan Chatterjee, by faith Hindu, by Occupation -Service, by Nationality - Indian, residing at 25/1A/1 Naktala Road, P.S. - Netajinagar, Kolkata - 700 047, (6) **SRI SOUMITRA CHAKRABORTY**, having PAN - AUGPC7282E, and Aadhaar No. 9641 2149 7211, son of Late Barun Chakraborty. by faith Hindu, by Nationality - Indian, residing at 99/8, Purbachal Main Road, P.O.- Haltu, P.S. - Garfa, Kolkata - 700078, hereinafter called and referred to as the "**LAND OWNERS**" in respect of **First Schedule Property "Block A"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, legal representatives, executors, administrators and / or assigns) of the **FIRST PART**:

AND

(1) **SRI SUPRIYA CHAKRABORTY**, having PAN - ACLPC9583H, and Aadhaar No. 4619 5729 5900, son of Late Pulin Kumar Chakraborty and Smt. Biva Chakraborty (since deceased), by faith - Hindu, by Occupation -

Business, by Nationality - Indian, residing at 99/8, Purbachal Main Road, P.O.- Haltu, P.S. - Garfa, Kolkata 700078, (2) **SMT. ILA CHAKRABORTY**, having PAN AWPPC6349B, and Aadhaar No. 4378 8141 2936, daughter of Late Pulin Kumar Chakraborty and Smt. Biva Chakraborty (since deceased), by faith Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 99/8, Purbachal Main Road, P.O.- Haltu, P.S. - Garfa, Kolkata - 700078, (3) **MS. SAYANTI PAUL**, having PAN CCQPP0935D, and Aadhaar No. 3955 6208 9236, daughter of Sri Sribash Paul and Late Shila Paul, by faith- Hindu, by Nationality - Indian, residing at Shyamnagar, Kamalpur, P.O.- Shyamnagar, P.S. - Jagaddal, District North 24-Parganas, Kolkata - 743127, and 4) **SRI NACHIKETA CHATTOPADHYAY**, having PAN-ACMPC2919E, and Aadhaar No. 7645 7520 7449, son of Late Subodh Kumar Chattopadhyay, by faith Hindu, by Occupation -Service, by Nationality - Indian, residing at 99/8, Purbachal Main Road, P.O.- Haltu, P.S. - Garfa, Kolkata - 700078, hereinafter jointly called and referred to as the "**LAND OWNERS**" in respect of the **First Schedule Property "Block B"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, legal representatives, executors, administrators and / or assigns) of the **SECOND PART**;

AND

"M/S. SHIVAA CONSTRUCTION", a proprietorship firm, having its registered office at 67, Garfa Main Road, P.O. - Haltu, Police Station - Garfa, Kolkata - 700 078, District South 24-Parganas, represented by it's sole proprietor namely **SRI SHYAM SUNDAR SINGH**, having PAN-MPNPS9452Q, and Aadhaar No. **8721 9403 3356**, son of Sri Ram Bikash Singh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 67, Garfa Main Road, P.O. - Haltu, Police Station - Garfa, Kolkata - 700 078, District South 24-Parganas, hereinafter called and referred to as the '**DEVELOPER**' (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, legal representatives, executors, administrators and / or assigns) of the **THIRD PART**.

CONSTRUCTION

Shyam Sundar Singh

Proprietor

AND WHEREAS, (i) Nikhil Kumar Chakraborty, (ii) Pulin Kumar Chakraborty, (iii) Arun Kumar Chakraborty, And (iv) Barun Chakraborty, all are sons of Late Basanta Kumar Chakraborty became the lawful joint owners of 17 (seventeen) decimal of undivided land by way of inheritance, lying and situated Mouza - Garfa, J.L No. 19, Touzi No. - 56, R.S. Dag No. 1890/2470, R.S. Khatian No. 773, under Sub - Registry Office at Alipore ,under Police Station Tollygunge, South 24-Paraganas, which has been described in Schedule Property - 'T' and mutated their names with B.L. & L.R.O., and started enjoying the same by them by paying all khajna and taxes regularly.

AND WHEREAS, the said four recorded owners allowed few farmers namely (a) Noni Gopal Chakraborty, (b) Makhan Gopal Chakraborty, (c) Benu Gopal Chakraborty, (d) Pran Gopal Chakraborty, (e) Basu Gopal Chakraborty, (f) Brojo Gopal Chakraborty, (g) Bijoy Gopal Chakraborty, all are the sons of Sri Hemanta Kumar Chakraborty of Purbachal Main Road, P.S. - Jadavpore, Kolkata, (g) Sunil Chakraborty, son of Late Ananta Kumar Chakraborty, and (h) Sushil Chakraborty, son of Late Nishi Kanta Chakraborty, to cultivate their Shali land and thereafter all the aforesaid farmers became the recorded Bargadar in the respective R.S. Parcha and had been cultivating on the said 17 decimal of shali land.

AND WHEREAS all the above named recorded bargadar decided to sell out their portion as they were badly need of money and therefore they sold, conveyed and transfer 7 (seven) decimal of shali land out of the total 17 (seventeen) decimal shali land unto and in favour of aforesaid four number of actual owners i.e. (i) Nikhil Kumar Chakraborty, (ii) Pulin Kumar Chakraborty, (iii) Arun Kumar Chakraborty, And (iv) Barun Chakraborty of the said 17 decimal of land after getting the consideration value, by virtue of registered Sale Deed dated 28.07.1969, the said Sale Deed was duly registered in the Office at D.R. Alipur, 24-Parganas, recorded in Book No. I, Deed No. 3832, for the year 1969, and thus the

said four actual owners i.e. (i) Nikhil Kumar Chakraborty, (ii) Pulin Kumar Chakraborty, (iii) Arun Kumar Chakraborty, and (iv) Barun Chakraborty become the lawful joint owners and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 17 (seventeen) decimal shali land.

AND WHEREAS accordingly said (1) Nikhil Kumar Chakraborty, (2) Pulin Kumar Chakraborty, (3) Arun Kumar Chakraborty and (4) Barun Chakraborty, become the lawful joint owners and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 17 Decimals of land equivalent to 10 Cottahs of Shali land, lying and situated at Mouza – Garfa, J.L. No. 19, Touzi No. 56, R.S. Dag No. 1890/2470, R.S. Khatian No. 773, Police Station formerly Kasba now Garfa, District South 24-Parganas, and their names recorded in records of the B.L. & L.R.O. Govt. of West Bengal and said land was published consecutive in the names of (1) Nikhil Kumar Chakraborty, (2) Pulin Kumar Chakraborty, (3) Arun Kumar Chakraborty and (4) Barun Chakraborty, each and having $1/4^{\text{th}}$ share of the said property, i.e. above four number of actual owners became the undivided owner of 4.25 decimal of said shali land individually as per the equal $1/4$ share of the total 17 decimal of land i.e. 10 kottah.

AND WHEREAS said one of the owner namely Nikhil Kumar Chakraborty during his possession as owner with his other co-sharers having undivided $1/4^{\text{th}}$ share in the said property, he died intestate on 06/01/2003, leaving behind him, surviving his wife namely Smt. Anjali Chakraborty, three sons namely Sri Subrata Chakraborty, Satyabrata Chakraborty, Sri Debabrata Chakraborty, and three daughters namely Smt. Sharmistha Mitra, Shibani Chakraborty, and Smt. Shukla Bhattacharjee nee Chakraborty (deceased) as his only legal heirs and successors, and for which they became the joint owners of said undivided $1/4^{\text{th}}$ share of the said property, left by deceased Nikhil Kumar

Chakraborty. Thus the aforesaid present 7 (seven) number of legal heirs of Late Nikhil Kumar Chakraborty become the equal share of **4.25** decimal land by way of inheritance and thus the area of land of each legal heir stand **0.607** decimal.

AND WHEREAS said one of the legal heir of Nikhil Kumar Chakraborty namely Smt. Shukla Bhattacharjee nec Chakraborty died intestate on 16/03/2011, leaving behind her only son namely Sri Supriya Bhattacharyya as her only legal heirs and successors and legal representatives, accordingly after the demise of said Shukla Bhattacharjee nec Chakraborty in accordance with the Hindu Law of Succession, said Sri Supriya Bhattacharyya inherited the undivided 1/28th share of the said property. Thus the aforesaid present only one legal heir of Late Shukla Bhattacharjee nec Chakraborty become the undivided share **0.607** decimal land by way of inheritance.

