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

11 FEB 2022

**AGREEMENT FOR DEVELOPMENT**  
**-CUM-**  
**DEVELOPMENT POWER OF ATTORNEY**

**THIS AGREEMENT FOR DEVELOPMENT-CUM-DEVELOPMENT POWER OF ATTORNEY** is made on this the 11th day of February 2022 **BETWEEN**

(1) **SRI BISWANATH PAUL**, (PAN-AGQPP1492D & Aadhaar No. 3486 4004 7130) son of Sri Ajit Paul, by faith - Hindu, Indian, by occupation-Business, residing at 130A, S.G. Garden Road, P.O. Dhakuria, P.S. Garfa, Kolkata-700031, (2) **MRS. SHARMISTHA PAUL**, (PAN-AORPP0225K & Aadhaar No. 5631 5527 6893) wife of Sri Prabir Paul, by faith -Hindu, Indian, by occupation-Business, residing at 783, Anandapur, Urbana Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata-700107, (3) **MRS. DEBJANI PAUL**, (PAN- CAFPP4890Q & Aadhaar No.2244 7078 5123) wife of Sri Biswanath Paul, by faith Hindu, Indian, by occupation-Business, residing at 18/2, North Purbachal Road, P.O. Haltu, P.S. Garfa, Kolkata-700078 & (4) **SRI SUKHEN PAUL**, (PAN-APBPP5350C & Aadhaar No.9886 7020 3524) son of Shanti Ranjan Paul, by faith Hindu, Indian, by occupation-Business, residing at Village- Shikarpur, Bhagirath, Silpasram, Dist. Nadia, Pin-741248, hereinafter referred to as the '**OWNERS**' (which expression shall unless excluded by or repugnant to the context' be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns ) of the **FIRST PART**:

**AND**

**M/S. OIENDRILA PROMOTERS AND DEVELOPERS PVT. LTD.**, (PAN-AABCO1239M) a company incorporated under the Companies Act, 1956, having its office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata-700 042, represented by its one of the Director namely, **SRI PRABIR PAUL**, (PAN AFQPP2907Q), son of Sri Santi Ranjan Paul, by faith-Hindu, by occupation-Business, residing at 783, Anandapur, Urbana Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata-700107, hereinafter referred to as the '**DEVELOPER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and



include its successor-in-office, executors, administrators, legal representatives and assigns) of the **SECOND PART**:

**WHEREAS** one Sri Rajendra Nath Dhara & Putiram Dhara, both sons of Basu Dhara and Sri Nibas Dhara, son of Giridhar Dhara were seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel land measuring 83 Decimals, situated at Mouza-Nayabad, J.L. No.25, Pargana-Khaspur, Touzi No.56, R.S. No.3, comprised in R.S. Dag No.160 & 168 appertaining to R.S. Khatian No.2, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry /A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas and their names were duly recorded in the finally published Revisional Settlement Records of Rights as the absolute owner thereof.

**AND WHEREAS** by virtue of mutual partition, the said Sri Putiram Dhara was exclusively allotted the  $1/3^{\text{rd}}$  share in the said land in separately from others, by paying the usual rents and taxes to the authorities concerned.

**AND WHEREAS** while the said Sri Putiram Dhara enjoyed the said land, died intestate leaving behind his wife Smt. Sukuli Dhara, two sons Sri Mado Dhara, Sri Jagai Dhara and three daughters Smt. Gita Mondal, wife of Late Satya Charan Mondal, Smt. Vedi Pailan, wife of Sri Kalipada Pailan and Smt. Beno Sardar, wife of Sri Ajay Sardar, as his only legal heirs and successors, who jointly inherited the said land left by the said deceased, as per Hindu Succession Act.1956.

**AND WHEREAS** thus the said Smt. Sukuli Dhara, Sri Mado Dhara, Sri Jagai Dhara, Smt. Gita Mondal, Smt. Vedi Pailan and Smt. Beno Sardar, jointly became the owners of the said land and for the purpose of selling,

they divided the said land into several small plots and provided common passage for free access to those plots by a lay-out plan.

**AND WHEREAS** by a Bengali Deed of Sale, dated 08.06.1988 registered at Dist. Sub-Registrar at Alipore and recorded in Book No.I, Volume No.180, page from 17 to 26, Deed No.6975, for the year 1988, the said Smt. Sukuli Dhara, Sri Mado Dhara, Sri Jagai Dhara, Smt. Gita Mondal, Smt. Vedi Pailan and Smt. Beno Sardar, sold, transferred and conveyed a plot of the said land measuring 10 Cottah 14 Chittak 0 sq.ft. be the same a little more or less, out of which land measuring 9 Cottah 14 Chittak 25 sq.ft. of Dag No.160 and land measuring 15 Chittak 20 sq.ft. of Dag No.168, more fully described in the Schedule hereunder written, unto and in favour of one Sri Subodh Dhara, Sri Arun Dhara and Sri Arabinda Dhara, all sons of Sri Kanai Dhara of Nayabad, P.S. Purba Jadavpur, Kolkata-700 099.

**AND WHEREAS** after such purchase, the said Sri Subodh Dhara, Sri Arun Dhara and Sri Arabinda Dhara mutated their names in the office of Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as Municipal Premises No.3129, Nayabad, having unfettered right, title and interest thereto and free from all encumbrances.

**AND WHEREAS** being in need of money, the said Sri Subodh Dhara, Sri Arun Dhara and Sri Arabinda Dhara jointly sold, transferred and conveyed the said land measuring 10 Cottah 14 Chittak 00 sq.ft. be the same a little more or less, out of which net land measuring 10 Cottah 2 Chittak 11 sq.ft. and road land measuring 11 Chittak 34 sq.ft., more fully described in the Schedule hereunder written, by Deed of sale, dated 23.06.2010, registered in the office of D.S.R.-III, Alipore and recorded in Book No.I, CD Volume No.9, page from 7579 to 7594, Deed No.04823 for the year 2010, unto and



in favour of one Sri Partha De, son of Sri Nirmal Chandra Da and Smt. Mahua De, wife of Sri Partha De both of HA-197, Salt Lake City, Sector-III, Kolkata-700 097.

