

(1) **SHRI ARDHENDU SEKHAR CHOWDHURY (PAN - APKPC7994L)** (**AADHAAR NO. - 3990 0336 8243**), son of Late Prodyut Kumar Chowdhury, by faith - Hindu, by Occupation - Business, by Nationality and Citizenship - Indian, residing at C/21, Nayabad Avenue, Purbasha, Near Hatibari, P.O. - Panchsayar, Kolkata - 700094, P.S. - Panchsayar (Previously Purba Jadavpur), District - South 24 Parganas, West Bengal and (2) **SHRI BIDYUT KUMAR CHOWDHURY (PAN - ACFPC5518C)** (**AADHAAR NO. - 7969 7776 4218**), son of Late Prodyut Kumar Chowdhury, by faith - Hindu, by Occupation - Retired, by Nationality and Citizenship - Indian, residing at C/21, Nayabad Avenue, Purbasha, Near Hatibari,, P.O. - Panchsayar, Kolkata - 700094, P.S. - Panchsayar (Previously Purba Jadavpur), District - South 24 Parganas, West Bengal, hereinafter jointly called and referred to as the "**OWNERS**" (which term and /or expression shall unless excluded by or repugnant to the subject and/or context be deemed to mean and include each of their legal heirs, successors, executors, administrators, representatives and assigns etc.) of the **ONE PART** .

AND

"**SUBARNA ENTERPRISE**", a Proprietorship Concern, having its Office at "Madhab Niloy Apartment", Ground Floor, 38, Sree Nagar Main Road, P.O. - Panchasayar, Kolkata - 700094, Police Station - Narendrapur (previously Sonarpur), District - South 24 Parganas, West Bengal, represented by its **Sole Proprietor**, named; **SHRI SWAPAN KUMAR SAHA (PAN - AVFPS3548D)** (**AADHAAR NO. - 3964 8986 0967**), son of Late Madhab Chandra Saha, by faith - Hindu, by Occupation - Business, by Nationality and Citizenship - Indian, residing at Flat No. 31, 3rd Floor, "Madhab Niloy Apartment", 38, Sree Nagar Main Road, P.O. - Panchasayar, Kolkata - 700094, Police Station - Narendrapur (previously Sonarpur), District - South 24 Parganas, West Bengal, hereinafter called as the "**DEVELOPER**" (which term or expression shall

Swapan Kr. Saha

SIGNATURE OF THE VENDOR'S NAME BY
 1) SHRI ARDHENDU SEKHAR CHOWDHURY
 2) SHRI BIDYUT KUMAR CHOWDHURY
 REPRESENTING THEIR CONSTITUTE POWER OF
 ATTORNEY LATELY SWAPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 SUBARNA ENTERPRISE

unless excluded by or repugnant to the subject and/or context be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and assigns etc.) of the "**OTHER PART**".

WHEREAS One Naba Kishore Mondal (since deceased) & Raj Kishore Mondal (since deceased) were Sattyo Dakholi owners of vast quantum of Land in District - 24 Parganas (now South 24 Parganas), Police Station - Sadar Tollygunge, thereafter, Jadavpur under the jurisdiction of the then Sub-Registration Office - Alipore, Pargana - Khaspur, R.S. No. 3, J.L. No. 25, Mouza - Nayabad, Collectorate Touzi No. 56, District Settlement (C.S.) Khatian Nos. 5 & 6 AND ALSO Land in District - 24 Parganas (now South 24 Parganas), Police Station - Sadar Tollygunge, thereafter Jadavpur, Collectorate Touzi No. 56, J.L. No. 26, Mouza - Chakgaria, District Settlement (C.S.) Khatian Nos. 11 & 14.

AND WHEREAS with regard to the aforesaid Land, a Partition Suit, vide Title Suit No. 16 of 1941 was filed in the court of the Learned Sub-Judge, 3rd Court, Alipore.

AND WHEREAS The Suburban Agricultural Dairy and Fisheries Limited (a Company registered under the Companies Act) was the Plaintiff of the above Title Suit. Amongst the Defendants, one Sarat Chandra Mondal (since deceased) was Defendant No. 8 of the said Title Suit.

AND WHEREAS the said Learned Court, upon contest of the Parties to the said Partition Suit, passed Preliminary Decree & Final Decree in favour of the Plaintiff and Defendant No. 16.

AND WHEREAS the said Learned Court, upon contest of the Parties to the said Partition Suit, passed Preliminary Decree in favour of the Other

Swapan Kumar Saha

SRI TAPAN KUMAR SAHA
Proprietor of M/s. RIYANG CONSTRUCTION
Self & C.A. Of
SRI DULAL KRISHNA SAHA

SIGNATURE OF THE VENDORS NAME BY
1. M/s. RIYANG CONSTRUCTION
2. SRI DULAL KRISHNA SAHA
REPRESENT THEIR CONSTITUTE POWER OF
ATTORNEY NAMELY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
OF RIYANG ENTERPRISE

AND WHEREAS thereafter, Original Defendant No. 8, deceased Sarat Chandra Mondal's aforesaid Legal Heirs filed Execution Case, vide Execution Case No. 22 of 1971, which was finally disposed of, on the 24th day of April, 1972. As per Order of the said Execution Case, with the help of Pleader Commissioner and Process Server and in presence of Other Co-Sharers without any hindrance, the Original Defendant No. 8, deceased Sarat Chandra Mondal's aforesaid Legal Heirs got **Physical Possession** of their share which is shown as "Da" marked Plot in the Partition Plan.

AND WHEREAS while being in peaceful possession and occupation of the aforementioned Landed Properties, the aforesaid Original Defendant No. 8, deceased Sarat Chandra Mondal's aforesaid Legal Heirs, namely; (1) Shri Amiya Gopal Mandal, (2) Shri Madan Gopal Mandal, (3) Smt. Usha Rani Bhandari, (4) Smt. Pushpa Rani Das, (5) Smt. Prabha Rani Das and (6) Smt. Nibha Nani Mondal jointly executed a Bengali Saaf Bikroy Kobala, dated; 09th June, 1972 in favour of Shri Kanti Ranjan Chakraborty, son of Late Nalini Mohan Chakraborty and the said Bengali Saaf Bikroy Kobala was registered in the Office of the Sub-Registrar, Behala and therein recorded in Book No. - I, Volume No. 34, Pages from 224 to 233, being Deed No. 2157 for the year 1972 and thereby the said Shri Amiya Gopal Mandal and Others sold, conveyed and transferred more or less 29 (twenty nine) Bighas of Landed Property in Hal (R.S.) Dag No. 110 within Mouza - Nayabad (which is shown as Plot No. "Da" in the said Partition Plan) out of their Properties in Sabek (C.S.) Khatian Nos. 5 & 6 and Hal (R.S.) Khatian No., 139, Sabek (C.S.) Dag No. 31 and Hal (R.S.) Dag No. 110.

AND WHEREAS in the manner stated hereinabove, the said Shri Kanti Ranjan Chakraborty, son of Late Nalini Mohan Chakraborty, became the

SRI TAPAN KUMAR SAHA
Proprietor of M/s RIVANG CONSTRUCTION
Self & C.A. OF
SRI DULAL KRISHNA SAHA

Swapan K. Saha

SIGNATURE OF THE VENDORS NAME BY
1. SARAT CHANDRA MONDAL
2. AMIYA GOPAL MANDAL
3. MADAN GOPAL MANDAL
4. USHA RANI BHANDARI
5. PUSHPA RANI DAS
6. PRABHA RANI DAS
7. NIBHA NANI MONDAL
REFRASE THEIR CONSTITUTE POWER OF
ATTORNEY FULLY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
OF RIVANG ENTERPRISE

Owner and Possessor of more or less 29 (twenty nine) Bighas of Landed Property as stated above.

AND WHEREAS after purchasing the aforementioned more or less 29 (twenty nine) Bighas of Landed Property, said **Shri Kanti Ranjan Chakraborty**, son of Late Nalini Mohan Chakraborty **sold, conveyed and transferred** out of the above mentioned Property, Land measuring more or less **9 (nine) Cottahs 2 (two) Chittaks**, lying and situated in Pargana - Khaspur, Mouza - Nayabad, J.L. No. 25, R. S. No. - 3, District Collectorate Touzi No. - 56, comprised in Sabek (C.S.) Khatian Nos. - 5 & 6, Hal (R.S.) Khatian No. - 139 appertaining to Sabek (C.S.) Dag No. - 31, Hal (R.S.) Dag No. - 110, Plot No. - 21 under Scheme "C" Sector, Police Station - Sadar Tollygunge, thereafter Jadavpur, thereafter Kasba, at present Purba Jadavpur, District - 24 Parganas, presently South 24 Parganas to **Renukana Chowdhury**, wife of Prodyut Kumar Chowdhury, by virtue of Bengali Saaf Bikroy Kobala, dated; 09/06/1972, which was registered in the Office of the Joint Sub-Registrar of Alipore at Behala and therein recorded in Book No. - I, Volume No. - 37, Pages from 143 to 148, being **Deed No. 2167 for the year 1972**.

AND WHEREAS after purchasing the aforesaid Landed Property, said Renukana Chowdhury got her name **mutated** in respect of the aforesaid Landed Property purchased by her, in the records of the then Calcutta Municipal Corporation (Jadavpur Unit) against **Premises No. 416, Nayabad**, Calcutta - 700094 and started paying rates and taxes against **Assessee No. 311090804162**.

AND WHEREAS while remaining in peaceful possession and occupation of the above mentioned Landed Property said **Renukana Chowdhury**, constructed a Two Storied Building thereon.

Swapan K. Saha
SIGNATURE OF THE VENDORS NAME BY
1) SR. ... CHOWDHURY
2) SR. ... CHOWDHURY
REPRESENTING THEIR CONSTITUTE POWER OF
ATTORNEY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
S. ... ENTERPRISE

AND WHEREAS while remaining in peaceful possession and occupation of the above mentioned Landed Property said **Renukana Chowdhury**, **gifted, conveyed and transferred** from out of her abovementioned Property, an area of Land measuring more or less **2 (two) Cottahs 2 (two) Chittaks**, lying and situated in Mouza - Nayabad, J.L. No. 25, R. S. No. - 3, District Collectorate Touzi No. - 56, comprised in Sabek (C.S.) Khatian Nos. - 5 & 6, Hal (R.S.) Khatian Nos. - 139, Hal (R.S.) Dag No. - 110, Plot No. P-21/A, Police Station - Sadar Tollygunge, thereafter Jadavpur, thereafter Kasba, at present Purba Jadavpur, within the ambit of Kolkata Municipal Corporation, District - South 24 Parganas to her son **Ardhendu Sekhar Choudhury**, son of Prodyut Kumar Choudhury, by virtue of Bengali Daan Patro, dated; 05/08/1988, which was registered in the Office of the D.R. Alipore and therein recorded in Book No. - 1, Volume No. - 203, Pages from 243 to 248, being **Deed No. 9341 for the year 1988**.

AND WHEREAS after **Gifting** the abovementioned Land measuring more or less **2 (two) Cottahs 2 (two) Chittaks**, said **Renukana Chowdhury** remained seized and possessed of Land measuring more or less **7 (seven) Cottahs**.

AND WHEREAS said Renukana Chowdhury's husband, named; Prodyut Kumar Chowdhury died on 19/01/2005.

AND WHEREAS while remaining in peaceful possession and occupation of the abovementioned more or less **7 (seven) Cottahs** of Land alongwith **2 (two) Storied Building** standing thereon, said Renukana Chowdhury died intestate on 05/03/2013, leaving behind surviving her **2 (two) sons**, namely; (1) Shri Ardhendu Sekhar Chowdhury and (2) Shri Bidyut Kumar Chowdhury, as her Legal Heirs and Successors.

SRI TAPAN KUMAR SAHA
Proprietor of M/s RIYANG CONSTRUCTION
Self & C.A. Of
SRI DULAL KRISHNA SAHA

Swapan K. Saha
SIGNATURE OF THE VENDORS NAME BY
1) SRI TAPAN KUMAR SAHA
2) SRI DULAL KRISHNA SAHA
REPRESENTING THEIR CONSTITUTE POWER OF
ATTORNEY MANILLY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

AND WHEREAS after the death of said Renukana Chowdhury, her aforesaid 2 (two) sons, namely; **(1) Shri Ardhendu Sekhar Chowdhury and (2) Shri Bidyut Kumar Chowdhury** have become the joint/co-owners of the aforesaid Land measuring more or less **7 (seven) Cottahs**, as per Hindu Laws of Succession, each inheriting undivided more or less **3 (three) Cottahs 8 (eight) Chittaks** of Land out of the aforesaid more or less **7 (seven) Cottahs** of Land, left by the said Renukana Chowdhury at the time of her demise.

AND WHEREAS in the manner stated hereinabove, after demise of said Renukana Chowdhury, out of the aforesaid more or less **9 (nine) Cottahs 2 (two) Chittaks** of Land purchased by said Renukana Chowdhury, as stated above, said **Shri Ardhendu Sekhar Chowdhury is the Owner of Land** measuring more or less **5 (five) Cottahs 10 (ten) Chittaks** by virtue of Gift and Inheritance, as stated above.

AND WHEREAS in the manner stated hereinabove, after demise of said Renukana Chowdhury, out of the aforesaid more or less **9 (nine) Cottahs 2 (two) Chittaks** of Land purchased by said Renukana Chowdhury, as stated above, said **Shri Bidyut Kumar Chowdhury is the Owner of Land** measuring more or less **3 (three) Cottahs 8 (eight) Chittaks** by virtue of Inheritance, as stated above.