AND WHEREAS said Pulin Kumar Chakraborty while seized and possessed the owner of said undivided 1/4th share and during his possession, he died intestate on 16/10/1985, leaving behind him, his wife of Smt. Biva Chakraborty, only one son namely Sri Supriya Chakraborty, and only two daughters namely Smt. Ila Chakraborty and Smt. Shila Paul as his only legal heirs and successors under Hindu Succession Act, 1956, and for which they became the joint owners of said undivided 1/4th share of said property, left by deceased Pulin Chakraborty. Thus the aforesaid present 4 (four) number of legal heirs of Late Pulin Kumar Chakraborty become the equal share of **4.25** decimal land by way of inheritance and thus the area of land of each legal heir stand **1.062** decimal.

AND WHEREAS one of the owner namely Arun Kumar Chakraborty during his possession as owner with his other co-sharers having undivided 1/4th share in the said property, he died intestate on 18/09/2009, leaving and surviving his wife namely Smt. Dipti Chakraborty (since deceased), and only one married daughter namely

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Smt. Sonali Chakraborty (since deceased) as his only legal heirs and successors under Hindu Succession Act, 1956, and for which they became the joint lawful owners of said undivided 1/4th share of said property, left by deceased Arun Kumar Chakraborty. Thus the aforesaid 2 (two) number of legal heirs of Late Arun Kumar Chakraborty become the equal share of 4.25 decimal land by way of inheritance and thus the area of land of each legal heir stand 2.125 decimal.

Be it noted that said Smt. Dipti Chakraborty, husband of Late Arun Kumar Chakraborty also died intestate on 10/05/2018, and Smt. Sonali Chakraborty also died intestate on 25/12/2017, leaving behind their son-in-law and husband respectively Sri Nachiketa Chattopadhyay as only legal heirs, under Hindu Succession Act, 1956, and for he become the undivided owner of 1/4th share of the said property, left by deceased Arun Kumar Chakraborty, deceased Dipti Chakraborty, and deceased Sonali Chakraborty. Thus the aforesaid present only one of the legal heir of deceased Arun Kumar Chakraborty, deceased Dipti Chakraborty, and deceased Sonali Chakraborty become the equal share of 4.25 decimal land by way of inheritance.

AND WHEREAS by virtue of a registered Decd of Gift dated 20/01/2020, said (1) Smt. Anjali Chakraborty, (2) Smt. Ila Chakraborty, (3) Sri Supriya Chakraborty, (4) Sri Satyabrata Chakraborty, (5) Smt. Sharmistha Mitra, (6) Smt. Shibani Chakraborty, (7) Smt. Shila Paul, (8) Sri Subrata Chakraborty, (9) Sri Subrata Bhattacharyya, (10) Sri Supriya Bhattacharyya, son of Sri Sribash Paul and Smt. Shukla Chakraborty, jointly transferred and gifted their undivided proportionate share of land measuring about 6.831 Decimals, lying and situated at Mouza – Garfa, J.L. No. 19, Touzi No. 56, R.S. Dag No. 1890/2470, R.S. Khatian No. 773, Police Station formerly Kasba now Garfa, being portion of Municipal Premises No. 185, Purbachal Main Road, for their natural love and affection, unto and in favour of (1) Sri Debabrata Chakraborty, son Late Nikhil Kumar Chakraborty, and (2) Smt. Biva Chakraborty, wife of Late Pulin Kumar Chakraborty.

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AND WHEREAS the said registered Deed of gift dated 20/01/2020 has been duly executed and registered in the Office of the District Sub-Registrar-V, at Alipore, South 24-Parganas, and duly recorded in Book No. 1, Volume No. 1630-2020, Pages from 10744 to 10802, Being No. 163000216, for the year 2020.

AND WHEREAS accordingly said Barun Chakraborty, Sri Debabrata Chakraborty, Smt. Biva Chakraborty, Sri Nachiketa Chattopadhyay became the lawful joint owners of said property, and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about 10 Cottahs be the same a little more or less, thereafter physical measurement 8 Cottahs 01 Chittak 44 sq.ft. be the same a little more or less, rest land area acquired by the K.M.C. for road use purpose, lying and situated at Premises No. 185, Purbachal Main Road, under Ward No. 106, P.S. formerly Kasba now Garfa, Kolkata - 700078, District South 24-Parganas.

AND WHEREAS while in possession and enjoying the said undivided portion of landed property said Debabrata Chakraborty died intestate on 11/07/2022, leaving behind him, his wife namely Smt. Soma Chakraborty and only daughter namely Smt. Priyanka Chakraborty as his only legal heirs and successors, under Hindu Succession Act, 1956, and for which they became the joint lawful undivided owner of said entire property, left by deceased Debabrata Chakraborty, by way of inheritance.

AND WHEREAS accordingly said Sri Barun Chakraborty, Smt. Soma Chakraborty, Smt. Priyanka Chakraborty, Smt. Biva Chakraborty and Sri Nachiketa Chattopadhyay became the lawful joint owners of said property, and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about 8 Cottahs 01 Chittak 44 sq.ft. be the same a little more or less, situated at Premises No. 185, Purbachal Main Road, under Ward No. 106, P.S. formerly Kasba now Garfa, Kolkata - 700078, District South 24-Parganas.

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AND WHEREAS being thus in possession of the said property, (1) Barun Chakraborty, (2) Smt. Soma Chakraborty, (3) Smt. Priyanka Chakraborty, (4) Smt. Biva Chakraborty, and (5) Sri Nachiketa Chattopadhyay in the matter of jointly use and enjoyment of the above ancestral property and thus, they have amicably decided to partition in respect of the said property amongst themselves by executing a Deed of Partition, by metes and bounds and the description of the respective allotted portions of the parties therein namely party of the First Part and the party of the Second Part are mentioned in the Schedule - 'B' LOT- 'A' and Schedule-'B-1' LOT - 'B', the said Deed of Partition was registered on the even date in the office of the District Sub-Registrar-V, at Alipur, District South 24-Parganas, and recorded in Book No.I, Volume No. 1630-2022, Pages from 200008 to 200042, Being no. 163005795, for the year 2022.

AND WHEREAS by dint of the said Deed of Partition said Sri Barun Chakraborty, Smt. Soma Chakraborty and Smt. Priyanka Chakraborty were allotted 05 (five) Cottahs 00 Chittaks 00 sq.ft. more or less out of 8 Cottahs 01 Chittak 44 sq.ft., be the same a little more or less, together with 100 sq.ft. structure, lying and situated at portion of Municipal Premises No. 185, Purbachal Main Road, under K.M.C. Ward No. 106, P.S. Kasba now Garfia, Kolkata 700078, out of 10 Cottahs 00 Chittaks 00 sq.ft. in their exclusive possession.

AND WHEREAS while seized and possessed the said undivided 1/3rd share of entire said property (after the partition), said Barun Chakraborty died intestate on 20/01/2023, leaving behind him, his widow namely Smt. Dulu Chakraborty, only two sons namely Sri Suvendu Chakraborty, Sri Soumitra Chakraborty and only daughter namely Smt. Shampa Chatterjee, as his only legal heirs and successors under Hindu Succession Act, 1956, and for they became the joint owners of undivided 1/3rd share of entire land measuring 5 (five) Cottahs more or less, each and having 1/12th share equally.

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AND WHEREAS aforesaid Sri Suvendu Chakraborty, Smt. Shampa Chatterjee, Sri Soumitra Chakraborty, Smt. Dulu Chakraborty, Smt. Soma Chakraborty and Smt. Priyanka Chakraborty, Sri Nachiketa Chattopadhyay, Smt. Biva Chakraborty jointly executed a Deed of Declaration for typographical mistake in the aforesaid Partition Deed dated 27/01/2020 registered in the office of the DSR V, Alipore, South 24-Parganas recorded in Book No.I, Volume No. 1630-2022, Pages from 200008 to 200042, Being no. 163005795, for the year 2022, where "Municipal Premises No. 99/8, Purbachal Road", Purbachal Main Road, be read as 'Municipal Premises No. 185, Purbachal Main Road, having its Assessee No. 31-106-16-0185 9, and "land measuring about 10 Cottahs" be read as 8 Cottahs 1 Chittaks 44 sq.ft. and for rectify a Declaration Deed was registered on 27/02/2023, in the office of the District Sub-Registrar-IV, at Alipore, District South 24-Parganas and recorded in the vide Book No.I, Volume No.1604-2023, Pages 70740 to 70761, Being No. 160402484, for the year 2023.