AND WHEREAS after such purchase, the said Sri Partha De and Smt. Mahua De mutated their names in the office of Kolkata Municipal Corporation in respect of the said Municipal Premises No.3129, Nayabad, vide Assessee No.31-109-08-6197-2, Kolkata-700 094, upon payment of rates and taxes thereto.

AND WHEREAS being in need of money, the said Sri Partha De and Smt. Mahua De sold, transferred and conveyed a portion of land measuring 5 Cottah 1 Chittak 5.5 sq.ft. be the same a little more or less, together with 250 sq.ft. tile shed structure standing thereon, situated at Mouza-Nayabad, J.L.No.25, Pargana-Khaspur, R.S. No.3, Touzi No.56, comprised R.S. Dag No.160 & 168, appertaining to R.S. Khatian No.2, being Premises No.3129, Nayabad, Kolkata-700094, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written, by a Deed of Sale, dated 26.08.2013, registered in the office of D.S.R.III Alipore and recorded in Book No.I, CD Volume No.16, page from 1232 to 1251, Deed No.08146 for the year 2013, unto and in favour of one (1) Mr. Li Tai Yu, (2) Mr. Li Tai Pao & (3) Mr. Li Tai Choi, all sons of Late Li Chin Cheng, of 47, South Tangra Road, P.O. Gobinda Khatik Road, P.S.Tangra, Kolkata700046 and (4) Sri

Biswajit Biswas, son of Sri Prabhas Biswas, of A/41, Ganga Nagar, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata-700 099.

AND WHEREAS after such purchase, the said (1) Mr. Li Tai Yu, (2) Mr. Li Tai Pao (3) Mr. Li Tai Choi & (4) Sri Biswajit Biswas, mutated their names in the office of the Kolkata Municipal Corporation in respect of the said Premises No.3129, Nayabad, Kolkata-700094, upon payment of rates and taxes thereto and also recorded their names in the office of the B.L.& L.R.O, in respect of their total purchased land 10 Cottah 2 Chittak 11 sq.ft., vide Memo No.18/ Mut/ 3041/ BL & LRO /ATM/ Kasba/14, dated 03.07.2014, Memo No.18/Mut/ 3043/BL & LRO/ATM/Kasba/14, dated 03.07.2014, Memo No.18/Mut/ 3042/ BL & LRO/ATM/Kasba/14, dated 03.07.2014, Memo No.18/ Mut/ 3040/BL&LRO/ATM/Kasba/14, dated 03.07.2014. and the said land is recorded Bastu land under L.R. Khatian No.1163, 1164, 1165 1166, in the name of the said (1) Mr. Li Tai Yu, (2) Mr. Li Tai Pao (3) Mr. Li Tai Choi & (4) Sri Biswajit Biswas.

AND WHEREAS the said (1) Mr. Li Tai Yu, (2) Mr. Li Tai Pao (3) Mr. Li Tai Choi & (4) Sri Biswajit Biswas entered into an Agreement for Development, dated 11.07.2018 registered in the Office of District Sub-Registrar-V, Alipore and entered into Book No. 1, Volume No.1630-2018, at page 61246 to 61289, Deed No.163001813, for the year 2018, a Developer namely TRANQUIL UTOPIA, a partnership firm, having its office at C-267, Survey Park, P.O. Santoshpur, P.S. Purba Jadavpur, Kolkata -700075, represented by its one of the Partners Sri Paritosh Shil, son of Sri Parimal Shil, of Flat No. 2/4, Block - C-2, 28/117, Mukundapur, Subarna Bihar, P.O. Kalikapur,



P.S. Purba Jadavpur, Kolkata-700099, in respect of the said property, more fully described in the Schedule mentioned hereunder written, under certain terms and conditions contained therein and also granted a Development Power of Attorney, dated 18.07.2018 registered in the Office of District Sub-Registrar-V, Alipore and entered into Book No. I, Volume No.1630-2018, at page 63547 to 63578, Deed No.163001886, for the year 2018, in favour of the said Developer.

AND WHEREAS due to some unavoidable circumstances, the Developer could not perform the work as stated in the said Agreement for Development and the said (1) Mr. Li Tai Yu, (2) Mr. Li Tai Pao (3) Mr. Li Tai Choi & (4) Sri Biswajit Biswas and the said Developer cancelled the said Agreement for Development and Development Power of Attorney by executing a Cancellation of Agreement, dated 15.07.2021 registered at D.S.R.-IV, Alipore, vide Book No.I, Being No.4365 for the year 2021 and revocation power of Attorney, dated 15.07.2021 registered at D.S.R.-IV, Alipore, vide Book No.IV, Being No.0086 for the year 2021.

AND WHEREAS a portion of the said land was encroached with the adjacent road and thus the said (1) Mr. Li Tai Yu, (2) Mr. Li Tai Pao (3) Mr. Li Tai Choi & (4) Sri Biswajit Biswas were in peaceful and uninterrupted possession of the said measuring 5 Cottah 0 Chittak 17 sq.ft. be the same a little more or less, together with 250 sq.ft. tile shed structure standing thereon, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS by a Deed of sale, dated 27.08.2021, registered at D.S.R.-IV, Alipore and recorded in Book No.I, Volume No.1604-2021, page from 225778 to 225820, Deed No.160405987 for the year 2021, the said (1) Mr. Li Tai Yu, (2) Mr. Li Tai Pao (3) Mr. Li Tai Choi & (4) Sri Biswajit Biswas sold, transferred and conveyed a portion of land measuring 5 Cottah 0 Chittak 17 sq.ft. be the same a little more or less, together with 150 sq.ft. tile shed structure standing thereon, situated at Mouza-Nayabad, J.L.No.25, Pargana-Khaspur, R.S. No.3, Touzi No.56, comprised R.S. Dag No.160 & 168, appertaining to R.S. Khatian No.2, being Premises No. 3129, Nayabad, Kolkata-700094, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, unto and in favour of the Owners herein.