AND WHEREAS in view of correcting some errors and omissions crept in the said Bengali Daan Patro, being Deed No. 9341 for the year 1988, said Shri Ardhendu Sekhar Chowdhury executed a Declaration, dated; 11/02/2015, which was registered in the Office of the District Sub-Registrar - III of South 24 Parganas and therein recorded in Book No. - 1, CD Volume No. - 3, Pages from 1573 to 1581, being **Deed No. 01033 for the year 2015.**

Swapan Kumar Saha
SIGNATURE OF THE VENDORS NAME BY
1) SRI ARDHENDU SEKHAR CHOWDHURY
2) SRI BIDYUT KUMAR CHOWDHURY
REPRESENTED BY THEIR CONSTITUTE POWER OF
ATTORNEY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

AND WHEREAS said Shri Ardhendu Sekhar Chowdhury has got his name mutated with the records of the Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955 in respect of his aforesaid Land measuring more or less **5 (five) Cottahs 10 (ten) Chittaks** comprising of R.S. Plot No. 110, R.S. Khatian No. 139, Mouza - Nayabad, J.L. No. 25, Police Station - Now Panchsayar (Previously Purba Jadavpur), District - South 24 Parganas.

AND WHEREAS said Shri Bidyut Kumar Chowdhury has got his name mutated with the records of the Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955 in respect of his aforesaid Land measuring more or less **3 (three) Cottahs 8 (eight) Chittaks** comprising of R.S. Plot No. 110, R.S. Khatian No. 139, Mouza - Nayabad, J.L. No. 25, Police Station - Now Panchsayar (Previously Purba Jadavpur), District - South 24 Parganas.

AND WHEREAS as per Memo No. 5997/ULC, dated; 17/06/2016, issued by the Office of the Sub Divisional Officer & Competent Authority under Urban Land (Ceiling & Regulation) Act, 1976, Sadar Alipore, South 24 Parganas, in favour of said Shri Ardhendu Sekhar Chowdhury, his Land under R.S. Plot No. 110 of Mouza - Nayabad, J.L. No. 25, P.S. - Purba Jadavpur is not vested as per U.L.(C&R) Act., 1976.

AND WHEREAS as per Memo No. 5998/ULC, dated; 17/06/2016, issued by the Office of the Sub Divisional Officer & Competent Authority under Urban Land (Ceiling & Regulation) Act, 1976, Sadar Alipore, South 24 Parganas, in favour of said Shri Bidyut Kumar Chowdhury, his Land under R.S. Plot No. 110 of Mouza - Nayabad, J.L. No. 25, P.S. - Purba Jadavpur is not vested as per U.L.(C&R) Act., 1976.

Swapan K. Saha

SIGNATURE OF THE VENDORS NAME BY
 1) SRI BIDYUT KUMAR CHOWDHURY
 2) SRI ARDHENDU SEKHAR CHOWDHURY
 REPRESENTING THEIR CONSTITUTE POWER OF
 ATTORNEY BY SWAPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 SUBARNA ENTERPRISE

SRI TAPAN KUMAR SAHA
 Proprietor of M/s RIYANG CONSTRUCTION
 Self & C.A. Of
 SRI DULAL KRISHNA SAHA

AND WHEREAS as per Memo No. 51 A(C)/18/6587/P/16, dated; 14/11/2019, issued by the Office of the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas, New Treasury Building (8th & 9th Floor) Alipore, Kolkata - 700027, in favour of said Shri Ardhendu Sekhar Chowdhury, conversion of classification of his Land measuring 5 Cottahs 10 Chittacks under R.S. Plot No. 110, R.S. Khatian No. 139 of Mouza - Nayabad, J.L. No. 25, P.S. - Purba Jadavpur has been allowed from "Beel" to "Bastu".

AND WHEREAS as per Memo No. 51 A(C)/94/6586/P/16, dated; 14/11/2019, issued by the Office of the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas, New Treasury Building (8th & 9th Floor) Alipore, Kolkata - 700027, in favour of said Shri Bidyut Kumar Chowdhury, conversion of classification of his Land measuring 3 Cottahs 8 Chittacks under R.S. Plot No. 110, R.S. Khatian No. 139 of Mouza - Nayabad, J.L. No. 25, P.S. - Purba Jadavpur has been allowed from "Beel" to "Bastu".

AND WHEREAS said (1) Shri Ardhendu Sekhar Chowdhury and (2) Shri Bidyut Kumar Chowdhury have jointly mutated their names with the records of the Kolkata Municipal Corporation in respect of the aforesaid entire more or less **9 (nine) Cottahs 2 (two) Chittaks** of Land and they have been paying rates and taxes in respect of the aforesaid Land, being Premises No. 416, Nayabad, Kolkata - 700094, vide K.M.C. **Assessee No. 311090804162.**

AND WHEREAS thus, said (1) Shri Ardhendu Sekhar Chowdhury and (2) Shri Bidyut Kumar Chowdhury are joint Owners of the aforesaid more or less **9 (nine) Cottahs 2 (two) Chittaks** of Bastu Land, lying and situated in Pargana - Khaspur, Mouza - Nayabad, J.L. No. 25, R. S. No. - 3, District Collectorate Touzi No. - 56, comprised in Sabek (C.S.)

Swapan K. Saha
SIGNATURE OF THE VENDORS NAME BY
1) SRI ARDHENDU SEKHAR CHOWDHURY
2) SRI BIDYUT KUMAR CHOWDHURY
REPRESENTED BY THEIR CONSTITUTE POWER OF
ATTORNEY NAUDEL SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR

Khatian Nos. - 5 & 6, Hal (R.S.) Khatian No. - 139, appertaining to Sabek (C.S.) Dag No. - 31, Hal (R.S.) Dag No. - 110, Municipal Premises No. 416, Nayabad, Kolkata - 700094, Police Station - Sadar Tollygunge, thereafter Jadavpur, thereafter Kasba, thereafter Purba Jadavpur, at present Panchsayar under Ward No. 109 of Kolkata Municipal Corporation, District - South 24 Parganas, West Bengal ALONGWITH Two Storied Building standing thereupon (which was constructed by the mother of the Owners), which is morefully and particularly described in the **FIRST SCHEDULE** hereunder written and hereinafter, for the sake of brevity referred to as the "**said Property**".

AND WHEREAS the Owners herein have decided to develop the "**said Property**", being described in the **FIRST SCHEDULE** hereunder written and with the said intentions, the Owners herein made negotiations with the Developer herein from time to time and in confirmations of such negotiations in the matter of proposed Development of the "**said Property**", the Owners and the Developer have agreed to proceed into the matter of such development of the "**said Property**".

AND WHEREAS to give effect to such desire in the matter of proposed development of the "**said Property**", the Parties hereto have now agreed to enter into this Development Agreement on the terms, conditions, hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH as follows:-

ARTICLE : "I"

Unless in these presents there is something in the subject or context inconsistent therewith.

Swapan K. Saha
SIGNATURE OF THE VENDORS NAME BY
1) SRI BIDYUT KUMAR CHOWDHURY
2) SWAPAN KUMAR SANKAR CHOWDHURY
REPRESENTING BY THEIR CONSTITUTE POWER OF
ATTORNEY NAMELY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

A. **LAND:-**

Shall mean **ALL THAT** piece and parcel of more or less **9 (nine)** **Cottahs 2 (two) Chittaks** of Bastu Land, lying and situated in Pargana - Khaspur, Mouza - Nayabad, J.L. No. 25, R. S. No. - 3, District Collectorate Touzi No. - 56, comprised in Sabek (C.S.) Khatian Nos. - 5 & 6, Hal (R.S.) Khatian No. - 139, appertaining to Sabek (C.S.) Dag No. - 31, Hal (R.S.) Dag No. - 110, Municipal Premises No. 416, Nayabad, Kolkata - 700094, Police Station - Sadar Tollygunge, thereafter Jadavpur, thereafter Kasba, thereafter Purba Jadavpur, at present Panchsayar under Ward No. 109 of Kolkata Municipal Corporation, District - South 24 Parganas, West Bengal **ALONGWITH** Two Storied Building standing thereupon **TOGETHERWITH** all customary and easements right appurtenant thereto, morefully described in the **FIRST SCHEDULE** hereunder written.

B. **BUILDING:-**

Shall mean the multi storied building with necessary Additional Structure as may be decided by the Developer but in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation and other appropriate Authorities for construction on the "**said Property**" and shall include the Car Parking and other spaces intended for the enjoyment of the building by its occupiers on such terms as may be agreed.

C. **OWNERS AND DEVELOPER:-**

Shall include their respective Transferees/Nominees.

D. **COMMON AREAS & FACILITIES:-**

Shall mean and include corridors, roof, stairways, gardens, lift, gates, boundary walls and other spaces and facilities whatsoever required for the establishment enjoyment, provisions for maintenance

Swapan K. Saha

SIGNATURE OF THE VENDORS NAME BY
1) SRI SOYIT KUMAR CHOWDHURY
2) SRI RAJESH KUMAR SEKHAR CHOWDHURY
REPRESENTED BY THEIR CONSTITUTE POWER OF
ATTORNEY NAMELY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

SRI TAPAN KUMAR SAHA
Proprietor of M/s. RIYANG CONSTRUCTION
Self & C.A. Of
SRI DULAL KRISHNA SAHA

and management of the building and the common facilities or any of them thereon as the case may be.

Shall also include:-

- (i) The land on which the building shall be located and all easement right, appurtenances belonging to the land.
- (ii) The foundation, columns, beams, supports, main walls, halls, lobbies, staircase, lift room, staircase landings and entrance and exit of the building.
- (iii) Installation of common services, such as power, light, sewerage etc.
- (iv) Water Reservoir, pumps, motors, pipes ducts and other apparatus and installations for common use.
- (v) All other parts of the property necessary or convenient to its existence, maintenance and safety or normally in common use.

COMMON AREAS & FACILITIES have been specifically described in the **FOURTH SCHEDULE** hereunder written.

E. CONSTRUCTED SPACE:-

Shall mean the space in the building available, for independent use and occupation including the space demarcated for common areas & facilities as mentioned in Clause "D" above and service area as per sanctioned plan.

F. THE OWNERS' ALLOCATION:-

Shall be 50% (Fifty percent) of the total constructed area [comprising of Residential Units, Garages and Shops (shops however, are restricted to two numbers, each measuring 8 feet/6 feet)] in proposed New Building to be determined according to share of Land of each Owner [said Ardhendu Sekhar Chowdhury & said Bidyut Kumar Chowdhury]

Swapan K. Saha

SIGNATURE OF THE VENDORS NAME BY
 1) SRI BIDYUT KUMAR CHOWDHURY
 2) SRI ARDHENDU SEKHAR CHOWDHURY
 REPRESENTED BY THEIR CONSTITUTE POWER OF
 ATTORNEY NALLY SWAPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 SUBARNA ENTERPRISE

in all floors.

OWNERS' ALLOCATION has been specifically described in the **SECOND SCHEDULE** hereunder written.

G. THE DEVELOPER'S ALLOCATION:-

Shall mean rest i.e. 50% (Fifty percent) of the total constructed area except Owners' Allocation in the proposed New Building.

DEVELOPER'S ALLOCATION has been specifically described in the **THIRD SCHEDULE** hereunder written.

H. BUILDING PLAN:-

Shall mean plans for the construction of the proposed multi storied building as to be sanctioned by the Kolkata Municipal Corporation and shall include any amendment thereto and/or modification thereof.

I. FLOOR AREA:-

Shall mean the floor area ratio permissible and sanctioned for construction on the said Premises according to the prevailing Building Rules of the Kolkata Municipal Corporation.

J. PARKING SPACE:-

Shall mean and include the covered Car Parking Space within the Building and includes open to sky Car Parking Space, if any, to be earmarked by the Developer.

K. TRANSFER WITH ITS GRAMMATICAL VARIATIONS:-

Shall include a transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in a Multi-Storied Building to Purchaser/Purchasers thereof and will include the meaning of the said terms as defined in the Income Tax Act, 1961.

SRI TAPAN KUMAR SAHA
Proprietor of M/s. RIYANG CONSTRUCTION
Self & C.A. Of
SRI DULAL KRISHNA SAHA

Swapan Karaha
SIGNATURE OF THE VENDORS NAME BY
1) SRI TAPAN KUMAR SAHA
2) SHRI DULAL KRISHNA SAHA
REPRESENTED BY THEIR CONSTITUTE POWER OF
ATTORNEY NEELLY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

L. **TRANSFEEE:-**

Shall mean a person or persons to whom any space in the Building will be or has been agreed to be transferred.

Shall also mean a company or companies, firm or firms to whom a flat or Apartment or Unit in the property is to be transferred by way of sale or allotment.

M. **ARCHITECT** shall mean any person or persons, firms, company appointed or nominated by the Developer from time to time for the purpose of construction of the proposed building.

N. **COMMON EXPENSES** shall mean expenses of administration maintenance including all taxes of all common areas and facilities. **COMMON EXPENSES** have been specifically described in the **FIFTH SCHEDULE** hereunder written.

O. **BUILT UP AREA** shall mean the outer perimeter encompassing of the Flat/Unit plus proportionate stair, lift, Lobby area etc.

P. **SUPER BUILT AREA** shall mean area in addition to built up area.

Q. **SALEABLE SPACE** shall mean the portion allotted to Developer in the proposed new building including use of common areas and facilities and undivided proportionate share of Land.

R. **OWNERS' SPACE** shall mean the proportionate share/ portion allotted to the Owners as stated in the Owners' Allocation in the new building including use of common areas and facilities.

S. **APARTMENT OR FLAT** shall mean part of the property / building having a direct exit, egress and ingress.

Swapan k. Saha.

SIGNATURE OF THE VENDORS NAME BY
1) SRI BIDYUT KUMAR CHOWDHURY
2) SRI ARDHENDU SEKHAR CHOWDHURY
REPRESENTED BY THEIR CONSTITUTE POWER OF
ATTORNEY NEMELY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

- T. **TRANSFER** with all its connotations under the laws of the land, shall mean the transfer of a flat or apartment or any unit from and out of the property.
- U. **TRANSFEROR** shall include both Owners and Developer to the extent of their respective share.

ARTICLE - "II"
(TITLE AND INDEMNITIES)

1. The Owners hereby declare that they have good title in the said property by virtue of Deeds mentioned above and the same is free from all legal and financial encumbrances and they have right and title to enter into this Agreement with the Developer and the Owners hereby undertake to indemnify and keep the Developer indemnified against any or all Third Party claim, actions or demands whatsoever concerning the Owners' title.
2. The Owners hereby confirm that the Developer shall be entitled to construct and complete the Building on the "**said Property**" and retain and enjoy the Developer's allocation therein without any interruption or interference from the Owners or any person or persons lawfully claiming through or under the Owners and the Owners undertake to indemnify and keep the Developer indemnified against all losses and damages and costs charges and expenses incurred as a result of any breach of this confirmation.
3. The Developer undertakes to construct the Building in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and undertakes to pay any damages, penalties, and/or compounding fees payable to the Authority or Authorities concerned relating to any deviation.

