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District Sdho Registrar
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 District Registrar
 27.4.23
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02 MAY 2023

**DEVELOPMENT AGREEMENT
 WITH POWER OF ATTORNEY**

THIS DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY
 made this 27th day of April, 2023;

BETWEEN

5-15 P.M.
 27/4/23

Handwritten notes and signatures at the bottom right corner of the page.

No. 8807 Rs. 50/- Date 10 APR 2023

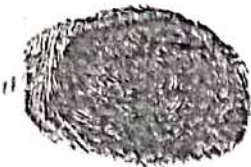
Name : P.K. Chatterjee (P.K.)

Address : Alipore Police Court

Vendor : K. J. Forozi
Alipore Collectorate 24 Pgs (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court Kol-27

→ *Alipore*



3532

P.S. REALTORS

Alipore

Partner



3533

P.S. REALTORS

P. G. H.

Partner



3534

→ *Nabarun Roychowdhury*



3535

*Lumpur Sarsa
S/O Srimati Sarsa
Alipore Police Court
P.O. P.S. Alipore
K. J. Forozi 2nd floor*



Office of the Dist. Sub-Registrar - IV
Alipore - 7 (2) of
Registration Act 1908
Alipore, South 24 Pgs
27 APR 2023

NABARUN ROYCHOWDHURY, (PAN ACWPR8815L, AADHAR 9539 2715 0102), son of Late Niranjana Chandra Roy Chowdhury, a Hindu Adult, by occupation - retired, by Nationality Indian, resident of 2B Hindusthan Road, Kolkata - 700029, Police Station - Gariahat, P.O- Sarat Bose Road, hereinafter referred to as the "OWNER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executor successors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

P.S. REALTORS, (PAN AANFP0793Q), a partnership firm having its office at 16/2/S, Ballygunge Station Road, Ground floor (portion-A), Kolkata -700019, Police Station - Gariahat, represented by its partners **SRI SANDIP SINHA**, (PAN ALPPS8206G, AADHAR 5159 2934 5559), Son of Late Dr. S.S Sinha, by faith Hindu, by profession business, by nationality Indian residing at 16/2/S Ballygunge Station Road, Kolkata-700019, P.S- Gariahat, **SRI PARTHA GHOSH**, (PAN ABFPG2589J, AADHAR 3483 6209 7248), Son of Late T.D. Ghosh, by faith Hindu, by profession business by nationality Indian, residing at 19, Dover Place, Kolkata-700019, P.S.-Gariahat, collectively referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include the heirs of Partners, executors, successors, administrators, successors-in-office and assigns) of the **SECOND PART**.

WHEREAS one Sri Kshitish Chandra Sen, son of Late Ramesh Chandra Sen holding 50% ownership of premises no. 1D, (formerly 1B) Dover Lane, Kolkata - 700029, sold to one Niranjana Chandra Roy Chowdhury and Sri Ambika Charan Roy Chowdhury 2/3rd share of the total three storied brick built messuage tenement or house together with a piece and parcel of revenue free land measuring 6 cottahs 3 chittacks 21 sq. ft. in premises No. 1D, (formerly 1B) Dover Lane, Kolkata - 700029, within the Municipality of Calcutta being a part of holding no. 297 Sub-Division P, 6, Mouza - Ballygunge in dihi Panchannagram, formerly P.S.- Tollygunge and presently P.S- Gariahat, by virtue of a registered sale deed, registered on 21.01.1966 in the office of Sub-Registry Alipore, vide being no. 371.

AND WHEREAS Smt. Padma Sen, wife of Sri Kshitish Chandra Sen, holding 50% ownership of premises no. 1D, (formerly 1B) Dover Lane, Kolkata - 700029, sold to one Niranjana Chandra Roy Chowdhury and Sri Ambika Charan Roy Chowdhury 1/3rd share of the total three storied brick built messuage tenement or house together with a piece and parcel of revenue free land measuring 6 cottahs 3 chittacks 21 sq. ft. in premises no. 1D, (formerly 1B) Dover Lane, Kolkata - 700029, within the Municipality of Calcutta being a part of holding no. 297 Sub-Division P-6, Mouza - Ballygunge in dihi Panchannagram, formerly P.S.- Tollygunge and presently P.S- Gariahat, by virtue of a registered sale deed, registered on 21.01.1966 in the office of Sub-Registry Alipore, vide being no. 370.

AND WHEREAS both Sri Khitish Chandra Sen and Smt. Padma Sen jointly sold off the entire 6 cottahs 3 chittacks 21 sq. ft. in premises no. 1D, (formerly 1B) Dover Lane, Kolkata – 700029, within the Municipality of Calcutta being a part of holding no. 297 Sub-Division P, 6, Mouza – Ballygunge in dihi Panchannagram, formerly P.S.- Tollygunge and presently P.S.- Gariahat, to Sri Niranjana Chandra Roy Chowdhury and Sri Ambika Charan Roy Chowdhury who became the joint owners of the aforementioned property.

AND WHEREAS on 29.05.1994 Sri Ambika Charan Roy Chowdhury made a registered Will on 29.05.1994 in favour of his brother Sri Niranjana Chandra Roy Chowdhury bequeathing his 50% ownership of premises 1D, Dover Lane, Kolkata – 700029 upon his brother Sri Niranjana Chandra Roy Chowdhury on his death wherein Sri Niranjana Chandra Roy Chowdhury was made the executor of the said Will. In case of the death of Niranjana Chandra Roy Chowdhury his son Nabarun Roy Chowdhury would be the owner of his (Sri Ambika Charan Roy Chowdhury) share of 50% ownership of the premises no. 1D, Dover Lane, Kolkata – 700029.

AND WHEREAS Niranjana Chandra Roy Chowdhury died on 26.12.1994 leaving behind him his wife Smt. Minati Roy Chowdhury and his only son Nabarun Roy Chowdhury, legal heirship certificate of Smt. Minati Roy Chowdhury and Nabarun Roy Chowdhury was also obtained on 29.11.2002. Both Smt. Minati Roy Chowdhury and Nabarun Roy Chowdhury became joint owners of the 50% ownership of Niranjana Chandra Roy Chowdhury in premises no 1D, Dover Lane, Kolkata – 700029, by virtue of Law of inheritance.

AND WHEREAS Sri Ambika Charan Roy Chowdhury died on 26.12.1999 Letters of Administration in respect of his Will was obtained from the Court of the Ld. District Delegate Alipore in respect of Act 39, Case no. 253 of 2003 wherein Nabarun Roy Chowdhury became the sole owner of the late Ambika Charan Roy Chowdhury's 50% share of premises no. 1D, Dover Lane, Kolkata – 700029.

AND WHEREAS Minati Roy Chowdhury died on 04.03.2016 making Nabarun Roy Chowdhury the sole owner of the 50% ownership of his late father, Niranjana Chandra Roy Chowdhury.

AND WHEREAS Nabarun Roy Chowdhury became the absolute owner (landlord mentioned herein above) of land measuring about 6 cottahs 3 chittacks 21 sq. ft. together with three storied dwelling house occupied by tenants at premises no. 1D, Dover Lane, Kolkata – 700029. He got his name mutated in the assessment dept. of K.M.C vide Assessee no. 11-086-06-0002-4, seized and possessed by paying taxes thereto.