AND WHEREAS being in need of money, the said Sri Partha De and Smt. Mahua De sold, transferred and conveyed a portion of land measuring 5 Cottah 1 Chittak 5.5 sq.ft. be the same a little more or less, together with 250 sq.ft. tile shed structure standing thereon, situated at Mouza-Nayabad, J.L.No.25, Pargana-Khaspur, R.S. No.3, Touzi No.56, comprised R.S. Dag No.160 & 168, appertaining to R.S. Khatian No.2, being Premises No.3129,Nayabad, Kolkata-700094, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written, by a Deed of Sale, dated 26.08.2013, registered in the



office of D.S.R.III Alipore and recorded in Book No.I, CD Volume No.16, page from 1212 to 1231, Deed No.08147 for the year 2013, unto and in favour of said (1) Mr. Li Tai Yu, (2) Mr. Li Tai Pao (3) Mr. Li Tai Choi & (4) Sri Biswajit Biswas.

AND WHEREAS after such purchase, the said said (1) Mr. Li Tai Yu, (2) Mr. Li Tai Pao (3) Mr. Li Tai Choi & (4) Sri Biswajit Biswas mutated their names in the office of the Kolkata Municipal Corporation in respect of the said Premises No.3129/1, Nayabad, Kolkata-700094, upon payment of rates and taxes thereto and also recorded their names in the office of the B.L.& L.R.O, in respect of their total purchased land 10 Cottah 2 Chittak 11 sq.ft., vide Memo No.18/ Mut/ 3041/ BL & LRO/ ATM/ Kasba/14, dated 03.07.2014, Memo No.18/ Mut/ 3043/ BL & LRO/ ATM/Kasba/14, dated 03.07.2014, Memo No.18/ Mut/ 3042/ BL & LRO/ATM/Kasba/14, dated 03.07.2014, Memo No.18/ Mut/ 3040/ BL & LRO/ATM/Kasba/14, dated 03.07.2014. and the said land is recorded Bastu land under L.R. Khatian No.1163, 1164, 1165 1166, in the name of the said (1) Mr. Li Tai Yu, (2) Mr. Li Tai Pao (3) Mr. Li Tai Choi & (4) Sri Biswajit Biswas.

AND WHEREAS the said (1) Mr. Li Tai Yu, (2) Mr. Li Tai Pao (3) Mr. Li Tai Choi & (4) Sri Biswajit Biswas entered into an Agreement for Development, dated 11.07.2018 registered in the Office of District Sub-Registrar-V, Alipore and entered into Book No.I, Volume No.1630-2018, at page 61202 to 61245, Deed No.163001812, for the year 2018, a Developer namely TRANQUIL UTOPIA, a partnership firm, having its office at C-267, Survey Park, P.O. Santoshpur, P.S. Purba Jadavpur, Kolkata-700075, represented by its one of the Partners Sri Paritosh Shil, son of Sri Parimal Shil, of Flat No.2/4, Block-C-2, 28/117, Mukundapur,

Sibarna Bihar, P.O. Kalikapur, P.S. Purba Jadavpur, Kolkata-700099, in respect of the said property, more fully described in the Schedule mentioned hereunder written, under certain terms and conditions contained therein and also granted a Development Power of Attorney, dated 18.07.2018 registered in the Office of District Sub-Registrar-V, Alipore and entered into Book No.I, Volume No.1630-2018, at page 63579 to 63611, Deed No.163001887, for the year 2018, in favour of the said Developer.

AND WHEREAS due to some unavoidable circumstances, the Developer could not perform the work as stated in the said Agreement for Development and said (1) Mr. Li Tai Yu, (2) Mr. Li Tai Pao (3) Mr. Li Tai Choi & (4) Sri Biswajit Biswas and the said Developer cancelled the said Agreement for Development and Development Power of Attorney by executing a Cancellation of Agreement, dated 15.07.2021 registered at D.S.R.-IV, Alipore, vide Book No. I, Being No.4361 for the year 2021 and revocation power of Attorney, dated 15.07.2021 registered at D.S.R.-IV, Alipore, vide Book No. IV, Being No.0087 for the year 2021.

AND WHEREAS a portion of the said land was encroached with the adjacent road and thus the said (1) Mr. Li Tai Yu, (2) Mr. Li Tai Pao (3) Mr. Li Tai Choi & (4) Sri Biswajit Biswas were in peaceful and uninterrupted possession of the said measuring 5 Cottah 0 Chittak 17 sq.ft. be the same a little more or less, together with 150 sq.ft. tile shed structure standing thereon, having unfettered right, title and interest thereto and free from all encumbrances.



AND WHEREAS by a Deed of sale, dated 27.08.2021, registered at D.S.R.-IV, Alipore and recorded in Book No. I, Volume No.1604-2021, page from 225735 to 225777, Deed No.160405988 for the year 2021, the said (1) Mr. Li Tai Yu, (2) Mr. Li Tai Pao (3) Mr. Li Tai Choi & (4) Sri Biswajit Biswas sold, transferred and conveyed a portion of land measuring 5 Cottah 0 Chittak 17 sq.ft. be the same a little more or less, together with 150 sq.ft. tile shed structure standing thereon, situated at Mouza-Nayabad, J.L.No. 25, Pargana-Khaspur, R.S. No. 3, Touzi No.56, comprised R.S. Dag No.160 & 168, appertaining to R.S. Khatian No.2, being Premises No. 3129/1, Nayabad, Kolkata-700094, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, unto and in favour of the Owners herein.