Swapan K. Saha
SIGNATURE OF THE VENDORS NAME BY
1) SRI TAPAN KUMAR SAHA
2) SRI DULAL KRISHNA SAHA
REPRESENTING THEIR CONSTITUTE POWER OF
ATTORNEY NAMED SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SRI BARNA ENTERPRISE

4. The Developer shall have the right to appoint Contractors for the purpose of construction of the building and hereby undertakes to indemnify and keep the Owners indemnified from and against any and all Third Party claims, demands for compensation or otherwise and actions whatsoever arising out of or any act or commissions of the Developer and/or the Contractor or any accident or otherwise in or relating to the construction of the Building.

5. The Owners declare that they have a good and marketable title to the "**said Property**" without any claim, right, title or interest in or of any other person thereof and that they have good right and title to enter into this Agreement with the Developer.

6. The Owners hereby also undertake that the Developer shall be entitled to construct and complete the Building diligently and expeditiously within 36 months from the date of sanction of building plan.

7. That the Developer hereby undertakes to construct the building in accordance with the sanctioned building plans and undertakes to pay any damages, penalties and/or compounding fees payable to the Kolkata Municipal Corporation or other body or authorities concerned relating to any deviation for which it may be responsible.

8. The Owners hereby undertake that after taking possession from the Developer of their allocations, the Owners will be responsible for paying any damages, penalties to the Kolkata Municipal Corporation or other body and authorities, if the Owners commit or make any deviation in their portion.

9. (i) The Owners herein have jointly taken in different phases **Rs. 6,55,000/- (Rupees Six Lakhs Fifty Five Thousand) Only** from the

Swapan Kumar Saha

SIGNATURE OF THE VENDORS NAME BY
 1) SRI BIDYUT KUMAR CHOWDHURY
 2) SRI ADARSH KUMAR SEKHAR CHOWDHURY
 REPRESENTING THEIR CONSTITUTE POWER OF
 ATTORNEY NAMELY SWAPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 SUHARNA ENTERPRISE

Developer towards **Refundable Amount**, which was taken by the owners from the Developer for the purpose of K.M.C. Mutation and Payment of K.M.C. Tax etc. and the owners herein hereby jointly undertake to refund the said amount to the Developer and/or adjust the said amount with Owners' Allocation.

(ii) The Owner No. 1 herein (named; Shri Ardhendu Sekhar Chowdhury) has taken **Rs. 3,00,000/- (Rupees Three Lakhs) Only** from the Developer towards **Refundable Amount** and the Owner No. 1 herein hereby undertakes to refund the said amount to the Developer and/or adjust the said amount with his Owner's Allocation.

ARTICLE - "III"
(DEVELOPER'S RIGHTS)

1. In consideration of the Developer having agreed to construct and complete a new building with first class construction materials as per agreed specifications and for provision of lift on the "**said Property**" in accordance with the sanctioned plan which to be sanctioned by the Kolkata Municipal Corporation at its own costs and sole liability and in further consideration of the Developer having agreed not to impose charge on Owners' Allocations as provided hereinafter, the Owners have agreed to grant exclusive right to development of the "**said Property**" on the terms and conditions hereinafter appearing.

2. The Developer acting on behalf of and as Attorney of the Owners shall at the cost of the Developer from time to time submit the Site Plan, Building Plan for getting it sanctioned by the Kolkata Municipal Corporation or to any other Authority for clearance or approval of the plan as may or shall be required for the construction of the Building on the "**said Property**". The Developer shall cause at its own costs and

SRI TAPAN KUMAR SAHA
Proprietor of M/s RIYANG CONSTRUCTION
Self & C.A. Of
SRI DULAL KRISHNA SAHA

Swapan Kr. Saha
SIGNATURE OF THE VENDORS NAME BY
1) SRI BIDYUT KUMAR CHOWDHURY
2) SRI ARDHENDU SEKHAR CHOWDHURY
REPRESENTING THEIR CONSTITUTE POWER OF
ATTORNEY NAMELY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

expenses, all such changes to be made in the building plan or otherwise, as shall be required by any Authority or to comply with such clearance of approval as aforesaid expeditiously and without delay with Owners' consent.

3. All applications plans and other papers and documents referred to hereinabove shall be submitted by or in the names of the Owners but otherwise at the cost and expenses in all respect of the Developer and the Developer shall pay and bear all submission and other fees, charges and expenses required to be paid or deposited therefore or otherwise required for the construction of the said Building or the "**said Property**" **PROVIDED ALWAYS** that the Developer shall be exclusively entitled to all refunds of any and all payments and/or deposit made by the Developer.

4. The Developer shall abide by all the 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 and/or breach of any of the said laws, bye-laws, rules and regulations.

5. The Developer shall also be entitled to accept money by way of consideration price of the said flats/units from the prospective buyers in respect of Developer's allocated portion, and/or share in the said proposed building with flats, car parking space and other Units and can issue receipt in its name acknowledging such receipts in terms of this agreement without making the Owners liable or accountable for the same at any point of time.

6. The Developer shall be exclusively entitled to the Developer's Allocation, as mentioned herein, in the proposed multi-storeyed building with exclusive right to transfer or otherwise deal with or dispose of the same without any claim from the Owners nor shall they cause any

Swapan Kr. Saha.

SIGNATURE OF THE VENDORS NAME BY

1) SRI DULAL KRISHNA SAHA

2) SRI SWAPAN KUMAR SAHA

REPRESENTING THEIR CONSTITUTE POWER OF

ATTORNEY NAMELY SWAPAN KUMAR SAHA

BEING THE SOLE PROPRIETOR

PARNA ENTERPRISE

hindrance or objection to the peaceful delivery of possession to the prospective buyers, falling under Developer's Allocation.

ARTICLE - "IV"
(EXPLOITATION RIGHTS)

The Owners grant an exclusive right to the Developer to construct the said proposed Building in the **FIRST SCHEDULE** mentioned property below with own responsibility and the Owners shall be entitled to 50% (Fifty percent) of the total constructed area in proposed New Building to be determined according to share of Land of each Owner and allotted as per spiral system and the Developer being entitled to rest i.e. 50% (Fifty percent) of the total constructed area except Owners' Allocation in the proposed New Building and the Developer shall be entitled to obtain necessary advances from Buyer/s on terms and conditions as the Developer in its/his absolute discretion shall deem fit and proper.

ARTICLE - "V"
(BUILDING)

1. The Developer shall at its own costs and liabilities construct the Multi-Storied Building on the "**said Property**" according to the sanctioned Building Plan to be sanctioned by the Kolkata Municipal Corporation and in accordance with the specification as described in **SIXTH SCHEDULE** hereunder written.

2. The Developer shall appoint Architect, Mason, Workmen, Durwan, Mistries and shall pay their wages and salaries and the Owners shall in no way be liable for the payment of the same.

SRI TAPAN KUMAR SAHA
Proprietor of M/s. RIYANG CONSTRUCTION
Self & C.A. Of
SRI DULAL KRISHNA SAHA

Swapan K. Saha
SIGNATURE OF THE VENDORS NAME BY
1) _____
2) _____
RE _____
ATTOR _____
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

CH
ERMA
EIR CONS
WAPAN KUMAR SAHA
SURY
POWER OF

3. The Developer is hereby authorized and empowered in relation to the construction and as far as may be necessary to apply and obtain quotas, entitlements and other materials allocable to the Owners for the construction of the said Building. Similarly the Developer is to apply and obtain temporary and/or permanent connection of water, electricity power and other facilities to the land and/or to the building and the Developer shall do the same on the basis of the Powers given by the Development Power of Attorney alongwith this Development Agreement and the Owners shall also sign all such applications and other documents, as shall be required for the purpose of or otherwise for or in connection with the construction of the said building from time to time.

4. The Multi-Storied Building to be constructed by the Developer herein on the below **FIRST SCHEDULE** mentioned land shall be named and known as "**Renukana Apartment**".

ARTICLE - "VI"

(DELIVERY OF POSSESSION OF LAND)

The Owners herein have agreed to deliver with the vacant and peaceful possession of the land, which is morefully and particularly described in the **FIRST SCHEDULE** herein below, for the purpose of carrying out of such Development work at the "**said Property**" by the Developer herein, in accordance with the building plan to be approved and sanctioned by the Kolkata Municipal Corporation and other Statutory Authorities, with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.

Swapan Kumar Saha

SIGNATURE OF THE VENDORS NAME BY
1) SRI DIDYUT KUMAR CHOWDHURY
2) SRI ADITHYAN SEKHAR CHOWDHURY
REPRESENTED BY THEIR CONSTITUTE POWER OF
ATTORNEY NAMELY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

SRI TAPAN KUMAR SAHA
Proprietor of M/s. RIYANG CONSTRUCTION
Self & C.A. Of
SRI DULAL KRISHNA SAHA

ARTICLE - "VII"
(BUILDING ALLOCATION)

1. **ALL THAT** 50% (Fifty percent) of the total constructed area [comprising of Residential Units, Garages and Shops (shops however, are restricted to two numbers, each measuring 8 feet /6 feet)] in proposed New Building to be determined according to share of Land of each Owner [said Ardhendu Sekhar Chowdhury & said Bidyut Kumar Chowdhury] in all floors including proportionate share of Land and proportionate share of the common rights, common facilities, common areas, utilities and amenities of the **FIRST SCHEDULE** mentioned property including the multistoried building to be constructed thereon, as described in **SECOND SCHEDULE** hereunder written **shall belong to the Owners** and the Developer shall have no right or claim with regard to the same & **ALL THAT** rest i.e. 50% (Fifty percent) of the total constructed area except Owners' Allocation in the proposed New Building to be constructed by the said Developer comprising of Flats, Car Parking Spaces, different Units TOGETHERWITH undivided proportionate share in land and proportionate share of common rights, common areas, facilities, utilities and amenities in the **FIRST SCHEDULE** mentioned property including the multistoried building to be constructed thereon, as described in **THIRD SCHEDULE** hereunder written, **shall belong to the Developer** and the Owners shall not have any right, title, interest, claim and demand whatsoever, in respect thereof.
2. The Owners shall transfer and convey at the request of the Developer, the proportionate part/share of Land of the Owners individually in respect of the Flats and Car Parking Spaces, covered

Swapan Kumar Saha

SIGNATURE OF THE VENDORS NAME BY
1) SRI BIDYUT KUMAR CHOWDHURY
2) SRI ARDHENDU SEKHAR CHOWDHURY
REPRESENTED BY THEIR CONSTITUTE POWER OF
ATTORNEY HONELY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

SRI T. ... SAHA
... SAHA
... SAHA
... SAHA

spaces, different units under the Developer's Allocation, by executing the relevant Deed of Conveyance/Deed of Sale in favour of the Developer or such other person or persons, who may be nominated by the Developer in that regard or the prospective buyers of Flats, Car Parking Spaces, different Units under Developer's Allocation.

ARTICLE - "VIII"
(CONSIDERATION)

The Developer shall construct Multi-Storied Building on the land morefully described in the **FIRST SCHEDULE** hereunder written, according to the Building Plans sanctioned by the Kolkata Municipal Corporation. The entire finance for construction of the said Building shall be provided by the Developer. The Developer shall have absolute discretion to sell the Flats, Car Parking Spaces and other Spaces and/or Units under its/his allocations except the Owners' Allocation in the proposed building on these terms and conditions.

ARTICLE: "IX"
(OWNER'S ALLOCATION)

50% (Fifty percent) of the total constructed area [comprising of Residential Units, Garages and Shops (shops however, are restricted to two numbers, each measuring 8 feet/6 feet)] in proposed New Building to be determined according to share of Land of each Owner [said Ardhendu Sekhar Chowdhury & said Bidyut Kumar Chowdhury] in all floors, specified in **SECOND SCHEDULE** below.

SRI TAPAN KUMAR SAHA
Proprietor of M/s. RIYANG CONSTRUCTION
Self & C.A. OF
SRI DULAL KRISHNA SAHA

Swapan K. Saha
SIGNATURE OF THE VENDORS NAME BY
1) SRI BIDYUT KUMAR CHOWDHURY
2) SRI ARDHENDU SEKHAR CHOWDHURY
REPRESENTED BY THEIR CONSTITUTE POWER OF
ATTORNEY HENCELY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

ARTICLE: "X"
(DEVELOPER'S ALLOCATION)

Rest of the total 50% (Fifty percent) of the total constructed area in the proposed New Building to be constructed by the said Developer except Owner's allocation specified in **THIRD SCHEDULE** below:-

The Developer shall be allocated with the rest of the Flats, Covered spaces, different units and Car Parking Spaces and other spaces except the Flats and Car Parking Spaces etc. under Owners' Allocation, which will be allotted to the Owners. The Developer shall be at liberty to negotiate and enter into agreements with intending Purchaser(s) in respect of Units under Developer's Allocation and shall receive and appropriate the consideration money relating thereto and shall sell the Flats, different units and Car Parking Spaces in its/his allocation to intending Purchaser or Purchasers at such price and terms and conditions, as shall be decided by the Developer and the proceeds of sale of Flats, different units and Car parking space in its allocation shall belong to Developer.

ARTICLE: - "XI"
(OWNER'S OBLIGATIONS)

1. That during the continuance of this Agreement the Owners shall not in any way cause any impediment or obstruction whatsoever in the construction or development of the "**said Property**" by the Developer. If the Developer commits any illegality or violates terms of this contract, in that case the Owners shall do the needful according to the terms of this Agreement and as per prevailing laws of the land.

