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Registration the signature sheets are
 to endorsement sheets attached with
 District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas

20 JAN 2021

DEVELOPMENT AGREEMENT
 together with **DEVELOPMENT POWER OF ATTORNEY**

THIS DEED OF DEVELOPMENT AGREEMENT TOGETHER
WITH DEVELOPMENT POWER OF ATTORNEY is made this
 the 20th day of January, 2021 (Two Thousand Twenty-One)

--: **BETWEEN** ::--

1 5210

11 JAN 2021

No.....Rs. **500/-** Date.....

Name: *Subhashis Roy*

Address: *21 B, Pandita Road, P.O - Sunat Bose Road, P.S - Ganichhat, Kal-29*

Vender: *Subhankar Das*

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27



[Signature]
District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

20 JAN 2021

Subhashis Basu
8/0 Kali Anil Kr Basu
1/26 Netaji Nayan
Kul-92
P.O - Regent Estate
P.S - Netaji Nayan

(1) **SRI SOMNATH ROY**, having PAN : ADCPR0012L, Aadhaar No.4503 8761 6407, son of Sailesh Chandra Roy, by creed : Hindu, Indian by National, by occupation : Retired Officer of Hindustan Aeronautics Limited, residing at "Nagarjuna Gardens, Flat - A109, Block : "F", Sahakar Nagar, Bangalore : 560092, (2) **SMT. SARBARI SARKAR**, having PAN : BQGPS5944E, Aadhaar No.4915 2820 2095, wife of Gautam Sarkar, by creed : Hindu, Indian by National, by occupation : House-Wife, residing at 1413, Sector : "A", PKT - "B", Vasant Kunj, South-West Delhi, Delhi : 110070 and (3) **SRI SUBHASHIS ROY**, having PAN : ACWPR1177R, Aadhaar No.8255 9622 1275, son of Sri Kamalapati Roy, by creed : Hindu, Indian by National, by occupation : Engineer, residing at 3/1B, Panditia Road, Post Office : Sarat Bose Road, Police Station : Gariahat, Kolkata : 700029, District : 24 Parganas (South), hereinafter collectively called and referred to as "the **OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SUN ENTERPRISE, a Proprietorship Firm, having its registered Office at 21/4, Aswini Dutta Road, 2nd Floor, Post Office : Sarat Bose Road, Police Station : Rabindra Sarobar, Kolkata : 700029, being represented by its sole Proprietor **SRI TUSHAR S. KAMDAR**, having PAN : AKWPK2271M, Aadhaar No.7238 5672 5991, son of Late Sharad. H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, District : 24 Parganas (South), hereinafter called and referred to as “the **DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office and assigns) of the **OTHER PART**.

WHEREAS by virtue of and under a registered Bengali Kobala dated 20th February, 1959, Smt. Radha Rani Dasi and Bijoy Krishna Sadhukhan jointly gifted, transferred and conveyed unto and in favour of Biswanath Roy of Premises No.3/1, Panditia Road, Calcutta : 700029, **ALL THAT** piece and parcel of bastu land measuring about 4 (Four) Cottahs 2 (Two) Chittacks more or less, the aforesaid Deed was duly registered in the Office of Sub-Registrar of Sealdah, 24 Parganas being

recorded in Book No.I, Volume No.11, Pages 47 to 81, Being No.414 for the year 1959 as a result the said Biswanath Roy became sole and absolute Owner of the said premises.

AND WHEREAS the said Biswanath Roy gifted a portion of land measuring about 2 (Two) Cottahs 2 (Two) Chittacks more or less out of total 4 (Four) Cottahs 2 (Two) Chittacks being part of the said premises unto and in favour of Smt. Arati Roy by a Bengali Gift Deed dated 30th September, 1963 which was registered in the Office of Sub-Registrar at Sealdah, 24 Parganas and recorded in Book No.I, Volume No.58, Pages 16 to 18, Being No.2470 for the year 1963, consequently the said Arati Roy became sole and absolute Owner of the said 2 (Two) Cottahs 2 (Two) Chittacks of land whereupon she erected a 3 (Three) storied pucca Building and she mutated her name in respect of the said 2 (Two) Cottahs 2 (Two) Chittacks of land in the records of the Calcutta Municipal Corporation and upon separation, the said portion of land became known and renumbered as Premises No.3/1A, Panditia Road, Police Station : Gariahat, Kolkata : 700029.

AND WHEREAS said Arati Roy purchased another land measuring about 3 (Three) Chittacks measuring 135.73 Square

Feet more or less being Premises No.3/1A, Panditia Road, Police Station : Gariahat, Kolkata : 700029 from the Calcutta Municipal. Corporation by a registered Sale Deed dated 23rd March, 1972, which was duly registered in the Office of District Sub-Registrar Alipore, 24 Parganas being recorded in Book No.I, Volume No.11, Pages 222 to 224, Being No.699 for the year 1972.

AND WHEREAS in view of the aforesaid registered Instruments, said Arati Roy became sole and absolute Owner of altogether 2 (Two) Cottahs 5 (Five) Chittacks of bastu land more or less known and identified as Premises No.3/1A, Panditia Road, Police Station : Gariahat, Kolkata : 700029.

AND WHEREAS said Arati Roy, during her lifetime, duly made and executed a Will dated 14th May, 2004 whereby and whereunder she had bequeathed unto and in favour of her son Somnath Roy and her daughter Smt. Sarbari Sarkar the said land measuring about 2 (Two) Cottahs 5 (Five) Chittacks [inadvertently mistake in the probate, 4½ Cottahs of land has wrongly been typed instead of 2 (Two) Cottahs 5 (Five) Chittacks] more or less together with the 3 (Three) storied pucca

structure erected thereon being Premises No.3/1A, Panditia Road, Police Station : Gariahat, Kolkata : 700029 and upon demise of the said Arati Roy, the said Will dated 14th May, 2004 was duly proved and accordingly probate of the said Will was granted by the Learned District Delegate at Alipore on 21st August, 2015 in P.L. Case No.19 of 2014 as a result the said Somnath Roy and Sarbari Sarkar became joint and absolute Owners of the aforesaid property.

AND WHEREAS by virtue of and under a registered Bengali Gift Deed dated 23rd April, 1964 executed by the said Biswanath Roy, recorded in Book No.I, Volume No.510, Pages 296 to 299, Being No.777 for the to year 1964 of the Office of Sub-Registrar at Sealdah, 24 Parganas, Anjali Roy became Owner of the remaining 2 (Two) Cottahs of land out altogether said 4 (Four) Cottahs 2 (Two) Chittacks of land purchased by the said Biswanath Roy through the registered Bengali Kobala dated 20th February, 1959 whereupon the said Anjali Roy erected a 3 (Three) storied pucca Building on the said premises and mutated her name in the record of the Calcutta Municipal Corporation being renumbered as Premises No.3/1B, Panditia Road, Police Station : Gariahat, Kolkata : 700029.

AND WHEREAS it is pertinent to mention that in terms of the registered Bengali Kobala dated 20th February, 1959 the said Biswanath Roy became sole and absolute Owner of a piece and parcel of bastu land measuring about 4 (Four) Cottahs 2 (Two) Chittacks more or less, but through the Bengali Gift Deed dated 30th September, 1963 registered in the Office of Sub Registrar at Sealdah, 24 Parganas and recorded in Book No.I, Volume No.58, Pages 16 to 18, Being No.2470 for the year 1963 as well as the subsequent registered Bengali Gift Deed dated 23rd April, 1964 and recorded in Book No.I, Volume No.510, Pages 296 to 299, Being No.777 for the year 1964 of the Office of Sub-Registrar at Sealdah, 24 Parganas, it appears that the said Biswanath Roy had transferred, conveyed, assigned and assured as and by way of Gift a total land having an area of 2 (Two) Cottahs 2 (Two) Chittacks more or less unto and in favour of Smt. Anjali Roy although the said Biswanath Roy was never Owner of the excess 2 (Two) Chittacks of land at any point of time and as such he never had any right, title, interest and authority to transfer the said extra 2 (Two) Chittacks of land in any event as a result the said Smt. Anjali Roy never became Owner of the extra 2 (Two) Chittacks of land in any manner whatsoever and as such any subsequent transaction with regard to that extra 2 (Two)

Chittacks of land would be treated as nonest, ineffective and not binding.