AND WHEREAS thus the owners herein seized and possessed of the total land measuring 10 Cottah 0 Chittak 34 sq.ft. be the same a little more or less and mutated their names in the office of the Kolkata Municipal Corporation in respect of the said two plot of land, which has since been known and numbered as single Premises No. 3129, Nayabad, vide Assessee No. 31-109-08-6197-2, Kolkata-700094, upon payment of rates and taxes thereto and also recorded their names in the office of the B.L.& L.R.O, and the said land is recorded as L.R. Khatian No. 2547, 2548, 2549 and 2550 in the names the recent published L.R. settlement records of rights as absolute owners thereof.

AND WHEREAS thus the owners herein seized and possessed of the said land measuring 10 Cottah 0 Chittak 34 sq.ft. be the same a little more or less together with 500 sq.ft. Asbestos shed structure standing thereon, more fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Owners are desirous of constructing a G+IV storied building on the said land, but due to insufficiently fund, the Owners have placed their offer to the Developer to entrust the said development work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owners herein under the following terms and conditions.

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

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

#### ARTICLE - I : DEFINITION

- 1.1 OWNERS: shall mean and include the party of the First Part and their respective heirs and successors.
- 1.2 DEVELOPER: shall mean and include the Party of the Second Part and its successor-in-office, executors, administrators, legal representatives and assigns.
- 1.3 SAID PROPERTY: shall mean and include the land measuring 10 Cottah 0 Chittak 34 sq.ft. be the same a more or less together with the 500 sq.ft. asbestos shed structure standing thereon, situated at Mouza-Nayabad, J.L.No.25, Pargana-Khaspur, R.S. No.3, Touzi No.56, comprised in R.S. & L.R. Dag No.160 & 168, appertaining to R.S.



Khatian No.2, corresponding to L.R. Khatian No.2547, 2548,2549 and 2550, being Premises No.3129, Nayabad, Kolkata-700094, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, fully described in the First Schedule hereunder written .

- 1.4 NEW BUILDING: shall mean and include such G+IV storied building shall be approved by the Developer herein in respect of the said property to be constructed on the said land.
- 1.5 COMMON FACILITIES: shall mean and include corridors, stair-case, ways, landing, roof common passage, boundary wall, water reservoir, water tank, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.
- 1.6 OWNERS' ALLOCATION: shall mean and include entire First floor, comprised of four self contained flats and two flats on Fourth floor, one flat on South-East and other flat on South-West, and six car parking spaces on ground floor of the proposed G+IV storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.
- 1.7 DEVELOPER'S ALLOCATION : shall mean and include save and except the Owners' allocation, the remaining constructed area of the proposed G+IV storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

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

### ARTICLE- II: DATE OF COIMMENCEMENT

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

### ARTICLE -III: OWNERS' REPRESENTATION

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

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

### ARTICLE-IV: DEVELOPER'S REPRESENTATION

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



### ARTICLE-V; DEVELOPMENT WORK

5.1 The Owners hereby appoint the Party of the Second Part as the Developer and/or contractor, which the Developer hereby agreed and accept.

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

### ARTICLE -VI: DEVELOPER'S COVENANTS

6.1 The Developer shall at her own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owners' allocation as stated hereinbefore within the 24 (Twenty Four) months from the date of Sanction Building Plan, to be sanctioned by the Kolkata Municipal Corporation.

6.2 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owners or on account of the Developer himself or on account and/or on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.3 The Developer at her own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.

6.4 The Developer shall at her own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Owners and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

#### ARTICLE-VII: OWNERS' COVENANTS

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

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

7.3 The Owners shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or



upon the said land as herein agreed. Moreover the Owners shall have no right to claim anything except the Owners' allocation in the said building.

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

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

#### ARTICLE-VIII: CONSTRUCTION

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

8.2 The Developer shall be entitled to obtain necessary modification or rectification plan for the purpose of completion of the construction of the building if necessary to be sanctioned by the Kolkata Municipal Corporation.

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

8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons

supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard the Owners shall not in any manner would be made responsible or liable.

#### **ARTICLE-IX: SPACE ALLOCATION**

9.1 After completion of the construction of the new building, the Developer will allot the flat to the Owners first and after that to the intending purchasers according to the booking of allocation of the prospective purchasers.

9.2 The Developer will be solely responsible for the allotment of flats and spaces in the building to be constructed by him and no one will be entitled to interfere thereto including the Owners herein.

#### **ARTICLE-X: RATES & TAXES**

10.1 The Owners, Developer and Developer's transferees shall bear and pay the municipal taxes, building taxes and other rates and taxes whatsoever as may be found payable in respect of the said new building after delivery of possession to the Owners & purchasers proportionately.

10.2. The Owners, Developer or the Developer's transferees after taking possession, shall bear and pay the proportionate amount of cost of maintenance and service charges with regard to the said new building in respect of their allocation and the Owners shall be liable for the same but they will pay for their allocation only.

#### **ARTICLE-XI: JOINT DECLARATION**



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

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

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

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

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

11.6 The Owners will be bound to make registration of sale deed in respect of all flats and spaces of Developer's allocation at the cost of the Purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owners shall co-operate with the

Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

11.7 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the Owners in favour of the Developer save as herein expressly provided and also the exclusive licence and/or contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis subject to fulfilment of terms and conditions, failing which Developer shall have no right to sell the flats and spaces in the said building.

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

#### ARTICLE-XII:ARBITRATION & JURISDICTION

12.1 In case of any dispute or differences between the parties hereto concerning or relating to or arising out of this agreement or with regard to the construction or interpretation of this agreement or any of the terms herein contained, the same shall be settled amicably between the parties hereto, if the same is not settled then the matter will be referred to the Arbitration consisting of three members each party will appoint one and third will be appointed by the said two and the decision of the majority will be binding upon the parties hereto and/or same will be proceed according to law or as per provision of Arbitration and Conciliation Act.1996 as amended up to date .