Swapan k. Saha

SIGNATURE OF THE VENDORS NAME BY
1) SRI BIDYUT KUMAR CHOWDHURY
2) SRI ARDHENDU SEKHAR CHOWDHURY
PRESENTED BY THEIR CONSTITUTE POWER OF
ATTORNEY NAMELY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

SWAPAN K. SAHA
SUBARNA ENTERPRISE
10/10/2024

2. That the Owners shall sign all necessary papers and documents, which may be required by the Developer for the purpose of construction and development of the **"said Property"**.
3. This combined Development Agreement with Development Power of Attorney is executed and registered by the Owners in favour of the Developer or its/his nominee/nominees as the case may be to facilitate the construction of the building according to the sanctioned plan and sale of the Flats, different Units Car Parking Spaces and other spaces in Developer's Allocation and for such purpose, to enter into an Agreement with intending Purchaser or Purchasers, receive all earnest money and all payments towards consideration money and to execute sign and register such Deed of Conveyance in respect of Flats, different units and Car Parking Spaces and other spaces in Developer's Allocation.
4. The Owners shall bear and pay Corporation Tax & Government Khajna till the date of registration of this Development Agreement with Development Power of Attorney.
5. Owners hereby declare that they will be fully responsible to bear the cost of Municipal Mutation, B.L. & L.R.O. Mutation, conversion, eviction of tenant, if any, if not already done.
6. That the Owners, will do, if required, all that is necessary to be done in connection with the Office of the concerned B.L. & L.R. Officer and Kolkata Municipal Corporation.

The Owners shall remain responsible to make corrections, if any, of the records of the Office of the concerned B.L. & L.R.O, Kolkata Municipal Corporation and in the office of the concerned Revenue Officer relating to the records of their names in the said Offices in connection with their Lands.

SRI TAPAN KUMAR SAHA
Proprietor of M/s. KAYANG CONSTRUCTION
Self & C.A. Of
SRI DULAL KRISHNA SAHA

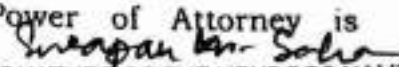
Swapan K. Saha
SIGNATURE OF THE VENDORS NAME BY
1) SRI BIDYUT KUMAR CHOWDHURY
2) SRI ARDIPANU SEKHAR CHOWDHURY
RESPECTIVELY THEIR CONSTITUTE POWER OF
ATTORNEY GRANTED BY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

7. **THE OWNERS COVENANT WITH THE DEVELOPER, INTER-ALIA, AS FOLLOWS :**

- (a) Not to cause any interference or hindrance in the construction of the building at the **"said Property"** by the Developer.
- (b) Not to do any act deed or thing whereby the Developer may be prejudicially affected from the right of selling, transferring, dealing with and/or disposing of the space under Developer's allocation in the building and premises.
- (c) Not to let out, grant, lease, mortgage and cause any encumbrance and/or charge of the **"said Property"** or any portion thereof without consent in writing of the Developer during the subsistence of this Agreement.
- (d) To actively render at all times all co-operation and assistance to the Developer in constructing and/or completing the building, receiving loans from the financial institutions and sale and transfer of the portions under Developer's Allocation as envisages hereunder as and when to be required.

8. The Conveyance or any other deed of the undivided proportionate share of land/space togetherwith Flat/Flats/Garage/Units comprised in the **"said Property"** as be appurtenant to the Developers' Allocation shall be made to the Developers or his nominee or nominees or the person or persons interested in Purchasing or otherwise acquiring undivided share of land or other space and flat/flats/different units in the Developers' area in such proportion and/or shares as the Developer may from time to time nominate and direct.

9. The owners herein hereby undertake to refund the within mentioned refundable/adjustable amount to the Developer, in case, for any reason, this Development Agreement is not acted upon and this Development Agreement with Development

Power of Attorney is

 SIGNATURE OF THE VENDORS NAME BY
 1) SRI BIDYUT KUMAR CHOWDHURY
 2) SRI ARON SANKU SEKHAR CHOWDHURY
 REPRESENTED BY THEIR CONSTITUTE POWER OF
 ATTORNEY NAMELY SWAPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 SUBARNA ENTERPRISE

cancelled by the both the parties herein and upon refund of the said amounts to the Developer, the owners herein shall remain entitled to take return of all original papers and documents of the land from the Developer.

10. The Owners herein undertake to bear the expenses relating to obtainment of permission and/or clearance under the Urban Land (Ceiling & Regulation) Act, 1976.

11. The Owners herein undertake to return to the Developer or adjust with Owners' Allocation, if, in future, the owners or any of them take any refundable amount from the Developer.

12. Without prejudice to the obligations of the Developer to construct the allocations of the owners to execute and register the Sale Deed or any other deed as mentioned hereinabove, the Developer shall be absolutely entitled to enter into all agreements and other documents of transfer for the said space/flats/units etc. (save and except for such shares therein as be appurtenant to the Owner's Allocation) and the Flats and other spaces as be constructed by the Developer from time to time thereon (save the flats as may be constructed by the Developer for and on behalf of the Owners i.e. Owners' Allocation) to the persons interested in owning the same or portions thereof in such share and portions as the Developer may deem fit and proper and to take earnest and all payments thereof and Owners will execute deeds/agreements in connection therewith.

13. It is clarified that all amounts receivable under such agreements or other document of transfer for indefeasible proportionate share of land comprised in the "**said Property**" and/or flats and/or spaces shall be for and to the account of the Developer and shall be received by the

Swapan Kumar Saha
SIGNATURE OF THE VENDOR'S NAME BY
1) SRI GOVIND KUMAR CHOWDHURY
2) SRI KRISHNA KUMAR CHOWDHURY
REPRESENT - THEIR CONSTITUTE POWER OF
ATTORNEY BY SWAPAN KUMAR SAHA
BEINGS THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

Developer exclusively and the Owners shall have no objection therewith on the followings:-

- (i) Sanctioning of the plan and for additions and/or alterations in the plans as may be required for construction of the building on the "**said Property**".
- (ii) Construction of the building should be made by the Developer with its/his own cost and the Developer may obtain any loan from any financial institution, Bank or from any other person against its allocation of the said project. The Developer can involve any other person/persons as its/his partner/associate for completion of the said project. The Owners and Developer have no objection if any intending flat/unit purchaser intends to take Bank Loan or Loan from any Financial Institution or personal loan from any person.
- (iii) Execution and registration of all Agreements and/or other Deeds and documents of transfer, lease and sale of the proportionate share of land and flat/flats/units and common areas comprised in the "**said Property**" and the multi storied building as be appurtenant to the Developers' area to the customers of the Developer.
- (iv) The Owners have supplied all the necessary documents for obtaining sanctioned building plan from the Kolkata Municipal Corporation and for proceeding with the construction over the land mentioned in the **FIRST SCHEDULE** and the Owners undertake for co-operation and for supply of other necessary documents/deeds relating to the land, as shall be requisitioned by the developer.

14. The Owners shall hold the Owners' Allocation on the same terms and conditions as regards the user and maintenance of the building as

Swapan Kumar Saha
SIGNATURE OF THE VENDORS NAME BY
1) SRI BIDYUT KUMAR CHOWDHURY
2) SRI ADYAN KUMAR SEKHAR CHOWDHURY
REPRESENTING THEIR CONSTITUTE POWER OF
ATTORNEY NAMED SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

the Purchaser or other Occupiers of the Flats/Units of the Developer's area would hold and shall pay maintenance charges and other outgoings in respect of the Owner's Area at the same rate and in the same manner as the Purchasers/Occupiers of the flats of the Developers' allocation.

15. The Owners shall never be liable for the Developer's activities in connection with the collection of money from the intending Purchasers relating to the Developer's Allocation and/or for any credits from any person(s) or authority in the tune of any amount for the construction of the said proposed building. Before, during or after construction of the said building according to the plan or plans, all materials plants and machinery brought in or upon the "**said Property**" or workmen, labourer used employed or to be used and employed for constructing the said building shall remain at the Developer and/or its agent's sole risk and responsibility and shall at all times to be absolute property of the Developer and the Owners shall not be entitled to exercise any lien nor impose any attachments, claims or any charges thereto.

16. In case of demise of the Owners or any of them during the tenure of the construction and final transaction, his/their heirs shall in that case make such acts and thinks, so that this agreement remains valid and fresh Development Power of Attorney shall be executed by his/their heirs, so long the final transaction is not completed and in case of negligence or failure, all the heirs of the Owners shall be liable to make good the total loss and damages whatsoever, the Developer may suffer in this regard.

17. All notices consents and approvals to be given on behalf of the Owners shall be either delivered to the Developer personally or left for it/his at its/his usual place of business mentioned above.

Swapan K. Saha

SIGNATURE OF THE VENDORS NAME BY
 1) SRI BIDYUT KUMAR CHOWDHURY
 2) SRI SUDARNA SEKHAR CHOWDHURY
 REPRESENTING THEIR CONSTITUTE POWER OF
 ATTORNEY NAMEDLY SWAPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 SUDARNA ENTERPRISE

18. The responsibility of the management and maintenance of all the open spaces and common spaces in the "**said Property**" shall be that of the Developer until the society or Association be formed by the owners/Occupier and/or Purchasers of the building and/or other structures on the "**said Property**" and the owners and/or Purchasers including the Owners herein agree to bear and pay the proportionate costs and expenses of such maintenance and management to the Developer or the person for the time being responsible for the same.

19. The vacant and peaceful possession of the said Land would be handed over by the Owners to the Developer within 15 (Fifteen) days from the date of sanction of Building Plan for setting up the Project and simultaneously with the execution hereof, the Owners shall permit the Developer and its/his men and agents to enter upon the land for the purpose of soil testing and survey. The developer and its/his men, agents, engineers, architect, masons, labourers shall have free access to the said land to implement such project/construction work they have been authorized to.

ARTICLE: "XII"

(DEVELOER'S OBLIGATIONS)

1. That the developer shall complete the construction of the said proposed building in terms of this Agreement and in accordance with the plans to be sanctioned or revised thereof by the Kolkata Municipal Corporation strictly within the stipulated period unless prevented by any circumstances beyond the control or by force majeure in Developer's own cost, risk and responsibility.

Swapan K. Saha
 SIGNATURE OF THE VENDORS NAME BY
 1) SRI BIDYUT KUMAR CHOWDHURY
 2) SRI PRADIP K. SARKAR CHOWDHURY
 REPRESENTING THEIR CONSTITUTE POWER OF
 ATTORNEY BY SWAPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 SUDARNA ENTERPRISE

2. The Developer after completion of the building shall obtain Completion Certificate in respect of the building from the Kolkata Municipal Corporation.

After obtaining Municipal certificate for completion of job, from Kolkata Municipal Corporation, the Developer shall hand over the copy of said certificate to the owners unconditionally.

3. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners selling, assigning and/or disposing of the Owners' Allocation of the portion thereof of the said proposed building in the said premises/property. The land Owners will hand over the vacant possession of the **"said Property"** to the Developer.

4. It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen or other, victimizing such workmen or any other persons whatsoever or causing any harm to the property during the course of construction under the development project, the Developer shall have all the responsibility, and liability therefore, and shall keep the owners, their estate, and effects safe and harmless agreeing to indemnify all claims damages, rights and actions in respect of such eventualities.

5. After sanction of the Building Plan, the Developer shall start construction of the proposed Multi-Storied Building and for that purpose, the Owners herein shall have to vacate the below FIRST SCHEDULE mentioned Property and handover the same to the Developer for starting construction and after handing over the below FIRST SCHEDULE mentioned Property, the Owners herein shall have to live in nearby tenanted accommodations, which will require to pay monthly rent to the Land Owner(s), under whom, the Owners herein shall be

Swapan Kumar Saha
SIGNATURE OF THE VENDORS NAME BY
1) SRI BIDYUT KUMAR CHOWDHURY
2) SRI ARDHRAJIT SEKHAR CHOWDHURY
REPRESENTED BY THEIR CONSTITUTE POWER OF
ATTORNEY BARELY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

tenants/licensees. Each Owner herein requires 1 (one) number of tenanted accommodation for his residential purpose. In this backdrop it is settled between the Owners and the Developer herein that, the Developer shall pay the monthly rent/license fee at the rate of Rs. 8,000/- (Rupees Eight Thousand) only for each tenanted/licensed accommodation per month. The Developer shall pay the said amount of house rent/license fee to and for the Owners herein till the Owners herein shall remain outside of their below FIRST SCHEDULE mentioned Property. That is to say that, since the date, the Owners herein shall vacate and handover the below FIRST SCHEDULE mentioned Property to the Developer for the purpose of starting construction to the date of delivery of Allocation of the Owners to the Owners herein, the Developer shall bear the aforesaid house rent/license fee amount and pay the same to the Owners herein within 10th day of the English Calendar month following, for which the rent is due.

ARTICLE: "XIII"

(RESTRICTION)

The Developer, during construction shall abide by all laws, rules and regulations of Government, Local bodies and/or other authorities 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.

ARTICLE:- "XIV"

(MISCELLANEOUS)

1. The Owners and the Developer have entered into the Agreement purely on a principal to principal basis and nothing stated herein shall be deemed to construe a partnership between the Developer and the

Swapan Kumar Saha
SIGNATURE OF THE VENDORS NAME B
1) SRI SIDHANT KUMAR CHOWDHURY
2) SRI APRENDY SENKAR CHOWDHURY
REPRESENTED BY THEIR CONSTITUTE POWER OF
ATTORNEY NAMELY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

Owners and not in any manner constitute as Association of persons, each party shall keep the other party indemnified from and against the same and this Agreement shall be binding on the heirs, successors, executors, administrators, representatives and assigns of the parties hereto.

2. The Developer shall dismantle/demolish the building existing on the below FIRST SCHEDULE mentioned Land and take & appropriate the debris obtained therefrom.

3. As and from the date of completion of the Building, the Developer and/or its/his Transferees and the Owner (after getting delivery of possession of Owners' Allocation) and/or their Transferees shall each be liable to pay and bear taxes and levies payable in respect of their respective spaces as assessed by the Kolkata Municipal Corporation and/or other Authorities.

4. In case, if, the Owners desire to cause internal addition / alteration / modification of spaces under their allotment, the Owners shall intimate the same to the Developer and upon intimation, the Developer shall submit an estimate of the said desired internal addition / alteration / modification and when both parties will agree about the extra cost, in that case the Developer shall do the same and the Owners shall pay the said extra amount to the Developer.