AND WHEREAS the said Anjali Roy purchased another land measuring 5 (Five) Chittacks 14.52 Square Feet from Calcutta Municipal Corporation by a registered Sale Deed dated 23rd May, 1972 recorded in Book No.I, Volume No.11, Pages 222 to 224, Being No.699 for the year 1972 of the Office of District Sub-Registrar Alipore, 24 Parganas.

AND WHEREAS the said Anjali Roy became sole and absolute Owner of the bastu land measuring about 2 (Two) Cottahs 5 (Five) Chittacks 14.52 Square Feet instead of 2 (Two) Cottahs 7 (Seven) Chittacks 14 (Fourteen) Square Feet more or less together with a 3 (Three) storied Building lying and situated at Premises No.3/1B, Panditia Road, Police Station : Gariahat, Kolkata : 700029.

AND WHEREAS while seized and possessed of the aforesaid property as Owner thereof, the said Anjali Roy died intestate on 25th October, 1989 leaving behind her husband namely, Kamalapati Roy, one Son Subhashis Roy and one married

daughter Smt. Tapashi Basu as her heirs and successors all of whom jointly inherited the aforesaid property under the Hindu Succession Act, 1956 each having undivided 1/3rd share of the aforesaid property.

AND WHEREAS the said Kamalapati Roy gifted undivided 1/3rd share out of his 1/3rd share of property together with undivided share of structure of Premises No.3/1B, Panditia Road, Police Station : Gariahat, Kolkata : 700029 to his son Subhashis Roy by a registered Deed of Gift on 17th March, 1990 recorded in Book No.I, Volume No.85, Pages 317 to 324, Being No.3646 for the year 1990 of the Office of Registrar of Assurance, Calcutta unto and in favour of his son Subhashis Roy.

AND WHEREAS thereafter said Tapashi Basu gifted undivided 1/3rd share of her undivided 1/3rd share of aforesaid property together with undivided share of structure at or upon Premises No.3/1B, Panditia Road, Police Station : Gariahat, Kolkata : 700029 to her brother Subhashis Roy by a registered Deed of Gift on 17th March, 1990 recorded in Book No.I, Volume No.85, Pages 325 to 332, Being No.3647 for the year 1990 of the Office of Registrar of Assurance, Calcutta.

AND WHEREAS subsequently the said Tapashi Basu also gifted undivided 1/9th share of the entire property out of her remaining undivided 2/9th share of entire property together with undivided share of structure of Premises No.3/1B, Panditia Road, Police Station : Gariahat, Kolkata : 700029 to her brother Subhashis Roy by a registered Deed of Gift dated 11th April, 1990 recorded in Book No.I, Volume No.122, Pages 421 to 431 being No.5112 for the year 1990 of the Office of Registrar of Assurance, Calcutta.

AND WHEREAS the said Tapashi Basu also gifted the remaining undivided 1/9th share of the entire property together with undivided share of structure of Premises No.3/1B, Panditia Road, Police Station : Police Station : Gariahat, Kolkata : 700029 to her father Kamalapati Roy by a registered Deed of Gift dated 7th February, 1992 recorded in Book No.I, Volume No.78, Pages 403 to 415, Being No.2361 for the year 1992 of the Office of Registrar of Assurance, Calcutta.

AND WHEREAS while seized and possessed the aforesaid property as joint Owners thereof, the said Kamalapati Roy died intestate on 8th November, 1999 leaving behind his only heirs

and successors the said Tapashi Basu and Subhashis Roy as they have jointly inherited the share of Kamalapati Roy in the aforesaid property.

AND WHEREAS the said Tapashi Basu gifted her rest 1/6th share of property, which she obtained from the share of her deceased father unto and in favour of her brother Subhashis Roy absolutely and forever on 25th June, 2020 by a registered Instrument recorded in Book No.I, Volume No.1605-2020, Pages 65926 to 65961, Being No.1730 for the year 2020 of the Office of Additional District Sub-Registrar at Alipore, South 24 Parganas as a result the said Subhashis Roy became sole and absolute Owner of land measuring about 2 (Two) Cottahs 5 (Five) Chittack 14 (Fourteen) Square Feet more or less together with the 3 (Three) storied structure standing thereon, lying and situated at Premises No.3/1B, Panditia Road, Police Station : Gariahat, Kolkata : 700029.

AND WHEREAS the aforesaid two properties situated adjacent to each other and for that said Somnath Roy, Smt. Sarbari Sarkar and Subhashis Roy duly amalgamated their aforesaid two properties into one single property with the Office of the

Kolkata Municipal Corporation for their mutual benefit to use and enjoy their aforesaid properties jointly as a whole.

AND WHEREAS after such amalgamation, the aforesaid two properties came into one single property containing total land measuring about 4 (Four) Cottahs 10 (Ten) Chittacks 14 (Fourteen) Square Feet more or less together with one 3 (Three) storied pucca Building standing therein and said Somnath Roy, Smt. Sarbari Sarkar and Subhashis Roy duly mutated their names with the Office of the Kolkata Municipal Corporation in respect of their aforesaid amalgamated property and after such mutation, the aforesaid property known and numbered as Municipal Premises No.3/1A, Panditia Road, Police Station : Gariahat, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under Ward No.85, bearing Assessee No.11-085-18-0156-0.

AND WHEREAS in the manner stated above, Somnath Roy, Smt. Sarbari Sarkar and Subhashis Roy, the Party hereto of the One Part herein, became the joint Owners of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 4 (Four) Cottahs 10 (Ten) Chittacks 14 (Fourteen) Square

Feet more or less together with one 3 (Three) storied pucca Building having an area of 2085 (Two Thousand Eighty-Five) Square Feet more or less in the Ground Floor, 2149 (Two Thousand One Hundred Forty-Nine) Square Feet more or less in the First Floor and 2149 (Two Thousand One Hundred Forty-Nine) Square Feet more or less in the Second Floor, totaling an area of 6383 (Six Thousand Three Hundred Eighty-Three) Square Feet more or less standing thereon, situate and lying at Mouza : Beltala, Touzi No.1298, Dihi : Panchannagram, being known and numbered as Municipal Premises No.3/1A, Panditia Road, Police Station : Gariahat, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under Ward No.85, bearing Assessee No.11-085-18-0156-0, morefully described in the **SCHEDULE** - "A" hereunder written and hereinafter called and referred to as "the **SAID PROPERTY**" and since then have been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereto.

AND WHEREAS while absolutely seized and possessed the said property as joint Owners thereof, the Owners herein jointly have decided to develop the said property by raising a multistoried Building thereon for their better use and enjoyment.

AND WHEREAS the Owners herein have got no such expertise for construction of any Building and for that they have decided to develop their said property through a competent Developer, who has enough credential in the arena of development.

AND WHEREAS while in search of a good Developer, the Owners herein came across with the Developer herein and after prolong discussion held between the Parties, ultimately the Owners herein have agreed to develop their said property through the Developer herein considering its credential with some certain terms and conditions, which are explicitly described hereunder below.