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

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

**DEVELOPMENT POWER OF ATTORNEY RELATED WITH DEVELOPMENT AGREEMENT AS MENTIONED EARLER.**

**KNOW ALL MEN BY THESE PRESENTS** that We, (1) **SRI BISWANATH PAUL**, (PAN-AGQPP1492D & Aadhaar No. 3486 4004 7130) son of Sri Ajit Paul, by faith Hindu, Indian, by occupation-Business, residing at 130A, S.G. Garden Road, P.O. Dhakuria, P.S. Garfa, Kolkata-700031, (2) **MRS. SHARMISTHA PAUL**, (PAN-AORPP0225K & Aadhaar No.5631 5527 6893) wife of Sri Prabir Paul, by faith Hindu, Indian, by occupation-Business, residing at 783, Anandapur, Urbana Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata-700107, (3) **MRS. DEBJANI PAUL**, (PAN-CAFPP4890Q & Aadhaar No.2244 7078 5123) wife of Sri Biswanath Paul, by faith Hindu, Indian, by occupation-Business, residing at 18/2, North Purbachal Road, P.O. Haltu, P.S. Garfa, Kolkata-700078 & (4) **SRI SUKHEN PAUL**, (PAN-APBPP5350C & Aadhaar No. 9886 7020 3524) son of Shantiranjana

Paul, by faith Hindu, Indian, by occupation-Business, residing at Village-Shikarpur, Bhagirath, Silpasram, Dist. Nadia, Pin-741248,, hereinafter referred to as the OWNERS/ PRINCIPALS of the send greetings.

AND WHEREAS for the purpose of construction of the proposed two storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land, and to appear before any office and places, We the Owners/Principals herein do hereby nominate, constitute, authorise and appoint the said Developer, M/S. OIENDRILA PROMOTERS AND DEVELOPERS PVT. LTD., (PAN-AABCO 1239M) a company incorporated under the Companies Act, 1956, having its office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata-700 042, represented by its one of the Director namely, SRI PRABIR PAUL, (PAN:AFQPP2907Q), son of Sri Santi Ranjan Paul, by faith -Hindu, by occupation-Business, residing at 783, Anandapur, Urbana Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata-700107, as our true and lawful Attorney to do and execute inter alia the following acts, deeds and things :-

- 1 On our behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.
- 2 To execute, sign and prepare building plan or plans and submit the same to the building Department, The Kolkata Municipal Corporation upon signing and executing his name on the said plan or plans on our behalf and in our names and obtained the same from the Kolkata Municipal Corporation on payment of all fees and charges thereto.



- 3 To execute, sign and prepare the internal and external plan or plans for sewerage, drainage and submit the same to the Drainage Department, The Kolkata Municipal Corporation and sign and execute on the said plan or plans in my name and on our behalf and obtain the same from the Kolkata Municipal Corporation upon payment of all fees, charges etc.
- 4 To execute, sign and prepare any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the Kolkata Municipal Corporation, Building Department for regularisation and also appear before the K.M.C. Building Tribunal for hearing and obtain the same from the Kolkata Municipal Corporation, Building Department, on our behalf and in our names and also get Completion Certificate of the Building from the Kolkata Municipal Corporation.
- 5 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.
- 6 To negotiate for sale, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate my said Attorney shall deem fit and proper.
- 7 Our Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces out of Developer's allocation of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.

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

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



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

**FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT a piece and parcel of land measuring 10 Cottah 0 Chittak 34 sq.ft. be the same a more or less together with the 500 sq.ft. asbestos shed structure standing thereon, situated at Mouza-Nayabad, J.L.No.25, Pargana-Khaspur, R.S. No.3, Touzi No.56, comprised R.S. & L.R. Dag No. 160 & 168, appertaining to R.S. Khatian No. 2, L.R. Khatian No. 700094, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows:-

- On the North : Land of Dag No.168,
- On the South : 20'ft. wide Road
- On the East : Land of Dag No.160,
- On the West : Land of Dag No.161,

**SECOND SCHEDULE ABOVE REFERRED TO**  
(Owners' Allocation)

ALL THAT entire First floor, comprised of four self contained flats and two flats on Fourth floor, one flat on South - East and other flat on South - West and six Car Parking space on Ground floor of the proposed G+IV storied building together with undivided proportionate share in the land

with right to use and enjoy the common areas and facilities to be provided in the proposed building.

**THIRD SCHEDULE ABOVE REFERRED TO**

(Developer's Allocation)

**ALL THAT** save and except the Owners' allocation, the remaining constructed area of the proposed G+IV storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

**FOURTH SCHEDULE ABOVE REFERRED TO**

(Specification of the Construction)

1. Construction will be made as per sanction building plan of the K.M.C. with R.C.C structure frame work.
2. All the materials to be used will be brand new and first class quality and the workmanship will be of proper standard.
3. Aluminium channel sliding window 3/8 bar steel grill with glass panes and other, necessary fittings will be provided in the window.
4. All doors will be of ISI Mark of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet.
5. Flooring will be of 2' x 2' size white marble/Tiles and normal dado of
6. In the kitchen 6'ft x 12'-6" black stone slab cooking platform with steel sink and glazed tiles up to 3'ft height from the side of black stone slab.
7. In the Toilet, white glazed tiles on the wall up to 6' ft. height with white Indian pan / Commode , and standard taps in Toilet, one shower point, two tap in kitchen i.e. one in the sink and one under the sink and one wash basin point either in kitchen or in toilet.



8 Concealed electrical wiring with standard copper wires as per Architectural lay out in the manner hereunder written:-

Bed room – Two light point, one fan point and one 5 Amp plug

Dining – One 15 amp plug point, two light point, one fan point.

Kitchen, - one light point, one power point, one exhaust fan point.

Toilet - One light point and one exhaust fan point

Balcony – one light point.