AND WHEREAS the Landlord/owner herein intends to develop the property into a multi storied G+4 building on the plot of land measuring a total of 6 cottahs 3 chittacks and 21 sq.ft. approximately be the same, a little more or less. As he has no technical knowledge, he is desirous of appointing a developer for the purpose of development of the above mentioned

property into a multistoried G+4 storied building in accordance with the sanctioned Building Plan No.2023080004 dated 19.04.2013 already issued by the Kolkata Municipal Corporation.

AND WHEREAS the developer, P.S.REALTORS/THE PARTY OF THE SECOND PART approached the Landlord/owner with an offer to develop the above mentioned property into a multistoried building i.e. G+4 storied in accordance with the sanctioned plan of the Kolkata Municipal Corporation and other sanctioning authorities.

AND WHEREAS the owner has agreed to appoint the Developer to develop the property more fully described in Schedule "A" into a G+4 storied building in accordance with the sanctioned plan from K.M.C. The Developer undertakes and assures to complete the new proposed building within 42 months from the date of obtaining sanctioned plan from the K.M.C.. A further grace period of 6 months for any other unforeseen circumstances is to be allowed to the developer for the completion of the project. After the expiry of the above mentioned period of 48 months (i.e 42 months + 6 months), the Developer will pay Rupees Four Lacs (Rs. 4,00,000/-) only per month as penalty till the completion of the building and handing over the Completion Certificate (C.C) of K.M.C. to the owner.

11 AND WHEREAS the settlement of all the tenants and occupiers will be done by the Developer who will ensure vacant possession of the tenanted portion before the execution of the Joint Venture Agreement between the owner and the developer as well as development power of attorney to be duly registered before the concerned registering authority.

AND WHEREAS it has been decided between the owner and the developer that by virtue of this joint venture development agreement the owner will have his allocation of property and the developer firm will have its allocation in the proposed G+4 storied new building that shall come up in the premises at 1D, Dover Lane, Kolkata - 700029.

AND WHEREAS the proposed G+4 storied building will consist of

- (1) The Ground Floor of which the front side will be used as commercial space of more or less 800 sq. ft. (covered area) and the back side will be used as car parking space,
- (2) The 1st Floor will be used as commercial space,
- (3) The 2nd Floor will be used as residential space,
- (4) The 3rd Floor will be used as residential space,
- (5) The 4th Floor will be used as residential space,

- (6) *The roof will be used as (a) 50% of the roof i.e. in front side shall be common to all the residents of the proposed new building and (b) rest 50% of the roof i.e. on the rear side will belong to the Owner and Developer equally.*
- (7) *The change of plan of Ground floor front portion and entire 1st floor will be changed to office space commercial and 2nd floor of owner will have two flats of equal size will be done under Rule 26 (2a) & (2b) of K.M.C. Act, U/R 142 of the building Rule 2009 within 12 (twelve) months from the date of obtaining sanction of plan from K.M.C. (Building Department).*

ALLOCATION OF AREA BETWEEN OWNER AND DEVELOPER AND ALSO MONEYTARY SETTLEMENT BETWEEN OWNER AND DEVELOPER

- OWNER'S ALLOCATION:-**
1. *Ground Floor – A) 50% of the car parking space at the rear side of the building will be allocated to the Owner, B) the total front side measuring more or less 800 sq.ft. of the ground floor for commercial use will be allocated to the Owner. It has been decided that the difference amount for the change of final area will be adjusted by the two parties (Owner and Developer).*
 2. *First Floor – 50% of the 1st floor of the commercial area will belong to landlord and 50% will belong to developer.*
 3. *Second Floor – Entire Floor will be allocated to the Owner.*
 4. *Third Floor – NIL*
 5. *Fourth Floor – Nil.*
 6. *ROOF – 50% of the roof i.e. in front shall be common to all the residents of the proposed new building and the rest 50% of the roof i.e. on the rear side will belong to Owner and Developer equally.*
 7. *The Owner will be given a total non-refundable consideration of Rs. 45 Lacks (Rupees forty five Lacks) only by the Developer. This money paid by instalment i.e. Rs.1 Lac (Rupees One Lac) only at the time of signing the MOU and Rs.9 Lacks (Rupees Nine Lacks) only will be paid after execution of the registered Joint Venture Agreement and Power of Attorney in favour of the developer and after obtaining Sanctioned Plan from K.M.C. The balance amount of Rs.35 Lacks (Rupees Thirty Five Lacks) will be paid only at the time of handing over the allotted portion of Owner's allocation after obtaining Completion Certificate from K.M.C..*

DEVELOPER'S ALLOCATION:-

1. *Ground Floor – A) 50% of the car parking space at the rear side of the building will be allocated to the Developer.*

2. *First Floor –50% of 1st floor (commercial area) will be given to the developer's share and the balance 50% (commercial area) shall belong to the owner. The owner and the developer will jointly sell the 1st floor commercial space.*
3. *Second Floor – Nil.*
4. *Third Floor –The entire third floor will belong to the developer. As all the tenants of existing building will be settled by the developer at its own cost.*
5. *Fourth Floor –The entire 4th floor will be allocated to the Developer.*
6. *ROOF – 50% of the roof i.e. in front shall be common to all the residents of the proposed new building and the rest 50% of the roof i.e. in the rear side will belong to Owner and Developer equally.*
7. *Allocation of any area of the building for any tenant and/or any occupier will be provided from the share of Developer's allocation.*

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BETWEEN THE PARTIES AS FOLLOWS.

1. *Owner shall mean Mr. NABARUN ROY CHOWDHURY.*
2. *Developer shall mean P.S. REALTORS, a Partnership Firm.*
3. *Property shall mean all that piece and parcel of land together with a three storied dilapidated dwelling house occupied by tenants, being premises No. 1D, Dover Lane, P.S- Garfaha, Kolkata – 700029, Ward No.-86 within the ambit of Kolkata Municipal Corporation.*
4. *Extent Of Construction Of The New Building shall mean that the Developer shall construct the proposed G+4 storied new building only in accordance with the sanctioned building plan of the Kolkata Municipal Corporation, without any deviation and variation with full responsibility, liability at the cost of Developer, in any manner whatsoever.*
5. *SANCTIONED PLAN shall mean only sanctioned plan issued by the Kolkata Municipal Corporation and other sanctioning Authorities and subsequently revised or regularized the plan from the K.M.C. for the new building.*
6. *ROOF 50% of the roof i.e. in front shall be common to all the residents of the proposed new building and the rest 50% of the roof i.e. in the rear side will belong to Owner and Developer equally.*

ARTICLE-I**COMMENCEMENT OF NEW BUILDING**

1. *This Agreement for development and construction is being made on the expressed understanding that the DEVELOPER would comply with and/or cause compliance with all statutory provisions in relation to such development and construction and for this purpose the expenses that might be incurred would be solely borne by the Developer during the phase of construction.*
2. *The DEVELOPER hereby agrees and undertakes to obtain necessary sanctions and permissions for constructing a multistoried building G+4 storied on the "said premises" after demolishing the existing building.*
3. *That the Developer shall start and/or commence the work of construction of the building soon after execution and registration of this joint development agreement and with power of attorney and delivery of vacant possession.*
4. *All the original documents of Govt. , Municipalities should be kept in the custody of the owner. Owner (Landlord) shall co-operate with the Developer in all respects time to time of any signature in any document, if necessary, for the purpose of smooth running of construction.*
5. *On and from the execution of these presents, the Developer shall pay all future taxes, outgoings and all other levies by the Municipality and other authorities in relation to the "said property" till the date of handing over Owner's allocation to the Owner.*
6. *This joint venture development agreement shall be registered by the owner and the developer, only after the K.M.C grants sanction plan in favour of the owner.*

ARTICLE-II**POSSESSION**

Possession shall mean that after completion of the building in all respects the Developer shall give possession and/or allotment of the Owner's allocation within 42 (forty two) months from the date of obtaining sanctioned plan from K.M.C. and vacant possession from the owner occupied area. A further grace period of six (6) months shall be allowed to the developers for any unforeseen circumstances (natural calamities) which may cause delay in handing over possession to the owner. After the expiry of the above mentioned period of 48 months (i.e 42 months + 6 months), the Developer will pay Rupees Four Lacs (Rs. 4,00,000/-) only per month as penalty to the Owner till the completion of the building and handing over the Completion Certificate (C.C) of K.M.C..