5. The Owners shall hand over all relevant Original Title Deeds and documents of the Owner in respect of the "said Property" to the Developer at the time of execution of these presents.

6. That the Developer shall have full power and authority to sell the Developer's Allocation in respect of the said multi storied building to any intending purchaser or purchasers at its sole discretion on the basis of

Swapan Kumar Saha
 SIGNATURE OF THE VENDORS NAME
 1) SRI BIDYUT KUMAR CHOWDHURY
 2) SRI ARDRAKANTH SEKHAR CHOWDHURY
 REPRESENTED BY THEIR CONSTITUTE POWER O
 ATTORNEY NAMEDLY SWAPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 SUELOONA ENTERPRISE

the Power of Attorney executed by the Owner in favour of the Developer and/or any of its/his nominated person and to receive any amount from any Purchaser/Purchasers in its/his own name in respect of the Developer's allocation and to appropriate the said sale proceeds of the flats/units/car parking spaces of the said building without having any attachment and/or share thereon of the Owners hereto.

7. That the Owners will be fully liable or responsible for any defects and deficiency in the title of the said property and shall be liable to pay all costs and expenses, if any, defect or deficiency in title is found, for rectification of such defect or deficiency. In any case, if the developer is to bear the expenses for such rectification, it shall be adjusted with the Owners' Allocation or benefit that may accrue by virtue of this agreement in favour of the owners herein or may be compensated by the Owners by making payment for the same in cash also.

8. That the Owners would not directly or indirectly obstruct, withhold or in any way interfere with the construction of the said building and/or disposal of the Developers' allocation before or after or in course of or during the period of construction of the said building.

9. That the Owners declare that the "**said Property**", more fully described in the **FIRST SCHEDULE** below is free from all encumbrances and the Owner have not made any agreement or agreements for sale or any liens or mortgage or any sort of transfer to any person or persons earlier and if the Owners make any agreement with any person or persons in respect of the "**said Property**" or any part thereof, that will be treated as cancelled and void on signing of this agreement.

10. The selling right of the Developer for registration of Agreements and Deeds of flats/units/car parking spaces on the basis of Power of Attorney will be effected at any stage during the period of construction or

Swagata K. Saha
 SIGNATURE OF THE VENDORS NAME
 1) SRI BIDYUT KUMAR CHOWDHURY
 2) SRI ANAND KUMAR SEKHAR CHOWDHURY
 REPRESENTING THEIR CONSTITUTE POWER OF
 ATTORNEY LIAISON SWAPAN KUMAR SAHA
 ATTORNEY AT LAW THE SOLE POWER OF ATTORNEY
 REGISTERED

thereafter, without any further consent of the Owners, in respect of the portions falling under the Developer's Allocation only.

11. The Developer shall obtain Sanctioned Plan for construction of the Multi-Storied Building on the "**said Property**" from the appropriate authority at its/his Own costs after completion of all necessary works and for that purpose the Owners shall sign on all necessary documents, applications, site plan, building plan and all papers and forms, as and when required, for getting the plan sanctioned by the appropriate authority and/ or for any other reasons to carry out such development work. The Developer shall have right to construct additional floors, if necessary building Plan is sanctioned by the Kolkata Municipal Corporation, to that effect.

12. The Developer shall have right of amalgamation of the adjoining or contiguous plots of different Owners or the below First Schedule mentioned Lands of the Owners herein for availing of maximum sanctioned area or floor area ratio and the Owners shall execute and Register Deed of Exchange-cum-Amalgamation to that effect and the Owners shall also execute and register Boundary Declaration, if necessary.

13. All legal works and/or legal documentations and/ or registration of different Deeds shall be done by the Lawyer only to be nominated by the Developer.

14. All disputes and differences arising out of this Agreement or in relation to the determination of any liabilities of the parties hereto or the construction and interpretation of any of the terms or meaning thereof shall be referred to arbitration of the Learned Advocates in accordance with the provisions of Arbitration and Conciliation Act, 1996 and any statutory modification or enactment thereto from time to time in force.

Swapan Kumar Saha
SIGNATURE OF THE VENDORS NAME BY
1) SRI BIRAJ KUMAR CHOWDHURY
2) SRI APDHEE SU SEKHAR CHOWDHURY
REPRESENTED BY THEIR CONSTITUTE POWER OF
ATTORNEY NAMEDLY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

Each part of this agreement shall appoint one Advocate Arbitrator. The venue of Arbitration shall be at Kolkata and award given by the arbitrators shall be binding final and conclusive on the parties hereto.

ARTICLE: - "XV"
(JURISDICTION)

Appropriate Courts of the District of South 24 Parganas or High Court, Calcutta shall have the jurisdiction to entertain all disputes and actions between the parties herein.

ARTICLE - "XVI"
(FORCE MAJEURE)

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent of their performance of respective obligations herein, being prevented by the existence of force majeure which shall remain suspended for the time being, entitling them to be suspended from their obligations during the duration of the force majeure.
2. Force majeure shall mean earthquake, riot, war, storm, tempest, civil commotion, pandemic etc. which may be beyond the control of any of the parties.

ARTICLE - "XVII" : DEVELOPMENT POWER OF ATTOENEY

NOW KNOWN YE BY THESE PRESENTS that the **"OWNERS/EXECUTANTS"** herein, namely; (1) **SHRI ARDHENDU SEKHAR CHOWDHURY (PAN - APKPC7994L) (AADHAAR NO. - 3990 0336 8243)**, son of Late Prodyut Kumar Chowdhury, by faith - Hindu,

Swapan K. Saha
SIGNATURE OF THE VENDORS NAME BY
1) SHRI PRODYUT KUMAR CHOWDHURY
2) SHRI ARDHENDU SEKHAR CHOWDHURY
REPRESENTED BY THEIR CONSTITUTE POWER OF
ATTORNEY NAMELY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
MADRASA ENTERPRISE

by Occupation - Business, by Nationality and Citizenship - Indian, residing at C/21, Nayabad Avenue, Purbasha, Near Hatibari, P.O. - Panchsayar, Kolkata - 700094, P.S. - Panchsayar (Previously Purba Jadavpur), District - South 24 Parganas, West Bengal and **(2) SHRI BIDYUT KUMAR CHOWDHURY (PAN - ACFPC5518C) (AADHAAR NO. - 7969 7776 4218)**, son of Late Prodyut Kumar Chowdhury, by faith - Hindu, by Occupation - Retired, by Nationality and Citizenship - Indian, residing at C/21, Nayabad Avenue, Purbasha, Near Hatibari,, P.O. - Panchsayar, Kolkata - 700094, P.S. - Panchsayar (Previously Purba Jadavpur), District - South 24 Parganas, West Bengal, doth hereby appoint said **SHRI SWAPAN KUMAR SAHA (PAN - AVFPS3548D) (AADHAAR NO. 3964 8986 0967)**, son of Late Madhab Chandra Saha, by faith - Hindu, by Occupation - Business, by Nationality and Citizenship - Indian, residing at Flat No. 31, 3rd Floor, "Madhab Niloy Apartment", 38, Sree Nagar Main Road, P.O. - Panchasayar, Kolkata - 700094, Police Station - Narendrapur (previously Sonarpur), District - South 24 Parganas, West Bengal, being the Sole Proprietor of "**SUBARNA ENTERPRISE**", a Proprietorship Concern, having its Office at "Madhab Niloy Apartment", Ground Floor, 38, Sree Nagar Main Road, P.O. - Panchasayar, Kolkata - 700094, Police Station - Narendrapur (previously Sonarpur), District - South 24 Parganas, West Bengal, to be their true and lawfully **CONSTITUTED ATTORNEY** to do, execute and perform all or any of the following acts, deeds, matters and things in connection with development of the "**said Property**" for them and on their behalf.

- 1) To look after, manage the "**said Property**" as particularly mentioned and written in the First Schedule below on my behalf.
- 2) To sign and execute all agreements, Deeds of Sale of flats/different units out of Developer's Allocation and/or documents and all other

Swapan K. Saha

SIGNATURE OF THE VENDORS NAME BY
 1) SHRI BIDYUT KUMAR CHOWDHURY
 2) SHRI SHRI CHANDRAN CHOWDHURY
 REPRESENTING THEIR CONSTITUTE POWER OF
 ATTORNEY SHRI SWAPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 SUBARNA ENTERPRISE

necessary papers and documents concerning the allotted portion of the Developer as mentioned in the said Development Agreement and to sign and execute all other deeds, instruments and assurances which will be necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying several properties out of the Developer's Allocation only upon the **"said Property"** on our behalf and to sign, make and present any Deed of Conveyance or Conveyances or other documents for registration in respect of the Developer's Allocation as mentioned in the said Development Agreement, when to be executed by my said Attorney and to represent us as vendors and to admit, execution and registration thereof before any registering authority or authorities concerned on our behalf and to execute, present for registration, admit execution and have registered the aforesaid documents.

- 3) To apply for and obtain on our behalf temporary connections of water, electricity as also to apply for and obtain in our names and on our behalf permanent drainage, sewerage connections to the **"said Property"**, and to sign and execute all plans, forms, papers, documents in connection therewith for and on our behalf as our authorised agent on our behalf.
- 4) To represent us before all offices concerned and also before the concerned Municipal Authority and to sign all papers, documents on our behalf for mutation of our names in respect of relevant papers of the concerned Municipal Authority and to appear in all hearings before the authorities of the concerned Municipal Authority for such mutation and file objections and/or appear on our behalf against the excess valuation assessed by the concerned Municipal Authority and also to prefer appeal before the appropriate authorities and represent us at the time of hearing of

Ranjan Kumar Saha
 SIGNATURE OF THE VENDORS NAME BY
 1) SRI BIDYUT KUMAR CHOWDHURY
 2) SRI ARDHENOU SEKHAR CHOWDHURY
 REPRESENTED BY THEIR CONSTITUTE POWER OF
 ATTORNEY NAMELY RANJAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 SUBARNA ENTERPRISE

such objection or appeals on our behalf and also to sign building plans thereof and to represent me before all authorities including Municipal and Settlement Office for the purpose of correction of records and sign & execute all necessary papers and documents in connection therewith and submit and proceed with the same and appear in all hearings relating thereto.

- 5) To prepare and/or submit site plan, building plan, or any revised plan or altered building plans or any other plans in connection with construction of the said Multi Storied Building by the said Attorney on our behalf.

To pay and incur all fees, costs, charges and expenses for the said building Plan or Plans and also to obtain sanctioned orders and other permissions from the necessary authorities for sanction, modification or alteration of the Plan and also to submit and take delivery of the Plans sanctioned by the concerned Municipal Authority, and further to receive refund of the excess amount of fee, if paid, for the sanction, modification or alteration of the Plan and also to submit and take delivery of the Plans sanctioned by the concerned Municipal Authority and/or any other competent authority to that effect.

- 6) To apply for and obtain all necessary sanction clearances of the said building for and on our behalf.
- 7) To engage, appoint any draftsman, engineer, architect, surveyor, assessor, valuer, building contractor, sub-contractor etc. for the purpose of completion of the Multi-Storied Building on the below First Schedule mentioned Land.

To appoint and engage Chartered Engineer, Architects, Valuers, Surveyors, Overseers, Civil Contractors, Sub-

Swapan k. Saha

SIGNATURE OF THE VENDORS NAME BY
 1) SUBODH K. SINGH
 2) SWAPAN K. SAHA
 REPRESENTING THEIR CONSTITUTE POWER OF
 ATTORNEY SAHA JADIPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR

Contractors, Engineers, Legal Advisors, Manager, Supervisors, Durwans, Chowkidars, Masons and other employees and staff for the development of the said First Scheduled property/land and discharge or release or terminate all or any of them, and also to pay their salaries, wages, remunerations, fees and other chargers as my said Attorney may think fit and proper AND ALSO to apply for and pay for and obtain building materials from the concerned authorities for completing the construction of the building on the **"said Property"**.

To submit applications, maps, drawings and designs, modifications and amendments and/or revised building Plan for the proposed building and to receive Completion Certificate/Occupancy Certificate from the appropriate authority and/or necessary clearances from the appropriate Government authorities, Fire Brigade, Health Department, if so necessary, and other Department for the purpose of development of the **"said Property"** and for construction of the said Building consisting of several flats / units / apartments / car-parking space etc. and also for commercial exploitation of the **"said Property"** in terms of this **Development Agreement** as aforesaid, and for the said purpose to make, affirm, verify and submit all necessary applications, Petitions, Maps, elevations, documents, diagrams, sketches, bonds, declarations, indemnities, securities and other papers and documents as the said Attorney shall think fit and proper.

- 8) To appear for and represent us before any Competent Authority, Tribunal, Arbitrator or any Authority having Revenue, Administrative, Civil or Criminal Jurisdiction relating to any matters, concerning the **"said Property"** as mentioned and written in the First Schedule below on my behalf.

Swapan K. Saha

SIGNATURE OF THE VENDORS NAME BY
 1) SRI BIDYUT KUMAR CHOWDHURY
 2) SRI INDRANIL CHAKRABORTY
 REPRESENTING THEIR CONSTITUTE POWER OF
 ATTORNEY BY SWAPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 SUBARNA ENTERPRICE

- 9) To institute any case or defend any suit, proceedings, appeal, revision, injunction proceedings, enquiry, claim etc. relating to the **"said Property"** on our behalf.
- 10) To appoint and/or engage any Legal Practitioner/Advocate, Solicitor, Auditor, Valuer, Assessor, Arbitrators, Engineers, Architects and other Agents and Sub-Contractors or other person or persons as the said Attorney shall think fit and proper and to make payment of their fees and charges and to sign, execute and deliver all Vakalatnamas, Ekrarnamas for the aforesaid purposes on my behalf and for the purposes as aforesaid, to sign and execute any other document authorizing such Advocates or other persons mentioned above to act and to terminate such authority and to pay fees of the aforesaid professional persons.
- 11) To sign, execute, submit or deliver all Complaints, Written Statements, Objections, Memorandum of Appeals, Applications, Revisions, Injunction Petition, any other Petition and all other Appeals and Papers, Documents and Exhibits, Show-Causes Petitions etc. for the aforesaid purposes.
- 12) To visit and represent us before all the West Bengal Government Office or Offices and/or Central Government Office or Offices concerned and all other office or offices concerned for smooth management of my **"said Property"** as stated and written in the First Schedule hereunder on our behalf.
- 13) To apply and also to pay all rates, taxes and revenues, charges, expenses outgoings payable for and in connection with the said property or any part thereof and similarly to receive any of such money and discharge receipt thereof as income, rents, awards, compensation etc. receivable for and in connection with the **"said Property"** as mentioned and written in the First Schedule below.

