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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

[Signature]

Adtl. District Sub-Registrar
 Behala, South 24 Parganas

18 FEB 2021

DEVELOPMENT AGREEMENT
AND
RELATED
DEVELOPMENT POWER OF ATTORNEY

For WEALTH WIZARDS PVT. LTD.

[Signature]
 Director

As Constituted Attorney of
 DILIP KUMAR GHOSH

Major Information of the Deed

Deed No :	I-1607-02420/2021	Date of Registration	18/02/2021
Query No / Year	1607-2000241119/2021	Office where deed is registered	
Query Date	02/02/2021 12:44:13 PM	1607-2000241119/2021	
Applicant Name, Address & Other Details	Bidyut Ghosh 270, Sisir Bagan Road Behala, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 9836255442, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 82,90,905/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,120/- (Article:48(g))	Rs. 35/- (Article: E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Fakir Para Road, , Premises No: 68M, , Ward No: 130 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 6 Chatak	1/-	67,90,905/-	Width of Approach Road: 24 Ft.,
Grand Total :				12.1688Dec	1 /-	67,90,905 /-	

Structure Details :

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

For WEALTH WIZARDS PVT. LTD.

Samer Bhushan Sarker
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

Endorsement For Deed Number : I - 160702420 / 2021

On 12-02-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 82,90,905/-



Sandip Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S. R. BEHALA

South 24-Parganas, West Bengal

On 18-02-2021

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

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

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

Presented for registration at 10:55 hrs on 18-02-2021, at the Office of the A.D.S.R. BEHALA by Mr SAMAR BHUSAN SARKAR .

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

Execution is admitted on 18/02/2021 by Mr DILIP KUMAR GHOSH, Alias Mr DILIP GHOSH, Son of Late AKHOY KUMAR GHOSH, 40, FAKIR PARA ROAD,, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India. PIN - 700034, by caste Hindu, by Profession Retired Person

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

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

Execution is admitted on 18-02-2021 by Mr SAMAR BHUSAN SARKAR, DIRECTOR, WEALTH WIZARDS PRIVATE LIMITED, 36/A1, FAKIR PARA ROAD,, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034

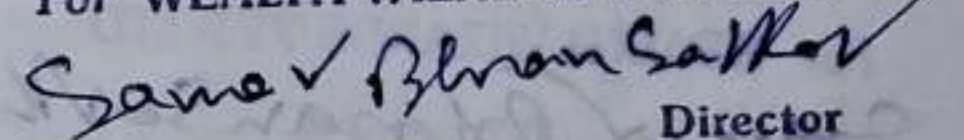
Indetified by Mr ARPAN KANTI GHOSH, , , Son of Mr U K GHOSH, 2, N C DAS ROAD,, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W B Online on 14/02/2021 2:20PM with Govt. Ref. No: 192020210227398781 on 14-02-2021, Amount Rs : 35/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1369673759 on 14-02-2021, Head of Account 0030-03-104-00 1-16

For WEALTH WIZARDS PVT. LTD.


Director

**As Constituted Attorney of
DILIP KUMAR GHOSH**

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10704, Amount: Rs.5,000/-, Date of Purchase: 12/02/2021, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2021 2:20PM with Govt. Ref. No: 192020210227398781 on 14-02-2021, Amount Rs: 5,120/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1369673759 on 14-02-2021, Head of Account 0030-02-103-003-02

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

For WEALTH WIZARDS PVT. LTD.

Samar Ghosh Sarker
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

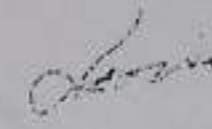
Payment of Stamp Duty

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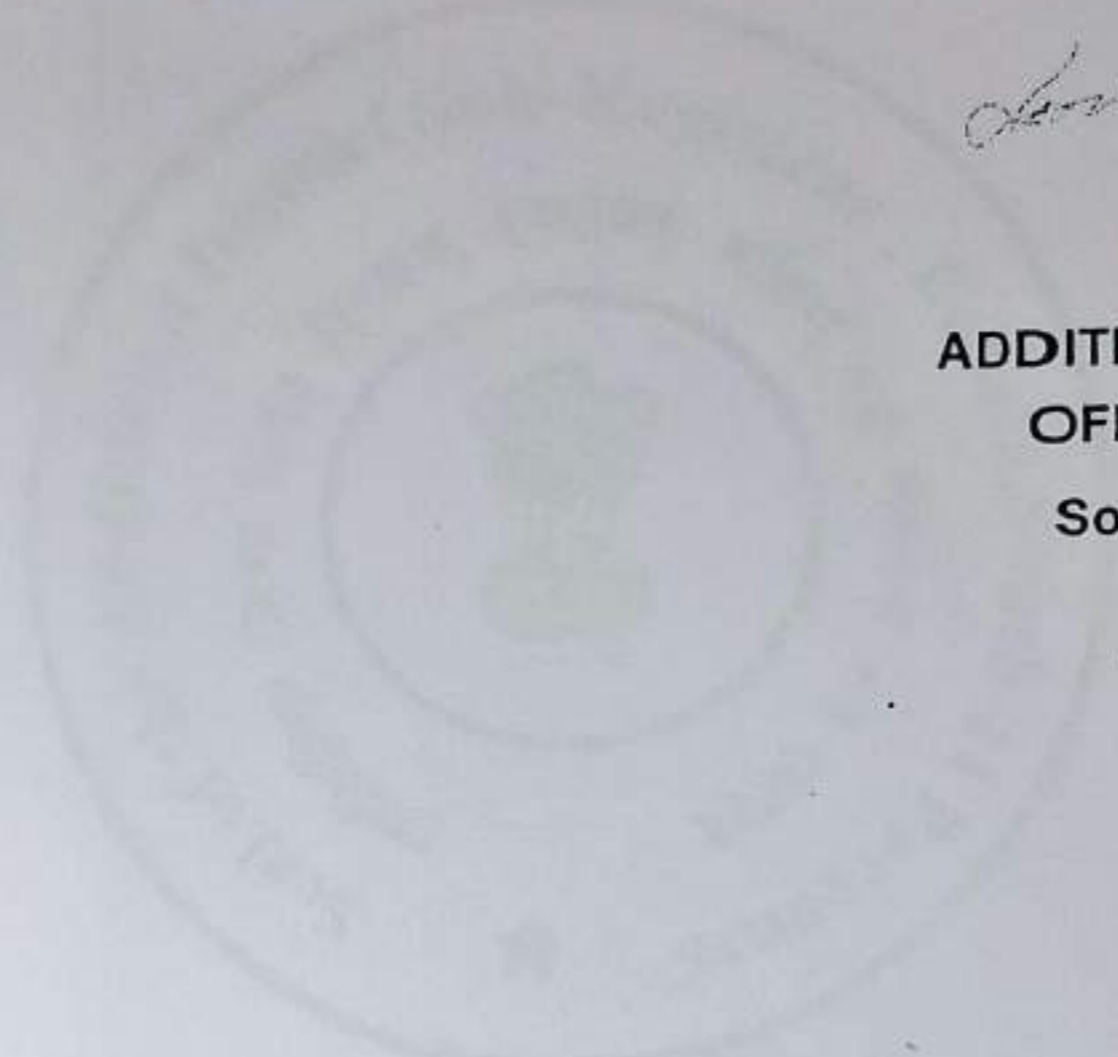
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Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal



Sandip Biswas, 12/02/2021, 2:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

For WEALTH WIZARDS PVT. LTD.

