

I-9397/23

09/07/23

भारतीय गैर न्यायिक

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Rs. 100

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ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
27 July 2023

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

THIS DEVELOPMENT AGREEMENT ALONG WITH
DEVELOPMENT POWER OF ATTORNEY is made this the 27th day of
July, Two Thousand and Twenty Three (2023)

BETWEEN

(1) SMT. BIBHA NASKAR, (PAN ABSPN2145G), (Aadhaar No. 7206 9316 9543), wife of Sri Bibhas Naskar, by faith Hindu, by occupation Business, by Nationality Indian, residing at 3, Rajdanga Chakraborty Para, Post Office EKTP, Police Station Kasba, Kolkata- 700107 and (2) SMT. MINA MONDAL, (PAN-BIOPM6483L), (Aadhaar No. 6253 3444 3730), wife of Late Arun Mondal, by faith Hindu, by Occupation Housewife, by Nationality-Indian and (3) MONIKA MONDAL, (PAN-DVRPM3767H), (Aadhaar No.9519 4636 4238), daughter of Late Arun Mondal, by faith Hindu, by Occupation -Homemaker, by Nationality Indian, both 2 and 3 are residing at Nayabad, Daspara, Post Office Mukundapur, Police Station Purba Jadavpur, Kolkata-700099, District South 24 Parganas, hereinafter jointly called and referred to as the **OWNERS/FIRST PARTIES** (which terms or expressions shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their legal heirs, executors, legal representatives, administrators and assigns) of the **FIRST PART**

AND

B.B. ASSOCIATES (PAN-AAUFB9883C) a Partnership Firm having its office at 3, Rajdanga Chakraborty Para, Post Office EKTP, Police Station Kasba, Kolkata- 700107, represented by its Partners namely (1) SMT. BIBHA NASKAR, (PAN ABSPN2145G), (Aadhaar No. 7206 9316 9543), wife of Sri Bibhas Naskar, by faith Hindu, by occupation Business, by Nationality Indian, residing at 3, Rajdanga Chakraborty Para, Post Office EKTP, Police Station Kasba, Kolkata- 700107 and (2) SRI BIBHAS NASKAR (PAN. ACPPN9647M), (Aadhaar No. 9130 9442 7505) son of Late Basanta Kumar Naskar, by faith-Hindu, by occupation- Business, residing at 3, Rajdanga Chakraborty Para, Post Office- E. K. T. P., Police Station- Kasba, Kolkata-700 107, hereinafter called and referred to as the



"DEVELOPER/SECOND PARTY" (which term or expression shall unless excluded by or repugnant to the context be deemed to include its successors-in-interest, successors-in-office, nominees, assigns and legal representatives) of the SECOND PART.

WHEREAS one Kanai Lal Mondal, since deceased, and his other two brothers namely Bholanath Mondal and Habul Mondal, were the joint Owners of a big plot of land measuring an area of 2.25 Decimals more or less situated in Mouza-Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in R.S. Dag No. 183, under R.S. Khatian No. 85, within the limits of the Kolkata Municipal Corporation Ward No. 109, P.S. Purba Jadavpur, Kolkata - 700099 and their name were recorded and published in the RS Record of Right during Revisional Settlement Operation.

AND WHEREAS said Kanai Lal Mondal, died intestate leaving behind her three daughters namely Niyati Mondal, Sabitri Mondal and Mamata Mondal, inherited their father shares as per Hindu Succession Act, 1956 and thereafter by virtue of a registered Deed of Gift dated 23.12.1985, registered at S.R. Alipore and recorded into Book No.1, Deed No.17166 for the year 1985, said Niyati Mondal, Sabitri Mondal and Mamata Mondal, daughters of late Kanai Lal Mondal, donated their shares to their brothers and mother.

AND WHEREAS by virtue of a registered Deed of Partition registered at D.R. Alipore and recorded into Book No.1, Volume No.245, at Pages 113 to 122, Deed No.12144 for the year 1986, said legal heirs of Kanai Lal Mondal, mutually and amicably partition their entire land with other co-sharers of the property and by virtue of



the said Deed of Partition said legal heirs of Kanai Lal Mondal, acquired the right title interest of a big plot of land measuring an area of 02 (two) Bighas 16 (Sixteen) Cottahs 07 (Seven) Chittacks 22 (twenty two) Sq.ft. situated in Mouza-Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in R.S. Dag No. 183, under R.S. Khatian No. 85, within the limits of the Kolkata Municipal Corporation Ward No. 109, P.S. Purba Jadavpur, Kolkata - 700099 marked as RED border line and demarcated as LOT A property in the said Deed of Partition.

AND WHEREAS by virtue of a registered Deed of Partition dated 11.06.1993, registered at District Sub-Registrar Alipore and recorded into Book No.1, Volume No.148, at Pages 24 to 37, Deed No.7904 for the year 1993, said legal heirs and successors of Kanai Lal Mondal namely Sri Shyamal Mondal, Sri Parimal Mondal, Sri Amar Mondal and Sri Arun Mondal, mutually and amicably partition their entire land and by virtue of said Deed of Partition said Shyamal Mondal, obtained LOT-A property marked by RED border line; said Parimal Mondal, obtained LOT-B property marked by BLUE border line; said Amar Mondal, obtained LOT-C property marked by YELLOW border line; said Arun Mondal, obtained LOT-D property marked by GREEN border line and said Smt. Arati Mondal, wife of Late Kanai Lal Mondal, sold and transferred her plot of land in favour of Third Party.

AND WHEREAS said Shyamal Mondal died intestate leaving behind his son namely Sri Rabin Mondal and his daughter namely Puspanjali Mondal, and thereafter by virtue of a registered Deed of Gift dated 15.10.2008 registered at D.S.R.-III Alipore and recorded into Book No.1, CD Volume No.15, at Pages 5033 to 5046, Deed No.06294 for the year 2008, said Puspanjali Mondal and said Smt. Arati Mondal (inherited the land after death of her bachelor son namely Parimal Mondal), jointly donated the land area measuring 02 (Two) Cottahs 04 (Four) Chittacks 37.5 (Thirty seven point five) Sq.ft. situated in Mouza-Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in R.S. Dag No. 183, under R.S. Khatian No. 85, situated in Mouza-Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in R.S. Dag No. 183, under R.S. Khatian No. 85, within



the KMC Ward No.109, P.S. Panchasayar, Kolkata - 700099, in favour of Sri Amar Mondal.

AND WHEREAS said Arun Mondal, died intestate leaving behind his wife namely Smt. Mina Mondal, one son namely Sri Subha Mondal and one daughter namely Monika Mondal, inherited the said share of land of the said Deed of Partition vide Deed No.7904 of 1993 as per Hindu Succession Act, 1956.

AND WHEREAS said Sri Amar Mondal, son of Late Kanai Lal Mondal and Smt. Mina Mondal, Sri Subha Mondal and Monika Mondal, legal heirs of Late Arun Mondal and said Sri Rabin Mondal, jointly hold and possessed the total land area measuring 06 (Six) Cottahs 08 (Eight) Chittacks situated in Mouza-Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in R.S. Dag No. 183, under R.S. Khatian No. 85, within the KMC Ward No.109, P.S. Panchasayar, Kolkata - 700099.