Priyanka Sundar Singh

AND WHEREAS after getting the aforesaid landed property by way of inheritance, said (1) Smt. Soma Chakraborty, (2) Smt. Priyanka Chakraborty, (3) Smt. Dulu Chakraborty, (4) Sri Suvendu Chakraborty, (5) Smt. Shampa Chatterjee and (6) Sri Soumitra Chakraborty become the lawful joint owners and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 5(five) Cottahs be the same a little more or less, situated at Mouza - Garfa, J.L. No. 19, Touzi No. 56, R.S. Dag No. 1890/2470, R.S. Khatian No. 773, under Block - "A", and they have got mutated their names in the records of the B.L. & L.R.O. in the L.R. Record of Rights in respect of R.S. and L.R. Dag No. 1890/2470, land measuring about 5(five) Cottahs was published consecutively in the name of (1) Smt. Soma Chakraborty (2) Smt. Priyanka Chakraborty, (3) Smt. Dulu Chakraborty, (4) Sri Suvendu Chakraborty, and (5) Smt. Shampa Chatterjee, and (6) Sri Soumitra Chakraborty, and also they have got mutated their names in records of Kolkata Municipal Corporation

Assessment Registrar, under K.M.C. Assessee No. 311061635456, being known as **Municipal Premises No. 185/1, Purbachal Main Road, under Ward No. 106, P.S. formerly Kasba now Garfa, Kolkata - 700078**, morefully described in the FIRST SCHEDULE "BLOCK-A" hereunder written, and herein is being enjoying, occupying and possessing the said property as absolute owners by paying all taxes regularly.

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AND WHEREAS subsequently by dint of the said Deed of Partition Sri Nachiketa Chattopadhyay and Smt. Biva Chakraborty jointly allotted 03(three) Cottah 01(one) Chittak 44 (forty four) sq.ft. be the same a little more or less out of 8 Cottahs 01 Chittak 44 sq.ft. 00 sq.ft. more or less, together with 100 sq.ft. structure, lying and situated at portion of Municipal Premises No. 185, Purbachal Main Road, under K.M.C. Ward No. 106, P.S. - Kasba now Garfa, Kolkata - 700078, in their exclusive possession, and they have got mutated their names in the records of the B.L. & L.R.O. in the L.R. Record of Rights in respect of R.S. and L.R. Dag No. 1890/2470, land measuring about 03(three) Cottah 01(one) Chittak 44 (forty four) sq.ft. was published consecutively in the name of (1) Sri Nachiketa Chattopadhyay, and (2) Smt. Biva Chakraborty, and also simultaneously said Sri Nachiketa Chattopadhyay, and Smt. Biva Chakraborty have got mutated their names in records of Kolkata Municipal Corporation Assessment Registrar, under K.M.C. Assessee No. 311061635468, being known as **Municipal Premises No. 185/2, Purbachal Main Road, under Ward No. 106, P.S. formerly Kasba now Garfa, Kolkata - 700078**, morefully described in the "FIRST SCHEDULE BLOCK-B" hereunder written, and herein is being enjoying, occupying and possessing the said property as absolute owners by paying all taxes regularly.

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AND WHEREAS while in possession and enjoying the said undivided portion of 50% landed property said Smt. Biva Chakraborty died intestate on 11/08/2023, leaving behind her only son namely Sri Supriya

Chakraborty and only two daughters namely Smt. Ila Chakraborty and Smt. Shila Paul (deceased) as her only legal heirs and successors, under Hindu Succession Act, 1956, and for which they became the joint lawful undivided proportionate 50% owner of the said entire property, left by deceased Smt. Biva Chakraborty, each and having 1/6th share equally, by way of inheritance.

Be it noted that said Smt. Shila Paul died intestate on 20/11/2023, leaving behind her only daughter namely Ms. Sayanti Paul, as her only legal heirs and successors under Hindu, Succession Act, 1956, left by deceased Smt. Shila Paul.

AND WHEREAS by virtue of inheritance, after demise of said Arun Kumar Chakraborty, Smt. Biva Chakraborty and Smt. Shila Paul, said (1) Sri Supriya Chakraborty, (2) Smt. Ila Chakraborty, (3) Ms. Sayanti Paul and (4) Sri Nachiketa Chattopadhyay became the lawful joint owners absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 03(three) Cottah 01(one) Chittak 44 (forty four) sq.ft. be the same a little more or less, together with 100 sqft. RTS standing thereon, lying and situated at **Municipal Premises No. 185/2, Purbachal Main Road, under Ward No. 106, under K.M.C. Assessee No. 311061635468, P.S. formerly Kasba now Garfa, Kolkata - 700078**, District South 24-Parganas, morefully described in the "FIRST SCHEDULE BLOCK-B" hereunder written, and they jointly started to enjoy the same by paying all taxes regularly hereof.

AND WHEREAS said Owners/Vendors i.e. the party of the First Part herein desire to construct a multi storied building at their **First Schedule Block-'A'** property, and they obtained Sanction Building Plan from the Kolkata Municipal Corporation, vide B.S. Plan No. 2023120259, dated 08/09/2023, in respect of the said G+III storied building.

AND WHEREAS for a considerable period of time the Owners/ Vendors i.e. the party of the First Part and Second Part herein are being jointly

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Syaman Sun Das Singh

thinking of developing the said property i.e. the **First Schedule Block-'A' & Block-'B'** by demolishing existing structure in such manner as may yield their greater advantage together with providing flats or apartments for intending dwellers for their residential requirement but for paucity of funds could not materialize the same.

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AND WHEREAS coming to know of the intending of the Owners/ Vendors i.e. the party of the First Part and Second part herein, the Developer i.e. the party of the Third part with an offer to develop the said **First Schedule Block-A & Block-B** property at the cost and expenses of the Developer herein and in such a manner as to serve the purpose of the Owners/ Vendors i.e. the party of the First Part and Second part herein, in terms of their requirement and both of them agreed to enter into this registered Development Agreement with Power of Attorney under certain terms and condition hereunder written.

Shy am Sun Das Singh

AND WHEREAS the Developer i.e. the party of the Third Part herein has ~~informed~~ about the acceptance of the proposal of developing the said First Schedule Block-A & Block-B properties respectively by constructing ownership apartment on the said properties out of which one property land measuring about 5 Cottahs and another property land measuring about 03 Cottahs 01 Chittaks 44 sq.ft. be the same a little more or less respectively, and the said Owners/ Vendors i.e. the party of the First Part and Second part herein have proposed to the Developer herein upon making inspection and search the title of the properties become satisfied with the marketable title of the said land of the **First Schedule Block-A & Block-B** property and the Developer has agreed with their said proposal of the Owners/ Vendors i.e. the party of the First Part and Second part herein under certain terms and conditions concerning the said project and finally entering into this registered Development Agreement with Power of Attorney.

AND WHEREAS the parties are desirous of recording the said terms and conditions and stipulations in writing such as to avoid future complication, if any.

BEFORE EXECUTION OF THIS AGREEMENT THE OWNER HAVE REPRESENTED AND ASSRUED TO THE DEVELOPER as follows:-

1. That the said property is free from all encumbrances charges, liens, lispensens, attachments, whatsoever and the same is occupied by the Owners/ Vendors i.e. the party of the First Part and Second part herein.
2. That there is no notice of acquisition or requisition received or pending in respect of the said property more fully described in the First Schedule Block-A & Block-B hereunder written.
3. The Owners/ Vendors i.e. the party of the First Part and Second part herein further declare that since the said two properties are having an area of land measuring about 5 Cottahs be the same a little more or less, under **Block-A**, situated at **Municipal Premises No. 185/1, Purbachal Main Road, under Ward No. 106, P.S. formerly Kasba now Garfa, Kolkata - 700078**, District South 24-Parganas, and another land measuring 03(three) Cottah 01(one) Chittak 44 (forty four) sq.ft. be the same a little more or less under **Block-B**, situated at **Municipal Premises No. 185/2, Purbachal Main Road, under Ward No. 106, P.S. formerly Kasba now Garfa, Kolkata - 700078**, District South 24-Parganas, and the same is not attracted under Urban Land ceiling Act. Under section 27(2) of the Urban Land (Ceiling and Regulations) Act. 1976.
4. The Owners/ Vendors i.e. the party of the First Part and Second Part herein have declared to the Developer i.e. the party of the Third Part herein that the Owners/ Vendors i.e. the party of the First Part and Second part herein have good marketable title in respect of the said two properties i.e. **Block-A & Block-B** without any claim right title, interest of any person or persons therein and the Owners/ Vendors i.e. the party of the First Part and Second Part herein have absolute right to enter into any Agreement with Developer i.e. the party of the Third Part herein and the Owners/

Vendors i.e. the party of the First Part and Second part herein and hereby undertake to indemnify and keep the Developer indemnified against any third Party's claim and demands whatsoever with regard to the title and Ownership of the Owners/ Vendors i.e. the party of the First Part and Second part herein.