ARTICLE-IV**OWNER'S OBLIGATION AND REPRESENTATIONS**

1. That the Owner shall reasonably co-operate with the Developer In respect of any signature, if necessary, after being fully convinced about the necessity of the same.
2. That the Owner shall every time has the right to inspect the construction of the New Building with regard to the progress of the constructional work.
3. That the Owner shall always be agreeable to give inspection of all original Title Deeds, Records of rights, Tax Receipts, or any other relevant papers, to the Developers or to his nominees, upon prior notice.
4. That the Owner shall deliver all Xerox copies of Title Deeds, Tax Receipts of the Schedule 'A' Property to the Developers, for the purpose of their work.
5. That the Owner shall execute registered Development Power of Attorney, in favour of SRI SANDIP SINHA and SRI PARTHA GHOSH, Partners of M/S, P.S.REALTORS for the purpose of smooth constructional work and for sale of flats of developers' allocated areas to respective buyers. The Stamp Duty and registration charges and other incidental costs thereto shall be borne and paid by the Developers. The Owner will sign all necessary papers regarding sanctioning of plan revised plan and other papers related to the construction of the premises, if needed.
6. That the Owner doth hereby authorize the Developers for the construction of the new building as per sanctioned plan of K.M.C. along with the right to sell flats out of Developers' allocation and to receive consideration from the intending purchasers. However the Developers shall execute Deed of Conveyance after obtaining completion certificate from the K.M.C. from its allocated portion only after having provided the Owner with his respective allocation and only after completion of the same with all facilities and amenities mentioned in this agreement. In that case the Owner shall have to take possession of his allocated area within 15 (fifteen) days from the date of handing over of the possession letter by the developers to the Owner but subject to completion of the flat in habitable condition with water drainage and completion certificate from K.M.C
7. The Owner shall allow the Developers to enter into the said property for the purpose of smooth construction and completion of the same within the stipulated time mentioned hereinbefore.
8. The constituted Attorney of owner i.e partners of M/S P.S.REALTORS partners namely, Sri Sandip Sinha & Sri Partha Ghosh will execute the Deed of Conveyance in favour of

the purchasers of the Developers' allocated area after obtaining completion certificate from the K.M.C.. The stamp duty and registration charges and other incidental costs thereto shall be borne and paid by the Developers and/or Purchasers of the flats as may be agreed upon between the Developers and Purchasers of flats.

9. The owner will pay proportionate expenses for installation of the common electric meter of the proposed new building and will bear all expenses for his own meter coming under his allocation.
10. The owner will pay GST or any other Govt. Tax levied at the time of handing over possession of his allocated area. The developer will also pay GST or any other Govt. Tax levied at the time of handing over possession of his allocated area to the concerned authority.

ARTICLE-V

DEVELOPERS' OBLIGATION AND REPRESENTATIONS

1. That the Developers do hereby agree to promote the schedule "A" property into a multistoried building i.e. G+4, availing the full F.A.R. in accordance with the sanction plan of the K.M.C. at its cost, upon the Schedule 'A' property. No such cost shall be demanded from the Owner.
2. That the Developers do hereby undertake to complete the project and/or construction of the new building maintaining strictly all the specifications as per schedule hereunder written within 42 (forty two) months upon getting sanctioned plan from K.M.C. and vacant possession of the Schedule 'A' property from the Owner/Landlord (occupied area). A further grace of 6 months for any unforeseen incident (natural calamities) that may lead to delay in completion of the construction work shall be allowed to the developers, failing which the Developers will be liable to pay damage @ Rs. 4,00,000/- (Rupees Four Lacs only) per month to the owner for the defaulting period.
3. That the Developers shall always be faithful and honest in the execution of their construction of the New Building.
4. That the Developers shall not be allowed to cause any unauthorized and illegal construction in the Schedule 'A' property.
5. That the Developers shall be allowed and entitled to execute the Agreement for Sale with the intending purchasers only, in respect of the Developers' Allocation and collect and receive consideration money entirely at the risk and responsibility of the Developers for which the Owner shall not be responsible and liable, in any manner

whatsoever, Provided however the Owner's allocation after obtaining Completion Certificate from the K.M.C. should be handed over initially, prior to handing over any other portion of the new building to any intending buyer.

6. In case the Owner decides to sell his portion of flat in the new building, the developer will be present in the registration office personally and sign in the Deed of Conveyance as confirming Party, if needed and if requested by the Owner to do so.
7. The developers shall make alternate accommodation for an existing tenant of the said premises and the cost of shifting to the new place is to be borne by the developer. The landlord shall not be provided with any accommodation. The monthly electricity bill for the rented premises will be paid by the tenant.

ARTICLE-VI

INDEMNITY CONSTRUCTION

1. The Owner shall be indemnified from any action, penalties or costs and expenses for any violation of any statutory provisions, in relation to the said development and construction by the Developer.
2. The Owner shall not be responsible or liable in any manner whatsoever with regard to the loss of lives of any men of the Developer and/or for any kind of constructional damage during the continuation of the constructional work of the new building.
3. The Developer undertakes to keep the Owner fully indemnified against and harmless from any losses, costs, charges, expenses or claims by any Developer, Contractor, Architect, workers or agents or for any breach of any statutory or contractual obligations.
4. The Developer shall at its own cost raise, erect, build and construct the new building, which shall not be claimed from the owner.
5. The Developer shall erect and complete the buildings in all respect with all necessary electrical fittings in accordance with the direction of the Architect/LBS so appointed for the new construction of the building so as to be fit for occupation, subject however to force majeure.
6. The Developer shall comply with all requirements from K.M.C. and other local authorities relating to the construction of the said building on the said property and shall obtain all necessary approval or approvals from the planning authorities as and when required at its own cost, in the name and on behalf of the owner.

7. *All costs, charges and expenses from the date of execution of this agreement namely architect fees (appointed by the Developers), other charges and expenses which may have to be paid, shall be paid, met and discharged by the Developer and the Developer, hereby agrees to keep the Owner free from all actions, suits, proceedings costs, charges and demands and claims in respect of the construction work.*
8. *That the Developer shall also install and provide such facilities that may be required to be provided according to the statutory bye-laws and regulations of the K.M.C.*
9. *The Developer shall be authorized by the owner to apply for and obtain permission for connection of water, electricity, lift and/or inputs and facilities required for the new building, from appropriate authorities.*
10. *For any addition, alteration, modification, charges of deviations in the construction of the new building approval of the K.M.C. and other authorities as the case may be has to be obtained by the Developer and the Developer will be solely responsible for such regulation at its own costs.*

PROVIDED HOWEVER the Owner shall render all assistance to the Developer after being fully convinced about the necessity of the same, as and when necessary.