Suman Ghosh Sarker
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2021, Page from 91264 to 91313

being No 160702420 for the year 2021.



Digitally signed by SANDIP BISWAS
Date: 2021.02.23 18:41:23 +05:30
Reason: Digital Signing of Deed.

Sandip

Sandip Biswas) 2021/02/23 06:41:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

For WEALTH WIZARDS PVT. LTD.
Samer Biswas Sarker
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

BETWEEN

INDEX

- (i) Development Agreement Pages from 03 to 21
- (ii) Development Power of Attorney ... Pages from 21 to 26
- (iii) Schedules ... Pages from 26 to 32

For WEALTH WIZARDS PVT. LTD.

Samer Ghosh
Director

AS Constituted Attorney of
DILIP KUMAR GHOSH

THIS DEVELOPMENT AGREEMENT is made at Kolkata on this the 18th day of FEBRUARY, Two Thousand and Twenty One (2021)

B E T W E E N

SRI DILIP KUMAR GHOSH ALIAS DILIP GHOSH (PAN ADPPG3153L & AADHAAR NO. 4635 2589 3554), Son of Late Akhoy Kumar Ghosh alias Akshoy Kumar Ghosh alias Akshoy Kumar Bhaduri, by Nationality Indian, by religion Hindu, by Occupation - Retired, residing at 40, Fakir Para Road, P.O. Behala, Police Station Behala presently Parnasree, Kolkata - 700034, District South 24 Parganas, hereinafter called and referred to as "OWNER/FIRST PARTY" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART :

A N D

M/S. WEALTH WIZARDS PRIVATE LIMITED (PAN AABCW2424L) (CIN - U70109WB2012PTC172996), a company incorporated under the companies Act, 1956 having its registered office at 36/A/1, Fakir Para Road, P.O. Behala, Police Station Behala presently Parnasree, Kolkata - 700034, District South - 24 Parganas being represented by its Director SRI SAMAR BHUSAN SARKAR (PAN BISPS7319R & AADHAAR NO. 2397 7045 9400), Son of Late Deba Prasad Sarkar, by Nationality Indian, by religion Hindu, by Occupation - Business, residing at 36/A/1, Fakir Para Road, P.O. Behala, Police Station Behala presently Parnasree, Kolkata - 700034, District South 24 Parganas, hereinafter called and referred to as the "DEVELOPER/SECOND PARTY" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its administrators, legal representatives, successors, successor-in-office and/or assigns) of the OTHER PART.

WHEREAS Akhoy Kumar Ghosh alias Akshoy Kumar Ghosh alias Akshoy Kumar Bhaduri, son of Late Natabar Ghosh alias Bhaduri since deceased, predecessor-in-interest of the Owner/First Party herein during his lifetime recorded owner

For WEALTH WIZARDS PVT. LTD.

Samar Bhusan Sarkar
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

and seized and possessed of Western Portion of the total property i.e. **ALL THAT** piece and parcel of land measuring 7 (Seven) Cottahs 8 (Eight) Chittaks 0 (Zero) Sq. ft. be the same or a little more or less together with Pucca Two Storied Building and structure standing thereon lying and situated in Dag No. 9469 under Khatian No. 1175 in Mouza Behala, J. L. No. 2, R. S. No. 83, Touzi No. 346, Pargana Balia, Police Station Behala presently Parnasree, Sub-Registry Office at Alipore and within the local limit of the then South Suburban Municipality and its Holding No. 40, Fakir Para Road now within Ward No. 130 of The Kolkata Municipal Corporation in the District of the then 24 Parganas now South 24 Parganas after sold out some portion of his total property.

AND WHEREAS during enjoyment of the said property the said Akhoy Kumar Ghosh alias Akshoy Kumar Ghosh alias Akshoy Kumar Bhaduri executed a Deed of Settlement dated 29th July, 1986 in respect of his aforesaid property in favour of his two sons namely Dilip Kumar Ghosh alias Dilip Ghosh and Rabin Ghosh with the terms that after his death his aforesaid two sons seized and possessed the said property with all right, title and interest over the said property.

AND WHEREAS but thereafter the said Akhoy Kumar Ghosh alias Akshoy Kumar Ghosh alias Akshoy Kumar Bhaduri gifted, transferred and conveyed the said property to his son Dilip Kumar Ghosh alias Dilip Ghosh by a Deed of Gift written in Bengali dated 13th February, 1990 duly registered in the Office of the District Sub-Registrar at Alipore, South 24 Parganas and recorded in Book No. 1, Volume No. 48, Pages from 134 to 141, Being No. 2065 for the year 1990 by declaring that the said Deed of Settlement executed by him on 29th July, 1986 treated as cancelled and shall have no force and effect from the date of execution of this Deed of Gift.

AND WHEREAS by virtue of the said Deed of Gift, the said Dilip Kumar Ghosh alias Dilip Ghosh became the sole and absolute owner of **ALL THAT** piece and parcel of land measuring 7 (Seven) Cottahs 8 (Eight) Chittaks 0 (Zero) Sq. ft. be the same or a little more or less together with Pucca Two Storied Building and structure standing thereon lying and situated in Dag No. 9469 under Khatian No. 1175 in Mouza Behala, J. L. No. 2, R. S. No. 83, Touzi No. 346, Pargana

For WEALTH WIZARDS PVT. LTD
 Sameer Mishra Sarker
 Director
 As Constituted Attorney of
 DILIP KUMAR GHOSH

Balia, Police Station Behala presently Parnasree, District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala and its Holding No. 66/86, within Ward No. 5 of the then South Suburban Municipality and then within the local limit of the then Calcutta Municipal Corporation now within Ward No. 130 of The Kolkata Municipal Corporation in the District of South 24 Parganas along with right to enjoy the 24' ft. wide Road on the Southern Side of the said property and 12' ft. wide Passage on the Eastern Side of the said property.