Swapan Kumar Saha

SIGNATURE OF THE VENDORS NAME BY
 1) SRI BIDYUT KUMAR CHOWDHURY
 2) SRI ANTHONY DEKHAR CHOWDHURY
 REPRESENTED BY THEIR CONSTITUTE POWER OF
 ATTORNEY NAMED SWAPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 CHADMA ENTERPRISE

- 14) To apply for and obtain electricity, telephone, gas, water, sewerage/drainages or any other civil facilities, amenities and other utilities in the "said Property" and/or make alteration thereof and to close down or to disconnect the same on our behalf.
- 15) To make any kind of agreement or agreements with any intending purchaser or purchasers in respect of Developer's Allocation only as mentioned in the said Development Agreement on our behalf, in favour of the intending purchaser's or purchasers' name/names and to receive all the consideration money; part consideration money thereof for those portions only and to sign all the receipt or receipts which to be registered by our said Attorney in respect of the portion stated above in favour of the intending purchaser or purchasers in respect of our "said Property" on our behalf and also to hand over the same to the said purchaser or purchasers on our behalf and to negotiate and/or to enter into Agreements with intending Purchaser/Purchasers for sale, transfer of constructed Flat/Flats and Car Parking Spaces or other units in the New Building on ownership basis in respect of the Developer's Allocated Area in terms of the said Registered Development Agreement and to sell, transfer, convey, assign and assure the same including undivided share of land in the said property to such intending Purchaser/Purchasers at and for such consideration and on such terms and conditions as may be agreed by and between the said Developer and such intending Purchaser/Purchasers from time to time.

To fix and settle the sale price of the respective flats / Apartments / units / Car parking spaces etc., under developer's allocation invite offers, make publicity by way of advertisement or otherwise to promote selling and/or invite to sale the said respective flats / Apartments / units / Car parking spaces to

Swapan K. Saha

SIGNATURE OF THE VENDORS NAME BY
 1) SRI BIDYUT KUMAR CHOWDHURY
 2) SRI ANCHIT K. SEKHAR CHOWDHURY
 REPRESENTED BY THEIR CONSTITUTE POWER OF
 ATTORNEY NAMELY SWAPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 CHANDAN ENTERPRISE

the prospective buyers and also to select the prospective buyers either in individual or groups and to enter into agreement for sale with the said respective buyers in respect of the said units falling under the Developer's Allocation, in terms of the **"said Development Agreement"**.

- 16) To enter upon, hold and defend permissive possession of the said property and to look after its every part thereof and to possess the premises and take all actions for construction of new building at the said property fully described in the FIRST SCHEDULE hereunder written.
- 17) To apply to the concerned Municipal Authority in our names and on our behalf and any other authorities concerned for obtaining Sanction of Building Plan and/or modification in connection with said plans for the construction of new Building at the said premises and to sign in our names and on our behalf in all Building Plans, Drawings etc., relating to the new building to the concerned Municipal Authority, K.M.D.A./K.I.T. and all other appropriate authorities and to submit the said Building Plan before the concerned Municipal Authority and all other necessary papers/documents/plans to the concerned Municipal Authority and all other authorities.
- 18) To deposit any fee or other amounts which may have to be paid to the concerned Municipal Authority for the construction of the new building at the premises including Sanction Fees of Plan, Certificates etc. and to receive and pay and/or deposit all monies including Court Fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof.
- 19) To apply for in our names and on our behalf and obtain water, drainage, sewerage, electricity and/or other connections of any

Swapan Kumar Saha
 SIGNATURE OF THE VENDOR'S NAME BY
 1) SRI BIDYUT CHOWDHURY
 2) SRI ANAND SEKHAR CHOWDHURY
 REPRESENTING THEIR CONSTITUTE POWER OF
 ATTORNEY NANGI SWAPAN KUMARSAHA
 BEING THE SOLE PROPRIETOR
 SUBARNA ENTERPRISE

other utilities from the concerned Municipal Authority, C.E.S.C. Ltd./ Electricity Authority/ Electricity Board, Fire Brigade, Block Land & Land Reforms Office, Electrical Department, Govt. of West Bengal and /or other authorities and for that purpose, to sign all Applications, papers and documents and/or representations in our names and on our behalf as may be thought necessary by the said authority and to pay all charges in connection therewith.

- 20) To apply for and to obtain steel, cement and other materials in our names and on our behalf and to sign necessary applications and papers thereof.
- 21) To warn off and prohibit, and if necessary, proceed against in due process of law, against all or any trespassers in the **"said Property"** or any part thereof and to take appropriate steps, whether by legal action or otherwise and to abate all nuisance.
- 22) To sign in our names and on our behalf in all Building Plans, Drawings and to execute, modify, cancel, alter, draw, approve and present for registration, all papers documents, Declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the Sanction of the Building Plan, Site Plan and all other papers thereof.
- 23) To swear in any kind of Affidavit before the Judicial Magistrates, Executive Magistrates, Notary Publics and notarize documents from Notary Publics and apply before any Registrar, Metropolitan and Executive Magistrate and all other Office or Offices and authority or authorities in connection with the registration of the aforesaid documents and for enforcement of all powers and authorities as contained herein

Swapan Kumar Saha

SIGNATURE OF THE VENDORS NAME BY
 1) SRI BERNARD CHOWCHURY
 2) SRI SWAPAN KUMAR SAHA
 REPRESENTING THEIR CONSTITUTE POWER OF
 ATTORNEY GRANTED BY SWAPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 SUDARNA ENTERPRISE

To prepare, sign, execute and submit all documents, forms, plans, specifications, Affidavits and all other papers as may be necessary to be submitted before any authority or authorities viz. Rajpur-Sonarpur Municipality, Fire Department, Police, Pollution Control Board, etc. in connection with the **"said Property"** or in connection with the development thereof or for construction of building/s, apartments, flat/s and other space/s, different units thereon and to pay and deposit all fees, levies, fines, penalties, taxes, annual rental, other rates and taxes, other charges and outgoings on account thereof or relating to the **"said Property"** as may from time to time be necessary and required in terms of this **Development Agreement**.

- 24) To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including any suit or Arbitration proceedings and demands touching any of the matters as aforesaid or any other matters relating to the **"said Property"** or any part thereof and so if it is deemed to be fit, to compromise, refer to Arbitration, abandon, submit for judgment or become non-suited in any such action on proceeding as aforesaid, before any Court of Law, Civil, Criminal or Revenue.
- 25) To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.
- 26) To appear before Municipal Authority, K.M.D.A./K.I.T., C.E.S.C. Ltd., Electricity Authority, Fire Brigade Authorities, Revenue Authorities, Department of Environment including all other Statutory Authorities and to pay all charges whatsoever payable for and on account of the said property and receive refunds and other moneys, including compensation of any nature and to grant valid receipts and/or discharges therefor.

Sri Bhanu Kumar Choudhury

SIGNATURE OF THE VENDORS NAME BY
 1) SRI BHANU KUMAR CHOUDHURY
 2) SRI ADARSH SEKHAR CHOUDHURY
 REPRESENTING THEIR CONSTITUTE POWER OF
 ATTORNEY LAKSHY SWAPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 SUBARNA ENTERPRICE

- 27) To give undertakings, assurances and indemnities as be required for the purposes as aforesaid.
- 28) To appear for and represent us as the Owners before concerned Municipal Authority and all authorities, make commitments and give undertakings as be required for all or any of the purposes herein contained.
- 29) In respect of the Developer's Area, to sign and execute all Agreements for Sale and Deeds of Conveyance in favour of the intending Purchaser/Purchasers in respect of Flats and/ or Car Parking Spaces and/ or any unit(s) out of Developer's Allocations and to present any or all such documents for registration, before the relevant authority having Jurisdiction, including the office of the concerned Sub-Registrar, A.D.S.R., D.S.R., and Registrar of Assurances Kolkata.
- 30) To receive all money or monies that may be receivable as and by way of consideration including earnest and/or by way of part payment for sale of the constructed Flat/Flats and Car Parking Spaces or other units in respect of the Developer's area in the New Building TOGETHER WITH the proportionate undivided share of the land comprised in the **"said Property"**. The money so received by the Constituted Attorney under these presents will belong to her and the Executants of these presents shall have no claim whatsoever.

That is to say that, to receive, collect and release payments from the intending Purchaser/s, the sale prices of the flats, Car parking Spaces, apartments, different units, common spaces and other spaces either in full or any part thereof in terms of the **"said Development Agreement"** except Owners' Allocation.

Swapan Kumar Saha

SIGNATURE OF THE VENDORS NAME BY
 1) SRI ANIL KUMAR CHOWDHURY
 2) SRI ANIL KUMAR CHOWDHURY
 REPRESENTING THEIR CONSTITUTE POWER OF
 ATTORNEY SWAPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 SUBARNA ENTERPRISE

That is to say that, to receive earnest money, advance money, booking money, consideration money, whether in part or in full from sale, instruments in terms of the said Agreement for Sale, to be entered into, a final payment against the Deed of Conveyance/s against the sale of the apartment/s, flat/s, different units, common saleable spaces and other spaces in the proposed building to be constructed in or upon the said First Schedule mentioned land in terms of the "**said Development Agreement**" and to give valid discharge thereof in respect of **Developer's allocation**. The money so received by the Constituted Attorney under these presents will belong to it/him and the Executants of these presents shall have no claim whatsoever.

- 31) To issue and deliver valid and effectual receipts and discharge on our behalf for all money or monies which the said Attorney as Developer shall receive in our names for sale and/or transfer of Flat/Flats and Car Parking Spaces or other units out of Developer's Allotted portion (excluding Landowners' portion) as aforesaid and to appropriate all such monies so received by the said Attorney as Developer for appropriating the same for its/his own use in terms of the said Registered Development Agreement.
- 32) To receive any registered letter or any other documents in respect of the "**said Property**" and to grant proper and effectual receipts in respect thereof,
- 33) To sign and execute all papers and documents for mutation and/or conversion of any one or more or all of my lands as mentioned in the First Schedule hereunder and for that purpose to apply before the concerned Authority(s) and submit all papers and documents and applications and pursue the matter and to appear

Swapan K. Saha

SIGNATURE OF THE VENDORS NAME BY
 1) SRI BIDYUT KUMAR CHOWDHURY
 2) SRI ARDIT KUMAR SEKHAR CHOWDHURY
 REPRESENTING THEIR CONSTITUTE POWER OF
 ATTORNEY SWAPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 OF VARNA ENTERPRISE

and take part in hearings in relation to the same before the appropriate authorities and get the matter accomplished.

- 34) To make, prepare, sign, execute Boundary Declaration in relation to the below First Schedule mentioned Land and Deed of Exchange cum Amalgamation and submit the same for registration before Registrar having Jurisdiction and sign on our behalf and get the same registered from appropriate registration authority and take delivery of the same on our behalf and to admit execution thereof and give release and discharge for the same.
- 35) To sign and execute Boundary Declaration/ Declaration/ Deed of Rectification and Agreement/ Agreement for Sale and/or Sale Deed/Deed of Conveyance, Deed of Exchange cum Amalgamation, representing us and to receive consideration amount by way of Account Payee Cheque/ Bank Draft/ Pay Order/ Banker's Cheque, Cash etc. in relation to developer's allocated portion and to appear for and represent us before any Registration Office or Officer having jurisdiction to register the said Agreement/ Agreement for Sale and/ or Sale Deed/ Deed of Conveyance/ Boundary Declaration/ Declaration/ Deed of Rectification, Deed of Exchange cum Amalgamation and to present before the Registration Officer or Authority, the said Agreement/Agreement for Sale and/ or Sale Deed/ Deed of Conveyance/ Boundary Declaration/ Declaration/ Deed of Rectification, Deed of Exchange cum Amalgamation, for its registration and to sign on the said Agreement/ Agreement for Sale and/ or Sale Deed/ Deed of Conveyance/ Boundary Declaration/ Declaration/ Deed of Rectification, Deed of Exchange cum Amalgamation and all concerned documents on behalf us and representing us and to do any acts, deeds or things as may be necessary to complete the Registration of the said Agreement/ Agreement for Sale and/ or

Swapan K. Saha

SIGNATURE OF THE VENDORS NAME BY
 1) SRI BROY...
 2) SRI AB...
 REPRESENTED BY SEKHAR CHANDHURY
 ATTORNEY NAMED SWAPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 SRI ARNA ENTERPRISE

Sale Deed/ Deed of Conveyance/ Boundary Declaration/ Declaration/ Deed of Rectification, Deed of Exchange cum Amalgamation, in the manner required by Law and when the said Agreement/ Agreement for Sale and/ or Sale Deed/ Deed of Conveyance / Boundary Declaration/ Declaration/ Deed of Rectification, Deed of Exchange cum Amalgamation, will be returned, after being duly registered, to give proper receipt and discharge for the same. And to purchase Stamp Paper, deposit Stamp Duty and Registration fees in the concerned Registration Office in connection with Registration of the said Agreement/ Agreement for Sale and/ or Sale Deed/ Deed of Conveyance/ Boundary Declaration/ Declaration/ Deed of Rectification, Deed of Exchange cum Amalgamation and to present the said Agreement/ Agreement for Sale and/ or Sale Deed/ Deed of Conveyance/ Boundary Declaration/ Declaration/ Deed of Rectification, Deed of Exchange cum Amalgamation, before the Registrar for Registration and to obtain IGR and sign on it and take delivery of said Agreement/ Agreement for Sale and/ or Sale Deed/ Deed of Conveyance/ Boundary Declaration/ Declaration/ Deed of Rectification, Deed of Exchange cum Amalgamation, from the registration office after the same is properly registered and obtain Certified copy of the said Agreement/ Agreement for Sale and/ or Sale Deed/ Deed of Conveyance/ Boundary Declaration/ Declaration/ Deed of Rectification, Deed of Exchange cum Amalgamation and further, to do all other acts, deeds, matters and things, which are necessary for signing/ execution and registration of the said Agreement/ Agreement for Sale and/ or Sale Deed/ Deed of Conveyance/ Boundary Declaration/ Declaration/ Deed of Rectification, Deed of Exchange cum Amalgamation and represent us

Swapan *Rkr. Saha*

SIGNATURE OF THE VENDORS NAME BY
 1) SRI BIDYUT KUMAR CHAUDHURY
 2) SRI PRADIP KUMAR CHAUDHURY
 REFERENCE TO THEIR CONSTITUTE POWER OF
 ATTORNEY DATED 20/01/2014 BY SWAPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 SUBARNA ENTERPRISE

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by our said Attorney in his/ its absolute discretion which he/ it may deem fit and proper and think necessary to do so or perform for the aforesaid purposes without violating any clause/condition/specification as mentioned in the said Development Agreement.