5. There is no other agreement in existence at present in respect of the said premises.

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

ARTICLE-1 :: DEFINITIONS:

- 1.1 **OWNERS:** shall mean and include the party of the First Part and Second Part herein and their heirs and successors.
- 1.2 **DEVELOPERS:** shall mean and include the Party of the Third Part herein and it's executors, administrators, representatives and assigns.
- 1.3 **SAID PROPERTY:** shall mean and include the two properties i.e. one landed property measuring about 5 Cottahs be the same a little more or less, under **Block-A**, situated at **Municipal Premises No. 185/1, Purbachal Main Road, under Ward No. 106, P.S. formerly Kasba now Garfa, Kolkata - 700078**, District South 24-Parganas, and another laned property measuring 03(three) Cottah 01(one) Chittak 44 (forty four) sq.ft. be the same a little more or less under **Block-B**, lying and situated at **Municipal Premises No. 185/2, Purbachal Main Road, under Ward No. 106, P.S. formerly Kasba now Garfa, Kolkata - 700078**, District South 24-Parganas, more fully described in the **First Schedule Block-'A' & Block-'B'** hereunder written.
- 1.4 **NEW BUILDING:** shall mean and include such G+ III storied building shall be approved by the Developer herein in respect of the said two properties i.e. **First Schedule Block-A & Block-B** to be

Shyam Sunder Singh

Shyam Sunder Singh

constructed on the said lands as per Building Sanction Plan issued by the Kolkata Municipal Corporation.

1.5 **COMMON FACILITIES:** shall mean and including corridors, staircase, ways, landing, room 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 **BUILDING PLAN :** shall mean and include the plan approved by the parties hereto for construction of the said new building and/ or modified plan as may hereafter be approved by the parties hereto and sanctioned by K.M.C. in respect of only First Schedule Block-B property.

ARTICLE - II :: DATE OF COMMENCEMENT:

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 Purchaser or Purchasers.

ARTICLE - III :: OWNERS' REPRESENTATION:

3.1 The Owners/ Vendors i.e. the party of the First Part and Second part herein are separately seized and possessed of or otherwise well and sufficiently entitled in respect of the said two landed properties, more particularly described in the **First Schedule Block-A & Block-B'** 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 **"First Schedule Block-A & Block-B"** property and have not received any advance or part payment thereof.

3.2 The said land are not affected by any Scheme of acquisition or requisitioned of the State/Central Govt. or any local body/ authority and the same has a clear and good marketable title therein.

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ARTICLE - IV :: DEVELOPER'S REPRESENTATION:

4.1 The Developer has sufficient knowledge and experience in the matter of development/construction of immovable said two properties and construction of new building and also arrangement of sufficient funds for carry out the work of development of the said two properties and/or construction of the said new building.

ARTICLE - V :: DEVELOPMENT WORK:

5.1 The Owners/ Vendors i.e. the party of the First Part and Second part herein hereby appointed the Developer i.e. Party of the Third Part herein as the Developer and/ or contractor, which the Developer hereby agreed and accepted.

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said 'First Schedule Block-A & Block-B' property by constructing the building, having several self contained flats and car parking spaces on the Ownership basis and will sell the flats, car parking spaces and other spaces, together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers except the Owners' Allocation.

5.3 The Owners/ Vendors i.e. the party of the First Part and Second part herein will complete and clear the General Revaluation amount & complete the SAF of the Kolkata Municipal Corporation within one month of signing of this Development Agreement.

ARTICLE - VI :: DEVELOPER COVENANTS:

6.1 The Developer shall at its'/his own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owners' Allocation as stated hereinbefore within the 24 (twenty four) months from the date of sanction of the Building Plan/signing this Agreement from the competent authority of the Kolkata Municipal Corporation and a written communication to that effect from either of the parties (after written confirmation of every documents for sanctioning K.M.C. Building Plan from both the Parties) and 6 (Six) months as grace period.

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6.2 The Development of the said two properties and/or construction of the proposed new building shall be made by the Developer on behalf of the Owners/ Vendors i.e. the party of the First Part and Second part herein or on account of the Developer itself or on account and/or on behalf of the intending purchaser or purchasers of the flats, and other spaces in the new building.

6.3 The Developer at its/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 'First Schedule Block-A & Block-B' property.

6.4 The Developer shall at its/his own costs and expenses apply for and obtain 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 Owners/ Vendors i.e. the party of the First Part and Second part and/or intending purchaser or purchasers and the Developer will co-operate for such installation of meter in his/her/their names.

ARTICLE - VII :: OWNERS' COVENANTS:

7.1 The Owners/ Vendors i.e. the party of the First Part and Second part shall grant execute and issue a Development Power of Attorney in favor of the Developer authorizing and/or empowering the Developers 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 flats, car parking spaces, and other spaces as per terms of this agreement.

7.2 The Owners/ Vendors i.e. the party of the First Part and Second part shall be bound if so required by the Developer, sign, execute and deliver all agreements with the intending purchaser or purchasers applications, papers, documents and declaration to enable the Developer

Shy am Sanchar Singh

to apply for and obtain electricity, sewerage, water and other public utility services in or upon the said proposed 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 Owners/ Vendors i.e. the party of the First Part and Second part shall grant power of Attorney in favour of the Developer.

7.3 The Owners/ Vendors i.e. the party of the First Part and Second part 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 Owners/ Vendors i.e. the party of the First Part and Second part shall have no right to claim anything except the Owners' Allocation in the said building.

7.4 The Owners/ Vendors i.e. the party of the First Part and Second part herein delivered the original title deed and all other relevant papers and documents to the Developer i.e. Party of the Third Part herein for selling and transferring the said Developer's Allocation and the Developer herein retain the said original papers and documents so long said Developer's Allocation are sold to the intending Purchaser or Purchasers after giving the owners' allocation. But in the mean time, when the original title deed and all other relevant papers and documents will require by the Developer for any purposes, the Owners/ Vendors i.e. the party of the First Part and Second part will provide those documents to the Developer without delay.

7.5 All the flats and other spaces of the proposed new building to be erected and sold by the Developer except the Owners' Allocation and common spaces 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 and sanctioned by the Kolkata Municipal Corporation.

10.2 The Owners/ Vendors i.e. the party of the First Part and Second part, Developer and Developer's transferees shall bear and pay the Municipal Taxes, building taxes and other rates and taxes whatsoever as may be found payable in respect of the said new building after delivery of possession to the Owners/ Vendors i.e. the party of the First Part and Second part & prospective Purchaser or purchasers proportionately.

10.3 The Owners/ Vendors i.e. the party of the First Part and Second part, Developer and Developer's transferees after taking possession, shall bear and pay the proportionate amount of cost of maintenance and service charges with regard to the said new building in respect of his/her/their allocation and the Owners shall be liable for the same but they will pay for their allocation only.

ARTICLE - XI :: JOINT DECLARATION:

11.1 During the continuance of this agreement, the Owners/ Vendors i.e. the party of the First Part and Second part herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of their right, title and interest in the said '**First Schedule Block-A & Block-B**' properties 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 Owners/ Vendors i.e. the party of the First Part and Second part herein shall not part with possession of any of the residential flats, car parking spaces or other spaces of the said building to be constructed, except their 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 Plan Sanction from the K.M.C. /registered Development Agreement, and a written communication to that effect from either of the parties (after written confirmation of every documents for sanctioning K.M.C. Building Plan from both the Parties).

11.4 If the Developer fails to complete construction and/or complete the said building during the aforesaid stipulated period, then in that case

Sriyam Sankar Singh

the Owners/ Vendors i.e. the party of the First Part and Second part herein shall extent 6 (Six) months as grace period for completion construction.

11.5 The Owners/ Vendors i.e. the party of the First Part and Second part till date have not taken any advance booking in respect of the said two premises i.e. 'First Schedule Block-A & Block-B' property from any person or persons and the Owners/ Vendors i.e. the party of the First Part and Second part have not encumbered the same in any manner whatsoever and declares that the said property is free from all encumbrances and it has a good, clear and marketable title.

11.6 The Owners/ Vendors i.e. the party of the First Part and Second part will be bound to make registration sale deed in respect of all flats, and other spaces of Developer's Allocation at the cost of the Purchaser or purchasers in respect of proportionate share of land only without any claim or demand whatsoever. The Owners/ Vendors i.e. the party of the First Part and Second part 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 Nothing contained in these presents shall be construed as a demise or conveyance or transfer in law by the Owners/ Vendors i.e. the party of the First Part and Second part in favour of the Developer save as herein expressly provided and also the exclusive license and/or contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis subject to fulfillment of terms and conditions, failing which Developer shall has no right to sell the flats, and other spaces in the said building.