AND WHEREAS by virtue of a registered Deed of Partition dated 06.11.2008, registered at District Sub-Registrar Alipore and recorded into Book No.1, CD Volume No.32, at Pages 7391 to 7406, Deed No.00294 for the year 2009, said Sri Amar Mondal, son of Late Kanai Lal Mondal and Smt. Mina Mondal, Sri Subha Mondal and Monika Mondal, legal heirs of Late Arun Mondal and said Sri Rabin Mondal, mutually and amicably partition their entire land and said Amar Mondal, obtained LOT-A property marked by RED border line; said Smt. Mina Mondal, Sri Subha Mondal and Monika Mondal, obtained LOT-B property marked by GREEN border line; said Rabin Mondal, obtained LOT-C property marked by YELLOW border line.

AND WHEREAS by virtue of a registered Deed of Gift dated 07.09.2009 registered at D.S.R.-III Alipore and recorded into Book No.1, CD Volume No.23, at Pages 4003 to 4015, Deed No.05862 for the year 2009, donated the part of the land measuring 05 (Five) Chittacks 30 (Thirty) Sq.ft. situated in Mouza-Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in R.S. Dag No. 183, under R.S. Khatian No. 85, in favor of his wife namely Smt. Anjali Mondal.

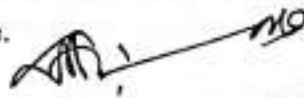


AND WHEREAS thereafter said Smt. Anjali Mondal, recorded her land in the record of the KMC known as KMC Premises No.3089/3, Nayabad, within the KMC ward No.109, P.S. Panchasayar, Kolkata - 700099 and also recorded her land in the Record of the B.L.&L.R.O. vide Mutation Case No.621 of 2014 (Memo No.18/MUT/3271/ BLLRO/ ATM/Kasba/14 dated 21.07.2014 and also Converted his land from Shali to Bastu vide Conversion Case No.49 of 2015 (Memo No.17/9499/Con Certificate/BLLRO/ATM/Kasba dated 16.12.2015).

AND WHEREAS said Parimal Mondal, died intestate on 10.08.1993 as bachelor and his portion of land inherited by his mother namely Smt. Arati Mondal as per Hindu Succession Act, 1956 and by virtue of a registered Deed of Gift dated 08.05.2014 registered at D.S.R.-III Alipore and recorded into Book No.1, CD Volume No.9, at Pages 1130 to 1141, Deed No.03708 for the year 2014, donated rest land area measuring 01 (One) Cottah 39 (Thirty nine) Sq.ft. situated in Mouza-Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in R.S. Dag No. 183, under R.S. Khatian No. 85, in favor of her son namely Sri Amar Mondal and rest land area which has been inherited by said Smt. Arati Mondal, after the death of her un-married son namely Parimal Mondal already and/or previously sold in favour of Third Party.

AND WHEREAS thereafter said Sri Amar Mondal, recorded her land in the record of the KMC known as KMC Premises No.3591, Nayabad, within the KMC ward No.109, P.S. Panchasayar, Kolkata - 700099 and also recorded his land in the Record of the B.L.&L.R.O. vide Mutation Case No.620 of 2014 (Memo No.18/MUT/3272/ BLLRO/ ATM/Kasba/14 dated 21.07.2014 and also Converted his land from Shali to Bastu vide Conversion Case No.27 of 2015 (Memo No.17/9497/Con Certificate/ BLLRO/ATM/ Kasba dated 16.12.2015).

AND WHEREAS said Smt. Mina Mondal, Sri Subha Mondal and Monika Mondal, acquired the right title and interest of the said plot of land measuring 02 (Two) Cottahs situated in Mouza-Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in R.S. Dag No. 183, under R.S. Khatian No. 85, by virtue of the said Deed of Partition vide Deed No.294 of 2009, as mentioned above.

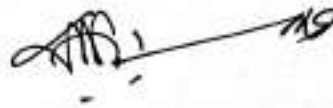


AND WHEREAS thereafter said Smt. Mina Mondal, Sri Subha Mondal and Monika Mondal, recorded their land in the record of the KMC known as KMC Premises No.3089, Nayabad, within the KMC ward No.109, P.S. Panchasayar, Kolkata - 700099 and said Smt. Mina Mondal recorded her land in the Record of the B.L.&L.R.O. vide Mutation Case No.103 of 2009 (Memo No.18/640/mut/BLLRO/ATM/Kasba dated 27.03.2009 and also Converted his land from Shali to Bastu vide Conversion Case No.48 of 2015; said Sri Subha Mondal recorded his land in the Record of the B.L.&L.R.O. vide Mutation Case No.101 of 2009 (Memo No.18/642/mut/BLLRO/ATM/Kasba dated 27.03.2009 and also Converted his land from Shali to Bastu vide Conversion Case No.50 of 2015(memo No.17/9500/Con Certificate/BLLRO/ATM/Kasba dated 16.12.2015) and said Monika Mondal recorded her land in the Record of the B.L.&L.R.O. vide Mutation Case No.100 of 2009 (Memo No.18/644/mut/BLLRO/ATM/Kasba dated 27.03.2009 and also Converted his land from Shali to Bastu vide Conversion Case No.47 of 2015(Memo No.17/9496/Con Certificate/ BLLRO/ ATM/Kasba dated 16.12.2015).

AND WHEREAS said Sri Rabin Mondal, acquired the right title and interest of the said plot of land measuring 01 (One) Cottah 08 (Eight) Chittacks situated in Mouza-Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in R.S. Dag No. 183, under R.S. Khatian No. 85, by virtue of the said Deed of Partition vide Deed No.294 of 2009, as mentioned above.

AND WHEREAS thereafter said Sri Rabin Mondal, recorded his land in the record of the KMC known as KMC Premises No.3089/2, Nayabad, within the KMC ward No.109, P.S. Panchasayar, Kolkata - 700099 and said Sri Rabin Mondal recorded his land in the Record of the B.L.&L.R.O. vide Mutation Case No.102 of 2009 (Memo No.18/641/mut/BLLRO/ATM/Kasba dated 27.03.2009 and also Converted his land from Shali to Bastu vide Conversion Case No.51 of 2015 (Memo No.17/9501/Con Certificate/BLLRO/ATM/Kasba dated 16.12.2015).

AND WHEREAS said Sri Amar Mondal, was the absolute owner of the said plot of land measuring 01 (One) Cottah 39 (Thirty nine) Sq.ft. situated in Mouza-Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in R.S. Dag No. 183, under R.S. Khatian



No. 85, known as KMC Premises No.3591, Nayabad, within the KMC ward No.109, P.S. Panchasayar, Kolkata - 700099, said Smt. Anjali Mondal, was the absolute owner of the said plot of land measuring 05 (Five) Chittacks 30 (Thirty) Sq.ft. situated in Mouza-Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in R.S. Dag No. 183, under R.S. Khatian No. 85, known as KMC Premises No.3089/3, Nayabad, within the KMC ward No.109, P.S. Panchasayar, Kolkata - 700099 and said Smt. Mina Mondal, Sri Subha Mondal and Monika Mondal, was the absolute owner of the said plot of land measuring 02 (Two) Cottahs situated in Mouza-Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in R.S. Dag No. 183, under R.S. Khatian No. 85, known as KMC Premises No.3089, Nayabad, within the KMC ward No.109, P.S. Panchasayar, Kolkata - 700099 and said Sri Rabin Mondal, was the absolute owner of the said plot of land measuring 01 (One) Cottah 08 (Eight) Chittacks situated in Mouza-Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in R.S. Dag No. 183, under R.S. Khatian No. 85, known as KMC Premises No.3089/2, Nayabad, within the KMC ward No.109, P.S. Panchasayar, Kolkata - 700099 and all the four plots of land situated side by side and adjacent to each other.