ARTICLE-VII

1. *On completion of the new building, the owner shall be invited to take possession of his allocated area within 15 days from the date of service of notice of handover of possession of his allocated areas, as provided herein. The owner shall be responsible to pay GST and other Govt. duties required to be paid and bear the common service charges according to the ratio of allocated areas (flats) for the common facilities of the new building.*
2. *That service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipment, maintenance and general management of the building as per bills raised by the C.E.S.C. and other recognized authorities.*
3. *That on completion of the construction, the Developers shall compulsorily obtain "Completion Certificate" from the Kolkata Municipal Corporation as required u/s 403 of K.M.C. act, 1982 before handing over the Owner's Allocation in the new building.*
4. *On completion and subsequent transfer of flats, the then new flat owner shall form Apartment Owner Association/Society for the maintenance and administration of the common areas and facilities and also common services of the new building.*

ARTICLE-VIII
MISCELLANEOUS

1. *The Owner and the Developers have entered into this agreement, purely as a contract and nothing contained herein shall be deemed or construed as a Partnership between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons, nor shall this Agreement be construed to have effected any transfer of the said property from the Owner to the Developers.*
2. *It is understood that from time to time, to facilitate the construction of the building by the developers, various acts, deeds, matters and things not specified herein may be required to be lawfully done by the Developers for which the Developers may need the authority of the Owner and various applications and other documents, subject to availability, may be required to be signed by the Owner regarding which specific provisions may not have been made herein. The Owner undertake to sign any such additional documents / applications as may be required by the Developers after due scrutiny and after being absolutely convinced about the necessity of the same. Provided however all such acts, deeds, matters and things shall not in any way, infringe the right of the Owner and/or go against the spirit of this Agreement.*

ARTICLE - IX
FORCE MAJEURE

1. *That parties hereto shall not be considered to be liable for any obligation hereunder to the extent the performance of the relative obligations is prevented by the existence of force majeure and shall be suspended from the obligation during the duration of the force majeure.*
2. *Force majeure shall mean flood, earthquake, war storm tempest civil commotion, strike, lock-out and/or any other act or commission beyond the control of the parties.*

ARBITRATION:

All disputes and difference arising out of this agreement or in relation to the determination of any liability of the parties hereto or the construction and interpretation of any of the terms or meaning thereof shall be referred to arbitration, under the provision of the Arbitration and Conciliation Act, 1996 and any statutory modification thereto from time to time in force. The decision given by the Arbitrator shall be binding, final and conclusive on the parties hereto. Each of the parties herein shall be represented by an Arbitrator of their choice.

JURISDICTION

In connection with the aforesaid Arbitration proceedings the High Court, Calcutta and the relevant District Court having competent jurisdiction, shall be approached to receive, entertain, try & determine all actions & proceedings.

THE SCHEDULE "A"

PROPERTY ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring 6 Cottahs 3 Chittacks 21sq.ft alongwith a three storied dilapidated brick built house being premises No. 1D, Dover Lane, Kolkata - 700029 within P.S- Gariahat, P.O- Ballygunge, Ward No. 86, Borough VIII in the limits of the Calcutta Municipal Corporation and butted and bounded as follows :-

- ON THE NORTH** : 13.330 M wide Dover Lane.
ON THE SOUTH : 1A, Ramani Chatterjee Road, Kolkata - 700029.
ON THE EAST : 1/1, Dover Lane, Kolkata - 700029.
ON THE WEST : 1E, Dover Lane & 1A, Ramani Chatterjee Road, Kol - 700029.

SCHEDULE 'B'

COMMON AREAS IN THE NEW BUILDING

1. Stair case room at the roof - top, staircase on all floors, staircase landing on all floors and 50% of the roof i.e. Front portion of the roof common to all the residents and rear portion of roof belongs to Owner & Developers.
2. Common passage for the main entrance to the ground floor staircase landing.
3. Water pump, water tank underground and overhead and other plumbing installations and pump room.
4. Electrical wiring, motors, electrical fittings (except those which are installed for any particular unit) electrical sub-station etc.
5. Telephone point and box at the ground floor and other common areas.
6. Drainage and sewers.
7. Boundary wall and main gate.
8. Such other fittings, equipments and fixtures which are being used commonly either for the common purpose or needs for using the individual facilities / amenities.
9. Service areas i.e. toilet, electric meter, lift, etc. in the ground floor.

SCHEDULE - 'C'
OWNER'S ALLOCATIONS

OWNER'S ALLOCATION:-

1. Ground Floor – A) 50% of the car parking space at the rear side of the building will be allocated to the Owner, B) the total front side measuring more or less 800 sq.ft. of the ground floor for commercial use will be allocated to the Owner. It has been decided that the difference amount for the change of final area will be adjusted by the two parties (Owner and Developer).
2. First Floor – 50% of the 1st floor of the commercial area will belong to landlord and 50% will belong to developer.
3. Second Floor – Entire Floor will be allocated to the Owner.
4. Third Floor – NIL
5. Fourth Floor – Nil.
6. ROOF – 50% of the roof i.e. in front shall be common to all the residents of the proposed new building and the rest 50% of the roof i.e. on the rear side will belong to Owner and Developer equally.
7. The Owner will be given a total non-refundable consideration of Rs. 45 Lacks (Rupees forty five Lacks) only by the Developer. This money paid by instalment i.e. Rs. 1 Lac (Rupees One Lac) only at the time of signing the MOU and Rs. 9 Lacks (Rupees Nine Lacks) only will be paid after execution of the registered Joint Venture Agreement and Power of Attorney in favour of the developer and after obtaining Sanctioned Plan from K.M.C. The balance amount of Rs. 35 Lacks (Rupees Thirty Five Lacks) will be paid only at the time of handing over the allotted portion of Owner's allocation after obtaining Completion Certificate from K.M.C..

SCHEDULE - 'D'
DEVELOPERS' ALLOCATION

DEVELOPER'S ALLOCATION:-

1. Ground Floor – A) 50% of the car parking space at the rear side of the building will be allocated to the Developer.
2. First Floor – 50% of 1st floor (commercial area) will be given to the developer's share and the balance 50% (commercial area) shall belong to the owner. The owner and the developer will jointly sell the 1st floor commercial space.
3. Second Floor – Nil.