AND WHEREAS after getting the said property the said Dilip Kumar Ghosh alias Dilip Ghosh mutated his name in the Assessment Record of The Kolkata Municipal Corporation in respect of the said property and the said property is assessed and numbered as Municipal Premises No. 68M, Fakirpara Road, within Ward No. 130 of The Kolkata Municipal Corporation and its Postal No. 40, Fakir Para Road, Police Station Behala presently Parnasree, Kolkata - 700034 and its Assessee No. 41-130-06-0225-7 in the District of South 24 Parganas and is enjoying the same by payment of rates and taxes the appropriate authorities and after physical measurement the said property stood as 7 Cottahs 6 Chittaks 0 Sq. ft. be the same or a little more or less.

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

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

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

For WEALTH WIZARDS PVT. LTD.

Samer Ahman Sarker
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

Municipal Corporation after demolition of the existing Building standing thereon.

AND WHEREAS to avoid future complications the parties hereto of this Development Agreement have agreed and entered into this Development Agreement on this 18th day of FEBRUARY 2021 by incorporating the terms and conditions of the Development of the said premises which are as follows:

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

ARTICLE - I, DEFINITION

1. OWNER - shall mean SRI DILIP KUMAR GHOSH ALIAS DILIP GHOSH Son of Late Akhoy Kumar Ghosh alias Akshoy Kumar Ghosh alias Akshoy Kumar Bhaduri, residing at 40, Fakir Para Road, P.O. Behala, Police Station Behala presently Parnasree, Kolkata - 700034, District South 24 Parganas and his heirs, executors, administrators, legal representatives and assigns.
2. DEVELOPER - shall mean M/S. WEALTH WIZARDS PRIVATE LIMITED, a company incorporated under the companies Act, 1956 having its registered office at 36/A/1, Fakir Para Road, P.O. Behala, Police Station Behala presently Parnasree, Kolkata - 700034, District South 24 Parganas being represented by its Director SRI SAMAR BHUSAN SARKAR, Son of Late Deba Prasad Sarkar, residing at 36/A/1, Fakir Para Road, P.O. Behala, Police Station Behala presently Parnasree, Kolkata - 700034, District South 24 Parganas, and its executors, administrators, legal representatives and assigns.
3. THE SAID PROPERTY - Shall mean ALL THAT piece and parcel of land measuring 7 (Seven) Cottahs 6 (Six) Chittaks 0 (Zero) Sq. ft. be the same or a little more or less together with Cemented Flooring Two Storied Pucca residential Building comprising of Ground Floor having an area of 1000 Sq. ft. (more or less) and First Floor having an area of 1000 Sq. ft. (more or less) standing thereon lying and situated in Dag No. 9469 under Kh atian No. 1175 In Mouza Behala, J. L. No. 2, R. S. No. 83, Touzi No. 346, Pargana Balia, Police Station Behala presently Parnasree, District Sub-Registry Office at Alipore and

For WEALTH WIZARDS PVT. LTD.

Samar Bhusan Sarkar
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

A.D.S.R. Office at Behala and its Municipal Premises No. 68M, Fakirpara Road, within Ward No. 130 of The Kolkata Municipal Corporation and its Postal No. 40, Fakir Para Road, Police Station Behala presently Parnasree, Kolkata - 700034 and its Assessee No. 41-130-06-0225-7 in the District of South 24 Parganas along with right to enjoy the 24' ft. wide Road on the Southern Side of the said property and 12' ft. wide Passage on the Eastern Side of the said property.

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

5. **OWNER'S ALLOCATION** - The Developer shall allot the Owner as Owner's allocation in the following manner after construction of new Building on the said plot of land after demolition of the existing Building standing thereon:

A) The Developer shall provide **40% of the total constructed area** of the Building to be constructed in the said premises as per the Building Plan duly sanctioned by The Kolkata Municipal Corporation to the Owner/First Party herein.

The Allocation of the Owner and Developer shall be settled and distributed after sanction of Building Plan from the K.M.C. Authority by executing an Amendment of Development Agreement.

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

For WEALTH WIZARDS PVT. LTD.

Suman Bhattacharya
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

C) Except the above, the Developer/Second Party shall pay **Rs.7,00,000/- (Rupees Seven Lakhs) only** as non refundable amount for the development of the said property to the Owner/First Party herein and the said amount shall be payable after execution of this Development Agreement and related Development Power of Attorney.

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

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

F) The Developer/Second Party herein shall provide one alternative accommodation to the Owner/First Party herein during the period of construction upto the date of handover of Owner's allocation to the Owners/First Party herein and rent of such accommodation shall be settled between the parties hereto **Rs.10,000/- (Rupees Ten Thousand) only** per month and the said rent shall be payable by the Developer/Second Party to the Owner/First Party herein within 7th of each month in advance.

G) The Developer/Second Party shall arrange to mutate the name of the present owner in the Office of the B.L. & L.R.O., T. M. Block, Behala in respect of the said property and the Owner/First Party shall co-operate with the Developer herein.

H) The Owner shall pay the rates and taxes and other outgoings and expenses in respect of the said premises upto the date of execution of this Development Agreement and the Developer shall be liable and responsible to pay the rates and taxes in respect of the said property from the date of taking over the possession of the said premises from the Owner to till date of handover of Owner's allocation in the Building to the Owner and the Owner is liable to pay the rates and taxes in respect of the Owner's allocation of the

For WEALTH WIZARDS PVT. LTD

Samer Bhawan Sarker

to yamona bahadur, Director

As Constituted Attorney of

DILIP KUMAR GHOSH

Building from the date of taking over the said allocation. After allotment of Owner's allocation to the Owner, the Developer shall be responsible and liable for payment of rates and taxes in respect of the Developer's allocation in the Building.

I) **POSSESSION OF THE SAID BUILDING** : The Developer shall hand over the possession of the Owner's allocation in the building to be constructed on the said Premises within **18 (Eighteen) months** from the date of sanction of Building Plan from the K.M.C. Authority subject to getting vacant possession of the said property from the Owner/First Party herein.

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

6. **DEVELOPER'S ALLOCATION** : Shall mean the remaining constructed area i.e. 60% constructed area of the G+IV Storied building to be constructed at the said premises as per the Building Plan to be sanctioned by The Kolkata Municipal Corporation excepting Owner's allocation including undivided proportionate share of land of the said premises and right to enjoy the common areas, facilities and amenities comprised in the said building as well as in the said premises together with absolute right to enter into Agreement for Sale or transfer of Flats and other spaces within the Developer's allocation of the Building to be constructed on the said premises and to deal with the same in any manner whatsoever as per the discretion of the Developer.

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

For WEALTH WIZARDS PVT. LTD.