AND WHEREAS by virtue of a registered Deed of Exchange for Deed of Amalgamation dated 13.07.2015, registered at DSR III, Alipore South 24 Parganas and recorded into Book No.1, Volume No.1603-2015, at Pages 32201 to 32249, Deed No.04746 for the year 2015, said Amar Mondal, since deceased, Smt. Anjali Mondal, Smt. Mina Mondal, Subha Mondal, since deceased and Monika Mondal and Sri Rabin Mondal, amalgamated the entire plot of land into one compact plot of land measuring an area of 04 (Four) Cottahs 14 (Fourteen) Chittacks 24 (twenty four) Sq.ft. situated in Mouza-Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in R.S. Dag No. 183, under R.S. Khatian No. 85, and all of them jointly mutated their land in the record of the KMC known as amalgamated KMC Premises No.3089, Nayabad, Assessee No.31-109-08-6147-9, Ward No.109, Kolkata - 700099.

AND WHEREAS now the said Amar Mondal, since deceased, Smt. Anjali Mondal, Smt. Mina Mondal, Subha Mondal, since deceased and Monika Mondal and Sri Rabin Mondal, are the joint owners of the entire plot of land measuring an area of 04

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(Four) Cottahs 14 (Fourteen) Chittacks 24 (twenty four) Sq.ft. situated in Mouza-Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in R.S. Dag No. 183, under R.S. Khatian No. 85, and known as KMC Premises No.3089, Nayabad, Assessee No.31-109-08-6147-9, Ward No.109, Kolkata - 700099.

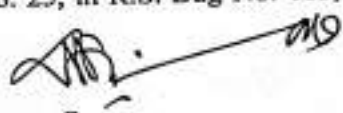
AND WHEREAS thereafter said Amar Mondal, since deceased, Smt. Anjali Mondal, Smt. Mina Mondal, Subha Mondal, since deceased and Monika Mondal and Sri Rabin Mondal, have given one registered General Power of Attorney in the year 2014, registered at ADSR Alipore and recorded into Book No.IV, Deed No.01017 for the year 2014, in favour of one Sri Ranjit Barui, son of Sri Jadav Barui, residing at 13, Arya Vidyalaya Road, P.O. Haltu, P.S. Garfa, Kolkata - 700078 and the said Power of Attorney Revoked on 03.11.2017, registered at ADSR Alipore South 24 Parganas and recorded into Book No.IV, Deed No.0918 for the year 2017.

AND WHEREAS all the above mentioned said Amar Mondal, since deceased, Smt. Anjali Mondal, Smt. Mina Mondal, Subha Mondal, since deceased and Monika Mondal and Sri Rabin Mondal, hereinafter called and referred to as the **Owners** as mentioned above have taken the sanction of Ground Plus Four Storied building vide Permit No.2017120132 dated 26.12.2017 from The Kolkata Municipal Corporation, for erecting the ground Plus Four storied building.

AND WHEREAS thereafter said Amar Mondal, died intestate leaving behind his wife namely Smt. Anjali Mondal and one son Sri Shibu Mondal, inherited the said share left by said Amar Mondal, as per Hindu Succession Act, 1956.

AND WHEREAS said Subha Mondal, died intestate as bachelor on 25.01.2021, and his share inherited his mother and sister namely Smt. Mina Mondal and Monika Mondal, as per Hindu Succession Act, 1956.

AND WHEREAS now the said Sri Rabin Mondal, is the owner of undivided 1/3rd share of the total land area i.e. 04 (Four) Cottahs 14 (Fourteen) Chittacks 24 (twenty four) Sq.ft. situated in Mouza-Nayabad, J.L. No. 25, in R.S. Dag No. 183, under R.S. Khatian

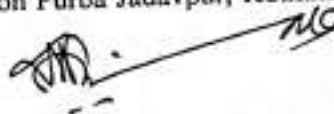


No. 85, and known as KMC Premises No.3089, Nayabad, Ward No.109, Kolkata - 700099 and Smt. Anjali Mondal, Sri Shibu Mondal, are the owners of undivided 1/3rd share of the total land area i.e. 04 (Four) Cottahs 14 (Fourteen) Chittacks 24 (twenty four) Sq.ft. and Smt. Mina Mondal and Monika Mondal, are the owners of undivided 1/3rd share of the total land area i.e. 04 (Four) Cottahs 14 (Fourteen) Chittacks 24 (twenty four) Sq.ft..

AND WHEREAS by virtue of a registered Development Agreement dated 22.03.2021, registered at DSR I, Alipore South 24 Parganas and recorded into Book No.1, Volume No.1601-2021, at Pages 43876 to 43932, Deed No.0869 for the year 2021, said Sri Rabin Mondal, Smt. Anjali Mondal, Sri Shibu Mondal, Smt. Mina Mondal, entered into a registered Development Agreement with the Developer namely Smt. Bibha Naskar, wife of Sri Bibhas Naskar, residing at 3, Rajdanga Chakraborty Para, Post Office EKPT, Police Station Kasba, Kolkata- 700107 and thereafter they have jointly given one Power of Attorney for Development dated 22.03.2021, registered at DSR I, Alipore South 24 Parganas and recorded into Book No.1, Volume No.1601-2021, at Pages 44603 to 44632, Deed No.0884 for the year 2021 for the Development of their land but in the said Development Agreement said Monika Mondal, not signed it.

AND WHEREAS on the basis of the said registered Development Agreement and also the Development Power of Attorney, said Smt. Bibha Naskar developed the land starting the construction over and above the said land.

AND WHEREAS in the mean time by virtue of a registered Deed of Sale dated 16.06.2023, registered at DSR IV, Alipore South 24 Parganas and recorded into Book No.1, Volume No.1604-2023, at Pages 241483 to 241514, Deed No.07754 for the year 2023, said Smt. Anjali Mondal and Sri Shibu Mondal, sold, conveyed and transferred their undivided 1/3rd (one-third) share of the property measuring 1178 (one Thousand one hundred and seventy eight) Sq.ft. more or less out of the total land area measuring 4 (Four) Cottahs 14 (Fourteen) Chittacks 24 (twenty four) Square Feet comprised in Mouza-Nayabad, Touzi No.56, R.S. No.3, J.L. No.25, comprising in R.S. Dag No.183, under R.S. Khatian No.85 lying and situated at KMC Premises No.3089, Nayabad, Ward No.109, Post Office Mukundapur, Police Station Purba Jadavpur, Kolkata 700 099, District South

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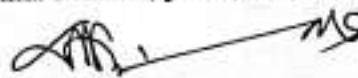
24 Parganas, in favor of Smt. Bibha Naskar, for a valuable consideration as mentioned therein.

AND WHEREAS by virtue of another registered Deed of Sale dated 16.06.2022, registered at D.S.R. IV, Alipore South 24 Parganas and recorded into Book No.1, Volume No.1604-2023, at Pages 241421 to 241450, Deed No.7753 for the year 2023, said Sri Rabin Mondal, sold, conveyed and transferred his undivided 1/3rd (one-third) share of the property Measuring 1178 (one Thousand one hundred and seventy eight) Sq.ft. more or less out of the total land area measuring 4 (Four) Cottahs 14 (Fourteen) Chittacks 24 (twenty four) Square Feet comprised in Mouza-Nayabad, Touzi No.56, R.S. No.3, J.L, No.25, comprising in R.S. Dag No.183, under R.S. Khatian No.85 lying and situated at KMC Premises No.3089, Nayabad, Ward No.109, Post Office Mukundapur, Police Station Purba Jadavpur, Kolkata 700 099, District South 24 Parganas, in favor of Smt. Bibha Naskar, for a valuable consideration as mentioned therein.