4. *Third Floor – The entire third floor will belong to the developer. As all the tenants of existing building will be settled by the developer at their own cost.*
5. *Fourth Floor – The entire 4th floor will be allocated to the Developer.*
6. *ROOF – 50% of the roof i.e. in front shall be common to all the residents of the proposed new building and the rest 50% of the roof i.e. in the rear side will belong to Owner and Developer equally.*
7. *Allocation of any area of the building for any tenant and/or any occupier will be provided from the share of Developer's allocation.*

SCHEDULE – 'E'

COMMON EXPENSES / SERVICE CHARGES OF THE OCCUPIERS IN THE NEW BUILDING

1. *The expenses of maintenance, repair, redecoration, renewal of the facilities available namely, lift, water, electricity supply system to all areas, mentioned in Schedule hereinbefore.*
2. *The expenses of repair, maintenance, white wash and colour wash of the main structure, other walls and common areas of the building and pump.*
3. *The costs of clearing and cleaning the entrance of the building, 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. *Corporation taxes, water taxes, and other taxes and outgoing whatsoever as may be applicable and/or payable on account of the said premises by the new occupants.*
6. *Such other expenses as may be necessary for or incidental to the maintenance and up keeping the premises and the common areas and amenities.*

SCHEDULE – "F"

BUILDING

1. *The Building is R.C.C. frame (M-20 Grade) four storied building.*
2. *The foundation of the building in R.C.C. isolated footing. The building is also earthquake resistant.*
3. *SI thickness is 4' or as per structural design.*
4. *8" thick 5' thick and 4" thick brick work in walls with (1:6, 1:6 & 1:4) sand-cement mortar respectively.*

5. **PLASTERING :**

- a) Outside $\frac{3}{4}$ " thick (1:6 sand, cement, mortar)
- b) Inside $\frac{1}{2}$ " thick (1:5 sand, cement, mortar)
- c) Ceiling and concrete surface $\frac{1}{4}$ " thick (1:4 sand, cement mortar)

6. **ROOF TREATMENT : R.C.C. with water proofing compound**7. a) **FLOORING :**

- i) All rooms, living, dining and verandah shall be finished with vitrified tiles of Somani or Kajaria make along with 4" high skirting.
- ii) R.C.C. cooking platform will be Granite finished & kitchen sink stainless steel.
- iii) Bathroom and kitchen floor shall be of branded antiskid tiles of Somani or Kajaria make .
- iv) In bathrooms glazed tiles shall be fixed up to door height from the floor level (Somani or Kajaria).
- v) In all common space such as stair-landing and entrance lobby shall be finished with marble tiles.
- vi) Service areas such as pump room, garage space and other mandatory open space shall be of mosaic/crazy flooring.
- vii) Balcony modern glass finish upto 3' height from floor level will be provided with steel railings fitted with nut and bolts.

b) **DOOR & WINDOWS :**

- i) All doors will have sal wood frame (3"x3") with shutter of 30mm thick commercial ply (hot pressed Phenol bond) factory finish.
- ii) The main entrance solid core finish shutter. Main entrance door will be decorative teak with lacquer polish (32mm thick commercial ply) or veneer finish on the front side.
- iii) Main door shall be fitted with 'Night Latch' or with mortise lock (Godrej).
- iv) All other doors shall be fitted with modern heavy stainless Tower, bolt, mortise handle from outside and stopper or lock.
- v) All windows and partition wall will be of standard quality anodized Aluminum sliding with plane glass/finesta or similar.
- vi) All aluminum louver window shall be provided in all toilet (For Finesta the difference cost will be borne by the purchaser).
- vii) All windows shall be provided with (12mm square bar) grill.

8. **SANITARY AND PLUMBING (INTERNAL) :**

BATH ROOMS :

1. White porcelain basin, 18" Cera/parryware/Hindware brand.
2. One commode (Cera/parryware/ Hindware) or one Pan (Cera/parryware/ Hindware) light colour.
3. White colour low-down cistern P.V.C. for commode and Pan (Cera/parryware/ Hindware).
4. One shower (Steel quality) and one tap (Jaquar Brand).
5. All bib-cocks and taps will be of ISI Marks (Jaquar Brand).
6. Hot and cold concealed I.S.I. lines at both toilets.
7. One bib-cock near commode/Indian Pan.
8. Bathroom flooring and skirting will be of antiskid tiles of Somani/Kajaria make.

9. **KITCHEN :**

- a) Kitchen sink of stainless steel (Standard Quality).
- b) One ½ " tap over the sink and one ½ " tap below the sink.
- c) Concealed pipe lines for water will be provided.
- d) Provision for exhaust fan or chimney.
- e) Kitchen flooring and skirting will be of vitrified tiles (Somani/Kajaria).
- f) 2'-6" Glazed Tiles above kitchen table top (Somani/Kajaria).
- g) Kitchen table will be of Granite.

10. **SANITARY AND PLUMBING (OUTER) :**

- i) All rainwater pipes, soil and waste water pipes shall be of high density P.V.C. pipe.
- ii) All underground sewer line, shall be of U.D.S pipe.
- iii) Distribution of water line from overhead reservoir shall be of U.P.V.C Pipe (I.S.I. Brand).

11. **ELECTRICAL :**

Concealed type point wiring with copper cable will be provided for entire flat with standard available materials (Finolex brand).

12. **BED ROOM:**

- i) Two three pin plug point (5 Amp.)
- ii) Two light points.
- iii) One fan point.
- iv) A.C. Point (15 amp.) in all bedrooms.
- v) One telephone point in any one bed room.
- vi) Cable T.V. Point in any one bedroom.

13. **KITCHEN:**

- i) One light point
- ii) One exhaust fan/chimney point
- iii) One Power Point (15 Amp) for fridge.
- iv) One three pin plug point (5 Amps.)
- v) One three pin plug point (5 Amps) for water filter.
- vi) One washing machine point with water inlet and outlet facilities

14. **TOILET:**

- i) One light point
- ii) One Power point for Gezer in all toilets.
- iii) One exhaust Fan point
- iv) One 5 Amp. Point near basin side.
- v) One three pin plug point (5 Amp.)

15. **LIVING DINING:**

- i) Three light point
- ii) Two fan point
- iii) One power point for Fridge.

- iv) Two pin plug point for T.V. and others.
- vi) One washing machine point with water inlet and outlet facilities.
- viii) One A.C. Point.

16. MAIN GATE :

Call bell push at main door/door phone facility.

17. COMMON SPACE :

- i) Light point on entrance lobby, landing and roof.
- ii) Light point in garage and other service area.
- iii) Pump switch will be provided in ground floor.

18. SWITCHES :

Modular type switches of Havells/Crabtree or equivalent.

19. LIFT :

A five passenger OTIS open lift will be provided.

20. WATER :

K.M.C. Water will be provided.

21. FINISHING :

- a) All grill and railing shall be painted according to elevation.
- b) All interior surface shall have putty finish only.
- c) stair and lobby area will be painted.
- d) All exterior surface walls shall be painted with weather coat.
- e) Overhead Tank on roof as per sanctioned plan.
- f) Underground tank as per sanction plan.
- g) Provision for Green Generator & C.C.T.V at ground floor and all the owners will pay the proportionate cost for such along with installation for the same to the developers.

IN WITNESS WHEREOF the parties hereto have herein to subscribe their hands and seals to these presents the day, month and year above written.