Suman Bhawan Saikar
Director

As Constituted Attorney of:
DILIP KUMAR GHOSH

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

7. **ENGINEER/ARCHITECT** : Shall mean such person or persons who shall be appointed by the Developer for supervising the construction of the building and to act as per the Building Rules of The Kolkata Municipal Corporation.
8. **BUILDING PLAN** - Shall mean such plan prepared by the Architect appointed by the Developer at his cost and to be sanctioned by The Kolkata Municipal Corporation and the cost of the Building Plan shall be borne by the Developer. The Developer shall get approved the Draft Plan of the proposed Building by the Owner for preparation of final Plan before submission of the same to the K.M.C. In case of revised plan if any, the fact of prior approval of the owner shall also be applicable.
9. **COMMON EXPENSES** - shall mean and include proportionate share of the cost, fees, charges and other outgoing charges and expenses for working, maintenance upkeep, repair and replacement of the common parts, common amenities in the new building from the date of possession thereof.
10. **COMMON AREAS AND COMMON FACILITIES** - Shall include stairways, passageways, on the Ground Floor, roof, water, pump and motor, open space if any on the Ground Floor and other facilities which may be mutually agreed upon between the parties hereto and required for the establishment, location, enjoyment provision, maintenance and/or management of the new building which shall always remain as joint property of the Owner and/or its nominee or nominees or legal heirs and the Developer and/or its respective nominee or nominees.

ARTICLE - II, COMMENCEMENT

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

For WEALTH WIZARDS PVT. LTD.

Samer Biswas Sarkar
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

ARTICLE - III, OWNER'S RIGHTS AND REPRESENTATION

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

ARTICLE - IV, DEVELOPER'S RIGHTS

1. The Owner hereby grant subject to what have been hereunder provided exclusive right to the Developer to construct the New Building thereon in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties hereto. All applications for sanction of plan, modification of plan if any and others papers and documents as may be necessary for sanction of Building plan and for modification if any and rectification of plan from appropriate authority shall be prepared and submitted

For WEALTH WIZARDS PVT. LTD.

Samer Bhushan Sarker

Director

As Constituted Attorney of

DILIP KUMAR GHOSH

by the Developer on behalf of the Owner at the Developer's own cost and expenses and the Developer shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for aforesaid purpose.

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

ARTICLE - V. POSSESSION

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

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

ARTICLE - VI. PROCEDURE

1. Development Power of Attorney : The Owner shall grant proper authority to the Developer by executing this Development Power of Attorney duly registered for the purpose of the construction of the new building on the said premises and represent the Owner for all purpose in connection with the construction work of the said building before the appropriate authorities alongwith execution of and registration of Agreement for Sale/s and Deed/Deeds of Conveyance of Flats and other spaces within the Developer's allocation of the said Building provided the same shall not create any financial liabilities upon the Owner for construction of the New building in any manner whatsoever.

For WEALTH WIZARDS PVT. LTD.

Samer Biswan Sarkar

Director

As Constituted Attorney of

DILIP KUMAR GHOSH

2. Further Acts : Notwithstanding grant of the aforesaid Development Power of Attorney the Owner hereby undertakes that the Owner will sign all papers, documents deeds etc. required for the construction of the New building and sanction of Building Plan at the Developer's cost as per requisitions of the Developer.

ARTICLE - VII, BUILDING

1. The Developer shall at its own cost and expenses construct erect and complete the building at the said premises in accordance with the Building Plan duly sanctioned by The Kolkata Municipal Corporation Authority and in conformity with such specifications, with the best basic materials with an intent that the said building will be decent and strong residential building with fittings and fixtures as are mentioned in the FIFTH SCHEDULE hereunder written.

2. Subject to the aforesaid the decision of the Architect engaged in the said project appointed by the Developer regarding the quality of the basic building materials shall be final and binding on the parties hereto.

3. The Developer at its own cost and expenses shall be authorized in the name of the Owner if necessary to apply and obtain quotas, and other allocations for cement, steel, bricks and other building materials, allocable to the Owner for the construction of the building and similarly apply to obtain temporary and permanent connection of water, electricity, gas, power if necessary and permanent drainage and sewerage connection to newly built up building and other inputs and facilities required for the construction and enjoyment of the building.

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

For WEALTH WIZARDS PVT. LTD.

Samer Bhawan Sarkar
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

ARTICLE - VIII, DEALING OF SPACE IN THE BUILDING

1. The Developer shall on completion of the new building put the Owner into undisputed possession of the Owner's allocation **TOGETHER WITH** the rights in proportionate share of land, common areas, facilities and amenities. The Owner's Allocation shall be completed in all respects and shall be provided with the fixture & fittings and all amenities as set out in the **FIFTH SCHEDULE** hereinafter stated.
2. The Owner shall be entitled to transfer or otherwise deal with the Owner's allocation in the new building to be constructed by the Developer after getting the Owner's allocation from the Developer.
3. The Developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same to a good person without any prior information to the Owner herein and the Owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

ARTICLE - IX, COMMON FACILITIES

1. After completion of the new building as per Building Plan duly sanctioned by the Kolkata Municipal Corporation and specification, the Developer shall handover the allocation to the Owner as mentioned in the Second Schedule hereto and the remaining portion of the Building shall be the exclusive right of the Developer. The Owner and the Developer shall punctually and regularly pay the rates and taxes for their respective portion to the appropriate authorities and both of them shall keep each other indemnified against all claim, action, demand, cost, charges, expenses whatsoever.
2. Any transfer of any part of the Owner's allocation in the new building shall be subject to the provisions hereof and the party of the Owner thereafter be responsible to pay the said rates and service charges for the common facilities in respect of the space transferred to him/them.

For WEALTH WIZARDS PVT. LTD.

Suman Bhattacharya
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

ARTICLE - X - COMMON RESTRICTION

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

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

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

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

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

b) The proposed transferee shall have given a written undertaking to that effect that such transferee shall remain bound by the terms and conditions of these presents and further that such transferee shall pay all and whatsoever shall be payable in respect to area in his/her/their possession.

5. Both the parties shall abide by all laws, bye-laws, rules and regulations of the government, local bodies as the case may be and shall attend to answer and be responsible for any deviation/ violation and/or breach of any of the said laws, bye-laws, rules and regulations.

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

For WEALTH WIZARDS PVT. LTD.

Samer Bhawan Sarker

Director

As Constituted Attorney of
DILIP KUMAR GHOSH

in particular not to cause any damage to the building or any other space or accommodation therein.

7. Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.

8. No goods or items shall be kept by any party for display or otherwise in the corridor or at any other place of common use and enjoyment in the building and no hindrance shall be caused in any manner in the free movement of the users in the corridors and other places of common use and enjoyment in the building.

9. Neither party shall throw or accumulate any dirt, rubbish or refuse or permit the same to be thrown or accumulate in or about in the Building or in the compound, corridors or any other portion of the building.