AND WHEREAS now the said Smt. Bibha Naskar, is the Owner of undivided 2/3rd share of the total property and said Smt. Mina Mondal and Monika Mondal, are the joint owners remaining undivided 1/3rd share of the total property known as KMC Premises No.3089, Nayabad, Assessee No.31-109-08-6147-9, Ward No.109, Kolkata - 700099.

AND WHEREAS by virtue of registered cancellation Deed of the Development Agreement dated 27.07.2023, registered at DSR IV, Alipore South 24 Parganas and recorded into Book No.1, Deed No. 9325 for the year 2023 and thereafter by virtue of registered cancellation Deed of the Development Power of Attorney dated 27.07.2023, registered at DSR IV, Alipore South 24 Parganas and recorded into Book No. IV Deed No. 302 for the year 2023, said Sri Rabin Mondal, Smt. Anjali Mondal, Sri Shibu Mondal, Smt. Mina Mondal, cancelled the both the documents.

AND WHEREAS now the present Land Owners herein namely Smt. Bibha Naskar, Smt. Mina Mondal and Monika Mondal, jointly execute this fresh Development


Bibha Naskar


Agreement alongwith fresh Development Power of Attorney alongwith previous Allocation as mentioned below.

AND WHEREAS the present **OWNERS** have now decided to develop the **SCHEDULE -'A'** mentioned property and to complete the said **Ground plus four storied building with lift facility**, comprising several residential flats on the different floors, and Car Parking Spaces on Ground Floor but due to paucity of fund, lack of technical knowledge, experience in the field of construction, has now decided to do the same by appointing a **DEVELOPER**, who is financially and technically sound to complete the said **Ground plus four storied building with lift facility** upon the aforesaid total property as per the sanction building plan to be sanctioned from The Kolkata Municipal Corporation at the cost of the Developer herein after completion of the amalgamation as regards the total **SCHEDULE** property.

AND WHEREAS the **DEVELOPER** herein, coming to know the facts of such desire of the **OWNERS** herein, has made a proposal for the development of the said total property before the **OWNERS**. The **OWNERS** after necessary investigation and thorough understanding with the **DEVELOPER** herein, has agreed to develop the said premises by the **DEVELOPER**. Both the Parties hereto have mutually analysed, discussed, agreed between themselves and now the **DEVELOPER** and **OWNERS** desire to enter into this Development Agreement for the construction as well as to complete the said **Ground plus Four storied building with Lift facility** upon the aforesaid property as per the sanctioned building plan as mentioned above and also as per Specification of the proposed Construction of the building annexed herewith marked as **Annexure -X**.

AND WHEREAS the party of the **SECOND PART/DEVELOPER** herein has agreed to make the construction of the said **Ground Plus Four storied building with lift facility** in flat systems for residential purposes in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind of flats etc. after giving the **OWNERS** herein i.e. the **OWNERS** herein shall jointly get one complete residential Flat situated on the Fourth Floor South-East-West side of the building measuring super built up area of 1138 (One thousand one hundred and thirty


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eight) Sq.ft. and the OWNERS herein shall jointly get two Car parking spaces on the Ground floor Western side (Back side) of the building. Beside the OWNERS herein shall get non-refundable amount of Rs.29,00,000/- (Rupees Twenty Nine lac) only out of which the Owners have already received the sum of Rs.28,00,000/- (Rupees Twenty eight lac) only and balance amount of Rs.1,00,000/- (Rupees One lac) only is to be paid at the time of handing over the Owners' Allocation of the building. This is called the OWNERS' ALLOCATION as morefully described and mentioned in the SCHEDULE "B" hereunder written. The OWNERS shall also enjoy the undivided proportionate share of land and also together with the right of enjoyment of all the common amenities/facilities of the building and the DEVELOPER shall enjoy the rest construction of the proposed building to be erected at the cost of the DEVELOPER.

AND WHEREAS the DEVELOPER herein shall get rest constructed area of the building excluding the above mentioned Owners' Allocation. The DEVELOPER'S ALLOCATION has been clearly mentioned and described in the SCHEDULE "D" hereunder written. The DEVELOPER shall erect the entire Ground Plus Four storied building at its cost and its supervision and labour to be erected as per annexed Specification as well as the said sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the DEVELOPER shall collect the entire money from the sale of the DEVELOPER'S ALLOCATION which shall be sold to the interested parties from whom the DEVELOPER shall collect the entire cost of construction as well as cost of land in connection with the said flats etc..

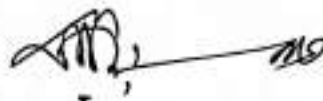
NOW THE AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term:
 - (a) **OWNERS** : shall mean the parties of the **FIRST PART** herein namely (1) SMT. **BIBHA NASKAR**, wife of Sri Bibhas Naskar, residing at 3, Rajdanga Chakraborty Para, Post Office EKPT, Police Station Kasba, Kolkata- 700107, (2)

 
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SMT. MINA MONDAL, wife of Late Arun Mondal and **(3) MONIKA MONDAL**, daughter of Late Arun Mondal, both 2 and 3 are residing at Nayabad, Daspara, Post Office Mukundapur, Police Station Purba Jadavpur, Kolkata-700099, District South 24 Parganas, and their legal heir/heirs, executor/executors, administrator/ administrators, and legal representative/ representatives.

- (b) **DEVELOPER** : shall mean **B.B. ASSOCIATES (PAN-AAUFB9883C)** a Partnership Firm having its office at 3, Rajdanga Chakraborty Para, Post Office EKTP, Police Station Kasba, Kolkata- 700107, represented by its Partners namely **(1) SMT. BIBHA NASKAR, (PAN ABSPN2145G), (Aadhaar No. 7206 9316 9543)**, wife of Sri Bibhas Naskar, by faith Hindu, by occupation Business, by Nationality Indian, residing at 3, Rajdanga Chakraborty Para, Post Office EKTP, Police Station Kasba, Kolkata- 700107 and **(2) SRI BIBHAS NASKAR (PAN. ACPPN9647M), (Aadhaar No. 9130 9442 7505)** son of Late Basanta Kumar Naskar, by faith-Hindu, by occupation- Business, residing at 3, Rajdanga Chakraborty Para, Post Office- E. K. T. P., Police Station- Kasba, Kolkata-700 107, for the time being and its legal heirs, representatives, administrators and assigns.
- (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
- (d) **PREMISES** : shall mean the **OWNERS** herein are now the joint Owners all that land measuring an area of 04 (Four) Cottahs 14 (Fourteen) Chittacks 24 (twenty four) Sq.ft. situated in Mouza-Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in R.S. Dag No. 183, under R.S. Khatian No. 85, and known as KMC Premises No.3089, Nayabad, Assessee No.31-109-08-6147-9, Ward No.109, Kolkata - 700099 and the said land has been more fully described in the **SCHEDULE "A"** hereunder written.
- (e) **BUILDING** : shall mean the said **Ground plus Four storied building with lift facility** to be constructed on the said premises as per sanction residential building Permit No. 2017120132 dated 26.12.2017 from The Kolkata Municipal Corporation and thereafter said Plan Renewed on 26.12.2022 approved by



E.E(C)/Bldg/Br-XII dated 17.05.2023 sanctioned by The Kolkata Municipal Corporation on the total land.