SIGNED & DELIVERED AT KOLKATA in

the presence of :

1. *Nabaram Roy Chowdhury*
909 Subachal Place
Road, Rambari, P. S. ...
Kolkata - 700078

Nabaram Roy Chowdhury

SIGNATURE OF THE OWNER

2. *Tapan Kumar Deb*
H1, B.B.B. Sarani
KOL - 700019

P.S. REALTORS

P. G. ...
Partner

... ..
Partner

SIGNATURE OF THE DEVELOPER



Drafted by
P. K. Chatterjee
Advocate
Alipore Court
Kolkata - 700027
13/11/88

TO COMPLY ALL THE ABOVE MENTIONED TERMS AND CONDITIONS OF THIS AGREEMENT in respect of the said property mentioned in the Schedule hereunder written the present Owner herein intend to nominate, appoint and constitutes SRI SANDIP SINHA, (PAN ALPPS8206G, AADHAR 5159 2934 5559), Son of Late Dr. S.S Sinha, by faith Hindu, by profession business, by nationality Indian residing at 16/2/S Ballygunge Station Road, Kolkata-700019, P.S- Gariahat, SRI PARTHA GHOSH, (PAN ABFPG2589J, AADHAR 3483 6209 7248), Son of Late T.D. Ghosh, by faith Hindu, by profession business by nationality Indian, residing at 19, Dover Place, Kolkata-700019, P.S.-Gariahat, both partners of P.S. REALTORS, (PAN AANFP0793Q), a partnership firm having its office at 16/2/S, Ballygunge Station Road, Ground floor (portion-A), Kolkata -700019, Police Station - Gariahat, as his true and lawful Constituted Attorney to do any act solely for him and on his behalf such acts, deeds, matters and things and for the purpose as hereinafter expressed.

NL
 NOW KNOW YE BY THESE PRESENTS That I, NABARUN ROYCHOWDHURY, (PAN ACWPR8815L, AADHAR 9539 2715 0102), son of Late Niranjan Chandra Roy Chowdhury, a Hindu Adult, by occupation - retired, by Nationality Indian, resident of 2B Hindusthan Road, Kolkata - 700029, Police Station - Gariahat, P.O- Sarat Bose Road, do hereby and hereunder nominate, constitute, authorize, empower and appoint SRI SANDIP SINHA, (PAN ALPPS8206G, AADHAR 5159 2934 5559), Son of Late Dr. S.S Sinha, by faith Hindu, by profession business, by nationality Indian residing at 16/2/S Ballygunge Station Road, Kolkata-700019, P.S- Gariahat, SRI PARTHA GHOSH, (PAN ABFPG2589J, AADHAR 3483 6209 7248), Son of Late T.D. Ghosh, by faith Hindu, by profession business by nationality Indian, residing at 19, Dover Place, Kolkata-700019, P.S.-Gariahat, both partners of P.S. REALTORS, (PAN AANFP0793Q), a partnership firm having its office at 16/2/S, Ballygunge Station Road, Ground floor (portion-A), Kolkata -700019, Police Station - Gariahat, to execute all or any of the following acts, deeds, things and matter jointly or severally or any of the partner individually in respect of my said property, more fully mentioned in the Schedule hereunder written that is to say:

1. To appoint, engage on my behalf, Advocate or solicitors whenever my said Attorney shall think fit and proper to do so for the purpose of management of the said property and to discharge and/or terminate such Pleader, Advocate, or solicitors' appointment.
2. To settle, adjust, compound, compromise or submit to all actions, suits, accounts, complaints and disputes between us and other person or persons to compound or compromise the same, if any arising out of the said property or any agreement or deed relating to the same.
3. From time to time to sign, execute, Register, affirm and verify all or any petitions, applications, to the Kolkata Municipal Corporation, deed of gift, sign on plans and declarations, affidavits, bonds, indemnities and such other papers and documents as

may from time to time be necessary or required in relation to the said premises as the said attorney shall think fit and proper.

4. To appear for and represent me before all statutory body in the office of the C.E.S.C Ltd./ K.M.C or any Government or Semi Government Authorities for permission to transfer and all other purposes relating to the said premises and before any Magistrate and in all Court and in all other Department or office in connection with the said land/premises.
5. To appoint architect, and sign plans and enter into any negotiations, contracts and/or agreement for sale, etc.
6. To give valid and affective receipts and discharges for all payments as may be received and/or realized by the said Attorney from any person or persons.
7. To apply for and obtain telephone, electricity water sewerage, drainage, gas, and other public utility services in the said premises and for the said purpose to sign execute and submit all necessary applications papers and documents and to all acts, deeds, matters and things as the said Attorney shall think proper.
8. To sign on application to the Kolkata Municipal Corporation for mutation, affidavit etc. and to assets tax etc on my behalf.
9. To sign, execute and enter into negotiations, contracts and/or Agreement for sale, transfer, portion or portion of the said building to any person or persons.
10. To develop the said premises by constructing multi storied building consisting of several independent flats and car parking spaces and others.
11. To obtain loan from the bank or any Financial Institution by creating mortgage in respect of Developer's Allocation only.
12. To enter into agreement for sale for Developer's Allocation and to receive from the intending Purchaser or Purchasers any earnest money and the balance of the consideration money for completion of such sale or sales and to give good valid receipts and discharges for the same which will protect the Purchaser or Purchasers and to sign, execute and register the Deed of Conveyance in favour of the Purchaser or purchasers in respect of Developer's Allocation mentioned in the Joint Venture Development Agreement and to appear before the Registering Authority A.D.S.R., D.S.R. Alipore, South 24 Parganas and A.R.A. Kolkata and to sign on the receipts issued by the Registering Authority. Owner's liability regarding sale or transfer to intending purchaser of developers allotted area will be nil.

AND GENERALLY to do, execute and perform any other act or acts, deeds, matter or thing whatsoever which in the Opinion of our said Attorney ought to be done executed and performed in relation to our said property as fully and effectually as we could do the same as if

personally present And we hereby agree and undertake to ratify and confirm all and whatsoever our said attorney under this Power on our behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the Power, authorities and hereby conferred them any by virtue of this Deed.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 6 Cottahs 3 Chittacks 21sq.ft alongwith a three storied dilapidated brick built house being premises No. 1D, Dover Lane, Kolkata - 700029 within P.S- Gariahat, P.O- Ballygunge, Ward No. 86, Borough VIII in the limits of the Calcutta Municipal Corporation and butted and bounded as follows :-

ON THE NORTH : 13.330 M wide Dover Lane.
 ON THE SOUTH : 1A, Ramani Chatterjee Road, Kolkata - 700029.
 ON THE EAST : 1/1, Dover Lane, Kolkata - 700029.
 ON THE WEST : 1E, Dover Lane & 1A, Ramani Chatterjee Road, Kol - 700029.

IN WITNESSES WHEREOF we the above named have set and subscribed our hands on the ..27th.. day of ..April....., 2023.

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of:

1. *Roychowdhury,*
909 Park Road, Ballygunge
West. Kolkata - 700029
2. *Tapan Kumar Datta*
41, B.B.S. Samui
Kolkata - 700019

Nabamun Roychowdhury

SIGNATURE OF OWNER/
EXECUTANT

P.S. REALTORS

P. Ghosh
Partner

P.S. REALTORS

S. Ghosh
Partner

SIGNATURE OF DEVELOPER/
ATTORNEY

Drafted by:

P.R. Chatterjee
Advocate
Alipore Court
Kolkata - 700027.