11.8 The Owners/ Vendors i.e. the party of the First Part and Second part herein and Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall be parties hereto constitute an Association of persons.

ARTICLE - XII :: FORCE MAJEURE:

12.1 **FORCE MAJEURE:** shall mean flood, earth quake, riot, war, storm, tempest, civil commotion, strike, lock-out, labor unrest and/or any other acts or commission beyond the control of parties hereto affected thereby and also non-availability of essential materials like cement, steel, etc.

ARTICLE - XIII :: JURISDICTION

13.1 The Courts at District South 24-Parganas alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

Be it noted that it is not a Deed of Amalgamation deed in respect of First Schedule Block -'A' & Block- 'B' property.

DEVELOPMENT POWER OF ATTORNEY

NOW KNOW BY THESE PRESENTS that we, (1) **SMT. SOMA CHAKRABORTY**, having PAN - AWIPC0149G, and Aadhaar No. 7512 2947 1519, wife of Late Debabrata Chakraborty, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 99/8, Purbachal Main Road, P.O.- Haltu, P.S. - Garfa, Kolkata 700078, (2) **SMT. PRIYANKA CHAKRABORTY**, having PAN BGWPC5830M, and Aadhaar No. 4880 6535 4522, daughter of Late Debabrata Chakraborty, by faith Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 99/8, Purbachal Main Road, P.O.- Haltu, P.S. - Garfa, Kolkata - 700078, (3) **SMT. DULU CHAKRABORTY**, having PAN CXIPC1082P, and Aadhaar No. 7457 4861 9521, wife of Late Barun Chakraborty, by faith Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 99/8, Purbachal Main Road, P.O.- Haltu, P.S. - Garfa, Kolkata - 700078, (4) **SHRI SUVENDU CHAKRABORTY**, having PAN AOMPC5174P, and Aadhaar No. 5587 7972 8134, son of Late Barun Chakraborty, by faith-Hindu, by Occupation Service, by Nationality - Indian, residing at 99/8, Purbachal Main Road, P.O.- Haltu, Kolkata-700078, (5) **SMT. SHAMPA CHATTERJEE**, having PAN-ANNPC6675R, and Aadhaar No. 4812 2362 9070, daughter of Late Barun Chakraborty and wife of Sri Chandrayan Chatterjee, by faith Hindu, by Occupation -Service, by Nationality - Indian, residing at 25/1A/1 Naktala Road, P.S. - Netajinagar, Kolkata - 700 047, (6) **SRI SOUMITRA CHAKRABORTY**, having PAN - AUGPC7282E, and Aadhaar No. 9641 2149 7211, son of Late Barun

Shyam Sunder Singh

Chakraborty. by faith Hindu, by Nationality - Indian, residing at 99/8, Purbachal Main Road, P.O.- Haltu, P.S. - Garfa, Kolkata - 700078, hereinafter called and referred to as the "**LAND OWNERS**" in respect of **First Schedule Property "Block-A" AND (1) SRI SUPRIYA CHAKRABORTY**, having PAN - ACLPC9583H, and Aadhaar No. 4619 5729 5900, son of Late Pulin Kumar Chakraborty and Smt. Biva Chakraborty (since deceased), by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 99/8, Purbachal Main Road, P.O.- Haltu, P.S. - Garfa, Kolkata 700078, (2) **SMT. ILA CHAKRABORTY**, having PAN AWPPC6349B, and Aadhaar No. 4378 8141 2936, daughter of Late Pulin Kumar Chakraborty and Smt. Biva Chakraborty (since deceased), by faith Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 99/8, Purbachal Main Road, P.O.- Haltu, P.S. - Garfa, Kolkata - 700078, (3) **MS. SAYANTI PAUL**, having PAN CCQPP0935D, and Aadhaar No. 3955 6208 9236, daughter of Sri Sribash Paul and Smt. Shila Paul (deceased), by faith- Hindu, by Nationality - Indian, residing at Shyamnagar, Kamalpur, P.O.- Kaugachi, P.S. - Shyamnagar, District North 24-Parganas, Kolkata - 743127, and (4) **SRI NACHIKETA CHATTOPADHYAY**, having PAN-ACMPC2919E, and Aadhaar No. 7645 7520 7449, son of Late Subodh Kumar Chattopadhyay, by faith Hindu, by Occupation -Service, by Nationality - Indian, residing at 99/8, Purbachal Main Road, P.O.- Haltu, P.S. - Garfa, Kolkata - 700078, hereinafter jointly called and referred to as the "**LAND OWNERS**" in respect of **First Schedule Property "Block-B"** hereinafter jointly and collectively called and referred to as the **PRINCIPALS / LAND OWNERS** do hereby **SEND GREETINGS**.

WHEREAS we, the Owners/ Vendors i.e. the party of the First Part i.e. the Principals herein are the lawful joint owners and/or absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of the Bastu land measuring about 5 Cottahs, be the same a little more or less, together with 100 Sq.ft. R.T. Shed dwelling structure thereon, under **Block-'A'**, situated at Mouza - Garfa, J.L. NO.

Shyam Sunder Singh

19, Touzi No. 56, R.S. and L.R. Dag No. 1890/2470, R.S. Khatian No. 773, within the Municipal limits of the Kolkata Municipal Corporation, under **Ward No. 106**, being **Municipal Premises No. 185/1, Purbachal Main Road, under Ward No. 106, P.S. formerly Kasba now Garfa, Kolkata - 700078**, and its corresponding Postal Address is 99/8, Purbachal Main Road, within the District of South 24-Parganas, and the Owners/ Vendors i.e. the party of the Second Part i.e. the Principals herein are the lawful joint owners and/or absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of the Bastu land measuring about land measuring about 03(three) Cottah 01(one) Chittak 44 (forty four) sq.ft. be the same a little more or less, under **Block-"B"**, situated at Mouza - Garfa, J.L. No. 19, Touzi No. 56, R.S. and L.R. Dag No. 1890/2470, R.S. Khatian No. 773, Police Station formerly Kasba now Garfa, within the Municipal limits of the Kolkata Municipal Corporation, under **Ward No. 106**, being **Municipal Premises No. 185/2, Purbachal Main Road, under Ward No. 106, P.S. formerly Kasba now Garfa, Kolkata - 700078**, and its corresponding Postal Address is 99/8, Purbachal Main Road, within the District of South 24-Parganas, Sub-Registration Office Sealdah, hereinafter referred to as the "**Said two Properties**" which is more fully and particularly mentioned and described in the "**First Schedule Block-A & Block-B**" hereunder written.

AND WHEREAS in pursuance of the Development Agreement, we the Owners/ Vendors i.e. the party of the First Part and Second part herein jointly appointed "**M/S. SHIVAA CONSTRUCTION**", a proprietorship firm, having its registered office at 67, Garfa Main Road, P.O. - Haltu, Police Station - Garfa, Kolkata - 700 078, District South 24-Parganas, represented by it's sole proprietor namely **SRI SHYAM SUNDAR SINGH**, having PAN- **MPNPS9452Q**, and Aadhaar No. **8721 9403 3356**, son of Sri Ram Bikash Singh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 67, Garfa Main Road, P.O. - Haltu, Police Station - Garfa, Kolkata - 700 078, District South 24-Parganas.

Sri Ram Bikash Singh

NOW KNOW WE ALL AND THESE PRESENTS WITNESSETH that we i.e. Owners/Vendors/ Principals i.e. the party of the First Part and Second part herein jointly do hereby appoint, nominate, constitute and appoint **"M/S. SHIVAA CONSTRUCTION"**, a proprietorship firm, having its registered office at 67, Garfa Main Road, P.O. - Haltu, Police Station - Garfa, Kolkata - 700 078, District South 24-Parganas, represented by it's sole proprietor namely **SRI SHYAM SUNDAR SINGH**, having PAN-**MPNPS9452Q**, and Aadhaar No. **8721 9403 3356**, son of Sri Ram Bikash Singh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 67, Garfa Main Road, P.O. - Haltu, Police Station - Garfa, Kolkata - 700 078, District South 24-Parganas, as our true and lawful Attorney for us in our names, on our behalf and in our place to do or commit or cause to be done or committed the following acts, deeds and things in respect of **ALL THAT** the piece or parcel of the Bastu land measuring about 5 Cottahs, be the same a little more or less, together with 100 Sq.ft. R.T. Shed dwelling structure thereon, under **Block-'A'**, situated at **Municipal Premises No. 185/1, Purbachal Main Road, under Ward No. 106, P.S. formerly Kasba now Garfa, Kolkata - 700078**, and its corresponding Postal Address is 99/8, Purbachal Main Road, within the District of South 24-Parganas in respect of property of the Owners/Vendors i.e. First Party herein, and another land measuring about 03(three) Cottah 01(one) Chittak 44 (forty four) sq.ft. be the same a little more or less, together with 100 Sq.ft. R.T. Shed dwelling structure thereon, under **Block-"B"**, lying and situated **Municipal Premises No. 185/2, Purbachal Main Road, under Ward No. 106, P.S. formerly Kasba now Garfa, Kolkata - 700078**, and its corresponding Postal Address is 99/8, Purbachal Main Road, within the District of South 24-Parganas in respect of property of Owners/Vendors i.e. party of the Second Part herein respectively, that is to say :

1. To apply for and to obtain temporary and/or permanent connections of filtered and unfiltered water, electricity, sewerage,

Shyam Sundar Singh

drainage and/or other inputs and facilities required from the appropriate bodies and/or authorities.