- (f) **COMMON FACILITIES AND AMENITIES TO BE ENJOYED BY THE FLAT OWNERS:** shall include corridors, stair ways, passages ways, driveways, common lavatories, care taker's Room and toilet on ground Floor, meter space, water and water lines and plumbing lines, under ground water reservoir, over head water tank, water pump and motor, boundary wall, roof, lift, lift Room, lift lobby and lift well common vacant area/space on Ground Floor inside the premises and other facilities as mentioned in the **SCHEDULE "C"** hereunder written and such common areas shall be enjoyed by the flat Owners who shall purchase the same from the **DEVELOPER** herein.
- (g) **OWNER'S ALLOCATION :** The entire **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE "B"** herein below.
- (h) **DEVELOPER'S ALLOCATION :** The entire **DEVELOPER'S ALLOCATION** as mentioned in the **Schedule D** below.
- (i) **THE ARCHITECT/PLANNER :** shall mean such persons who will be appointed by the **DEVELOPER** for both designing and planning the proposed building on the said premises.
- (j) **BUILDING PLAN :** would mean such plan to be prepared by the Planner/Architect for the construction of the new ground plus four storied building with lift facility is being erected as per Building Permit No. 2017120132 dated 26.12.2017 from The Kolkata Municipal Corporation and thereafter said Plan Renewed on 26.12.2022 approved by E.E(C)/Bldg/Br-XII dated 17.05.2023 sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**.



- (k) **TRANSFER** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.
- (l) **TRANSFeree** : shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.
3. **THE OWNERS DECLARE** as follows:
- (a) That they are the owners and seized and possessed of and/or well and sufficiently entitled to the said property as described in the **SCHEDULE 'A'** below for proposed construction.
- (b) That the said property is free from all encumbrances and the **OWNERS** have a good marketable title in respect of the said property as described in the **SCHEDULE 'A'** below.
- (c) That the said entire property is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
- (a) That the **OWNERS** have hereby granted exclusive right to the **DEVELOPER** to undertake the new construction on the said Premises to be constructed by the **DEVELOPER** in accordance with the sanction residential building plan/plans sanctioned by The Kolkata Municipal Corporation of the **SCHEDULE 'A'** property exclusively owned by the **OWNERS** herein.
- (b) (i) **OWNERS' ALLOCATION** : the **DEVELOPER** shall give the **OWNERS** as the **OWNERS' ALLOCATION** as described in the **SCHEDULE 'B'** hereunder

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written and rest sale proceeds etc., of the project shall be enjoyed by the **DEVELOPER** herein.

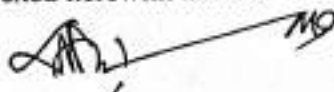
(ii) **DEVELOPER'S ALLOCATION** : The **DEVELOPER** shall enjoy the Developer's Allocation as described in the **SCHEDULE-D** below.

- (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval of building plan and its alternation/modification/verification of the sanctioned building plan from the appropriate authorities has been prepared signed and submitted by the **DEVELOPER** for and in the names of the **OWNERS** at the cost of **DEVELOPER**.
- (d) For all that purpose of sanction of Building plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the **DEVELOPER** shall appear, represent, sign before the concerned authorities on behalf of the **OWNERS** in their names and on their behalf in connection with any or all of the matters aforesaid and the **OWNERS**, in such circumstances, shall give assistance/co-operation/ signatures whenever necessary to the **DEVELOPER** for the interest of the proposed project.
- (e) That the **DEVELOPER** shall erect the proposed building in the said Premises as per sanction residential building plan and for the same the **OWNERS** shall put their signature as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the Developer's portion together with proportionate undivided share of land and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER**.
- (f) The **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for

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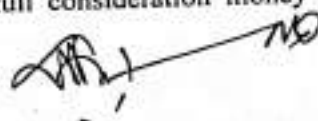
construction of a **Ground plus Four storied building with Lift facility thereon** in accordance with the said sanction building plan sanctioned by the concerned The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER** immediate after amalgamation of the **SCHEDULE 'A'** property exclusively owned by the **OWNERS** herein.

- (g) The **DEVELOPER** shall construct the building and also supervise and carry out all the acts through contractors and sub-contractors in such manner as may be thought fit and proper by it for such construction of the said proposed building according to the building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office referred to in this Agreement on the said Property as mentioned in the **SCHEDULE 'A'** below and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement.
- (h) That the **DEVELOPER** shall be exclusively entitled to its respective share of its allocation i.e. **DEVELOPER'S ALLOCATION** as regards the entire proposed in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
- (i) The **DEVELOPER** shall apply in the names of the **OWNERS** and represent them before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the **OWNERS** shall not raise any objections for it on the contrary the **OWNERS** shall give full co-operations for facilitating the proposed project.
- (j) That the **DEVELOPER** shall at its own costs construct and complete the building at the said premises in accordance with the building plan sanctioned by The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER** and as well as building specifications annexed herewith and the **DEVELOPER** shall take

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all the responsibility and risk regarding the construction of the building and further covenant to complete the said building within 30 (Thirty) months from the date of execution of this Agreement for Sale and a maximum 6 (Six) months grace period.

- (k) That the **DEVELOPER** shall install in the said building at its own costs, pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things, Lift and also other facilities as are required to be provided in the new building constructed for sale of the flats therein on Ownership basis and as mutually agreed upon.
5. **THE OWNERS HEREBY AGREE AND COVENANT WITH THE DEVELOPER** as follows:-
- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the **DEVELOPER**.
- (ii) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the **DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.
- (iii) The **OWNERS** shall positively give vacant possession of the entire premises as mentioned in the **SCHEDULE 'A'** below hereunder to the **DEVELOPER** for making construction work of the proposed building as per sanction building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER**.
- (iv) The **DEVELOPER** shall sell all the flats etc. of the proposed building, as the **DEVELOPER'S ALLOCATION** only as described in the **SCHEDULE 'D'** hereunder written **TOGETHER WITH** proportionate undivided share of land of the said premises and the common portions, roof of the building proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full consideration money from the intending

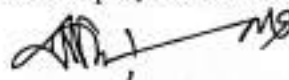


purchasers of the relative flats and/or all other portions of the building from the **DEVELOPER'S ALLOCATION** only as per the terms and conditions as within mentioned and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyances, Deeds or Agreement for Sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**.