Printed by

Subhansu
Alipore Court,
Kol-700027.



| | THUMB FINGER | FIRST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|--------------|--------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

NAME :

SIGNATURE :



| | THUMB FINGER | FIRST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
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| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

NAME : NABARUN ROY CHOWDHURY

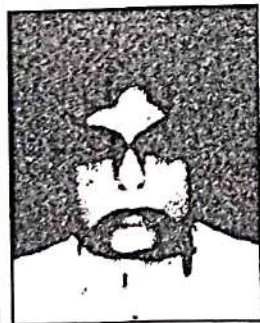
SIGNATURE : Nabarun Roy Chowdhury



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| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

NAME : SANDIP SINHA

SIGNATURE : Sandip



| | THUMB FINGER | FIRST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|--------------|--------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

NAME : Partha Ghosh

SIGNATURE : P. Ghosh



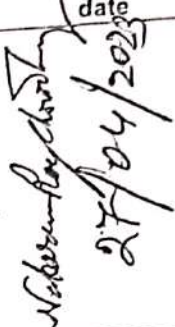










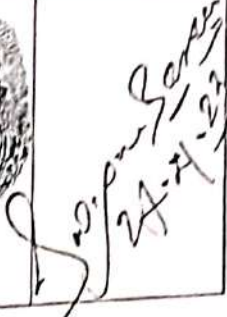
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042001024813/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|---|---|---|---|
| 1 | Nabarun Roy Chowdhury 2B, Hindusthan Road, City:- , P.O:- Saral Bose Road, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700029 | Land Lord |  |  |  27/04/2023 |
| 2 | Shri Sandip Sinha 16/2/S, Ballygunge Station Road, City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 | Representative of Developer [P S Realtors] |  |  |  27.4.2023 |
| 3 | Shri Partha Ghosh 19, Dover Place, City:- , P.O:- Dover Lane, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 | Representative of Developer [P S Realtors] |  |  |  27.04.2023 |

| Sl No. | Name and Address of Identifier | Identifier of | Photo | Finger Print | Signature with date |
|--------|---|--|--|---|---|
| 1 | Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027 | Nabarun Roy Chowdhury, Shri Sandip Sinha, Shri Partha Ghosh |  |  |  |

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



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



192023240029901018

GRN Details

GRN: 192023240029901018 Payment Mode: SBI Epay
GRN Date: 26/04/2023 15:56:26 Bank/Gateway: SBICPay Payment Gateway
BRN: 8407471047333 BRN Date: 26/04/2023 15:57:18
Gateway Ref ID: 231163004707 Method: HDFC Retail Bank NB
GRIPS Payment ID: 260420232002990100 Payment Init. Date: 26/04/2023 15:56:26
Payment Status: Successful Payment Ref. No: 2001024813/2/2023
[Query No*/Query Year]

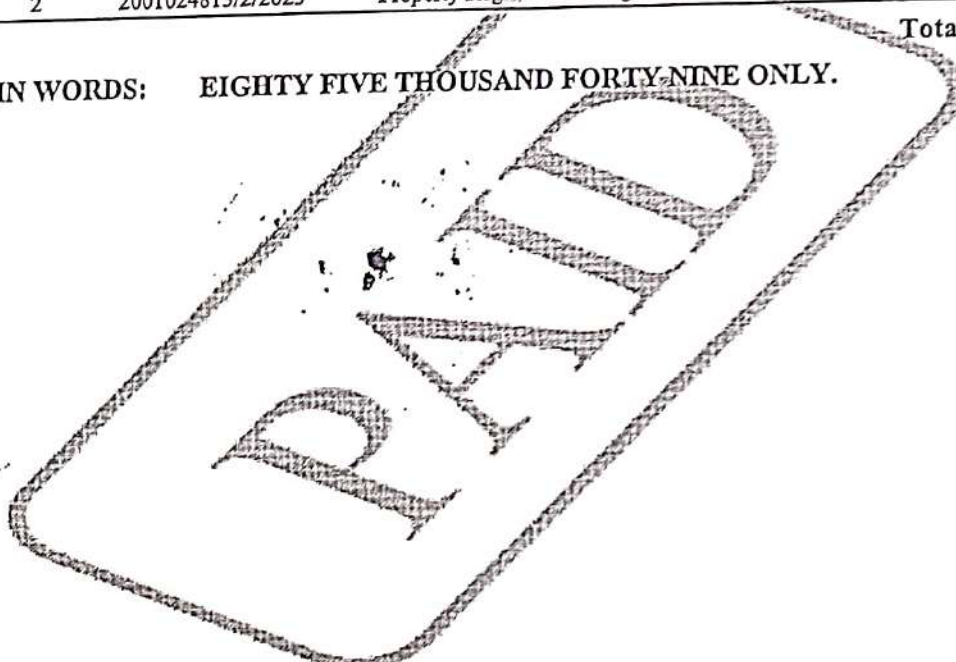
Depositor Details

Depositor's Name: Mr SANDIP SINHA
Address: 16/2/S, BALLYGUNGE STATION ROAD
Mobile: 9830991297
Period From (dd/mm/yyyy): 26/04/2023
Period To (dd/mm/yyyy): 26/04/2023
Payment Ref ID: 2001024813/2/2023
Dept Ref ID/DRN: 2001024813/2/2023

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2001024813/2/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 75021 |
| 2 | 2001024813/2/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 10028 |
| | | | Total | 85049 |

IN WORDS: EIGHTY FIVE THOUSAND FORTY-NINE ONLY.





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

| | | |
|---|--|---|
| Query No / Year | 2001024813/2023 | Office where deed will be registered |
| Query Date | 24/04/2023 2:21:34 PM | Deed can be registered In any of the offices mentioned on Note: 11 |
| Applicant Name, Address & Other Details | P R Roy Aliporer Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status : Advocate | |
| Transaction | [0110] Sale, Development Agreement or Construction agreement | Additional Transaction [4002] General Power of Attorney [Rs : 50/-], [4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 10,00,000/-] |
| Set Forth value | | Market Value Rs. 3,38,27,062/- |
| Total Stamp Duty Payable (SD) | Rs. 75,071/- (Article:48(g)) | Total Registration Fee Payable Rs. 10,028/- (Article:E, E, E, B) |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non-Judicial Stamp Rs. 50/- |
| Remarks | | |


Land Details :

District: South 24-Parganas, Thana: Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dover Lane, Premises No: 1D, Ward No: 086, Pin Code : 700029


| Sch No | Plot Number | Khatian Number | Land Use/ROR Proposed | Area of Land | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|------------------------------|--------------------------|-----------------------|---------------------|
| L1 | (RS :-) | | Bastu | 6 Katha 3 Chatak 21 Sq Ft | | 3,22,07,062/- | Property is on Road |
| Grand Total : | | | | 10.2575Dec | 0/- | 322,07,062/- | |



Query No: 2001024813 of 2023, Printed On : Apr 24 2023 2:21PM, Generated from wbregistration.gov.in


 ভাৰতীয় নিৰ্বাচন কমিছন
 পৰিষ্কাৰ পত্ৰ
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XGZ0624023



নিৰ্বাচকৰ নাম : স্বপন সৰদাৰ
 Elector's Name : Swapan Sardar

 পিতাৰ নাম : মনমথ সৰদাৰ
 Father's Name : Manmutha Sardar

 পিণ্ড / Sex : পুং / M
 জন্ম তাৰিখ : XX / XX / 1984
 Date of Birth :

XGZ0024023

ঠিকনা:
 বৰদাৰ পাৰা পুণ্ডা পঞ্চায়েত স্থান 24 পৰগণা
 741312

Address:
 BARDAR PARA PUNPO JOYHAGAR
 SOUTH 24 PARGANAS 741372

Swapan

Date: 14/2/2018
 137-নং পৰগণা পু (সংসদীয়) বিধান কেন্দ্ৰ
 নিৰ্বাচন পৰিষ্কাৰ অফিচৰ অফিচ
 Facsimile Signature of the Electoral
 Registration Officer for
 137-Darulpur Purba (EC) Constituency

বিধান পৰিষ্কাৰ অফিচৰ পৰা ই-কপি কৰাৰ ক্ষেত্ৰত এই
 বোলা গুৰুত্বপূৰ্ণ হ'ল। নিৰ্বাচন পৰিষ্কাৰ
 অফিচৰ পৰা এই পৰিষ্কাৰ পত্ৰটো
 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 to obtain the card
 with same number.