NOW THIS AGREEMENT WITNESSETH are as follows :-

1. **OWNERS** :-

Shall mean (1) **SRI SOMNATH ROY**, son of Sailesh Chandra Roy of "Nagarjuna Gardens, Flat - A109, Block : "F", Sahakar Nagar, Bangalore : 560092, (2) **SMT. SARBARI SARKAR**, wife of Gautam Sarkar of 1413, Sector : "A", PKT - "B", Vasant Kunj, South-West Delhi, Delhi : 110070 and (3) **SRI SUBHASHIS ROY**, son of Sri Kamalapati Roy of 3/1B, Panditia Road, Post Office :

Sarat Bose Road, Police Station : Gariahat, Kolkata : 700029, District : 24 Parganas (South) and each of their respective heirs, executors, successors, administrators, legal representatives and assigns.

2. **DEVELOPER** :-

Shall mean **SUN ENTERPRISE**, a Proprietorship Firm, having its registered Office at 21/4, Aswini Dutta Road, 2nd Floor, Post Office : Sarat Bose Road, Police Station : Rabindra Sarobar, Kolkata : 700029, being represented by its sole Proprietor **SRI TUSHAR S. KAMDAR**, son of Late Sharad. H. Kamdar of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, District : 24 Parganas (South) and its successors-in-office and assigns.

3. **THE SAID PROPERTY** :-

Shall mean **ALL THAT** piece and parcel of land measuring about 4 (Four) Cottahs 10 (Ten) Chittacks 14 (Fourteen) Square Feet more or less together with one 3 (Three) storied pucca Building having an area of 2085 (Two Thousand Eighty-Five) Square Feet more or less in the

Ground Floor, 2149 (Two Thousand One Hundred Forty-Nine) Square Feet more or less in the First Floor and 2149 (Two Thousand One Hundred Forty-Nine) Square Feet more or less in the Second Floor, totaling an area of 6383 (Six Thousand Three Hundred Eighty-Three) Square Feet more or less standing thereon, situate and lying at Mouza : Beltala, Touzi No.1298, Dihi : Panchannagram, being known and numbered as Municipal Premises No.3/1A, Panditia Road, Police Station : Gariahat, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under Ward No.85, bearing Assessee No.11-085-18-0156-0, morefully described in the **SCHEDULE** – “A” hereunder written.

4. **BUILDING** :-

Shall mean and include the Building to be constructed at the property mentioned in earlier paragraph.

5. **COMMON FACILITIES** :-

Shall mean and include corridors, stairs, ways, passages, way, if any, drive ways, common lavatories, lift, water pump and water and facilities, which will be provided by

the Developer in the new Building. The Occupiers of the proposed multistoried Building and the Purchaser/s of the Flat/s of the proposed multistoried Building shall jointly have the right to enjoy the roof of the proposed Building for all ceremonial occasions and for maintaining T.V. antenna and water reservoir. No outsider shall be allowed to use the roof for any purpose whatsoever.

6. **SALEABLE SPACE** :-

Shall mean the space in the new Building available for independent use and occupation by the Developer after making due provisions for common facilities and space required thereof including Car Parking Space and after providing the Owners' allocation.

7. **OWNERS' ALLOCATION** :-

On completion of the proposed Building the Owners herein shall be at the first instance entitled to get 50% of the total F.A.R. out of 100% of the total F.A.R. in finished and complete condition from the proposed Building, which means the Owner Nos.1 & 2 jointly shall get 25% of the F.A.R. as per their share of land i.e. they will jointly get entire Second Floor and the Owner No.3 shall get

remaining 25% of the F.A.R. as per his share of land i.e. he will get entire Fourth Floor besides that the Owners will get jointly the 50% allotted area for Car Parking, which will be constructed upon the **SCHEDULE - "A"** mentioned property and the aforesaid Owners' allocation is morefully described in the **SCHEDULE - "B"** hereunder written together with all fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE - "C"** hereunder written. The aforesaid Owners' allocation will discussed and finalized after getting Plan sanctioned from the Kolkata Municipal Corporation and communicated in writing.

8. **DEVELOPER'S ALLOCATION :-**

Shall mean the remaining 50% of the proposed Building including the common facilities absolutely belonged to the Developer together with apart from 50% Car Parking Space in the Ground Floor, if any commercial space be sanctioned that will be treated as Developer's allocation after providing for the Owners' allocation as aforesaid and together with the absolute right on the part of the Developer and prospective Buyer/s and intending Transferee/s, Lessee/s or in any way deal with the same but without in any way affecting the right and interest of the Owners.

9. **THE ARCHITECT** :-

Shall mean such person/s with requisite qualification, who will be appointed by the Developer for designing and planning of the new Building.

10. **BUILDING PLAN** :-

Will mean such Plan prepared by the Architect for the construction of the new Building and sanction by the Kolkata Municipal Corporation and/or any other competent Authorities as the case may be.

11. **TRANSFER** :-

With its grammatical variations shall include transfer by possession and by and other means adopted for effecting what is understood as a transfer of space in multistoried Building to purchase thereof although the same may not amount to a transfer in law without causing in any manner in convenience or disturbance to the Owners.

12. **TRANSFeree** :-

Shall mean a person/s for residential purpose to whom any space in the Building will be transferred.

13. **TIME** :-

Shall mean the construction shall be completed positively within 30 (Thirty) months from the date of execution of this Development Agreement.

14. **WORDS** :-

Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and neutral gender shall include masculine and feminine genders.

15. **COMMENCEMENT** :-

This Agreement shall be deemed to have commenced with effect from the date of execution of this Agreement.

--: OWNERS' RIGHT AND REPRESENTATION :-

1. The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
2. None other than the Owners have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.

3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976.

-:: **DEVELOPER'S RIGHT** ::-

1. The Owners hereby grant subject to what have been hereunder provided exclusive right to the Developer to build upon and to exploit commercially the said property and shall be able to construct the new Building thereon in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or cause to be made by the Parties hereto.

2. All application, Plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate Authorities shall be prepared and submitted by the Developer on behalf of the Owners at its own costs and expenses and the Developer shall pay charges and bear all fees including Architect's fees required to be paid or deposited for exploitation of the said property provided

however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said property or any part thereof to the Developer or as creating any right, title or interest in respect of the Developer other than an exclusive right and interest by the Developer to commercially exploit the same in terms hereof and to deal with the Developer's allocation in the new Building in the manner herein after stated.

-:: **CONSIDERATION** ::-

1. In consideration of the Owners having agreed to permit the Developer to commercially exploit the said property and to construct, erect and build a new Building in accordance with the Plan, which will be sanctioned and in accordance with the Specification and materials description of which are stated in details in **SCHEDULE – "C"** hereunder written. However, details Specification like Building materials of preparation, quality of construction

would stand and be decided only after the sanctioned Plan is received from the Kolkata Municipal Corporation.

2. On completion of the proposed Building the Owners herein shall be at the first instance entitled to get 50% of the total F.A.R. out of 100% of the total F.A.R. in finished and complete condition from the proposed Building, which means the Owner Nos.1 & 2 jointly shall get 25% of the F.A.R. as per their share of land i.e. they will jointly get entire Second Floor and the Owner No.3 shall get remaining 25% of the F.A.R. as per his share of land i.e. he will get entire Fourth Floor besides that the Owners will get jointly the 50% allotted area for Car Parking, which will be constructed upon the **SCHEDULE - "A"** mentioned property and the aforesaid Owners' allocation is morefully described in the **SCHEDULE - "B"** hereunder written together with all fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE - "C"** hereunder written. The aforesaid Owners' allocation will discussed and finalized after getting Plan sanctioned from the Kolkata Municipal Corporation and communicated in

writing. After handover the Owners' allocation, the Developer doing the Deed of Conveyance in favour of the Purchaser/s.