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



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

WE The **OWNERS** herein namely, (1) **SMT. BIBHA NASKAR**, (PAN **ABSPN2145G**), (Aadhaar No. 7206 9316 9543), wife of Sri Bibhas Naskar, by faith Hindu, by occupation Business, by Nationality Indian, residing at 3, Rajdanga Chakraborty Para, Post Office EKTP, Police Station Kasba, Kolkata- 700107 and (2) **SMT. MINA MONDAL**, (PAN-**BIOPM6483L**), (Aadhaar No. 6253 3444 3730), wife of Late Arun Mondal, by faith Hindu, by Occupation Housewife, by Nationality-Indian and (3) **MONIKA MONDAL**, (PAN-**DVRPM3767H**), (Aadhaar No.9519 4636 4238), daughter of Late Arun Mondal, by faith Hindu, by Occupation -Homemaker, by Nationality Indian, both 2 and 3 are residing at Nayabad, Daspara, Post Office Mukundapur, Police Station Purba Jadavpur,

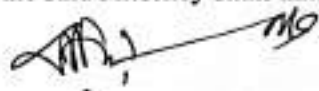


Kolkata-700099, District South 24 Parganas, do hereby appoint **B.B. ASSOCIATES (PAN-AAUFB9883C)** a Partnership Firm having its office at 3, Rajdanga Chakraborty Para, Post Office EKTP, Police Station Kasba, Kolkata-700107, represented by its Partners namely (1) **SMT. BIBHA NASKAR, (PAN ABSPN2145G), (Aadhaar No. 7206 9316 9543)**, wife of Sri Bibhas Naskar, by faith Hindu, by occupation Business, by Nationality Indian, residing at 3, Rajdanga Chakraborty Para, Post Office EKTP, Police Station Kasba, Kolkata- 700107 and (2) **SRI BIBHAS NASKAR (PAN. ACPN9647M), (Aadhaar No. 9130 9442 7505)** son of Late Basanta Kumar Naskar, by faith-Hindu, by occupation-Business, residing at 3, Rajdanga Chakraborty Para, Post Office- E. K. T. P., Police Station- Kasba, Kolkata-700 107, as our Constituted lawful Attorney on our behalf to do the following acts in respect of our property as mentioned in the **SCHEDULE-'A'** as mentioned below:

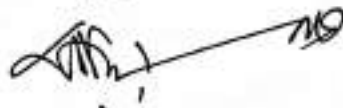
1. To look after and manage the property on behalf of the **OWNERS/PRINCIPALS**.
2. To look after and to control all the affairs for the development or the said land and construction of a Ground Plus Four storjed building with Lift facility thereon on the said Premises as per sanction building plan sanctioned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

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

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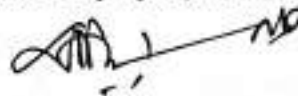
8. To receive the excess amount of fees, if any, paid for the purpose of modification and/or alteration of the sanctioned plans to any authority or authorities.
9. To develop the said property by making construction of such type of building or buildings thereon as per sanctioned building plan as the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



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



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

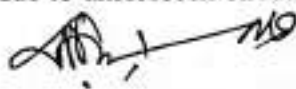


23. To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf of or to be institute preferred by or any person or persons in respect of the said property.
24. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
25. To sign declare and/or affirm any plaint, written statements petitions, affidavits, verifications, vokatnamas, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
26. To deposit and withdraw fee, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.
27. To sign all forms and papers for installation of class one category lift in the said Premises.

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

Our Attorney i.e. the **DEVELOPER** herein shall do all other acts on our behalf i.e. the **OWNERS** in respect of our said property by virtue of this Power of Attorney.

7. **THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNERS** as follows :-
 - (i) To get maximum sanction area from The Kolkata Municipal Corporation the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at **DEVELOPER'S** cost.
 - (ii) To complete the construction of the building within 30 (Thirty) months from the date of execution of this Agreement for Sale and a maximum 6 (Six) months grace period. It is noted that due to unforeseen circumstances or act of God such



as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered the such delay shall not be counted and the **DEVELOPER** shall have liberty to extend the time for a maximum period of another 6 (Six) months as grace period over and above the said '*Force Meajure*' period..

- (iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- (iv) Not to do any act, deed or thing from the part of the **OWNERS** whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** in the said building.
- (v) Thereafter such tax upto the period of handing over of **Owners' Allocation** shall be borne by the Developer.
- (vi) The complete construction - specification shall be part of this Agreement under annexure X.

8. **MUTUAL COVENANT AND INDEMNITIES :-**

- (i) The **OWNERS** hereby undertakes that the **DEVELOPER** shall be entitled to the entire proposed construction and shall enjoy Allocation without interference or disturbances from the **OWNERS'** end, provided the **DEVELOPER** shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.
- (ii) The **OWNERS** are executing and registering a Development Power of Attorney by these presents in favour of the **DEVELOPER** to do all the proposed construction-work and to the project and also register all the Deeds including Agreement for Sale and Conveyance Deeds in respect of entire building i.e. **DEVELOPER'S ALLOCATION** in favour of the intending purchasers and the **DEVELOPER** shall also execute and register the Deed of Conveyance in favour of the intending Purchasers on the **DEVELOPER'S ALLOCATION** and the **OWNERS** shall join in the same when they shall be called for, if required.

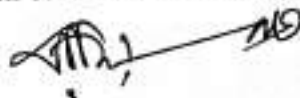


- (iii) The OWNERS have already handed over the entire Original papers of the premises paid up land taxes receipt and any other original papers in respect of the property to the DEVELOPER at the time of execution of the agreement and the DEVELOPER shall grant receipt for the same in favour of the OWNERS.
- (iv) The DEVELOPER on behalf of the OWNERS shall clear up all the previous outstanding taxes of K.M.C. including pending G.R., if any. The OWNERS shall have to pay the necessary maintenance of the building and also the proportionate taxes if they take the constructed portion in the building. The DEVELOPER shall pay the taxes for the period of construction of the building in respect of building and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers.
- (v) The OWNERS shall take proper initiative to enjoy all easement rights upon the adjacent passage on which the entire project depend upon.
- (vi) During construction if any accident or any kind of incident occurs, the DEVELOPER shall remain liable to pay the financial cost and pay all the compensation thereof and the OWNERS shall not be liable for the same.
- (vii) In case of any damage during construction in neighbourhood building, the DEVELOPER shall be responsible for its costs. In case of any litigation except the title of the property during construction, the DEVELOPER shall bear the cost.
9. **JURISDICTION OF THE COURT:**

All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta and/or Consumer Court shall be jurisdiction for adjudication of any dispute. in future.

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

ALL THAT piece and parcel of land measuring 4 Cottahs 14 Chittacks 24 Square Feet togetherwith right to construction of a Ground Plus Four Storied building vide Permit



No. 2017120132 dated 26.12.2017 from The Kolkata Municipal Corporation and thereafter said Plan Renewed on 26.12.2022 approved by E.E(C)/Bldg/Br-XII dated 17.05.2023 situated in Mouza-Nayabad, Touzi No.56, R.S. No.3, J.L, No.25, in R.S. Dag No.183, under R.S. Khatian No.85 lying and situated at KMC Premises No. 3089, Nayabad, Post Office Mukundapur, Police Station Purba Jadavpur, Kolkata 700 099, District South 24 Parganas within the limits of the Kolkata Municipal Corporation, Ward No. 109 which is butted and bounded as follows:-


ON THE NORTH	:	Land of R. S. Dag No. 183
ON THE SOUTH	:	Land of R. S. Dag No. 183
ON THE EAST	:	40' Wide Road
ON THE WEST	:	House of Amar Mondal

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

the OWNERS herein shall jointly get one complete residential Flat situated on the Fourth Floor South-East-West side of the building measuring super built up area of 1138 (One thousand one hundred and thirty eight) Sq.ft. and the OWNERS herein shall jointly get two Car parking spaces on the Ground floor Western side (Back side) of the building and each Car Parking Space measuring an area of 120 (One hundred and twenty) Sq.ft. more or less. Beside the OWNERS herein shall get non-refundable amount of Rs.29,00,000/- (Rupees Twenty Nine lac) only out of which the Owners have already received the sum of Rs.28,00,000/- (Rupees Twenty eight lac) only and balance amount of Rs.1,00,000/- (Rupees One lac) only is to be paid at the time of handing over the Owners' Allocation of the building.