2. To supervise, manage, maintain and superintend the affairs in relation to the construction of the proposed building upon the land of the said property or ancillary thereto.
3. To appear and represent us for all concern and to produce, give inspection and file and to sign and submit any documents and deeds before all courts of Law, Tribunal, Revenue Offices including Income Tax, Sale Tax, Wealth Tax, the Kolkata Municipal Corporation, K.M.D.A., Survey Department, Fire Brigade, C.E.S.C. Ltd., B.L. & L.R.O., D.L. & L.R.O., Land Acquisition Department, Urban Land Ceiling Department and W.B. Pollution Department or any other appropriate authority or authorities.
4. To institute, commence and file all suits and other actions and legal proceedings in any Court in Civil, Criminal, Revenue or Original, Revisional or Appellate Jurisdiction including special Jurisdiction of the High Court under Article 226/227 of the Constitution of India or before any Tribunal or Appropriate Authority or Authorities, to execute Warrant of Attorney, Vokatnama and other authorities, to act and plead ; to sign and verify all plaints, written statements, verification, petitions, objections and other pleadings and also to present any Memorandum of Appeal and affirm all Affidavits and other documents or to prosecute, enforce or resist, defend, answer and oppose all suits, actions and proceedings to enforce Judgments and to lodge execute proceedings arising out of the decree and orders, to refer to Arbitration all disputes and differences, to compromise and settle cases, to withdraw the same or to be non-sited and receive delivery of documents or payments of any money or moneys from any Court, Office or Opposite Party either in execution of decree or order or otherwise my said Attorney shall

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think fit and proper and to do all acts, deeds and things that may be necessary or requisite in connection therewith.

5. To appoint, engage on our behalf Advocates, Solicitors or Counsel whenever our said Attorney shall think fit and proper to do so and to discharge and/or terminate its' or their appointment.
6. To ask for demand, recover, receive and collect any money or debt arising out of or in connection with the affairs of the said property from any person or persons, company or association, authority or authorities, firm, government or semi-government concern or concern including any statutory, local or public body for the purpose thereof.
7. To enter into Agreement for Sale in respect of the Developers' Allocation of the said premises/property, morefully described in the Third Schedule hereunder written, or any part of portion thereof with any intending Purchaser or Purchasers on such terms as our said Attorney in its/their absolute discretion shall deem fit and proper and/or to cancel and/or to modify and/or repudiate the same.
8. To receive from the intending Purchaser or Purchasers any money in respect of the Developer's Allocation of the building that would be paid to our said Attorney by us as consideration money or part thereof and to give and grant good, valid receipt to such person or persons for the purpose thereof.
9. To sign and execute all Agreement for Sale, Deed of Conveyance in favour of the intending Purchaser or Purchasers in respect of the Developer's Allocation of the said building or any part of portion thereof receiving the consideration money and admit execute thereof on our behalf and present such agreements, deeds, papers writings and documents for registration before the appropriate

By our Solicitor at Law.

Registering Officer or Authority having jurisdiction and to have them registered according to law and to do all other acts, deeds and things as may be required for the registration of those deeds and documents and obtain return of the registered documents from the registry Office which our said Attorneys shall consider necessary for the transferring and/or conveying the said property or any part portion thereof to the Purchaser or Purchasers, the said Developer's Allocation morefully described in the Third Schedule hereunder written.

10. And Generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of our said Attorney ought to be done, executed and performed in relation to the said property or affairs ancillary or incidental thereto as fully and effectually as we and ourselves could have done the same if we were personally present.

A N D we, do hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the power in that our behalf hereinbefore contained shall lawfully do, execute or perform or cause to be done, executed or performed in exercise of the Power, Authorities and liberties hereby conferred upon, under and by virtue of this POWER OF ATTORNEY NOTWITHSTANDING no express power in that behalf is hereunder provided.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the property)

SCHEDULE PROPERTY BLOCK-"A"

ALL THAT the piece or parcel of the Bastu land measuring about 5 Cottahs, be the same a little more or less, together with 100 Sq.ft. R.T. Shed dwelling structure thereon, owned by 1) **SMT. SOMA CHAKRABORTY** 2) **SMT. PRIYANKA CHAKRABORTY** 3) **SMT. DULU CHAKRABORTY** 4) **SHRI SUVENDU CHAKRABORTY** 5) **SMT. SHAMPA CHATTERJEE**, 6) **SRI SOUMITRA CHAKRABORTY** respectively, lying and situated at Mouza - Garfa, J.L. No. 19, Touzi No. 56, R.S. and L.R.

Dag No. 1890/2470, R.S. Khatian No. 773, comprised in L.R. Khatian Nos. 2310, 2316, 2317, Police Station formerly Kasba now Garfa, within the Municipal limits of the Kolkata Municipal Corporation, being **Municipal Premises No. 185/1, Purbachal Main Road, under Ward No. 106, under K.M.C. Assessee No. 311061635456, P.S. formerly Kasba now Garfa, Kolkata - 700078**, and its corresponding Postal Address is 99/8, Purbachal Main Road, within the District of South 24-Parganas, which is butted and bounded as follows :

ON THE NORTH : 16' feet wide Common Passage. ✓
 ON THE SOUTH : R.S. Dag Nos. 1904 & 1872.
 ON THE EAST : R.S. Dag No. 1873 & 2456.
 ON THE WEST : Premises No. 185/2, Purbachal Main Road. ✓

SCHEDULE PROPERTY BLOCK- "B"

ALL THAT piece and parcel of land measuring about 03(three) Cottah 01(one) Chittak 44 (forty four) sq.ft. be the same a little more or less, owned by (1) **SRI SUPRIYA CHAKRABORTY** (2) **SMT. ILA CHAKRABORTY** (3) **SRI SRIBASH PAUL** (4) **MS. SAYANTI PAUL** (5) **SRI. NACHIKETA CHATTOPADHYAY** respectively, lying and situated at Mouza - Garfa, J.L. No. 19, Touzi No. 56, R.S. and L.R. Dag No. 1890/2470, R.S. Khatian No. 773, Police Station formerly Kasba now Garfa, within the Municipal limits of the Kolkata Municipal Corporation, being **Municipal Premises No. 185/2, Purbachal Main Road, under Ward No. 106, under K.M.C. Assessee No. 311061635468, P.S. formerly Kasba now Garfa, Kolkata - 700078**, and its corresponding Postal Address is 99/8, Purbachal Main Road, within the District of South 24-Parganas, which is butted and bounded as follows:

ON THE NORTH : House of Subrata Chakraborty & other.
 ON THE SOUTH : R.S. Dag Nos. 1904 & 1872.
 ON THE EAST : Premises No. 185/1, Purbachal Main Road.
 ON THE WEST : R.S. Dag No. 1890 & 2469.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(OWNERS' ALLOCATION)

THE OWNERS' ALLOCATION BLOCK -"A"

The Owners/Vendors namely (1) **SMT. SOMA CHAKRABORTY** (2) **SMT. PRIYANKA CHAKRABORTY** (3) **SMT. DULU CHAKRABORTY** (4) **SHRI SUVENDU CHAKRABORTY** (5) **SMT. SHAMPA CHATTERJEE**, (6) **SRI SOUMITRA CHAKRABORTY** i.e. the party of the First Part will get 2(two) flats, out of which one flat **built up area 884 sq.ft.** be the same a little more or less on the **First Floor**, at the **North-West-South side**, and another one flat built up area **884 sq.ft.** be the same a little more or less on the **Second Floor**, at the **North-West-South side** of the proposed constructed G+III storied building, along with **two car parking spaces** on the **Ground Floor** at the **North-West-South side** of the said proposed G+III storied building, all flats and car parking spaces situated at Block-A, together with undivided proportionate share in the Ground land of the Schedule property, morefully described in the First Schedule Block-'A' hereunder written, along with all right to use and enjoy the common areas, find facilities to be provided in the proposed building, and said Developer i.e. the party of the third part herein paid non-refundable total sum of Rs.1,00,000/- (Rupees one lac) only to the Owners/Vendors i.e. the party of the First Part herein before signing of this agreement.