ARTICLE - XI - OWNER'S OBLIGATION

1. The Owner doth/do hereby agrees and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from making Agreement for Sale and /or disposing its part (Developer's allocation) of the building or at the said Premises.

2. The Owner doth/do hereby agrees and covenant with the Developer not to cause any interference or hindrance in the construction of the said building at the said premises to be constructed by the Developer excepting on reasonable grounds.

3. The Owner doth/do hereby agrees and covenant with the Developer not to let out, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction and till the date of completion of the total transaction in pursuance of these presents.

For WEALTH WIZARDS PVT. LTD.

Ganesh Biswan Sarkar
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

4. The Owner and his property will not be liable for or responsible For any financial obligation of the Developer towards any bank/financial institution or any individual in any manner whatsoever.

5. The Owner is liable to handover all papers and documents regarding mutation in K.M.C. and B.L. & L.R.O., T. M. Block, Behala,

ARTICLE - XII, DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owner to complete the construction work of the Building on said the premises as per Building Plan duly sanctioned by The Kolkata Municipal Corporation within **18 (Eighteen)** months from the date of sanction of Building Plan from the K.M.C. Authority subject to getting vacant possession of the said property by the Owner to the Developer.
2. The Developer hereby agrees and covenants that the Developer shall strictly follow all the rules and regulations including but not limited to the Building Rules of The Kolkata Municipal Corporation, Building Department during the construction and shall obtain all necessary approvals and permission from the respective competent authorities not to do any act, deed or thing whereby the Owner is prevented from enjoying selling assigning and/or disposing of any of the Owner's allocation in the said premises.
3. The Developer shall not have any right, title and interest in the Owner's allocation together, with the proportionate share of land, facilities and amenities which shall solely and exclusively belong and continue to belong to the Owner.
4. The Developer shall be entitled to deliver the possession of the Owner's allocation in the Building to be constructed on the said premises after its completion and Developer shall also be entitled to deliver the possession of the Flats and other spaces within the Developer's allocation in the Building to be constructed on the said premises and shall also be entitled to enter into any Agreement for Sale and Deed of Conveyance for sale of Flats and other spaces

For WEALTH WIZARDS PVT. L

Samer Bhansal

As Constituted Attorney of

DILIP KUMAR GHOSH

within the Developer's allocation with any Intending Purchaser or Purchasers and to receive the advance / booking money and/or consideration money for the sale of the same within the Developer's allocation.

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

5. The Developer shall construct the building in accordance with the Building Plan to be sanctioned by the K.M.C., consequences of any deviation which may invite any objection from the appropriate authority/ies shall be the sole responsibility of the Developer.

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

7. The Developer/Second Party shall arrange to collect the Completion Certificate and Occupancy Certificate (if any) from the K.M.C. Authority in respect of the Building to be constructed on the said premises shall be arranged by the Developer by the cost of all occupants of the Building including Owner.

ARTICLE - XIII, OWNER'S INDEMNITY

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

ARTICLE - XIV, DEVELOPER'S INDEMNITY

1. The Developer doth hereby undertake to keep the Owner and his legal heirs and nominees indemnified against all actions cost suits and proceedings and claim that may arise out of the Developer's acts, deeds, matters, things,

For WEALTH WIZARDS PVT. L
 Sameer Bhushan Saha
 Director
 As Constituted Attorney
 DILIP KUMAR GHOSH

affairs, commission or otherwise with regard to the development of the premises and/or in the matter of construction of the said building and/or defect therein.

ARTICLE - XV, MISCELLANEOUS

1. The Owner and the Developer have entered into this Development Agreement purely as Joint Venture basis and nothing contained herein shall be deemed to construe as a Partnership between the parties hereto in any manner whatsoever nor shall the parties hereto constitute an Association of persons within the meaning of law.
2. It is understood from time to time to facilitate uninterrupted construction of the building by the Developer various deeds, documents, matters and things not herein specified may be required to be done and various applications and other documents may be required to be signed by the Owner relating to which specific provision may not have been mentioned herein the Owner hereby undertakes to do all such acts, deeds, matters and things and the Owner hereby undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe on the rights of the Owner and/or against the spirit of these presents. It is hereby made specifically clear that in case a fresh building plan will have to be submitted before the authority of The Kolkata Municipal Corporation with a view to obtaining sanction thereof the Owner hereby agrees to put his signature on such plan or plans and all applications, forms and papers etc. attached thereto, provided that this does not in any way infringe the rights of the Owner and/or against the spirit of these presents. However, the Owner shall not have any sort of financial liability or implication in any manner whatsoever.
3. The Owner shall not be liable for any Income-tax, property Tax or any other taxes in respect of the Developer's allocation which is the sole responsibility of the Developer and the Developer shall always keep the Owner indemnified against all actions/claims, suits proceedings, cost, charges and expenses in respect thereof.

For WEALTH WIZARDS PVT. LTD.

Samer Bhattacharya
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

4. Any notice required to be given by the Developer to the Owner shall without prejudice to any other mode of service available be deemed to have served on the Owner if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due to the last known address of the Owner and vice-versa.
5. From the date of assessment of the new building each party shall be liable to pay and bear proportionate share of rates and taxes in respect of each respective spaces.
6. As soon as the building is completed within the time herein above mentioned the Developer shall give written notice to the Owner regarding handing over of the Owner's allocation in the new building.
7. The building proposed to be constructed by the Developer shall be made at its own cost and expenses fully in accordance with the specification as mentioned and described in the Fifth Schedule hereunder written.
8. The Developer/Second Party shall arrange the Completion Certificate from the Building Authority of the K.M.C. and given to the Owner/First Party along with other Flat Owners and cost of such Certificate shall borne by all occupants of the Building including Owner.

ARTICLE XVI - LEGAL PROCEEDINGS

1. Save and except what have been specifically stated herein above all disputes and differences between the parties arising out of the meaning of the construction of the Agreement or its respective rights and liabilities as per this Agreement shall be settled mutually in presence of well wishers of each party.
2. NOTWITHSTANDING the foregoing provisions herein above the right to sue for specific performance of this contract or for damages by cancellation of this Development Agreement as per penal clause by any of the party against the other party as per terms of the Agreement shall remain unaffected.

For WEALTH WIZARDS PVT. LTD.

Samer P. Sarker
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

ARTICLE - XVII, JURISDICTION

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

ARTICLE - XVIII, FORCE MAJEURE

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

2. Force Majeure shall mean flood, earthquake, Labour Strike, local problem, tempest and/or other act or commission beyond the control of the parties hereto.