9. Putti on the walls inside the flat.

10. Outer walls will be weather coat .

11. Concealed pipe line with low down cistern in the toilet.

12. All pipe line will be of plastic high density.

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

14. That Balcony will be covered up to 2'ft. 6"inch and balance will open.

15. One four passenger lift will be fitted in the building.

16 All extra work of fittings can be provided subject to approval of the engineer with extra cost.

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

SIGNED SEALED & DELIVERED

In presence of:-

1. *Alok Saha*  
*Advocate*  
*Alipore Police Court*  
*Kol 27*

- Biswanath Paul,
- Sharmistha Paul
- Debjani Paul.

*Biswanath Paul*  
**OWNERS**

2. *Piuli Saha*  
*Alipore Police*  
*Court Kol-22*

*Oindrila Pramanik*

*Prabin Paul*

DEVELOPER

Drafted by:  
*Alok Saha*  
Advocate,  
Alipore Police Court,  
Kolkata-700027.  
F46099
















		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					





Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					













Name..... BISWANATH PAUL.

Signature..... Biswanath Paul













		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... SHARMISTHA PAUL.













Signature..... Sharmistha Paul

	Thumb	1st finger	middle finger	ring finger	small finger
 left hand					
 right hand					

Name..... DEBJANI PAUL.....  
 Signature..... Debjani Paul.....

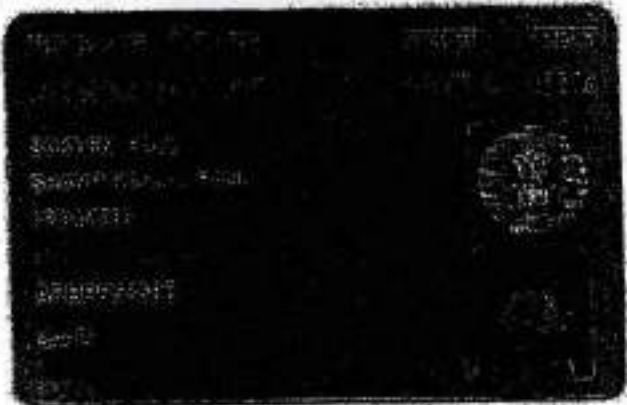
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 left hand					
 right hand					

Name..... SUKHEN PAUL.....  
 Signature..... Sukhen Paul.....

	Thumb	1st finger	middle finger	ring finger	small finger
 left hand					
 right hand					

Name..... PRABIR PAUL.....  
 Signature..... Prabir Paul.....







भारत सरकार

Registration No.: 2189/8872/25/1990

To  
[Redacted]  
[Redacted]  
[Redacted]



आपका आधार क्रमांक / Your Aadhaar No. :

9886 7020 3524

मेरा आधार, मेरी पहचान



[Redacted]  
[Redacted]

9886 7020 3524

मेरा आधार, मेरी पहचान





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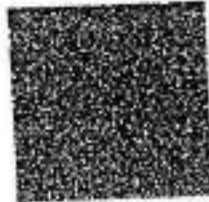
Enrolment No.: 0647/03107/64583

Download Date: 20/06/2013

To  
PRABIR PAUL  
C/O Santu Ranjan Paul  
URBANA, TOWER-6, FLAT NO.-2404  
783 ANANDAPUR,  
E.K.T  
Kolkata West Bengal - 700107  
9433443646

Verification Date: 20/06/2013

Signature valid



QR Code with Photo/PAAN

आपका आधार क्रमांक / Your Aadhaar No. :

**9058 9891 0937**

VID : 9117 4608 1074 5403

मेरा आधार, मेरी पहचान



भारत सरकार  
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PRABIR PAUL  
Date of Birth/DOB: 07/10/1973  
Male/ MALE

**9058 9891 0937**

VID : 9117 4608 1074 5403

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

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- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रतिया द्वारा बना हुआ पत्र है।

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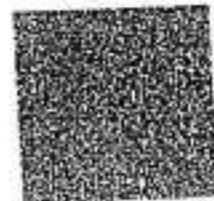
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ANANDAPUR, E.K.T, Kolkata,  
West Bengal - 700107



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**9058 9891 0937**

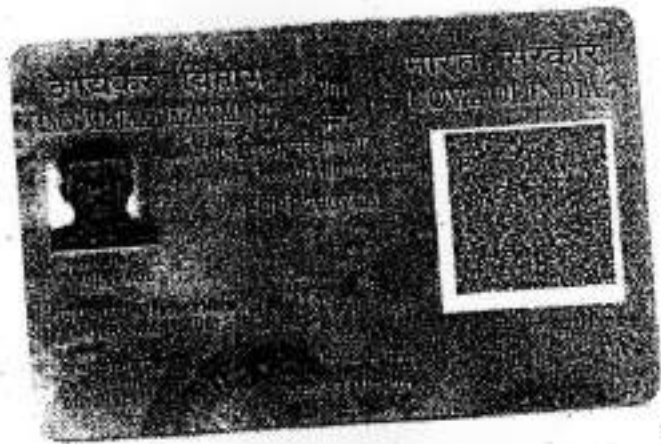
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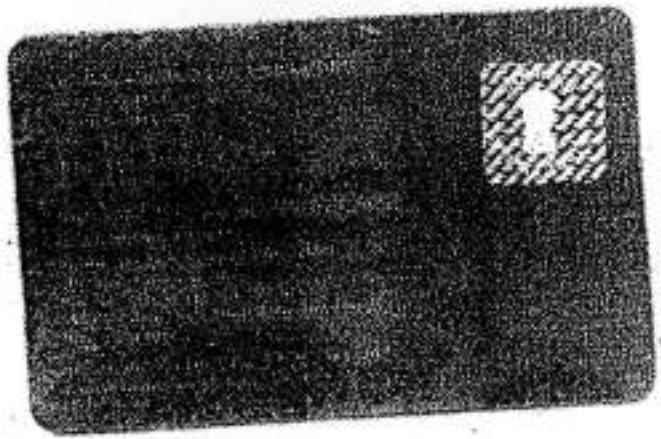
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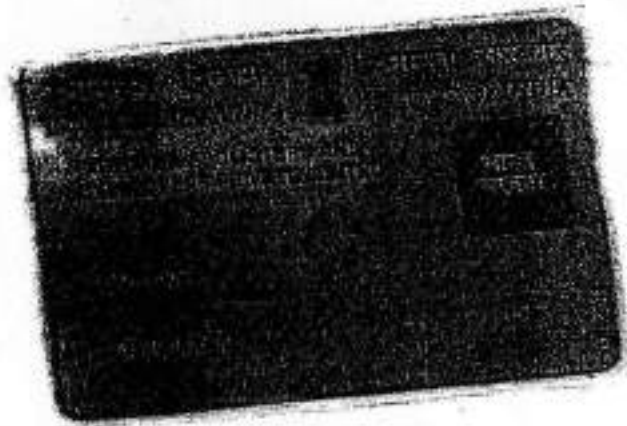
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*Shirax*