THE OWNERS' ALLOCATION BLOCK -"B"

by one Som dar Singh

ALL THAT the Owners/Vendors namely (1) **SRI SUPRIYA CHAKRABORTY**, (2) **SMT. ILA CHAKRABORTY**, (3) **SRI SRIBASH PAUL**, (4) **MS. SAYANTI PAUL**, (5) **SRI. NACHIKETA CHATTOPADHYAY** i.e. the party of the Second Part herein will get entire **First Floor**, and entire **Third Floor** of the said proposed constructed G+III storied building, along with **two car parking spaces** on the **Ground Floor** at the **South side** of the said proposed G+III storied building, all flats and car parking spaces situated at Block-B, together with undivided proportionate share in the Ground land of the Schedule property, morefully described in the **First Schedule Block-B** hereunder

written, along with all right to use and enjoy the common areas, find facilities to be provided in the proposed building, and said Developer i.e. the party of the third part herein paid non-refundable total sum of Rs.1,00,000/- (Rupees One Lac) only to the Owners/Vendors i.e. the party of the Second Part herein before signing of this agreement.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(DEVELOPERS' ALLOCATION)
DEVELOPER'S ALLOCATION IN BLOCK-"A"

ALL THAT mean and include save and except the Owners' Allocation, the remaining portion of the proposed G+III storied building i.e. the Developer will get one flat measuring about **1250 sq.ft. built up area**, be the same a little more or less on the **First Floor**, at the **North-East-South** side, another one flat measuring about **1250 sq.ft. built up area**, be the same a little more or less on the **Second Floor**, at the **North-East-South** side, and **entire Third Floor (2 flats)** of the proposed G+III storied building, along with 2 car parking spaces on the **Ground Floor** at the **North-East-South** side of the said proposed G+III storied building, the all flats and car parking spaces situated at Block-A, together with undivided proportionate share in the Ground land of the Schedule property, morefully described in the '**First Schedule Block-A**' hereunder written, along with all right to use and enjoy the common areas and facilities to be provided in the proposed building.

DEVELOPER'S ALLOCATION IN BLOCK-"B"

ALL THAT mean and include save and except the Owners' Allocation i.e. the party of the Second Part allotted, the remaining portion of the said proposed G+III storied building i.e. the Developer will get entire **Second Floor** of the proposed G+III storied building, along with **1 car parking space** on the **Ground Floor** at the **Northern** side of the said proposed G+III storied building, together with undivided proportionate share in the Ground land of the Schedule property, morefully described in the '**First Schedule Block-B**' hereunder written, along with all right to use and enjoy the common areas and facilities to be provided in the proposed building.

Sd/- Anand Singh

THE SCHEDULE "D" ABOVE REFERRED TO:
(Specification of the Construction)

1.	Structure	R.C.C. column foundation with super structure for G+III storied building.
2.	Brick works	Number 1 & Block plastering inside wall plaster of paris and outside snowcem.
3.	Sand	Medium and full course.
4.	Cement	Branded company.
5.	windows	Aluminum windows with glass panel and iron grill.
6.	Door	Main door shall be of Hot bonded flush door with wooden frame and all other doors shall be commercial ply flush door, PVC door in toilet.
7.	Kitchen	Floor tiles and Black Stone kitchen platform with a cylinder space, sink, tap water connection and 3 feet height glazed tiles.
8.	Flooring	All floors should be made tiles finished and the stair case will be marble finished.
9.	Electric	<p>Wiring will be casing with standard wire "Fenolcx" high power with following connection to be made.</p> <p>a) Bed room ! 2 light points, 1 fan point, 5 Amp. Panel one extra plug extra point, A.C. point.</p> <p>b) Dining cum drawing - 2 light points, 1 fan point 15 Amp. & 5 Amp. Plug point for Fridge and Television.</p> <p>c) Kitchen - one light point, one exhaust fan</p>

Shyam Sundar Singh

		<p>point, one water connection point, one Chimney point, one Mixy point and one Acquaguard point.</p> <p>Attached toilet (Commode : 1 light point & exhaust fan point.</p> <p>d) Toilet : (Commode Pan) : 1 light point, 1 geyser point, one extra plug point and exhaust fan point.</p> <p>e) Balcony : iron railing 900cm. height.</p> <p>f) Sanitation : standard commode pan with press valve to be provided, toilet tap water, one porcelain basin to be provided in dining space.</p>
10.	Toilet	<p>Wall tiles (8" x 12") will be height up to 6' from the toilet floor. In main toilet will be provided one Shower point, two tap points, one cistern, one commode, one basin (all white colour) will be provided in main toilet and W.C. will be fitted by commode system only with one tap point.</p>
11	Main gate	<p>One gate will be provided at the main entrance of the building.</p>
12.	Roof	<p>Suitable water proofing treatment as decided by out Architect/Engineer.</p>

Shyam Sundar Singh

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

SIGNED, SEALED AND DELIVERED
In presence of:

WITNESSES:

1) Bhaskar Naskar
S/o Late Kartick Naskar,
3/1 Deshbandhu Sarani
Kolkata - 700078.

2) Gurbaj Paul
S/o. Late - Bala Paul
Karnal P. Uoz Kukul Paul
P.S. Shyam Nagar
W. 24 Pargana (N)
PIN 743127

- 1) Goma Chakraborty
- 2) Priyanka Chakraborty.
- 3) ২য় ৫৭ নং টি
- 4) Ananta Chakraborty.
- 5) Shampa Chatterjee
- 6) Soumitra Chakraborty
- 7) Rupya Chakraborty
- 8) Ilachakra borly.
- 9) Gayanti Paul.
- 10) Nachiketa Chatterjee

SIGNATURE OF THE OWNERS/
VENDORS i.e. THE 1ST & 2ND PARTY

sk amarendra Singh

SIGNATURE OF THE DEVELOPERS

DRAFTED BY ME :

Amitabha Ray
AMITABHA RAY,

Advocate

Alipur Police Court,
Kolkata - 700027,
Enrolment No. WB/236 of 1984.

MEMO OF CONSIDERATION

Received of and from the within named Developers the within mentioned sum of Rs. 2,00,000/- (Rupees Two Lac) only as refundable amount paid by the Developer i.e. Party of the Other Part herein to the Owners i.e. the party of the One Part herein in the following manner :

Sl. No.	Date	Che. No. /Cash	Name of Bank and Branch	Amount
1	28.02.2020	030649	Allahabad Bank.	Rs. 50,000/- in favour of Soma Chakraborty & Priyanka Chakraborty.
2	28.02.2020	030646	Allahabad Bank.	Rs. 50,000/- in favour of Dulu Chakraborty & 3 others.
3.	28.02.2020	030647	Allahabad Bank.	Rs. 50,000/- in favour of Nachiketa Chattopadhyay
4	28.02.2020	030648	Allahabad Bank.	Rs. 50,000/- in favour of Supriya Chakraborty and Ila Chakraborty.
			Total	Rs. 2,00,000/-

(RUPEES TWO LAC ONLY)

WITNESSES :

1) Bhaskar Dasgupta

2) Sudha S. Paul

1) Soma Chakraborty

2) Priyanka Chakraborty.

3) सुप्रिया चक्रवर्ती

4) Nachiketa Chattopadhyay

5) Shampa Chatterjee

6) Soumitra Chakraborty

7) Supriya Chakraborty

8) Ila Chakraborty.

9) Sayanti Paul.