3. Besides the above, the Developer shall pay a sum Rs.5,00,000/- (Rupees Five Lac) only to the Owner Nos.1 & 2 jointly towards their consideration and Rs.5,00,000/- (Rupees Five Lac) only to the Owner No.3 towards his consideration simultaneously with the execution of this Agreement.

-:: **POSSESSION** ::-

1. The Owners shall give quiet, peaceful and unencumbered possession of the said property to the Developer simultaneously with the execution of this Agreement enabling the Developer to survey the entire property and for making soil testing and preparation of the proposed Building.
2. The Developer shall complete the construction of the proposed Building positively within 30 (Thirty) months from the date of execution of this Development Agreement

only transfer by way of proper Deed of Conveyance/s either in favour of the Developer or in favour of the nominee/s of the Developer, the undivided share of the land excepting the proportionate share of land of the Owners, keeping the Owners' allocation intact, the Developer can sell the Developer's allocation to its nominee/s.

5. In so far as necessary all dealing by the Developer in respect of the new Building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer a Power of Attorney in a form and manner reasonably required by the Developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the Owners nor there shall be any clause inconsistent with or against the terms mentioned in this Agreement.
6. That the Owners shall execute the Deed of Conveyance in favour of the Developer or its nominee/s in respect of such part or parts of the new Building as shall be required by the Developer, if the Developer first put the allocation portion on completion of the Building and all costs and all expenses including Income Tax Clearance

Certificate in that behalf will be borne and paid by the Developer.

--: COMMON FACILITIES :-

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said property accruing due as and from the date of signing of the Agreement. If there are any dues of property taxes or any Owners taxes regarding the said property before the date of execution of the Agreement that would be borne by the Owners.

2. As soon as the new Building shall be completed within the time hereinafter mentioned, the Developer shall give written notice to the Owners for their allocations in the new Building and there being no dispute regarding completion of the Building in terms of this Agreement and according to the Specification and Plan thereof and the K.M.C. being produced to the effect and after 30 (Thirty) days from the date of service of such notice and at all times thereafter the Owners shall be exclusively

responsible for payment of all Municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as "the **SAID RATES**") payable in respect of the Owners' allocation, the said rates to be apportioned pro-rata with reference to the saleable space in the Building, if they are levied on the Building as a whole.

3. Any transfer of any part of the Owners' allocation in the new Building shall be subject to the provisions hereof and the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rate and service charges for the common facilities.
4. The Owners shall not do any act, deed or thing whereby the Developer shall be prevented from construction completion of the said Building. It is mentioning here that the Developer doing the said construction as per Sanction Plan. Out of the sanction Plan if the Developer doing any deviation, in that occasion the Developer is fully liable and responsible and in that case Owner's has every right to prevent the Developer and the Developer after

construction bound to take the completion certificate from the K.M.C. Authorities and hand over the same to the Owner.

-:: **COMMON RESTRICTION** ::-

1. The Owners' allocation in the new Building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the new Building intended for common benefits of all occupiers of the new Building which shall include the followings.
2. The Developer and its nominee/s shall also not use or permit to be used of the Developer's allocation in the new Building or any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazards to the Owners of the new Building.
3. Both the Parties shall abide by all laws, bye-laws, rules and regulation of the Government, Local Bodies and Associations when formed in future as the case may be without invading the right to the Owners.

4. The respective Allottees shall keep their respective allocation in the new Building in good working conditions and repairs.
5. Neither Party shall throw accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new Building or in the compound corridors any other portions of the new Building.

--: OWNERS' OBLIGATION :-

1. The Owners hereby agree and do covenant with the Developer not to cause any interference or hindrance within any corner in the construction of the Building at the said property by the Developer. If the Developer doing any illegal acts and disobey the rules and regulations as per Agreement on that occasion the Owner's have every right to intervene.
2. The Owners hereby agree and covenant with the Developer not to do any act or deed or thing hereby the Developer may be prevented from selling, assigning

and/or disposing of any portion or portions of the Developer's allocation/portion in the new Building.

3. The Owners hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or charges the allocated portion of the Developer in the super built up construction but shall have all right to let out grant, lease, mortgage and/or charges, their allocated portion to any person/s, company/ies save and except the Developer's allocation. The Developer also shall not have any right to let, grant, lease, mortgage and/or charges the allocated super built up area of the Owners but shall have all right to let out grant, lease, booking money etc. from the person/s, Company/ies in respect of the Developer's allocation.
4. The Owners shall hand over peaceful vacant khas possession of the said property in favour of the Developer herein positively within 1 (One) month from the date of sanction of the Building Plan, if the Owners fail to hand over the possession of the said property to the Developer after expiry of the time limit in that event the Owners

shall have to pay a sum of Rs.25,000/- (Rupees Twenty-Five Thousand) only per month to the Developer for the delay caused by themselves and the Developer bound to give the written notice to the Owner. If the Developer failed to give any notice he is liable and responsible.

-:: DEVELOPER'S OBLIGATION :-

The Developer hereby agrees and covenant with the Owners :-

1. The Developer shall complete the construction of the new Building within 30 (Thirty) months from the date of execution of this Development Agreement. The time of completion of the Building shall be strictly observed. The period of construction may be extended, if there is any Force Majeure, natural calamity. It is mentioning her before submitting the Plan before the K.M.C. Authorities it must be shown to the Owners and after getting the sanction Plan one copy must be handed over to the Owner positively.
2. The Developer shall not violate or contravene any of the provisions or rules applicable for construction of the Building.

3. The Developer shall at its own cost demolish the present existing structure standing upon the said property and shall enjoy all the debris and salvages as per its own whims and desire.
4. The Developer shall at its own cost and responsibility negotiate with the existing Tenants, unauthorized Occupants and illegal Trespassers in respect of the said property.
5. The Developer shall arrange separate alternative accommodations for the Owner Nos.1 & 2 jointly and the Owner No.3 during the period of constructional work of the proposed Building till handing over possession of the Owners' allocation and the same shall be 3BHK Flat within the vicinity.
6. The Developer shall arrange for shifting of all the household items to the alternative accommodations provided to the Owner Nos.1, 2 & 3, which include packing and movement. The Developer shall also arrange for shifting of household items back from the alternative accommodations to the new Building after handing over of the premises.

7. The Developer must give a guarantee of one year from the date of completion of the new Building against any defect in construction as well as quality of construction which includes the electrical, plumbing and common facilities. During this period, the Developer should maintain and rectify construction defect and repair of the Building which includes electrical, plumbing and common facilities free of cost.

8. On completion of one year from handing over of the premises, the Developer should form an Association of the Owners to maintain and upkeep of the premises.

OWNERS' INDEMNITY

The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated portion without any interference and/or disturbance provided the Developer performance and fulfills all and singular the terms and conditions herein contained and/or its part to be observed and performed.

--:: DEVELOPER'S INDEMNITY ::-

1. The Developer hereby undertakes to keep the Owners indemnified against all Third Party claims and actions arising out of any sort of act of commission of the Developer in or in relation to the construction of the said new Building strictly in terms of the Plan to be sanctioned by the Kolkata Municipal Corporation on that behalf.
2. The Developer hereby undertakes to keep the Owners indemnified against all action suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said premises and/or in the matter of construction of the Building and/or any defect therein.

--:: MISCELLANEOUS ::-

1. The Owners and the Developer have entered into the Agreement/s purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Owners. The Parties hereto can proceed with this Agreement.

2. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the Owners of the said property or any part thereof to the Developer or as creating any right, title and interest in respect thereof in the Developer other than an exclusive right to exploit the same in terms thereof.
3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served upon the Owners, if sent to them under registered post with acknowledgement due at the address given in this Agreement.
4. That the Owners hereby fully agree and consent that the Developer shall have the right to advertise, fix hoarding or signboard of any kind relating to the publicity for the benefit or commercial exploitation of the new Building from the date of execution of this Agreement and on completion of the Building or earlier all such advertisements and hoardings shall be cleared of by the Developer at its own costs.
5. If the Developer herein fails to complete the constructional work of the proposed Building within the stipulated period

in that event the Developer herein shall be liable to pay damages @ Rs.25,000/- (Rupees Twenty-Five Thousand) only per month till the handing over possession of the Owner's allocation.

6. In the event of any deviation in the construction work will be liability and responsibility of Developer and in such case the Developer shall at its own cost and expenses either demolish the said developed portion as to do any other act as per K.M.C. Building Rules. Except the said Building Plan the Developer should not do anything on the said construction and is liable to take completion certificate from the K.M.C. authorities and hand over the same to the owners positively.

-:: FORCE MAJEURE ::-

1. The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any Force Majeure and this contract shall remain suspended during the duration of such Force Majeure, if any.

2. The Force Majeure shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any other fact or commission beyond the control of the parties hereto.

-:: **JOINT OBLIGATION** ::-

1. The Developer shall develop and construct multistoried Building on the said property as per Corporation Rules after utilizing the available F.A.R. as per present rules in vogue.
2. The Owners will lend their names and signatures in all paper, Plans, documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be developed in the Owners' name and under the Owners' allocation.
3. The Owners will forward to the Developer or its nominee/s, the Title Deed of the land for its nominee/s to get loan from the Authority concerned, failing which the Owners will be held and responsible for damages. On that loan the Owners have no liability and responsibility nor

the Developer should mortgage the said title deed before any financial authority.

DEVELOPMENT POWER OF ATTORNEY

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN we, (1) **SRI SOMNATH ROY**, having PAN : ADCPR0012L, Aadhaar No.4503 8761 6407, son of Sailesh Chandra Roy, by creed : Hindu, Indian by National, by occupation : Retired Officer of Hindustan Aeronautics Limited, residing at "Nagarjuna Gardens, Flat - A109, Block : "F", Sahakar Nagar, Bangalore : 560092, (2) **SMT. SARBARI SARKAR**, having PAN : BQGPS5944E, Aadhaar No.4915 2820 2095, wife of Gautam Sarkar, by creed : Hindu, Indian by National, by occupation : House-Wife, residing at 1413, Sector : "A", PKT - "B", Vasant Kunj, South-West Delhi, Delhi : 110070 and (3) **SRI SUBHASHIS ROY**, having PAN : ACWPR1177R, Aadhaar No.8255 9622 1275, son of Sri Kamalapati Roy, by creed : Hindu, Indian by National, by occupation : Engineer, residing at 3/1B, Panditia Road, Post Office : Sarat Bose Road, Police Station : Gariahat, Kolkata : 700029, District : 24 Parganas (South), hereinafter called and referred to as "the **PRINCIPALS**".

-:: **SEND GREETINGS** ::-

WHEREAS we, the Principals herein are the joint Owners of **ALL** **THAT** piece and parcel of land measuring about 4 (Four) Cottahs 10 (Ten) Chittacks 14 (Fourteen) Square Feet more or less together with one 3 (Three) storied pucca Building having an area of 2085 (Two Thousand Eighty-Five) Square Feet more or less in the Ground Floor, 2149 (Two Thousand One Hundred Forty-Nine) Square Feet more or less in the First Floor and 2149 (Two Thousand One Hundred Forty-Nine) Square Feet more or less in the Second Floor, totaling an area of 6383 (Six Thousand Three Hundred Eighty-Three) Square Feet more or less standing thereon, situate and lying at Mouza : Beltala, Touzi No.1298, Dihi : Panchannagram, being known and numbered as Municipal Premises No.3/1A, Panditia Road, Police Station : Gariahat, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under Ward No.85, bearing Assessee No.11-085-18-0156-0 and entered into a registered Development Agreement together with Development Power of Attorney on this day with **SUN ENTERPRISE**, a Proprietorship Firm, having its registered Office at 21/4, Aswini Dutta Road, 2nd Floor, Post Office : Sarat Bose Road, Police Station :

Rabindra Sarobar, Kolkata : 700029, being represented by its sole Proprietor **SRI TUSHAR S. KAMDAR**, son of Late Sharad. H. Kamdar of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, District : 24 Parganas (South), hereinafter referred to as "the **SAID DEVELOPMENT AGREEMENT TOGETHER WITH POWER OF ATTORNEY**", for development of the said premises, after demolishing the present existing structure standing thereon, morefully and particularly described in the **SCHEDULE** hereunder written, as per terms and conditions clearly set forth therein.

AND WHEREAS in the Development Agreement it was inter-alia stated that on completion of the proposed Building, the Principals herein shall be at the first instance entitled to get 50% of the total F.A.R. out of 100% of the total F.A.R. in finished and complete condition from the proposed Building.

AND WHEREAS in pursuance of the said Development Agreement and in pursuance of understanding between the Parties it is necessary and also expedient for us to appoint Attorney/s to develop the said premises.

NOW KNOW ALL BY THESE PRESENTS we, the above named Principals do hereby and hereunder nominate, constitute and appoint **SUN ENTERPRISE**, a Proprietorship Firm, having its registered Office at 21/4, Aswini Dutta Road, 2nd Floor, Post Office : Sarat Bose Road, Police Station : Rabindra Sarobar, Kolkata : 700029, being represented by its sole Proprietor **SRI TUSHAR S. KAMDAR**, having PAN : AKWPK2271M, Aadhaar No.7238 5672 5991, son of Late Sharad. H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, District : 24 Parganas (South), as our true and lawful Attorney in our names and on our behalf to do and execute and perform or caused to be done and executed and performed all or any of the following acts, deeds and things :-

1. To hold and defend possession of the said premises/ property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage, maintain and administer the said property and every part thereof.
2. To pay all rents and taxes, charges, expenses and other outgoing whatsoever payable for or on account of the said

premises or any portion thereof or any undivided share or shares therein and to ensure any Building thereon against loss or damages by fire and/or other risk as may be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.

3. To execute and register any Deed/s of Gift, Deed/s of Declaration, Boundary Declaration/s for the purpose of amalgamation of the said property with any other adjacent properties on our behalf as our constituted Attorney
4. To mutate the name of the Principals herein with the Office of the Kolkata Municipal Corporation in respect of the said property on our behalf as our constituted Attorney.
5. To enforce any covenant/s, any Agreement/s, Declaration Deed/s or any other document/s relating to the said property or any part thereof and to enforce every right/s to that effect.
6. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get prepare Plan/s for

demolition, to sign and submit Building Plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing Building or Buildings or structures on the said premises or any portion of portions thereof before the Kolkata Municipal Corporation and to put signature/s upon the Plan/s as will be required on our behalf as our constituted Attorney.

7. To build upon and exploit commercially the said premises by making construction of Building thereon and for that to demolish structures of whatsoever nature existing thereon or as may be constructed in future.
8. To appoint any Contractor/Sub-Contractor for construction work or Building thereon and to cancel the same and engage new Contractor to be done by it or its own discretion as if we do the same personally.
9. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Deed/s in respect of the said

property in terms of the Development Agreement together with Development Power of Attorney or other documents concerning the said premises and also to appear before and sign and submit all papers and documents of transfer concerning the said premises and make representations to the concern authorities for getting such certificate and/or permissions.

10. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection and to sign in all paper and documents relating to get electric connection and meter from the C.E.S.C. Authority or any other requirements for the said proposed Building to be constructed and to the enter into any Agreement or Agreements with any Party or Parties for the same.

11. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s for the

DEVELOPER'S ALLOCATION specifically mentioned in the Development Agreement together with Development Power of Attorney.

12. To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said premises. To sign and execute all other deed/s and document/s required to get the said connection from the concerned authorities, which it shall consider necessary and as may be required to complete the proposed Building, to be constructed at said property, morefully described in the **SCHEDULE - "A"** hereunder written.

13. To represent ourselves before the Kolkata Municipal Corporation, P.W.D., C.P.W.D., K.I.T. and other Government or Semi Government Offices and Department in all respects. To pay sanction fees and other fees to the said the Kolkata Municipal Corporation for sanction of such Building Plan and other and/or to appear and represent before the said the Kolkata Municipal Corporation or any Authority.

14. To sign and execute all other deed/s and document/s required to get the water connection from the Kolkata Municipal Corporation, which it shall consider necessary and as may be required to complete the proposed Building at the **SCHEDULE – “A”** mentioned property and to pay all charges and expenses including the Kolkata Municipal Corporation rates and taxes, Building tax and other levies, which may be required of construction during the period.

15. To prepare, sign, execute, submit enter into modify cancel, alter draw approve the same and also to present for registration and admit registration of all paper, documents, Deed/s, contract/s, Agreement/s, application/s, consent/s and other document/s as may in any way be required before the competent Authority to be or any of the powers herein contained including sale of the Developer's allocation of the said premises and every or any part thereof and the termination of all contract/s, right/s of occupancy/user and/or enjoyment by any person or persons whatsoever, the **SCHEDULE – “A”** mentioned property and also in connection with observing

fulfilling and performing all the terms conditions and covenants on our part to be observed fulfilled and performed under the Development Agreement together with Development Power of Attorney.

16. To file any complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said premises in which we now or may hereinafter be interested or connected and also if our Attorney think fit may compromise and may take any such action or institute proceedings as aforesaid before any court, civil or criminal or Revenue including the District Court or any other courts as the case may be.

17. To sign declare verify and affirm, plaint, written statements, petitions, Affidavit, Vokatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the said premises or connected with any of the

matters aforesaid and to file suit/proceedings before any court of law or any other Office concern, Government, Semi Government or other Offices and also shall able to insert advertisement in respect of the said property in the any paper/s for successful implementation of the proposed development work.

18. To appear and represent us before all Authorities, make commitments and give undertaking as be required for all or any of the purpose herein Contained.
19. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the Tax assessment, drainage/ sewerage connection and obtaining completion certificate or in any other way relating to the said premises or any portion thereof or any undivided share or shares therein.
20. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending Purchaser/s and/or Party or Parties thereof for and on behalf of us in respect of the Developer's allocation. Be it

mentioned that the Attorney shall in all occasions be able to receive against Developer's allocation any amount of consideration in part or in full and/or as being paid by the intending Purchaser/s thereof and/or from the loan sanctioning institute or institutes such as H.D.F.C., L.I.C., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Limited etc. and/or from any Bank or whatsoever status and/or any Central Government, State Government or Semi Government Firms, institutions, organisations, undertaking etc. of whatsoever manner of nature and/or autonomous or private organisations, firms etc. and shall also be able to issue proper and effectual, receipt or receipts for and on our behalf as our constituted Attorney.

21. To negotiate terms and to sell the Space/s and Flat/s from **DEVELOPER'S ALLOCATION** with proportionate share of land in the premises/said property to any Purchaser/s at such price which the said Attorney in its absolute discretion thinks proper.
22. To enter into any Agreement or Agreements with any Party or Parties or with the intending Purchaser/s for sale

of Space or Spaces with super structure or Flat/s from the **DEVELOPER'S ALLOCATION** along with proportionate share of land and/or cancel and the same with the intending Purchaser/s.

23. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s in respect of the Developer's allocation.

24. That the Attorney shall or may sign and to execute any Agreement/s, Deed of Conveyance/s and to deliver any Conveyance/s for the selling Flat/s and Space/s from the **DEVELOPER'S ALLOCATION** in the proposed Building with easements rights of the common areas of the proposed selling of Space/s and Flat/s along with proportionate share of land in favour of the intending Purchaser/s or his/her/their nominee/s and in the Agreement/s, Deed of Conveyance/s of the proposed sale, the said Attorney shall receive and acknowledge the advances and/or

booking money and/or earnest money and/or full consideration money from the intending Purchaser/s in our names and the same shall be treated as receipt by us personally from the intending Purchaser/s.

25. To sign and execute all other deed/s, instrument/s and assurance/s which it shall consider necessary and to enter into and/or agree to such covenant and condition as may be required to complete the proposed Building at the **SCHEDULE** - "A" mentioned property and for fully and effectually conveying the said proportionate share of land, Flat/s and Space/s together with the easements right of the common passage and spaces in the property on and for our behalf and it is to be treated as done by us being present ourselves personally.

26. To observe fulfill and perform all the terms conditions and obligations on our part or to be observed fulfilled and performed according to the said Agreement and to execute all our rights therein by our said Attorney.

AND we do hereby agree to ratify and confirm all or whatsoever other acts which our said Attorney shall lawfully do, execute or perform or cause to be done, executed to performed in

connection with the construction of the said Building and sale and any other necessary matters of the Developer's allocation etc. as aforesaid regarding Building at the said premises and also in connection with the sale of Flat/s, Car Parking Space/s, covered spaces and open spaces in Developer's allocation which are not indicates, any inconvenience to showing in future in any case of Owners and Purchasers and/or without creating any obstruction towards ingress and egress except Owners' allocation as per terms of the Development Agreement under and by virtue of this Power of Attorney notwithstanding no express power in that behalf hereunder is provided.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the Authorities herein contained which we could have lawfully done under our own hands and seals, if personally present.

THE SCHEDULE - "A" ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring an area of 4 (Four) Cottahs 10 (Ten) Chittacks 14 (Fourteen) Square Feet be

the same a little more or less together with one 3 (Three) storied pucca Building having an area of 2085 (Two Thousand Eighty-Five) Square Feet more or less in the Ground Floor, 2149 (Two Thousand One Hundred Forty-Nine) Square Feet more or less in the First Floor and 2149 (Two Thousand One Hundred Forty-Nine) Square Feet more or less in the Second Floor, totaling an area of 6383 (Six Thousand Three Hundred Eighty-Three) Square Feet more or less standing thereon, situate and lying at Mouza : Beltala, Touzi No.1298, Dihi : Panchannagram, being known and numbered as Municipal Premises No.3/1A, Panditia Road, Police Station : Gariahat, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under Ward No.85, bearing Assessee No.11-085-18-0156-0, together with all right, title, interest and right of easement attached thereto and the same is butted & bounded by :-

ON THE NORTH	:	Another premises ;
ON THE SOUTH	:	G+VII storied Building ;
ON THE EAST	:	4/3, Dover Terrace ;
ON THE WEST	:	50' wide Panditia Road.