AND we do hereby agree and undertake to ratify and confirm all such acts, deeds and things which my said Attorney may lawfully do, execute and cause to be performed by virtue of this Power of Attorney.

THE FIRST SCHEDULE ABOVE REFERRED TO
("said Property")

ALL THAT piece and parcel of more or less **9 (nine) Cottahs 2 (two) Chittaks** of Bastu Land, lying and situated in Pargana - Khaspur, Mouza - Nayabad, J.L. No. 25, R. S. No. - 3, District Collectorate Touzi No. - 56, comprised in Sabek (C.S.) Khatian Nos. - 5 & 6, Hal (R.S.) Khatian No. - 139, appertaining to Sabek (C.S.) Dag No. - 31, Hal (R.S.) Dag No. - 110, Municipal Premises No. 416, Nayabad, Kolkata - 700094, Police Station - Sadar Tollygunge, thereafter Jadavpur, thereafter Kasba, thereafter Purba Jadavpur, at present Panchsayar under Ward No. 109 of Kolkata Municipal Corporation, District - South 24 Parganas, West Bengal **ALONGWITH** Two Storied Building standing thereupon, measuring a total **Covered Area** of **1700 Sq. Ft.** [**Ground Floor** measuring about **850 Sq. Ft. Covered Area** with **Cemented flooring** and **First Floor** measuring about **850 Sq. Ft Covered Area** with **Cemented flooring**] **TOGETHERWITH** all customary and easements right appurtenant thereto, which is butted and bounded as follows :-

Swapan K. Saha

SIGNATURE OF THE VENDORS NAME BY
1) SRI BIDYUT KUMAR CHOWDHURY
2) SRI ARDHENTU SEKHAR CHOWDHURY
REPRESENTING THEIR CONSTITUTE POWER OF
ATTORNEY LATELY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

- ON THE NORTH :** 10 feet wide Municipal Road.
- ON THE SOUTH :** Premises No. 135 Nayabad.
- ON THE EAST :** Plot Nos. C/22B & C/22C.
- ON THE WEST :** 16 feet wide Municipal Road.

THE SECOND SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE OWNER'S ALLOCATION)

ALL THAT 50% (Fifty percent) of the total constructed area [comprising of Residential Units, Garages and Shops (shops however, are restricted to two numbers, each measuring 8 feet/6 feet)] in proposed New Building to be determined according to share of Land of each Owner [said Ardhendu Sekhar Chowdhury & said Bidyut Kumar Chowdhury] in all floors including proportionate share of Land and proportionate share of the common rights, common areas and facilities, utilities and amenities of the **FIRST SCHEDULE** mentioned property including the multistoried building to be constructed thereon.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

ALL THAT rest i.e. 50% (Fifty percent) of the total constructed area except Owner's Allocation in the proposed New Building to be constructed by the said Developer comprising of Flats, Different Units, Car Parking Spaces TOGETHERWITH undivided proportionate share in land and proportionate share of common rights, common areas

Swapan Kumar Saha

SIGNATURE OF THE VENDORS NAME BY
1) SRIBENAYAN CHOWDHURY
2) SRIRAM CHOWDHURY
3) SRIRAM CHOWDHURY
4) SRIRAM CHOWDHURY
5) SRIRAM CHOWDHURY
6) SRIRAM CHOWDHURY
7) SRIRAM CHOWDHURY
8) SRIRAM CHOWDHURY
9) SRIRAM CHOWDHURY
10) SRIRAM CHOWDHURY

facilities, utilities and amenities in the **FIRST SCHEDULE** mentioned property including the multistoried building to be constructed thereon.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE COMMON AREAS & FACILITIES)

Corridors, roof, stairways, gardens, lift, gates, boundary walls and main gate and other spaces and facilities whatsoever required for the establishment enjoyment, provisions for maintenance and management of the building and the common facilities or any of them thereon as the case may be.

COMMON AREAS & FACILITIES Shall also include:-

- (i) The land on which the building shall be located and all easement right, appurtenances belonging to the land.
- (ii) The foundation, columns, beams, supports, main walls, halls, lobbies, staircase on all floors, Lift, Lift room/ Lift machine room, staircase landings on all floors and entrance and exit of the building.
- (iii) Installation of common services, such as power, light, drainage and sewerage etc.
- (iv) Water Reservoir, Overhead Water Tank, the pumps, motors, pipes ducts and other apparatus and installations for common use.
- (v) Common passage from the main road to the Building.
- (vi) All other parts of the property necessary or convenient to its existence, maintenance and safety or normally in common use.
- (vii) Such other fittings and fixtures which are being used commonly for the common purposes or needed for using the individual facilities/amenities.

Swapan K. Saha

SIGNATURE OF THE VENDORS NAME BY
1) SRI SUDHAKAR CHAKRABORTY
2) DEEPAK KUMAR CHAKRABORTY
RE: THEIR CONSTITUTE POWER OF
ATTORNEY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUJATINA ENTERPRISE

THE FIFTH SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE COMMON EXPENSES)

1. The expenses of maintaining, repairing, redecorating, renewing the main structure roof and in particular the drainage system, sewerage system, rain water discharge arrangement, water electricity supply system to all common areas as mentioned in **FOURTH SCHEDULE** hereinbefore.
2. The expenses of repairing, maintaining, white washing and colour washing the main structure outer walls and common areas of the Building.
3. The costs of cleaning and lighting the entrance of the building and the passage and spaces around the building lobby, staircase and other common areas.
4. Salaries of all persons and other expenses for maintaining the said Building.
5. Municipal Taxes, water taxes, insurance premium and other taxes and other outgoings whatsoever as may be applicable and/or payable for the said building.
6. Such other expenses as may be necessary for or incidental in the maintenance and upkeepment to the premises and the common facilities and amenities, common expenses shall be borne by the Owners proportionately.

THE SIXTH SCHEDULE ABOVE REFERRED TO
SPECIFICATION

BUILDING:

Multi-storeyed building.

Swapan Kumar Saha

SIGNATURE OF THE VENDORS NAME BY
 1) SRI BODHUT KUMAR CHOWDHURY
 2) SRI ANANDA KUMAR CHOWDHURY
 REPRESENTING THEIR CONSTITUENT POWER OF
 ATTORNEY SWAPAN KUMAR SAHA
 OWNER PROPRIETOR
 UBARNA ENTERPRISE

STRUCTURE:

R.C.C. framed structure with brick walls and cement plaster finish.

FLOORING:

Vitrified Tiles.

TOILETS:

Tiles on floors and 6 feet 6 inches high tiles on walls, standard quality basin, Indian commode with PVC cistern.

KITCHEN:

Black stone table finished with one steel sink in kitchen.

DOORS:

Flush wooden shutters with wooden frame painted with two coats wood primer.

WINDOWS:

Standard quality aluminum windows fitted with white glass & grill.

ELECTRICAL:

Concealed copper wiring with good quality switches and plug sockets for necessary light and fan in each room without any fittings & A.C. point in master bed room.

OUTSIDE BUILDING:

Cement base paint finish.

WALLS:

Brick walls with cement mortar.

INSIDE WALLS:

Finished with Putty

ROOF:

Water proofing treatment on roof.

WATER:

Water pump and overhead water tank or underground water reservoir.

PLUMBING:

All internal pipelines concealed type with UPVC or PVC pipe and all outside lines with UPVC or PVC pipe.

Swapan Kishor
 SIGNATURE OF THE VENDORS NAME BY
 1) SRI BIDYUT KISHOR CHOWDHURY
 2) SRI ADARSH KESHAV CHOWDHURY
 PERPETUALLY THEIR CONSTITUTE POWER OF
 ATTORNEY SWAPAN KUMAR SAHA
 OWNER THE SELLER PROPRIETOR
 SUBARNA ENTERPRISE

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the within mentioned sum of **Rs. 9,55,000/- (Rupees Nine Lakhs Fifty Five Thousand)** only towards Refundable/Adjustable amount, as per Memo below :

- | | |
|---|---|
| 1) Refundable/Adjustable amount taken by both Owners from the Developer towards KMC mutation and payment of KMC Tax, etc. through Cash and by Cheque No. 634642, dated; 22/02/2021, drawn on Indian Overseas Bank | Rs. 6,55,000/- |
| 2) Refundable/Adjustable amount taken by the Owner No. 1 from the Developer through NEFT made on 30/06/2021 & NEFT made on 06/07/2021 from Indian Overseas Bank | Rs. 3,00,000/- |
| Total (Rupees Nine Lakhs Fifty Five Thousand) only | Rs. 9,55,000/-
=====
===== |

WITNESSES :-

1. Partha Proton Hazra

2. Kali Prasad Das

1. *Arthendra Sekhar Choudhury*
2. *Bidyut Kumar Choudhury*

Signature of the **OWNERS**

Swapan Kumar Saha

SIGNATURE OF THE VENDORS NAME BY
 VENDOR'S NAME CHONDHURY
 SWAPAN KUMAR SAHA
 SWAPAN KUMAR SAHA
 PROPRIETOR
 SWAPAN ENTERPRISE



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

GRN Details

GRN: 192021220115990732
GRN Date: 18/11/2021 13:32:42
BRN : 2111203273034460
Payment Status: Successful

Payment Mode: Counter Payment
Bank/Gateway: Indian Overseas Bank
BRN Date: 20/11/2021 00:11:00
Payment Ref. No: 2002355962/5/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SUBARNA ENTERPRISE
Address: 38, Sree Nagar Main Road, Kolkata - 700094
Mobile: 9831326167
Depositor Status: Others
Query No: 2002355962
Applicant's Name: Mr ANJAN KUMAR CHAKRABARTI
Identification No: 2002355962/5/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002355962/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	39071
2	2002355962/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	9578
			Total	48649

IN WORDS: FORTY EIGHT THOUSAND SIX HUNDRED FORTY NINE ONLY.

Suopau K. Saha

SIGNATURE OF THE VENDORS NAME BY
1) SRI RBS CHOWDHURY
2) SRI DEBHAR CHOWDHURY
RE: SRI DEBHAR CHOWDHURY
ATTORNEY AT LAW
BEFORE THE VENDOR PROPRIETOR
SUBARNA ENTERPRISE

Permanent Account Number

ACFPC5518C



Taxpayer Name

BIDYUT KUMAR CHOWDHURY

Father's Name

PRODYUT KUMAR CHOWDHURY

Date of Birth

04-02-1967

Signature

Bidyut Kumar Chowdhury

B. Das

Commissioner of Income Tax, W.B. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Sweepan Kr. Saha

SIGNATURE OF THE VENDORS NAME BY
1) SRI B. CHOWDHURY
2) SRI B. CHOWDHURY
REPRESENTING THEIR CONSTITUTE POWER OF
ATTORNEY NAME: SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

Bidyut Kumar Chowdhury

41.9830681691

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AVFPS3548D

नाम / Name
SWAPAN KUMAR SAHA

पिता का नाम / Father's Name
MADHAB CHANDRA SAHA

जारी तिथि / Issue Date
13/04/18


हस्ताक्षर / Signature



Swapan kumar



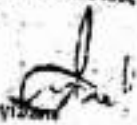
Swapan kumar saha

SIGNATURE OF THE VENDORS NAME BY
 1) श्री **...** **...**
 2) श्री **...** **...**
 REPRESENTING THEIR CONSTITUTE POWER OF
 ATTORNEY NAMELY **SWAPAN KUMAR SAHA**
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE


 ভারতের নির্বাচন কমিশন
 भारत का
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/26/179/483189


নির্বাচকের নাম : সোমনাথ শঙ্করবন্দিক
 Elector's Name : Somnath Santhabandik
 পিতার নাম : নারায়ণ চন্দ্র শঙ্করবন্দিক
 Father's Name : Narayan Chandir Santhabandik
 পিতৃ/স্ব : P/M
 জন্ম তারিখ : 05/05/1988
 Date of Birth : 05/05/1988

WB/26/179/483189
 ঠিকানা:
 156, সুকান্তনগর গভর্নমেন্ট, উত্তারপারা, হুগলি,
 পিন- 712223
 Address:
 156, SUKANTANAGAR GOVT. COLONY,
 HINDMOTOR, UTTARPARA, HOOGHLY-
 712223

 Date: 21/12/2014
 185-উত্তারপারা নির্বাচন অফিসের নির্বাচন নিয়ন্ত্রক
 Facsimile Signature of the Electoral
 Registration Officer for
 185-Uttarpara Constituency
 In case of change in address mention the Card No.
 in the relevant Form for including your name in the
 roll at the changed address and re-issue the card
 with same number.
 1109134

Somnath Santhabandik

Swapan K. Saha.