SCHEDULE – 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES TO BE ENJOYED BY THE FLAT
OWNERS)

1. All stair-cases and stair landings on all the floors of the said building.
2. Stair-case of the building leading towards the vacant roof.
3. Common passages including main entrances on the ground floor leading to the top floor vacant roof of the building.



4. All common services and upon common spaces and undivided proportionate share of land and rights, liberties, easement and privileges and appendages and appurtenances to be enjoyed by the Co-owners.
5. Roof, of the building, Parapet wall of the building are for the purpose of common services and right, Caretaker's Room and toilet on ground Floor, Lift, Lift Lobby, Lift Room and lift Well.
6. Water pump, overhead water tank and all water supply line and plumbing lines.
7. Common Electric meter space, electric meter board, Electricity service and electricity main line wirings and lighting.
8. Drainages and sewerages including man-hole, junction pits etc. and drive way.
9. Boundary walls, main gate and/or side gates if any.
10. Vacant space on Ground Floor inside the premises.
11. Such other common parts, areas, equipments and installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to other user and occupier of the Unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

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

the DEVELOPER herein shall get rest constructed area of the building excluding the above mentioned Owners' Allocation.. The Party of the **SECOND PART** shall erect the entire Ground plus Four storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification after amalgamation of **SCHEDULE - 'A'** property and also as per the said sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as the cost of the land in connection with the said flats etc. The **DEVELOPER** and also the land owners herein shall enjoy the undivided proportionate share of land and common rights of the building as proportionately as mentioned in the **SCHEDULE - A** and **C** below.



IN WITNESS WHEREOF the parties herein put their respective hand and seals on this day, month and year first above written.

WITNESS:

~~Somesh Mishra~~
~~Hira Mishra~~

~~Debes Kumar~~

মীনা মন্ডল

Monika Mondal

2. Debosh Malin
 Nayabadi, Despara
 Kul-700099

SIGNATURE OF THE OWNERS
B. B. ASSOCIATES

~~Debes Kumar~~

**B. B. ASSOCIATES
 PARTNER**

Debes Kumar,

PARTNER

SIGNATURE OF THE DEVELOPER

Read over, explained in Vernacular to the Parties and admitted to be correct and as per the instructions given by the parties, drafted by me and prepared by me as per the documents supplied by the Parties herein in my chamber.

Debes Kumar Misra (MS, MS)

(MR. DEBES KUMAR MISRA)
 ADVOCATE [Enrollment No.F/364/329/1989]
 HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
 Place, Kolkata - 700 086.
 PH-9830236148(D.K.M.),
 Email:debeskumarmisra@gmail.com
 9051446430(Somesh),
 Email:mishrasomesh08@gmail.com
 9836115120(Tapesh),
 Email:tapesh.mishra85@gmail.com

ANNEXTURE : XJob Specification

A. **General:** The building shall be RCC framed structure as per design of the architect/Engineer.

B. **Brick wall:** All exterior brick work shall be 8" thick with bricks of approved quality. Flat partition 5" thick & all inside partition wall 3" thick wall with 1st class brick.

C. **Floor, skirting & DADO:**

- 1) All rooms and verandas are laid with tiles of 2' x 2' and to skirting of 4" height.
- 2) Dining and drawing with Tiles slab with 4" skirting without any design.
- 3) All stair case landing will be made of stone/marble.
- 4) Kitchen will have marble slab in floor and dado finish with glazed tiles upto 3'0" from Granite cooking top.
- 5) In toilets & WC marble slab in floor and dado finish with glazed tiles 8" x 12" upto 6'0" height.

D. **Plastering:** The outside of the building will have plaster 3/4" thick average whereas the inside and ceiling plaster will be 1/4" thick (average).

E. **Doors:**

- 1) All door would be 32 mm. Thick, Flush type, made of chemically treated hard wood with teak finish with wooden door frame of Malaysian Sal wood.
- 2) One 8" long tower bolt from inside.
- 3) One telescopic peep-whole at main door.
- 4) Electric bell point only
- 5) One mortice lock at main door.

Other Doors

- 1) Flush type doors will be provided at kitchen and toilet.
- 2) One aluminium tower bolt 6" long from outside.

Window: All aluminium sliding windows as per design by architect will be provided. All windows will be covered by painted M. S. ornamental grill.

All windows shutters will be fully glazed and made of 3 mm thick glass panel.
The windows of toilets shall have translucent glass.

F. **Painting:** The building shall be painted externally with cement based paints (weather coat). The inside of the flat shall be of putty finish. Colour wash will be done on stair case wall.

G. **Toilet & kitchen:**

- 1) One shower in toilet.
- 2) Two tap in toilet, all sanitary fittings will be made by Jaguar.
- 3) One western type WC with necessary flushing arrangement.
- 4) One abrasion tap.
- 5) One tap with stainless still sink in kitchen.
- 6) One wash basin in dining.

H. **Staircase:** Staircase room will be provided with glass for light and ventilation as per design.
Space for electricity meters and pumps.

I. **Electrical installation:**

- 1) One suitable electrical connection and meter (common) from CESC Ltd. For the entire building. Separate meter for individual flat at purchaser's cost and persuasion.
- 2) Two light points, one fan point and one 5 amp. Plug point in drawing and dining.
- 3) One fan point, two light points and one 5 amp. Plug point in bed rooms.
- 4) One ac point in master bedroom.
- 5) One light point each in toilet and kitchen along with a point of exhaust fan.
- 6) All wiring will be as per existing regulation & of materials of Finolex/ havelis.
- 7) One light point in verandah.
- 8) Sound less generator will be provided by extra cost from purchaser.

J. **Lift:** Lift from Flex Elevator will be provided.

K. **Water supply:**

- 1) Overhead reservoir will be provided at top as per design.
Suitable electric pump will be installed at ground floor to deliver water to overhead reservoir from underground reservoir.

NOTE : Any extra work other than the Work Schedule (without any deviation of the Sanctioned Building Plan) required by the Owners herein, shall be done at their own cost and expenses.



Name BIBHA NASKAR
 Signature B.N. Naskar

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



Name MINA MONDAL
 Signature Mina Mondal

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



Name MONIKA MONDAL
 Signature Monika Mondal

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



Name BIBHAS NASKAR
 Signature Bibhas Naskar

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

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



192023240144515678

Details

GRN: 192023240144515678
GRN Date: 26/07/2023 23:03:21
BRN: 7632186835517
Gateway Ref ID: 232074727767
GRIPS Payment ID: 260720232014451566
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIPay Payment Gateway
BRN Date: 26/07/2023 23:04:06
Method: HDFC Retail Bank NB
Payment Init. Date: 26/07/2023 23:03:21
Payment Ref. No: 2001869558/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SOMESH MISHRA
Address: H C
Mobile: 9051446430
Period From (dd/mm/yyyy): 26/07/2023
Period To (dd/mm/yyyy): 26/07/2023
Payment Ref ID: 2001869558/1/2023
Dept Ref ID/DRN: 2001869558/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001869558/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	9970
2	2001869558/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				9998