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ই-আমার কার্ড নং: ENROL/INDIA/NO: 0000000130221

কো  
বিশ্বনাথ পাল  
BISHWANATH PAUL  
বিশ্বনাথ পাল  
182, NORTH FURBACHN ROAD,  
গুরুগু  
MTD, Kalya,  
PO: 751001,  
District: Kalya,  
West Bengal  
(State: West Bengal,  
PIN Code: 700071,  
Mobile: 9830851000  
MF026473400R



আমার আধার নং/Your Aadhaar No. 1

**3486 4004 7130**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



বিশ্বনাথ পাল  
BISHWANATH PAUL  
বিশ্বনাথ পাল / DOB: 02/04/1977  
কাল্যাণ (Kalya)



**3486 4004 7130**

আমার আধার, আমার পরিচয়

24/01/2013



2





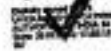
**भारत सरकार**  
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Enrolment No.: 0647/03107/64584

To  
SHARMISTHA PAUL  
C/O Prabr Paul  
URBANA, TOWER-6, FLAT NO.-2404  
783 ANANDAPUR  
E.K.T  
Kolkata West Bengal - 700107  
9432862727

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आपका आधार क्रमांक / Your Aadhaar No. :

**5631 5527 6893**  
VID : 9188 4756 3886 0505

मेरा आधार, मेरी पहचान



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SHARMISTHA PAUL  
Date of Birth/DOB: 07/10/1986  
Female/ FEMALE

**5631 5527 6893**  
VID : 9188 4756 3886 0505

मेरा आधार, मेरी पहचान



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  - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
  - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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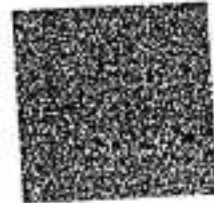
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Kolkata,  
West Bengal - 700107



**5631 5527 6893**  
VID : 9188 4756 3886 0505

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संस्कृत विद्यापीठ  
मुंबई

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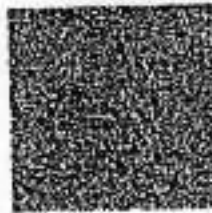
আমাদের পরিচয় নম্বর/ Enrolment No.: 0638/10672/53672

Download Date: 29/12/2018

To  
বেবেদী পাল  
Debjani Paul  
18/2  
NORTH PURBACHAL ROAD  
GARFA  
Haltu  
Haltu  
Kolkata West Bengal - 700078  
9432862425

Issue Date: 26/07/2018

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

2244 7078 5123

VID : 9104 2634 2050 8817

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



Download Date: 29/12/2018



বেবেদী পাল  
Debjani Paul  
আমার জন্ম/DOB: 16/04/1988  
পলিঙ্গ FEMALE

Issue Date: 26/07/2018

2244 7078 5123

VID : 9104 2634 2050 8817

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিম্নলিখিত বিস্তারিত কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক ইলেকট্রনিক প্রক্রিয়াকৃত তথ্য পত্র

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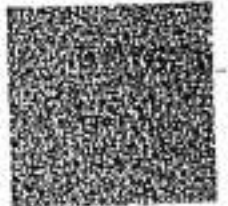


ভারত সরকার  
Government of India



ঠিকানা:  
18/2, নর্থ পূর্বচাল রোড, হালতু, হালতু,  
কোলকাতা,  
পশ্চিম বঙ্গ - 700078

Address:  
18/2, NORTH PURBACHAL ROAD, GARFA,  
Haltu, Kolkata,  
West Bengal - 700078



2244 7078 5123

VID : 9104 2634 2050 8817

1847 | help@uidai.gov.in | www.uidai.gov.in

### Major Information of the Deed

Deed No :	I-1603-02329/2022	Date of Registration :	13/02/2022
Query No/Year	1603-2000438159/2022	Office where deed is registered	
Query Date	08/02/2022 3:17:51 PM	1603-2000438159/2022	
Applicant Name, Address & Other Details	Alok Saful Alipore Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status :Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Rs. 2/-		
Stamp duty Paid(SD)	Rs. 40,020/- (Article:48(g))		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3129, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
L1	(RS :-)		Bastu	10 Katha 34 Sq Ft	1/-	1,62,36,710/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>				<b>16.5779Dec</b>	<b>1/-</b>	<b>162,36,710 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs)	Market value (In Rs)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>1/-</b>	<b>1,35,000 /-</b>	



### Major Information of the Deed

Deed No :	I-1603-02329/2022	Date of Registration :	08/02/2022
Query No / Year	1603-2000438159/2022	Office where details registered	
Query Date	08/02/2022 3:17:51 PM		1603-2000438159/2022
Applicant Name, Address & Other Details	Alok Safui Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status : Advocate		
Transaction	Article of Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,63,71,710/-		
Stamp duty Paid(SD)	Registration Charge Paid		
Rs. 40,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :







District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3129, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khattam Number	Land Use Proposed/ROP	Area (Sq Ft)	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
L1	(RS -)		Bastu	10 Katha 34 Sq Ft	1/-	1,62,36,710/-	Width of Approach Road: 20 Ft. -
<b>Grand Total :</b>					<b>1/-</b>	<b>162,36,710 /-</b>	




### Structure Details :

Sch No	Structure Details	Area of Structure	Set Forth Value (In Rs)	Market value (In Rs)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>1/-</b>	<b>1,35,000 /-</b>	

**Land Lord Details :**

Sl No	Name, Address, Photo, Finger Print and Signature	Signature
1	<p><b>BISWANATH PAUL</b>                      Son of AJIT PAUL                      Executed by: Self, Date of Execution: 11/02/2022                      , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office</p>  	<p>Biswanath Paul</p> <p>11/02/2022</p>
<p>130A, S G GARDEN ROAD, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx2D, Aadhaar No: 34xxxxxxxx7130, Status :Individual, Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office</p>		
2	<p><b>SHARMISTHA PAUL</b>                      Wife of PRABIR PAUL                      Executed by: Self, Date of Execution: 11/02/2022                      , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office</p>  	<p>Sharmistha Paul</p> <p>11/02/2022</p>
<p>783, ANANDAPUR, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx5K, Aadhaar No: 56xxxxxxxx6893, Status :Individual, Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office</p>		
3	<p><b>DEBJANI PAUL</b>                      Wife of BISWANATH PAUL                      Executed by: Self, Date of Execution: 11/02/2022                      , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office</p>  	<p>Debjani Paul -</p> <p>11/02/2022</p>
<p>18/2, NORTH PURBACHAL ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CAxxxxxx0Q, Aadhaar No: 22xxxxxxxx5123, Status :Individual, Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office</p>		



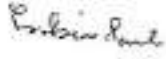


Name	Photo	Finger Print	Signature
<b>SUKHEN PAUL</b> Son of SHANTIRANJAN PAUL Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office			
11/02/2022	LTI	11/02/2022	11/02/2022
SHIKARPUR, City:- , P.O:- BHAGIRATH, P.S:-Shimurali, District:-Nadia, West Bengal, India, PIN:- 741248 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx0C, Aadhaar No: 98xxxxxxxx3524, Status :Individual, Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office			

**Developer Details :**

Sl No	Name/Address/Photo/Finger Print/Signature
1	<b>OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED</b> 27B, BOSE PUKUR ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name/Address/Photo/Finger Print/Signature
1	<b>PRABIR PAUL (Presentant )</b> Son of SANTI RANJAN PAUL Date of Execution - 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022, Place of Admission of Execution: Office
	 Feb 11 2022 1:36PM
	 LTI 11/02/2022
	 11/02/2022
248D, B B CHATTERJEE ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx7Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED (as DIRECTOR)	

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>ALOK SAFUI</b> Son of SANAT SAFUI ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
11/02/2022	11/02/2022	11/02/2022	11/02/2022
Identifier Of BISWANATH PAUL, SHARMISTHA PAUL, DEBJANI PAUL, SUKHEN PAUL, PRABIR PAUL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	BISWANATH PAUL	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-4.14448 Dec
2	SHARMISTHA PAUL	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-4.14448 Dec
3	DEBJANI PAUL	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-4.14448 Dec
4	SUKHEN PAUL	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-4.14448 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	BISWANATH PAUL	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-125.00000000 Sq Ft
2	SHARMISTHA PAUL	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-125.00000000 Sq Ft
3	DEBJANI PAUL	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-125.00000000 Sq Ft
4	SUKHEN PAUL	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-125.00000000 Sq Ft



Endorsement For Deed Number : I - 160302329 / 2022

On 11-02-2022

Certificate of Admissibility (Rule 21 of West Bengal Registration Rules, 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under Section 17 of Indian Stamp Act 1899.

Presentation (Under Section 52 of West Bengal Registration Rules, 1962)

Presented for registration at 13:16 hrs on 11-02-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS, PRABIR PAUL ..

Certificate of Market Value (WB P.V.)  
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 1,63,71,710/-

Admission of Execution (Under Section 53 of West Bengal Registration Rules, 1962)

Execution is admitted on 11/02/2022 by 1. BISWANATH PAUL, Son of AJIT PAUL, 130A, S G GARDEN ROAD, P.O. DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 2. SHARMISTHA PAUL, Wife of PRABIR PAUL, 783, ANANDAPUR, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business, 3. DEBJANI PAUL, Wife of BISWANATH PAUL, 18/2, NORTH PURBACHAL ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 4. SUKHEN PAUL, Son of SHANTIRANJAN PAUL, SHIKARPUR, P.O: BHAGIRATH, Thana: Shmurali, , Nadia, WEST BENGAL, India, PIN - 741248, by caste Hindu, by Profession Business

Indetified by ALOK SAFUI, , Son of SANAT SAFUI, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 53 of West Bengal Registration Rules, 1962) [Representative]

Execution is admitted on 11-02-2022 by PRABIR PAUL, DIRECTOR, OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED (Private Limited Company), 27B, BOSE PUKUR ROAD, City:- . P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042

Indetified by ALOK SAFUI, , Son of SANAT SAFUI, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2022 11:22AM with Govt. Ref. No: 192021220181071558 on 10-02-2022, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 8420150820526 on 10-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 39,020/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 631875, Amount: Rs.1,000/-, Date of Purchase: 09/02/2022, Vendor name: S Des  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2022 11:22AM with Govt. Ref. No: 192021220181071558 on 10-02-2022, Amount Rs: 39,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 8420150820526 on 10-02-2022, Head of Account 0030-02-103-003-02

87

Md Iyaraftun Gazi  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1603-2022, Page from 81045 to 81092  
being No 160302329 for the year 2022.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2022.02.22 12:40:57 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/02/22 12:40:57 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)