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

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I, SRI DILIP KUMAR GHOSH ALIAS DILIP GHOSH (PAN ADPPG3153L & AADHAAR NO. 4635 2589 3554), Son of Late Akhoy Kumar Ghosh alias Akshoy Kumar Ghosh alias Akshoy Kumar Bhaduri, by Nationality Indian, by religion Hindu, by Occupation - Retired, residing at 40, Fakir Para Road, P.O. Behala, Police Station Behala presently Parnasree, Kolkata - 700034, District South 24 Parganas, hereinafter called and referred to as the PRINCIPAL/EXECUTANT of this Development Agreement :

WHEREAS I, the Executant being the absolute Owner of the property morefully mentioned in the First Schedule hereto appoint, nominate and constitute M/S. WEALTH WIZARDS PRIVATE LIMITED (PAN AABCW2424L) (CIN - U70109WB2012PTC172996), a company incorporated under the companies Act, 1956 having its registered office at 36/A/1, Fakir Para Road, P.O. Behala, Police Station Behala presently Parnasree, Kolkata - 700034, District South 24 Parganas being represented by its Director SRI SAMAR BHUSAN SARKAR (PAN

For WEALTH WIZARDS PVT. LTD.

Samar Bhusan Sarkar

Director

As Constituted Attorney of
DILIP KUMAR GHOSH

BISPS7319R & AADHAAR NO. 2397 7045 9400), Son of Late Deba Prasad Sarkar, by Nationality Indian, by religion Hindu, by Occupation - Business, residing at 36/A/1, Fakir Para Road, P.O. Behala, Police Station Behala presently Parnasree, Kolkata - 700034, District South 24 Parganas, to do all acts, deeds, matters and things in respect of the property as mentioned in the First Schedule hereto as my true and lawful ATTORNEY in connection with the development of the said property in pursuance of the said Development Agreement :

1. To look after work, manage, control and supervise the affairs of my said property referred to in the Schedule hereunder written on my behalf.
2. To appoint plan maker or Architect, to prepare a Building plan and/or Building plans for construction of building on my said property and to sign on my behalf in the said plan or plans and all drawings sketches, maps and other relevant documents, declarations and deed of Gift/s, if any, in favour of The Kolkata Municipal Corporation as would be necessary for such sanction and to submit the same before The Kolkata Municipal Corporation for sanction, to deposit sanction fee and other fee for plan and for alteration, amendment and/or modification thereof and/or to re-submit the same before the competent authorities of The Kolkata Municipal Corporation for sanction in my name and on my behalf and to collect and receive such Building plan or Building plans after sanction from The Kolkata Municipal Corporation.
3. To supervise the construction of the building or Buildings at Municipal Premises No. 68M, Fakirpara Road, within Ward No. 130 of The Kolkata Municipal Corporation and its Postal No. 40, Fakir Para Road, Police Station Behala presently Parnasree, Kolkata - 700034 and its Assessee No. 41-130-06-0225-7 in the District of South 24 Parganas morefully and particularly described in the Schedule hereunder written.
4. To plan, design, work, manage, control and supervise the construction of the building at the aforesaid premises according to the building plan to

For WEALTH WIZARDS PVT. LTD.

Suman Bhawan Sarkar
Director

As Constituted Attorney of

DILIP KUMAR GHOSH

be sanctioned by The Kolkata Municipal Corporation and for that matter bring, purchase and procure all sorts of building materials, electrical and sanitary fittings and fixtures and to engage plan makers, designers, architects, engineers, artisans and masons and workmen for the said purpose.

5. To appear for and on my behalf before the appropriate authorities of The Kolkata Municipal Corporation, Calcutta Improvement Trust, Calcutta Metropolitan Development Authority, the C.E.S.C. Ltd. and any local and/or statutory authorities and all Govt./Semi Govt./Quasi Govt. Offices and Police Stations and to sign on my behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction, permit, license and all other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.
6. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning my said property or concerning special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all plaints, written statements, accounts, petitioners, inventories to accept service of all summons, notices and other judicial processes, to execute any judgment decree or order and to appoint and engage any solicitor/Advocate and to sign and execute any Vakalatnama or other authority to act and plead.
7. To issue forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant/s for sale of flat/s, car parking Space/s or other spaces if any, to any intending Purchaser or Purchasers.

For WEALTH WIZARDS PVT. LTD.

Ganesh Biswas Sarker
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

8. To enter into agreement or agreements with the intending purchaser or purchasers for the sale of Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to be constructed on the said premises and to receive the consideration and/or advance money from intending purchaser or purchasers and also the balance of consideration money on completion of such sale or sales for the sale of Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building and give valid receipt and discharge for the same.
9. To do soil testing, excavation and all other necessary works as be deemed necessary and expedient for construction and for completion of the proposed building at the said premises/property.
10. To construct Building as per the Building Plan to be obtained from The Kolkata Municipal Corporation.
11. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and to sign all such applications/forms and documents as shall be required for the said purpose.
12. To issue No-Objection Certificate to any intending Purchaser/s for taking house building loan from any Bank, Company/Firm, Financial Institution or person against the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building to be purchased by such Purchaser/s without creating any financial liability to the Owner for the same.
13. To file and defend any or all suits, cases, appeals, complainants and applications of whatsoever manner or nature for and on my behalf that is to be instituted and/or preferred against me in respect of the said

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property or any portion thereof, which is more fully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any manner relating to the said property described in the Schedule hereunder written in any Court of Law and to appear, file and defend any case or cases whatsoever manner or nature before any Judicial Authority and/or Quasi Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.

14. To sign and verify all complaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, memorandum of appeal and generally to do all other acts, deeds and things related to above matter/proceedings for and on my behalf as the said Attorney in its absolute discretion shall think fit and proper in respect of the Schedule mentioned property.
15. To sign and receive registered with A/D letter and/or articles and/or any other documents of whatsoever nature in respect of the said premises and/or property written in the Schedule herein below and to grant proper effectual receipt or receipts in respect thereof.
16. To present any conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which my said Attorney shall consider necessary for conveying the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to the said purchaser or purchasers as fully and effectually in all respect as I could do the same by myself and also present Deed of Gift for a amalgamation, Deed of Exchange for amalgamation and present for registration the same before the registering authority.

For WEALTH WIZARDS PVT. LTD.

Sami Anjan Sarkar
Director

As Constituted Attorney of
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17. To sign, execute, admit, execution of and present for registration and register Sale Deed, Release Deed, Exchange Deed, Deed of Gift for amalgamation and all Deed of Conveyance or Conveyances or Agreement on my behalf in respect of Sale of the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building to be constructed on the said premises as mentioned in the Third Schedule below in favour of the intending purchaser/purchasers before competent Registering Authority and have them registered according to law which I could do the same by myself.