SIGNATURE OF THE VENDORS NAME BY
 1) SR/...
 2) SR/...
 REPRESENTS THEIR CONSTITUTE POWER OF
 ATTORNEY SWAPAN KUMAR SAHA
 OWNER THE STORE PROPRIETOR
 SUBARNA ENTERPRISE




भारत सरकार
Government of India

Ardhendu Sekhar Chowdhury
Ardhendu Sekhar Chowdhury
কর্তৃত্ব/DOB: 16/07/1960
পুং/ MALE

3990 0336 8243

আমার খোঁজ, আমার পরিচয়



एकलिकेन विनिर्दिष्ट-पत्रिका
Unique Identification Authority of India

Address: S/O Late Prodyut Kumar Chowdhury, C/21, Nayabad Avenue, Purbasha, P. -Purba jadvapur, Near Habbari, Panchasayar S.O, Kolkata, West Bengal - 700094	ঠিকানা: S/O Late Prodyut Kumar Chowdhury, C/21, Nayabad Avenue, Purbasha, P.S-Purba jadvapur, Near Habbari, Panchasayar S.O, Kolkata, West Bengal - 700094
--	---

3 190 0336 8243

Ardhendu Sekhar Chowdhury *Swapan Kr. Saha*

8926431080

১. **স্বাক্ষর**
 ২. **স্বাক্ষর**
 ৩. **স্বাক্ষর**
 ৪. **স্বাক্ষর**
 ৫. **স্বাক্ষর**
 ৬. **স্বাক্ষর**
 ৭. **স্বাক্ষর**
 ৮. **স্বাক্ষর**
 ৯. **স্বাক্ষর**
 ১০. **স্বাক্ষর**



भारत सरकार
Unique Identification Authority of India
सुवर्णमण्डल 31, कोलकाता

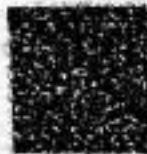
Enrolment No: 1108/50299/00001

To
 Swapan Kumar Saha
 S/O Madhab Saha
 Flat no 31 3rd floor
 38 Shrenagar Main Road
 Rajpur Sonarpur (M)
 South 24 Parganas West Bengal - 700094
 9831326167

Download Date: 08/07/2017

Download Date: 14/08/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

3964 8986 0967

मेरा आधार, मेरी पहचान



~~XXXXXXXXXXXX~~
 XXXXXXXXXXXXXXX

Swapan Kumar Saha



Swapan Kumar Saha

DOB: 13/04/1956

MALE



3964 8986 0967

मेरा आधार, मेरी पहचान

Swapan Kumar Saha

SIGNATURE OF THE VENDORS NAME BY
 1) SRI BIDYUT CHANDR CHOWDHURY
 2) SRI APARAJITA DEB CHOWDHURY
 REPRESENTATIVE OF SWAPAN KUMAR SAHA
 PROPRIETOR
 SUDARNA ENTERPRISE



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Authentication Authority of India
Government of India

Enrollment No.: 1193/83054/06947

Bidyut Kumar Chowdhury
 Late Prodyut Kumar Chowdhury
 107 Nayabad Avenue
 No. A, Nayabad Hall Eari Nayabad, Purbasha
 Panchsaya S.O
 Panchsaya Kolkata
 West Bengal 700094
 9830681691



आपका क्रमांक / Your Enrollment No. :

7969 7776 4218

— आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA

Bidyut Kumar Chowdhury
 Year of Birth : 1967
 Male



7969 7776 4218

— आप आदमी का अधिकार

Sujoyan Kar. Saha
 SIGNATURE OF THE VENDOR'S NAME BY
 BIDYUT KUMAR CHOWDHURY
 EKSHAR CHOWDHURY
 THEIR CONSTITUTE POWER OF
 ATTORNEY
 SUJOYAN KUMAR SAHA
 PROPRIETOR
 SUJOYAN ENTERPRISE

Bidyut Kumar Chowdhury

9830681691

SPECIMEN FORM FOR TEN FINGER PRINTS



Signature

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Anil Kumar Choudhary*



Signature

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Bijay Kumar Choudhary*



Signature

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Swapan K Saha*

SIGNATURE OF THE VENDORS NAME BY
 1) SRI ANIL KUMAR CHAUDHARY
 2) SRI BIJAY KUMAR CHAUDHARY
 REPRESENTATIVE FOR CONSTITUTE POWER OF
 ATTORNEY SWAPAN KUMAR SAHA
 BEING THE PROPRIETOR
 SUBARNA ENTERPRISE

Major information of the Deed

Deed No :	1-1901-10021/2021	Date of Registration	18/12/2021
Query No / Year	1901-2002355962/2021	Office where deed is registered	
Query Date	15/11/2021 11:52:40 PM	1901-2002355962/2021	
Applicant Name, Address & Other Details	ANJAN KUMAR CHAKRABARTI 10, K.S. ROY ROAD, 2ND FLOOR, ROOM NO. 33, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830013867, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 9,55,000/-]		
Set Forth value	Market Value		
	Rs. 1,58,52,913/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,071/- (Article:48(g))	Rs. 9,862/- (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: Niyabad, Premises No: 416, Ward No: 109 Pin Code : 700094

S. No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	(RS :-)		Bastu	9 Katha 2 Chatak		1,47,62,787/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
Grand Total :				15.0563Dec	0/-	147,62,787/-	



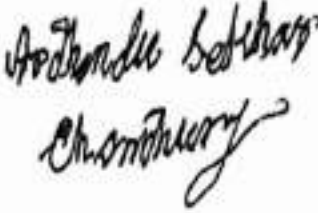


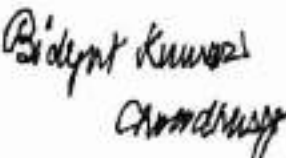
Structure Details :

Sl. No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1700 Sq Ft.	0/-	10,90,126/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 850 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 850 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1700 sq ft	0/-	10,90,126/-	

Kr.
Sweepan Kumar Saha

SIGNATURE OF THE VENDORS NAME BY
 1) SRI C. S. CHOWDURY
 2) SRI A. K. SENHAR CHANDRURY
 REPRESENTATIVE THEIR CONSTITUTE POWER OF
 ATTORNEY SWAPAN KUMAR SAHA
 PROPRIETOR
 SUBARNA CONSULTANCY PRIVATE

Grant and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri ARDHENDU SEKHAR CHOWDHURY (Presentant) Son of Late Prodyut Kumar Chowdhury Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office			
	15/12/2021	15/12/2021	15/12/2021	
C/21, Nayabad Avenue, Purbasha, Near Hatibari,Kolkata, City:- Not Specified, P.O:- Panchasayar, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx4L, Aadhaar No: 39xxxxxxxx8243, Status :Individual, Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office				
2	Name Shri BIDYUT KUMAR CHOWDHURY Son of Late Prodyut Kumar Chowdhury Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office			
	15/12/2021	15/12/2021	15/12/2021	
C/21, Nayabad Avenue, Purbasha, Near Hatibari,Kolkata, City:- Not Specified, P.O:- Panchasayar, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx8C, Aadhaar No: 79xxxxxxxx4218, Status :Individual, Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office				



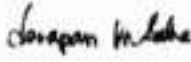


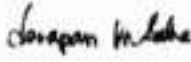


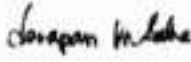
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUBARNA ENTERPRISE "Madhab Niloy Apartment", Ground Floor, 38, Sree Nagar Main Road, Kolkata, City:- Not Specified, P.O:- Panchasayar, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 , PAN No.:: AVxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



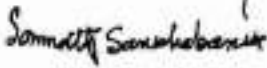
Swapan Kumar Saha

SIGNATURE OF THE VENDORS NAME BY
 1) SRIBIDYUT KUMAR CHOWDHURY
 2) SRIPADMA SEKHAR CHOWDHURY
 REPRESENTATIVE BY THEIR CONSTITUTE POWER OF
 ATTORNEY IN FAVOR OF SWAPAN KUMAR SAHA
 BEING THE SOLE PROPRIETOR
 SUBARNA ENTERPRISE

Representative Details :

S No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri SWAPAN KUMAR SAHA Son of Late Madhab Chandra Saha Date of Execution - 15/12/2021, , Admitted by: Self, Date of Admission: 15/12/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Dec 15 2021 2:26PM</td> <td>L1 15/12/2021</td> <td>15/12/2021</td> </tr> </tbody> </table> <p>3rd Floor, "Madhab Niloy Apartment", 38, Sree Nagar Main Road,Kolkata, Flat No: 31, City:- Not Specified, P.O:- Panchasayar, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx8D, Aadhaar No: 39xxxxxxxx0967 Status : Representative, Representative of : SUBARNA ENTERPRISE (as PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	Shri SWAPAN KUMAR SAHA Son of Late Madhab Chandra Saha Date of Execution - 15/12/2021, , Admitted by: Self, Date of Admission: 15/12/2021, Place of Admission of Execution: Office					Dec 15 2021 2:26PM	L1 15/12/2021	15/12/2021
Name	Photo	Finger Print	Signature										
Shri SWAPAN KUMAR SAHA Son of Late Madhab Chandra Saha Date of Execution - 15/12/2021, , Admitted by: Self, Date of Admission: 15/12/2021, Place of Admission of Execution: Office													
	Dec 15 2021 2:26PM	L1 15/12/2021	15/12/2021										

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Somnath Sankhabanik Son of Late Narayan Chandra Sankhabanik 11/6, Sukanta Nagar, City:- Not Specified, P.O:- Hindmotor, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 72233			
	15/12/2021	15/12/2021	15/12/2021

Identifier Of Shri ARDHENDU SEKHAR CHOWDHURY, Shri BIDYUT KUMAR CHOWDHURY, Shri SWAPAN KUMAR SAHA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ARDHENDU SEKHAR CHOWDHURY	SUBARNA ENTERPRISE-7.52812 Dec
2	Shri BIDYUT KUMAR CHOWDHURY	SUBARNA ENTERPRISE-7.52812 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri ARDHENDU SEKHAR CHOWDHURY	SUBARNA ENTERPRISE-850.00000000 Sq Ft
2	Shri BIDYUT KUMAR CHOWDHURY	SUBARNA ENTERPRISE-850.00000000 Sq Ft

Swapan Kr. Saha
 SIGNATURE
 1) SRI BIDYUT KUMAR CHOWDHURY
 2) SRI ARDHENDU SEKHAR CHOWDHURY
 REPRESENTATIVE OF
 ATTORNEYS AT LAW
 BEING THE SOLE PROPRIETOR
 SUBARNA ENTERPRISE
 VENDOR'S NAME BY
 CHOWDHURY
 SEKHAR CHOWDHURY
 THEIR CONSTITUTE POWER OF
 SWAPAN KUMAR SAHA

Endorsement For Deed Number : I - 190110021 / 2021

on 15-12-2021

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 (1) of Indian Stamp Act 1899.

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

Presented for registration at 13:45 hrs on 15-12-2021, at the Office of the A.R.A. - I KOLKATA by Shri ARDHENDU SEKHAR CHOWDHURY, one of the Executants.

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 58,52,913/-

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

Execution is admitted on 15/12/2021 by 1. Shri ARDHENDU SEKHAR CHOWDHURY, Son of Late Prodyut Kumar Chowdhury, C/21, Nayabad Avenue, Purbasha, Near Hatibari, Kolkata, P.O: Panchasayar, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Business, 2. Shri BIDYUT KUMAR CHOWDHURY, Son of Late Prodyut Kumar Chowdhury, C/21, Nayabad Avenue, Purbasha, Near Hatibari, Kolkata, P.O: Panchasayar, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Retired Person

Identified by Shri Somnath Sankhabanik, Son of Late Narayan Chandra Sankhabanik, 156, Sukanta Nagar, P.O: Hindmotor, Thana: Uttarpara, Hooghly, WEST BENGAL, India, PIN - 712233, by caste Hindu, by profession Service

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

Execution is admitted on 15-12-2021 by Shri SWAPAN KUMAR SAHA, PROPRIETOR, SUBARNA ENTERPRISE (Sole Proprietorship), "Madhab Niloy Apartment", Ground Floor, 38, Sree Nagar Main Road, Kolkata, City:- Not Specified, P.O:- Panchasayar, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094

Identified by Shri Somnath Sankhabanik, Son of Late Narayan Chandra Sankhabanik, 156, Sukanta Nagar, P.O: Hindmotor, Thana: Uttarpara, Hooghly, WEST BENGAL, India, PIN - 712233, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,662/- (B = Rs 9,550/-, E = Rs 28/-, I = Rs 5/-, M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 9,578/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2021 12:00AM with Govt. Ref. No: 192021220115990732 on 18-11-2021, Amount Rs: 9,578/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 2111203273034460 on 20-11-2021, Head of Account 0030-03-104-01-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 39,071/-

Description of Stamp

Stamp: Type: Impressed, Serial no 124273, Amount: Rs.1,000/-, Date of Purchase: 25/11/2021, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2021 12:00AM with Govt. Ref. No: 192021220115990732 on 18-11-2021, Amount Rs: 39,071/-,

Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 2111203273034460 on 20-11-2021, Head of Account 0030-02-03-003-02

Swapan Kr. Saha

SIGNATURE OF THE VENDORS NAME BY
1) SHRI ARDHENDU SEKHAR CHOWDHURY
2) SHRI BIDYUT KUMAR CHOWDHURY
REPRESENTING THEIR CONSTITUTE POWER OF
ATTORNEY SWAPAN KUMAR SAHA
BEING THE SOLE PROPRIETOR
SUBARNA ENTERPRISE

Debasis Patra

Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2022, Page from 23398 to 23469

being No 190110021 for the year 2021.



Digitally signed by DEBASIS PATRA
Date: 2022.01.13 18:43:10 +05:30
Reason: Digital Signing of Deed.

Debas

(Debasis Patra) 2022/01/13 06:43:10 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

Swapan K. Ghosh
SIGNATURE OF THE VENDORS NAME BY
1) SRI BIKYUT KUMAR CHOWDHURY
2) SRI ARUN K. BEEKHAR CHOWDHURY
REPRESENTED BY THEIR CONSTITUTIONAL POWER OF
ATTORNEY AS ADVISOR AND PROPRIETOR
BEHIND THE ABOVE PROPRIETOR
SUGARMA ENTERPRISE

(This document is digitally signed.)