THE SCHEDULE - "B" ABOVE REFERRED TO

(DESCRIPTION OF THE OWNERS' ALLOCATION)

On completion of the proposed Building the Owners herein shall be at the first instance entitled to get 50% of the total F.A.R. out of 100% of the total F.A.R. in finished and complete condition from the proposed Building, which means the Owner Nos.1 & 2 jointly shall get 25% of the F.A.R. as per their share of land i.e. they will jointly get entire Second Floor and the Owner No.3 shall get remaining 25% of the F.A.R. as per his share of land i.e. he will get entire Fourth Floor besides that the Owners will get jointly the 50% allotted area for Car Parking, which will be constructed upon the **SCHEDULE** - "A" mentioned property together with all fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** - "C" hereunder written. The aforesaid Owners' allocation will discussed and finalized after getting Plan sanctioned from the Kolkata Municipal Corporation and communicated in writing.

THE SCHEDULE – “C” ABOVE REFERRED TO

(DESCRIPTION OF THE SPECIFICATION)

- ❖ **BUILDING** :-
Building designed or R.C.C. foundation of multistoried.
- ❖ **FOUNDATION** :-
Building designed of R.C.C. foundation.
- ❖ **STEEL** :-
Steel quality available in the market.
- ❖ **CEMENT** :-
Standard quality available in the market.
- ❖ **STONE CHIPS** :-
Standard quality available in the market.
- ❖ **SAND** :-
Course sand and other sand shall be required.
- ❖ **BRICKS** :-
1st and 2nd class available in the market.

❖ **FLOORING** :-

Bed rooms, toilet, drawing/dining will be finished with /vitrified tiles.

❖ **TOILET** :-

Toilet will be of tiles flooring with 6' high glaze tile all around.

❖ **PAINTING** :-

All internal walls will be finished the plaster Paris. All external paintings will be with cement based paints. All doors and windows will be teak finish.

❖ **SANITARY** :-

All internal pipe line will be concealed type. Soil lines are to be connected to underground, drainage pipes terminating in Corporation line, colour basin, colour commodes, jaguar fittings.

❖ **WATER SUPPLY** :-

Water will be supplied from the supply of Kolkata Municipal Corporation.

❖ **DOORS** :-

All doors will be made up of commercial flush doors, main entrance door will be flush door.

❖ **WINDOWS** :-

Aluminum siding with glass fittings including grill.

❖ **KITCHEN** :-

Granite slab, steel sink and tiles fitted upto 4' height.

❖ **ELECTRICAL** :-

Electrical points for light, fan, A.C. in all rooms and refrigerator.

❖ **WORKS** :-

P.V.C. wiring and complete with distribution board sub-distribution board, switch board with piano type switches and 5 & 25 amp. plug point electrical points will be provided as per design given by architect.

❖ **ELECTRICAL** :-

All conceal wiring. Havels/Finolex.

❖ **LIFT** :-

Lift will be provided.

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 AND DELIVERED

by the Parties at Kolkata

in the presence of :-

Jomnath Roy

Indira Joshi

Subhasis Roy

WITNESSES :-

1. *Subhasis Basu*
S/o heli Anil Kr Basu
1/26 Netaji Nagar
Kol-700092

2. *Sarmista Roy*
w/o Subhasis Roy
3/113 Panditya Road
Kol-700029

Signature of the **OWNERS**

[Signature]
SUN ENTERPRISE
Proprietor

Signature of the **DEVELOPER**

Drafted by me :-

Arijit Bose
F/1168/2014
Advocate

Alipore Judges' Court, Kol : 27.

Computer Typed by :-

[Signature]
DEBASISH NASKAR
Alipore Judges' Court, Kol : 27.

MEMO OF RECEIPT

RECEIVED of and from the within named Developer the within mentioned sum of Rs.10,00,000/- (Rupees Five Lac) only towards consideration in terms of this Agreement, as per Memo below :-

<u>Date</u>	<u>Particulars</u>	<u>MEMO</u>	<u>Amount (Rs)</u>
18/01/2021	HDFC Bank (Hindustan Road Branch) cheque NO: 000088		2,50,000/-
18/01/2021	HDFC Bank (Hindustan Road Branch) cheque NO: 000089		2,50,000/-
18/01/2021	HDFC Bank (Hindustan Road Branch) cheque NO: 000090		5,00,000/-
Total			<u>Rs.10,00,000/-</u>

(RUPEES TEN LAC) ONLY

WITNESSES :-

1. Subhasis Basu
s/o late Anil Kr Basu
1/26 Aretuji Nagar
KOL- 700092

Samrath Roy
Indira Indira
Subhasis Roy

2. Sarnistha Roy
w/o. Subhasis Roy
3/1B Panditija Road
KOL- 700029

Signature of the **OWNERS**



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

Name.....SANNATH ROY.....
 Signature.....Sannath Roy.....



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

Name.....SARBARI SARKAR.....
 Signature.....Sarbari Sarkar.....



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

Name.....SUBHASHIS ROY.....
 Signature.....Subhashis Roy.....



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

Name.....JUSHAR S KAMDAR.....
 Signature.....Jushar S Kamdar.....



[Signature]
District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

20 JAN 2021



सत्यमेव जयते

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

Query No / Year	2000018521/2021	Office where deed will be registered
Query Date	04/01/2021 8:36:34 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	S DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980218169, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration: 2], [4311] Receipt [Rs : 10,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 3,38,60,852/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 75,021/- (Article:48(g))	Rs. 10,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Panditia Road, , Premises No: 3/1A, , Ward No: 085, Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land User/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 10 Chatak 14 Sq Ft	1/-	2,77,97,002/-	Width of Approach Road: 50 Ft.,
Grand Total :				7.6633Dec	1/-	277,97,002/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6383 Sq Ft.	1/-	60,63,850/-	Structure Type: Structure
Gr. Floor, Area of floor : 2085 Sq Ft., Residential Use, Marble Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2149 Sq Ft., Residential Use, Marble Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 2149 Sq Ft., Residential Use, Marble Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		6383 sq ft	1/-	60,63,850 /-	



Query No: 2000018521 of 2021, Printed On : Jan 4 2021 8:36PM, Generated from wbregistration.gov.in

Land Lord Details :

Sl No	Name & address	Status	Execution/Admission Details
1	Shri SOMNATH ROY Son of Mr SAILESH CHANDRA ROY, NAGARJUNA GARDENS , SAHAKAR NAGAR, Block/Sector: F, Flat No: A 109, P.O:- SAHAKAR NAGAR, P.S:- SADASHIVANAGAR, District:- Bangalore, Karnataka, India, PIN - 560092 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ADxxxxxx2C, Aadhaar No.: 45xxxxxxxx6407, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Smt SARBARI SARKAR Wife of Mr GAUTAM SARKAR, 1413 , PKT B , VASANT KUNJ, Block/Sector: A, P.O:- VASANT KUNJ, P.S:- VASANT KUNJ, District:-South West, Delhi, India, PIN - 110070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BQxxxxxx4E, Aadhaar No.: 49xxxxxxxx2095, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Shri SUBHASHIS ROY Son of Shri KAMALAPATI ROY, 3/1B PANDITIA ROAD, P.O:- SARAT BOSE ROAD, P.S:- Gariahat, District:-South 24- Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ACxxxxxx7R, Aadhaar No.: 82xxxxxxxx1275, 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	SUN ENTERPRISE (Sole Proprietorship) 21/4 ASWINI DUTTA ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 PAN No. AKxxxxxx1M, 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 TUSHAR S KAMDAR Son of Late SHARAD H KAMDAR 38A/26 JYOTISH ROY ROAD, P.O:- NEW ALIPORE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKxxxxxx1M, Aadhaar No.: 72xxxxxxxx5991	SUN ENTERPRISE (as PROPRIETOR)