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

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

THE FIRST SCHEDULE ABOVE REFERRED TO:

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

ALL THAT piece and parcel of land measuring 7 (Seven) Cottahs 6 (Six) Chittaks 0 (Zero) Sq. ft. be the same or a little more or less together with Cemented Flooring Two Storied Pucca residential Building comprising of Ground Floor having an area of 1000 Sq. ft. (more or less) and First Floor having an area of 1000 Sq. ft. (more or less) standing thereon lying and situated in Dag No. 9469 under Khatian No. 1175 in Mouza Behala, J. L. No. 2, R. S. No. 83, Touzi No. 346, Pargana Balia, Police Station Behala presently Parnasteew District Sub

DS PVT. LTD.

Sameer Anuran Sarkar
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

Registry Office at Alipore and A.D.S.R. Office at Behala and its Municipal Premises No. 68M, Fakirpara Road, within Ward No. 130 of The Kolkata Municipal Corporation and its Postal No. 40, Fakir Para Road, Police Station Behala presently Parnasree, Kolkata - 700034 and its Assessee No. 41-130-0-6-0225-7 in the District of South 24 Parganas along with right to enjoy the 24' ft. wide Road on the Southern Side of the said property and 12' ft. wide Passage on the Eastern Side of the said property and the said property is butted and bounded as follows:-

- ON THE NORTH : By 159, Fakir Para Road.
- ON THE SOUTH : By 24' ft. wide K.M.C. Road.
- ON THE EAST : By 12' ft. wide K.M.C. Road.
- ON THE WEST : By Pond of Dag No. 9870 and land of Dag No. 9871 and 9872.

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

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

- A) The Developer shall provide 40% of the total constructed area of the Building to be constructed in the said premises as per the Building Plan duly sanctioned by The Kolkata Municipal Corporation to the Owner/First Party herein.

The Allocation of the Owner and Developer shall be settled and distributed after sanction of Building Plan from the K.M.C. Authority by executing an Amendment of Development Agreement.

For WEALTH WIZARDS PVT. LTD.

Samir Ghoshan Sarker
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

- B) The above allocation including undivided proportionate share of right, title and interest of the land comprised in the said building and right to enjoy the common areas, facilities and amenities as available or to be available in the said premises more fully and particularly set out in the Second Schedule hereunder written, along with the Owner absolute right to sell, transfer, lease, let out or self use or in any manner deal with the same as the absolute owner thereof. The Owner's allocation shall be provided with fixture fittings and amenities as set out in the Fifth Schedule hereinafter stated.
- C) Except the above, the Developer/Second Party shall pay **Rs.7,00,000/- (Rupees Seven Lakhs) only** as non refundable amount for the development of the said property to the Owner/First Party herein and the said amount shall be payable after execution of this Development Agreement and related Development Power of Attorney.
- D) Except the above the Owner shall not claim or demand any area in the building to be constructed in the said premises or shall not demand any further amount for the sale of flat/s, car parking spaces within the Developer's allocation of the building to be constructed at the said premises.
- E) The Developer shall arrange to demolish the existing Building of the said premises by its own effort and expenses and shall enjoy the sale proceeds of the existing Building materials.
- F) The Developer/Second Party herein shall provide one alternative accommodation to the Owner/First Party herein during the period of construction upto the date of handover of Owner's allocation to the Owners/First Party herein and rent of such accommodation shall be settled between the parties hereto **Rs.10,000/- (Rupees Ten Thousand) only** per month and the said rent shall be payable by the Developer/Second Party to the Owner/First Party herein within 7th of each month in advance.
- G) The Developer/Second Party shall arrange to mutate the name of the present owner in the Office of the B.L. & L.R.O., T. M. Block, Behala in respect of

For WEALTH WIZARDS PVT. LTD.

Ganesh Prasad Sankar
 H3000 RAMU Director

As Constituted Attorney of
 DILIP KUMAR GHOSH

the said property and the Owner/First Party shall co-operate with the Developer herein.

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

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

Shall mean the remaining constructed area i.e. 60% constructed area of the G+IV Storied building to be constructed at the said premises as per the Building Plan to be sanctioned by The Kolkata Municipal Corporation excepting Owner's allocation including undivided proportionate share of land of the said premises and right to enjoy the common areas, facilities and amenities comprised in the said building as well as in the said premises together with absolute right to enter into Agreement for Sale or transfer of Flats and other spaces within the Developer's allocation of the Building to be constructed on the said premises and to deal with the same in any manner whatsoever as per the discretion of the Developer.

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

For WEALTH WIZARDS PVT. LTD.

Samir Bhattacharya
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

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

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

- I) Areas :
 - a) Entrance and exits.
 - b) Boundary Walls and Main Gate of the Premises.
 - c) Staircase, stair case landing stair head room and Lobbies on all the floors of the Building.
 - d) Entrance lobby.

- II) Water, Pumping and Drainage :
 - a) Drainage and sewerage lines and other installations for the same (except only those as are installed within exclusive area of any Unit and/or exclusively for its use).
 - b) Water supply system.
 - c) Water pump, under ground and overhead water reservoir together with all common plumbing installations for carriage of any unit/or exclusively for its use.

- III) Electrical Installations :
 - a) Electric wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
 - b) Lighting of the common portions.
 - c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.

- IV) Others : Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the Premises and the New

For WEALTH WIZARDS PVT. LTD.

Samar Bhushan Sarkar

Director

As Constituted Attorney of

DILIP KUMAR GHOSH

Building as are necessary for passage to and/or user of the units in common by the co-Owners.

- V) Roof : Roof of the Building and open space on the Ground Floor of the Building shall be the sole property of all Flat Owners as common.
- VI) Lift and its accessories.

THE FIFTH SCHEDULE ABOVE REFERRED TO :

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

- A. CONSTRUCTION : (i) R. C. C. framed super structure with standard steel, sand cement, stone-chips, mortar-casting in accordance with specified building rules 8th outer walls and 3rd inside walls be made of quality bricks, sands and cement of reputed brands.
- ii) Outer and inside plaster to be made using good quality materials.
- B. SANITARY AND PLUMBING : All outer soil lines shall be provided of B.S.G.W.L. outer water lines be provided with I.S.I. standard either G.I. or with usual standard pipelines, fittings, inside pipelines shall be concealed, well planned and equipped with S.W. outer lines to be provided and installed for underground Drainage system, water supplementation to be made to overhead reservoir through proper pump and motor system as per the specifications of the Architect.
- C. FLOORING : Marble / Vitrified tiles flooring in all rooms, Kitchen and Bathrooms of standard quality and finishing.
- D. ELECTRIC : All electrical wirings will be made of standard Gauges P.V.C. Conduit wires suitable with the amperes provides for internal (Flat) line wiring will be made by 1/18 Gauge wire and main line wiring will be made from 3/20 mm. Gauges wire and 7/20 gauges as and where applicable.

For WEALTH WIZARDS PVT. LTD.