IN WORDS: NINE THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

PAID



सत्यमेव जयते

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

Query No / Year	2001869558/2023	Office where deed will be registered
Query Date	22/07/2023 9:59:14 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 1/-	Rs. 97,18,498/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, Premises No: 3089, Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bestu	4 Katha 14 Chatak 24 Sq Ft	1/-	97,18,498/-	Width of Approach Road: 40 FL.
Grand Total :				8.0988Dec	1 /-	97,18,498 /-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt Bibha Naskar Wife of Shri Bibhas Naskar,3, Rajdanga Chakraborty Para, City:- P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABxxxxxx5G, Aadhaar No.: 72xxxxxxxx9543,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2001869558 of 2023, Printed On : Jul 22 2023 9:59PM, Generated from wbregistration.gov.in

<p>Smt Mina Mondal Wife of Late Arun Mondal, Nayabad, Daspara, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. B1xxxxxx3L, Aadhaar No.: 62xxxxxxx3730, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
<p>3. Monika Mondal Daughter of Late Arun Mondal, Nayabad, Daspara, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700009 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. dvxxxxxx7h, Aadhaar No.: 95xxxxxxx4238, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self

Developer Details :			
Sl No	Name & address	Status	Execution Admission Details :
1	B B Associates (Partnership Firm) .3, Rajdanga Chakraborty Para Para, City:- , P.O:- EKTP, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 PAN No. AAxxxxxx3C, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :		Representative of
Sl No	Name & Address	
1	Smt Bibha Naskar Wife of Shri Bibhas Naskar3, Rajdanga Chakraborty Para, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABxxxxxx5G , Aadhaar No.: 72xxxxxxx9543	B B Associates (as Partner)
2	Shri Bibhas Naskar Son of Late Basanta Kumar Naskar3, Rajdanga Chakraborty Para, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx7M , Aadhaar No.: 91xxxxxxx7506	B B Associates (as Partner)

Identifier Details :	
Name & address	
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra Village- Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt Bibha Naskar, Smt Mina Mondal, Monika Mondal, Smt Bibha Naskar, Shri Bibhas Naskar	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Bibha Naskar	B B Associates-2.69958 Dec
2	Smt Mina Mondal	B B Associates-2.69958 Dec
3	Monika Mondal	B B Associates-2.69958 Dec



Major Information of the Deed

No :	I-1604-09327/2023	Date of Registration	27/07/2023
Query No / Year	1604-2001869558/2023	Office where deed is registered	
Query Date	22/07/2023 9:59:14 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set-Forth value	Market Value		
Rs. 1/-	Rs. 97,18,498/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		


Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3089, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1-	(RS :-)		Bastu	4 Katha 14 Chatak 24 Sq Ft	1/-	97,18,498/-	Width of Approach Road: 40 Ft.,
Grand Total :				8.0988Dec	1 /-	97,18,498 /-	

Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt Bibha Naskar Wife of Shri Bibhas Naskar Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office	 27/07/2023	 LTI 27/07/2023	 27/07/2023

3, Rajdanga Chakraborty Para, City:- , P.O:- EKTP, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx5G, Aadhaar No: 72xxxxxxxx9543, Status :Individual, Executed by: Self, Date of Execution: 27/07/2023
 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Mina Mondal Wife of Late Arun Mondal Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office	 27/07/2023	 LTI 27/07/2023	 27/07/2023

Nayabad, Daspara, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: B1xxxxxx3L, Aadhaar No: 62xxxxxxxx3730, Status :Individual, Executed by: Self, Date of Execution: 27/07/2023
 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Monika Mondal Daughter of Late Arun Mondal Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office	 27/07/2023	 LTI 27/07/2023	 27/07/2023

Nayabad, Daspara, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South24-Parganas, West Bengal, India, PIN:- 700009 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: dvxxxxxx7h, Aadhaar No: 95xxxxxxxx4238, Status :Individual, Executed by: Self, Date of Execution: 27/07/2023
 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office

Details :




Name, Address, Photo, Finger print and Signature

Associates




Rajdanga Chakraborty Para Para, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: AAXxxxxx3C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed Representative

Representative Details :

Name, Address, Photo, Finger print and Signature




Name	Photo	Finger Print	Signature
Smt Bibha Naskar Wife of Shri Bibhas Naskar Date of Execution - 27/07/2023, , Admitted by: Self, Date of Admission: 27/07/2023, Place of Admission of Execution: Office	 <small>Jul 27 2023 12:55PM</small>	 <small>LTI 27/07/2023</small>	 <small>27/07/2023</small>

3, Rajdanga Chakraborty Para, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx5G, Aadhaar No: 72xxxxxxxx9543 Status : Representative, Representative of : B B Associates (as Partner)

Name	Photo	Finger Print	Signature
Shri Bibhas Naskar (Presentant) Son of Late Basanta Kumar Naskar Date of Execution - 27/07/2023, , Admitted by: Self, Date of Admission: 27/07/2023, Place of Admission of Execution: Office	 <small>Jul 27 2023 12:58PM</small>	 <small>LTI 27/07/2023</small>	 <small>27/07/2023</small>

3, Rajdanga Chakraborty Para, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7M, Aadhaar No: 91xxxxxxxx7506 Status : Representative, Representative of : B B Associates (as Partner)

Identifier Details :

Name.	Photo	Finger Print	Signature
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra Village- Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433	 <small>27/07/2023</small>	 <small>27/07/2023</small>	 <small>27/07/2023</small>

Identifier Of Smt Bibha Naskar, Smt Mina Mondal, Monika Mondal, Smt Bibha Naskar, Shri Bibhas Naskar

property for L1

	To. with area (Name-Area)
Smt Bibha Naskar	B B Associates-2.69958 Dec
Smt Mina Mondal	B B Associates-2.69958 Dec
Monika Mondal	B B Associates-2.69958 Dec

Endorsement For Deed Number : I - 160409327 / 2023

27-07-2023

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 of Indian Stamp Act 1899.

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

Presented for registration at 12:45 hrs on 27-07-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Bibhas Naskar .

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 97,18,498/-

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

Execution is admitted on 27/07/2023 by 1. Smt Bibha Naskar, Wife of Shri Bibhas Naskar, 3, Rajdanga Chakraborty Para, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business, 2. Smt Mina Mondal, Wife of Late Arun Mondal, Nayabad, Daspara, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife, 3. Monika Mondal, Daughter of Late Arun Mondal, Nayabad, Daspara, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Others

Identified by Mr Abhijit Kumar Mishra, . . Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 27-07-2023 by Smt Bibha Naskar, Partner, B B Associates (Partnership Firm), 3, Rajdanga Chakraborty Para Para, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Identified by Mr Abhijit Kumar Mishra, . . Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-07-2023 by Shri Bibhas Naskar, Partner, B B Associates (Partnership Firm), 3, Rajdanga Chakraborty Para Para, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

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Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 11:04PM with Govt. Ref. No: 192023240144515678 on 26-07-2023, Amount Rs: 28/-, Bank: SBI EPay (SBIEPay), Ref. No. 7632186835517 on 26-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15759, Amount: Rs.100.00/-, Date of Purchase: 17/07/2023, Vendor name: SMRITI BIKASH DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 11:04PM with Govt. Ref. No: 192023240144515678 on 26-07-2023, Amount Rs: 9,970/-, Bank: SBI EPay (SBIEPay), Ref. No. 7632186835517 on 26-07-2023, Head of Account 0030-02-103-003-02

(Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 297333 to 297376
being No 160409327 for the year 2023.



Digitally signed by Anupam Halder
Date: 2023.08.02 13:01:28 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/08/02 01:01:28 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)