10) Nachiketa Chattopadhyay












**SIGNATURE OF THE OWNERS/
VENDORS i.e. 1st & 2nd PARTY**

Myam Sundar Singh

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












Name

Signature

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












Name SOMA CHAKRABORTY

Signature Soma Chakraborty

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

Name PRIYANKA CHAKRABORTY

Signature Priyanka Chakraborty

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

Name

Signature 29/6/2021

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

Name

Signature



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

Name SUVENDU CHAKRABORTY

Signature Suvendu Chakraborty



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

Name SHAMPA CHATTERJEE

Signature S. Chatterjee



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

Name SOUMITRA CHAKRABORTY

Signature Soumitra Chakraborty

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

Name

Signature



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

Name Supriya Chakraborty

Signature Supriya Chakraborty



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

Name Tia Chakraborty

Signature Tia Chakraborty



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

Name SAYANTI PAUL

Signature Sayanli Paul

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

Name

Signature



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

Name NAEHIKETA CHATTOPADHYAY

Signature Naehiketa Chattopadhyay



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

Name Shyam Sundar Singh

Signature Shyam Sundar Singh



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

Name BHASKAR NASKAR

Signature Bhaskar Naskar

Major Information of the Deed

Deed No :	I-1603-04698/2024	Date of Registration	15/03/2024
Query No / Year	1603-2000613201/2024	Office where deed is registered	
Query Date	05/03/2024 9:25:32 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Biswanath Haldar Alipur, Thana : Alipore, District : South 24-Parganas, WEST BENGAL., Mobile No. : 7003816976, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 2,58,64,253/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,071/- (Article:48(g))	Rs. 2,060/- (Article:E, E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) – Other than on Kalikapur Road (P.A.S Connector)) , , Premises No: 185/1, , Ward No: 106 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha	1/-	1,61,98,197/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) – Other than on Kalikapur Road (P.A.S Connector)) , , Premises No: 185/2, , Ward No: 106 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	3 Katha 1 Chatak 44 Sq Ft	1/-	96,13,406/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
Grand Total :				13.404Dec	2/-	258,11,603 /-	

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/-	26,325/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L2	100 Sq Ft.	1/-	26,325/-	Structure Type: Structure

Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tin Shed, Extent of Completion: Complete

Total :	200 sq ft	2 /-	52,650 /-
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and Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>Mrs Soma Chakraborty Wife of Late Debabrata Chakraborty 99/8, Purbachal Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District: South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: awxxxxxx9g, Aadhaar No: 75xxxxxxxx1519, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence</p>
2	<p>Mrs Priyanka Chakraborty Daughter of Late Debabrata Chakraborty 99/8, Purbachal Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District: South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: xxxxxxxx0m, Aadhaar No: 48xxxxxxxx4522, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence</p>
3	<p>Mrs Dulu Chakraborty Wife of Late Barun Kumar Chakraborty 99/8, Purbachal Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District: South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: cxxxxxxx2p, Aadhaar No: 74xxxxxxxx9521, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence</p>
4	<p>Mr Suvendu Chakraborty Son of Late Barun Kumar Chakraborty 99/8, Purbachal Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District: South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: axxxxxxx4p, Aadhaar No: 55xxxxxxxx8134, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence</p>
5	<p>Mr Soumitra Chakraborty Son of Late Barun Kumar Chakraborty 99/8, Purbachal Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District: South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: auxxxxxx2e, Aadhaar No: 96xxxxxxxx7211, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence</p>

6	<p>Mrs Shampa Chatterjee Daughter of Late Barun Kumar Chakraborty 25/1A/1, Naktala Road, City:- , P.O:- Haltu, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: anxxxxx5r, Aadhaar No: 48xxxxxxxx9070, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence</p>
7	<p>Mr Supriya Chakraborty Son of Late Pulin Kumar Chakraborty 99/8, Purbachal Main 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.:: acxxxxx3h, Aadhaar No: 46xxxxxxxx5900, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence</p>
8	<p>Mrs Ila Chakraborty Daughter of Late Pulin Kumar Chakraborty 99/8, Purbachal Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: awxxxxx9b, Aadhaar No: 43xxxxxxxx2936, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence</p>
9	<p>Mr Nachiketa Chattopadhyay Son of Late Subodh Kumar Chattopadhyay 99/8, Purbachal Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: acxxxxx9e, Aadhaar No: 76xxxxxxxx7449, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence</p>
10	<p>Ms Sayanti Paul Daughter of Mr Sribashi Paul Shyamnagar, Kamaipur, City:- , P.O:- Shyamnagar, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743127 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ccxxxxx5d, Aadhaar No: 39xxxxxxxx9236, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>M S SHIVAA CONSTRUCTION 67, Garfa Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PiN:- 700076 , PAN No.:: mpxxxxx2q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Shyam Sundar Singh (Presentant) Son of Mr Ram Bikash Singh 67, Garfa Main 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.: mpxxxxxx2q, Aadhaar No: 87xxxxxxxx3356 Status : Representative, Representative of : M S SHIVAA CONSTRUCTION (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhaskar Naskar Son of Mr Kartik Chandra Naskar Dn. Deshbandhu Sarani, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700078			

Identifier Of Mrs Soma Chakraborty, Mrs Priyanka Chakraborty, Mrs Dulu Chakraborty, Mr Suwendu Chakraborty, Mr Soumitra Chakraborty, Mrs Shampa Chatterjee, Mr Supriya Chakraborty, Mrs Ila Chakraborty, Mr Nachiketa Chattopadhyay, Ms Sayanti Paul, Mr Shyam Sundar Singh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Soma Chakraborty	M S SHIVAA CONSTRUCTION-0.825 Dec
2	Mrs Priyanka Chakraborty	M S SHIVAA CONSTRUCTION-0.825 Dec
3	Mrs Dulu Chakraborty	M S SHIVAA CONSTRUCTION-0.825 Dec
4	Mr Suwendu Chakraborty	M S SHIVAA CONSTRUCTION-0.825 Dec
5	Mr Soumitra Chakraborty	M S SHIVAA CONSTRUCTION-0.825 Dec
6	Mrs Shampa Chatterjee	M S SHIVAA CONSTRUCTION-0.825 Dec
7	Mr Supriya Chakraborty	M S SHIVAA CONSTRUCTION-0.825 Dec
8	Mrs Ila Chakraborty	M S SHIVAA CONSTRUCTION-0.825 Dec
9	Mr Nachiketa Chattopadhyay	M S SHIVAA CONSTRUCTION-0.825 Dec
10	Ms Sayanti Paul	M S SHIVAA CONSTRUCTION-0.825 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Soma Chakraborty	M S SHIVAA CONSTRUCTION-0.468542 Dec
2	Mrs Priyanka Chakraborty	M S SHIVAA CONSTRUCTION-0.468542 Dec
3	Mrs Dulu Chakraborty	M S SHIVAA CONSTRUCTION-0.468542 Dec
4	Mr Suwendu Chakraborty	M S SHIVAA CONSTRUCTION-0.468542 Dec
5	Mr Soumitra Chakraborty	M S SHIVAA CONSTRUCTION-0.468542 Dec
6	Mrs Shampa Chatterjee	M S SHIVAA CONSTRUCTION-0.468542 Dec
7	Mr Supriya Chakraborty	M S SHIVAA CONSTRUCTION-0.468542 Dec
8	Mrs Ila Chakraborty	M S SHIVAA CONSTRUCTION-0.468542 Dec
9	Mr Nachiketa Chattopadhyay	M S SHIVAA CONSTRUCTION-0.468542 Dec
10		M S SHIVAA CONSTRUCTION-0.468542 Dec
11	Ms Sayanti Paul	M S SHIVAA CONSTRUCTION-0.468542 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mrs Soma Chakraborty	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft
2	Mrs Priyanka Chakraborty	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft
3	Mrs Dulu Chakraborty	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft
4	Mr Suvendu Chakraborty	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft
5	Mr Soumitra Chakraborty	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft
6	Mrs Shampa Chatterjee	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft
7	Mr Supriya Chakraborty	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft
8	Mrs Ila Chakraborty	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft
9	Mr Nachiketa Chattopadhyay	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft
10		M S SHIVAA CONSTRUCTION 9.09090900 Sq Ft
11	Ms Sayanti Paul	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft

Transfer of property for S2

Sl.No	From	To, with area (Name-Area)
1	Mrs Soma Chakraborty	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft
2	Mrs Priyanka Chakraborty	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft
3	Mrs Dulu Chakraborty	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft
4	Mr Suvendu Chakraborty	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft
5	Mr Soumitra Chakraborty	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft
6	Mrs Shampa Chatterjee	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft
7	Mr Supriya Chakraborty	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft
8	Mrs Ila Chakraborty	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft
9	Mr Nachiketa Chattopadhyay	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft
10		M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft
11	Ms Sayanti Paul	M S SHIVAA CONSTRUCTION-9.09090900 Sq Ft

ertificate of Registration under section 60 and Rule 69.
egistered in Book - I
olume number 1603-2024, Page from 109403 to 109454
eign No 160304698 for the year 2024.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2024.03.15 16:43:10 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 15/03/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.