Suman Ghosh
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

E. **WINDOWS** : Aluminum anodized window with glass fittings.

F. **DOORS** : All door frames will be made from standard wood, Flush Doors of 32 mm. - 34 mm Thickness to be provided in all doors save and except the main doors of 35 mm. Thickness.

G. **PAINTINGS** : External walls of the building with boundary walls shall be painted with Snowcem or similar quality of cement paints, inside walls will be furnished with Plaster of Paris. All doors and windows shall be painted with primer. All walls of staircase and landing shall be furnished with line colour wash painting.

H. **KITCHEN** : i). Gas Counter (Granite) to be provided with 2 (two) feet High Glazed Tiles fitting on walls above Cooking Range, iii) Stainless steel Sink fitted with C. P. taps.

I. **Electrical Fittings** : i) One Light point, ii) One Exhaust Fan point, (iii) one 15 Amp. Plug point.

J. **TOILET**: Hot and cold water connection in common toilet. A fifteen ampere connection, provision for exhaust fan and a point. Glazed tiles up to 6 (six) feet in height.

The Developer herein shall not be responsible to install Generator or any other installations over and above mentioned hereinabove which however, if necessary will be installed for which all costs will be borne by the Purchasers of the Owners' and/or Developer's Allocation in the said building proportionately according to their holding in the said Building.

K. **WATER SUPPLY** : Drinking Water should be provided from corporation water supply, and for that purpose necessary water reservoirs should be constructed.

L. **LIFT** : Four Passengers Lift.

For WEALTH WIZARDS PVT. LTD.
Suman Mishra Sarker
Director

As Constituted Attorney of
DILIP KUMAR GHOSH

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

SIGNED, SEALED AND DELIVERED

By the parties hereto in the presence of

WITNESSES :

1. Jajraji Ghosh.
40, Fakir Para Road.
Behala, Kal-34.

2. Bidyut Chak
36/A/1, Fakir Para Road
Behala, Kal-34

Dilip Kumar Ghosh

SIGNATURE OF THE OWNER/
FIRST PARTY

For WEALTH WIZARDS PVT. LTD.

Samar Bhattacharya
Director

SIGNATURE OF THE DEVELOPER/
SECOND PARTY

Drafted by me,

Partha Pratim Majumder
ADVOCATE (WB/1405(198))
Alipore Judges' Court, Kol-27.

Typed by :

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

For WEALTH WIZARDS PVT. LTD.

Samar Bhattacharya
Director

As Constituted Attorney of
DILIP KUMAR GHOSH



सत्यमेव जयते

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

Query No / Year	2000241119/2021	Office where deed will be registered
Query Date	02/02/2021 12:44:13 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Bidyut Ghosh 270, Sisir Bagan Road Behala, Thana : Behala, District : South 24-Parganas, WEST BENGAL , PIN - 700034, Mobile No. : 9836255442, Status : Advocate	
Transaction	Additional Transaction	
[0139] Sale, Development Power of Attorney	[4002] General Power of Attorney [Rs : 2/-], [4305] Declaration [No of Declaration : 2], [4310] Security Bond [Rs : 1,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 82,90,905/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,120/- (Article:48(g))	Rs. 35/- (Article:E, E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Fakir Para Road, , Premises No: 68M, , Ward No: 130, Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 6 Chatak	1/-	67,90,905/-	Width of Approach Road: 24 Ft.,
Grand Total :				12.1688Dec	1/-	67,90,905 /-	

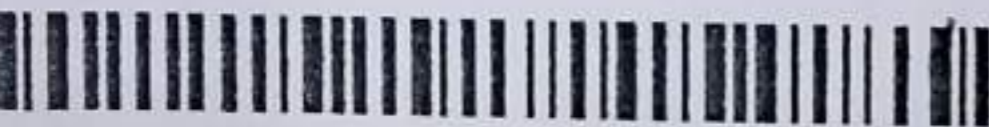
Structure Details :

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

For WEALTH WIZARDS PVT. LTD.

Samer Bhattacharya
Director

As Constituted Attorney of
DILIP KUMAR GHOSH



Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr DILIP KUMAR GHOSH, (Alias: Mr DILIP GHOSH) Son of Late AKHOY KUMAR GHOSH, 40, FAKIR PARA ROAD,, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ADxxxxxx3L, Aadhaar No.: 46xxxxxxxx3554, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	WEALTH WIZARDS PRIVATE LIMITED ,36/A1, FAKIR PARA ROAD,, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 PAN No. AAxxxxxx4L, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr SAMAR BHUSAN SARKAR Son of Late DEBA PRASAD SARKAR 36/A1, FAKIR PARA ROAD,, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Blxxxxxx9R, Aadhaar No.: 23xxxxxxxx9400	WEALTH WIZARDS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address
Mr ARPAN KANTI GHOSH Son of Mr U K GHOSH 2, N C DAS ROAD,, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr DILIP KUMAR GHOSH, Mr SAMAR BHUSAN SARKAR

Owner and Land or Building Details as received from KMC :

C. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
1	Assessment No. : 411300602257 Premises No. : 68M Ward No. : 130 Street Name : FAKIRPARA ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SRI DILIP GHOSH Owner Address : SRI DILIP GHOSH, 40 FAKIR PARA ROAD, CALCUTTA 700 034 Pin No. :	Character of Premises: Total Area of Land :

Note:

- If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 04-03-2021) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 04-03-2021)



For WEALTH WIZARDS PVT. LTD.
Samar Bhusan Sarkar
Director
As Constituted Attorney of
DILIP KUMAR GHOSH

3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fees are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



For WEALTH WIZARDS PVT. LTD.

Sameer Mishra Sarker
Director

As Constituted Attorney of

DILIP KUMAR GHOSH



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

GRN Details

GRN: 192020210227398781 Payment Mode: Online Payment
GRN Date: 14/02/2021 14:20:23 Bank/Gateway: HDFC Bank
BRN : 1369673759 BRN Date: 14/02/2021 14:02:58
Payment Status: Successful Payment Ref. No: 2000241119/7/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: WEALTH WIZARDS PVT LTD
Address: 36/A/1 FAKIR PARA ROAD
Mobile: 9123908020
Depositor Status: Attorney of Claimant
Query No: 2000241119
On Behalf Of: Mr Bidyut Ghosh
Identification No: 2000241119/7/2021
Remarks: Sale, Development Power of Attorney Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000241119/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	5120
2	2000241119/7/2021	Property Registration- Registration Fees	0030-03-104-001-16	35
Total				5155

IN WORDS: FIVE THOUSAND ONE HUNDRED FIFTY FIVE ONLY.

For WEALTH WIZARDS PVT. LTD.

Samer Bhawan Sarker
Director

As Constituted Attorney of
DILIP KUMAR GHOSH