Swapan Sardar

Structure Details :

| Sch No | Structure Details | Area of Structure | Sellforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|--------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 2400 Sq Ft. | 0/- | 16,20,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Floor No: 2, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 2400 sq ft | 0 /- | 16,20,000 /- | |

Land Lord Details :

| Sl No | Name & address | Status | Execution Admission Details : |
|-------|---|------------|--|
| 1 | Nabarun Roy Chowdhury Son of Late Niranjan Chandra Roy Chowdhury, 2B, Hindusthan Road, City:- , P.O:- Saral Bose Road, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. acxxxxx5l, Aadhaar No.: 95xxxxxxxx0102, Status : Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |

Developer Details :

| Sl No | Name & address | Status | Execution Admission Details : |
|-------|--|--------------|-------------------------------|
| 1 | P S Realtors (Partnership Firm) ,16/2/S, Ballygunge Station Road Ground Floor, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 PAN No. aaxxxxx3q, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative | Organization | Executed by: Representative |

Representative Details :

| Sl No | Name & Address | Representative of |
|-------|--|----------------------------|
| 1 | Shri Sandip Sinha Son of Late S S Sinha 16/2/S, Ballygunge Station Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. abxxxxx6g, Aadhaar No.: 51xxxxxxxx5559 | P S Realtors (as Partners) |
| 2 | Shri Partha Ghosh Son of Late T D Ghosh 19, Dover Place, City:- , P.O:- Dover Lane, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. abxxxxx9j, Aadhaar No.: 34xxxxxxxx7248 | P S Realtors (as Partners) |



Identifier Details :

| Name & address |
|---|
| Mr Swapan Sardar Son of Mr. M Sardar Alipore Police Court, City:- , P.O.- Alipore, P.S.-Alipore, District.-South 24-Parganas, West Bengal, India, PIN.- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Nabarun Roy Chowdhury, Shri Sandip Sinha, Shri Partha Ghosh |

| Transfer of property for L1 | | |
|-----------------------------|-----------------------|---------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Nabarun Roy Chowdhury | P S Realtors-10.2575 Dec |

| Transfer of property for S1 | | |
|-----------------------------|-----------------------|---------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Nabarun Roy Chowdhury | P S Realtors-2400 Sq Ft |

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 24-05-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 24-05-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2001024813 of 2023, Printed On : Apr 24 2023 2:21PM, Generated from wbregistration.gov.in

Major Information of the Deed

| | | | |
|--|--|--|-------------------|
| Deed No : | I-1604-05160/2023 | Date of Registration : | 02/05/2023 |
| Query No / Year | 1604-2001024813/2023 | Office where deed is registered | |
| Query Date | 24/04/2023 2:21:34 PM | D.S.R. - IV SOUTH 24-PARGANAS, District: | South 24-Parganas |
| Applicant Name, Address & Other Details | P R Roy Aliporer Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-] | | |
| Set Forth value | Market Value | | |
| | Rs. 3,38,27,062/- | | |
| Stamp duty Paid (SD) | Registration Fee Paid | | |
| Rs. 75,071/- (Article:48(g)) | Rs. 10,060/- (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:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dover Lane, Premises No: 1D, , Ward No: 086 Pin Code : 700029

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|---------------------------|--------------------------|-----------------------|---------------------|
| L1 | (RS :-) | | Bastu | 6 Katha 3 Chatak 21 Sq Ft | | 3,22,07,062/- | Property is on Road |
| Grand Total : | | | | 10.2575Dec | 0/- | 322,07,062/- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Set forth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|--------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 2400 Sq Ft. | 0/- | 16,20,000/- | Structure Type: Structure |
| <p>Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> | | | | | |
| Total : | | 2400 sq ft | 0/- | 16,20,000/- | |

Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | <p>Nabarun Roy Chowdhury Son of Late Niranjana Chandra Roy Chowdhury 2B, Hindusthan Road, City:- , P.O:- Sarat Bose Road, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxx5l, Aadhaar No: 95xxxxxxxx0102, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Pvt. Residence</p> |

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | <p>P S Realtors 16/2/S, Ballygunge Station Road Ground Floor, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24- Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: aaxxxxx3q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p> |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>Shri Sandip Sinha (Presentant) Son of Late S S Sinha 16/2/S, Ballygunge Station Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxx6g, Aadhaar No: 51xxxxxxxx5559 Status : Representative, Representative of : P S Realtors (as Partners)</p> |
| 2 | <p>Shri Partha Ghosh Son of Late T D Ghosh 19, Dover Place, City:- , P.O:- Dover Lane, P.S:-Gariahat, District:-South 24- Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: abxxxxx9j, Aadhaar No: 34xxxxxxxx7248 Status : Representative, Representative of : P S Realtors (as Partners)</p> |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| <p>Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p> | | | |
| Identifier Of Nabarun Roy Chowdhury, Shri Sandip Sinha, Shri Partha Ghosh | | | |

| Transfer of property for L1 | | |
|-----------------------------|-----------------------|----------------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Nabarun Roy Chowdhury | P S Realtors-10.2575 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Nabarun Roy Chowdhury | P S Realtors-2400.00000000 Sq Ft |

Endorsement For Deed Number : I - 160405160 / 2023

On 27-04-2023

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

Presented for registration at 17:15 hrs on 27-04-2023, at the Private residence by Shri Sandip Sinha, .

Certificate of Market Value (WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,38,27,062/-

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

Execution is admitted on 27/04/2023 by Nabarun Roy Chowdhury, Son of Late Niranjana Chandra Roy Chowdhury, 2B, Hindusthan Road, P.O: Sarat Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person

Indetified by Mr Swapan Sardar, ., Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 27-04-2023 by Shri Sandip Sinha, Partners, P S Realtors (Partnership Firm), 16/2/S, Ballygunge Station Road Ground Floor, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Swapan Sardar, ., Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-04-2023 by Shri Partha Ghosh, Partners, P S Realtors (Partnership Firm), 16/2/S, Ballygunge Station Road Ground Floor, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Swapan Sardar, ., Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

(Signature)

Anupam Halder

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 02-05-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,060.00/- (B = Rs 10,000.00/- , E = Rs 28.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 10,028/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/04/2023 3:57PM with Govt. Ref. No: 192023240029901018 on 26-04-2023, Amount Rs: 10,028/-, Bank: SBI EPay (SBlePay), Ref. No. 8407471047333 on 26-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,071/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8807, Amount: Rs.50.00/-, Date of Purchase: 10/04/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/04/2023 3:57PM with Govt. Ref. No: 192023240029901018 on 26-04-2023, Amount Rs: 75,021/-, Bank: SBI EPay (SBlePay), Ref. No. 8407471047333 on 26-04-2023, Head of Account 0030-02-103-003-02

(Signature)

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2023, Page from 145919 to 145955
being No 160405160 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.05.02 15:45:01 -07:00
Reason: Digital Signing of Deed.

Handwritten signature

(Anupam Halder) 2023/05/02 03:45:01 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)