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri SOMNATH ROY	SUN ENTERPRISE-2.55444 Dec
2	Smt SARBARI SARKAR	SUN ENTERPRISE-2.55444 Dec
3	Shri SUBHASHIS ROY	SUN ENTERPRISE-2.55444 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri SOMNATH ROY	SUN ENTERPRISE-2127.67 Sq Ft
2	Smt SARBARI SARKAR	SUN ENTERPRISE-2127.67 Sq Ft
3	Shri SUBHASHIS ROY	SUN ENTERPRISE-2127.67 Sq Ft

Owner and Land or Building Details as received from KMC				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 110851801560 Premises No. : 3/1A Ward No. : 085 Street Name : PANDITIA ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SRI SOMNATH ROY, SMT SARBARI SARKAR Owner Address : 3/1A,PANDITIA ROAD, KOLKATA -29 Pin No. : 700029	Character of Premises: Total Area of Land:

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 03-02-2021) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 03-02-2021)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation 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



0225/21



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192020210208570431 Payment Mode Online Payment
GRN Date: 19/01/2021 18:06:22 Bank: HDFC Bank
BRN: 1348039903 BRN Date: 19/01/2021 18:08:09

DEPOSITOR'S DETAILS

Id No. : 2000018521/8/2021
[Query No./Query Year]

Name : sun enterprise
Contact No. : Mobile No. : +91 9830555565
E-mail :
Address : 214 aswini dutta road
Applicant Name : Mr S DAS
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount([₹]
1	2000018521/8/2021	Property Registration- Stamp duty	0030-02-103-003-02	75071
2	2000018521/8/2021	Property Registration- Registration Fees	0030-03-104-001-16	10028
Total				85099

In Words : Rupees Eighty Five Thousand Ninety Nine only



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
KARNATAKA GOVT

ದಿವಾನ್:
S/O: ಸೌಜನ್ಯ ಚಂದ್ರ ರಾಯ್,
#A-108, ಮೆಗಾಜುನ್ ಗಾರ್ಡನ್
ರೋಡ್, 60 ಫೀಟ್ ರೋಡ್
ಸಾಹಕರಾನಗರ, ಬೆಂಗಳೂರು
ವೆಸ್ಟ್, ಕರ್ನಾಟಕ ರಾಜ್ಯ,
ಬೆಂಗಳೂರು
ಕರ್ನಾಟಕ, 560092

Address:
S/O: Suresh Chandra Roy, #A-
108, Megajuna Gardens, 60
Foot Road Sahakara Nagar,
Bangalore West,
Sahakaranagar P.o, Bangalore
Karnataka, 560092

Aadhaar - Aam Aadmi ka Adhikar

Somnath Roy



ಸರ್ಕಾರಿ ಸೇವೆ
GOVT SERVICE



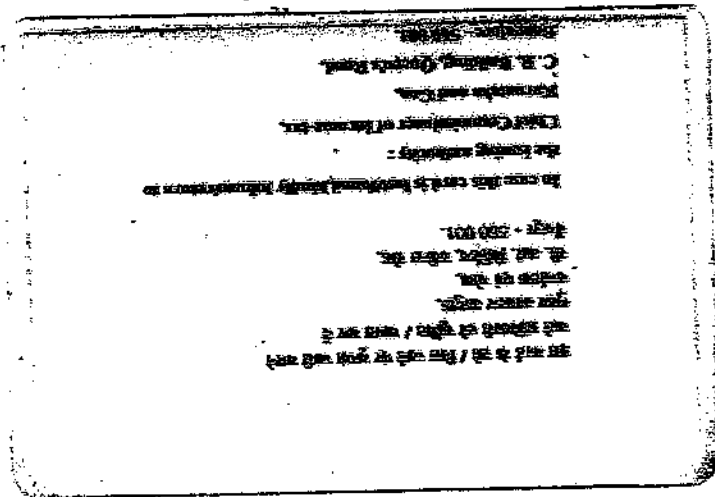
ಸರ್ಕಾರಿ ಸೇವೆ
Somnath Roy
ಜನ್ಮ, ಬಾಂಧವೆ/DOB: 07/09/1955
ಲಿಂಗ: ಪುರುಷ



4585 8761 6407

ಆಧಾರ್ - ಆಧಾರ್ - ಕೃಷಕರಾದ್ಯವರ ಅಧಿಕಾರ

Somnath Roy



Somnath Roy

PERMANENT ACCOUNT NUMBER	ADCPR0612L
NAME	SOMNATH ROY
FATHER'S NAME	SAILESH CHANDRA ROY
DATE OF BIRTH	07-03-1955
SIGNATURE	

Somnath Roy



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रम / Enrollment No 1190/90082/01007

To,
 सरनी सरदार
 Sarbani Sarkar
 W/O Gauram Sarkar
 1413, SEC-A, PKT-C
 VASANT KUNJ
 Vasant Kunj S.O
 South West Delhi
 Delhi 110070

Ref: 181 / 30C / 348358 (350103) F



LE2556159781M



आपका आधार क्रमांक / Your Aadhaar No. :

4915 2820 2095

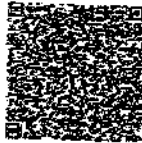
आधार — आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



सरनी सरदार
 Sarbani Sarkar
 जन्म वर्ष / Year of Birth - 1957
 महिला / Female



4915 2820 2095

आधार — आम आदमी का अधिकार

Sarbani Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SARBAR SARKAR

SALESH CHANDRA ROY

0012/1957

Permanent Account Number

BOGP55944E

Signature



10122007

यदि कार्ड खो जाए, अपने पर कृपया सूचित करें/लौटायें
आयकर विभाग के कार्डों पर एच सी एल
पहली मंजिल, टाइम्स टॉवर, कान्हा मिल्स कॉम्पाउंड, एच. बी. मार्ग,
कोलकाता-400 013.

If card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Kolkata - 400 013.
Tel: 4122 4122 / 4122 4122 / 495 0664
card: 10122007

Indira Indira



ভারত সরকার

Unique Identification Authority of India



ভালিকাকৃত্তির আই ডি / Enrollment No.: 1215/80039/16521

To
Subhashis Roy
3/1B PANDITIYA ROAD
Sarat Bose Road
Sarat Bose Road
Circus Avenue Kolkata
West Bengal 700029
9830142589
368105030
MA681050301FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8255 9622 1275

আমার আধার, আমার পরিচয়



Subhashis Roy
পিতা : কামলাপতি রায়
Father : Kamalapati Roy
অনুভবিত / DOB : 05/08/1964
পুরুষ / Male



8255 9622 1275

আমার আধার, আমার পরিচয়

Subhashis Roy

व्यक्ति का खाता संख्या / PERMANENT ACCOUNT NUMBER
ACWPR1177R

व्यक्ति का नाम / NAME
SUBHASHIS ROY

पिता का नाम / FATHER'S NAME
KAMALAPATI ROY

व्यक्ति का जन्म तिथि / DATE OF BIRTH
05-08-1964

व्यक्ति का हस्ताक्षर / SIGNATURE
Subhashis Roy

आयकर अधिकारी, व.सं. ५६
COMMISSIONER OF INCOME TAX, W.S. - 56

Subhashis Roy
Subhashis Roy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TUSHAR S KAMDAR

SHARAD H KAMDAR

18/07/1968

Permanent Account Number

AKWPK2271M

Tushar
Signature



Tushar

In case this card is lost / found, kindly inform the nearest tax office.
Income Tax PAN Services Unit, IIT-120
Plot No. 3, Sector II, Conch Enclave
New Delhi - 110061
*आयकर विभाग / आयकर सेवाएँ इकाई, आईटी-120
प्लॉट नं. 3, सेक्टर II, कोंक अन्वलेज
नई दिल्ली - 110061*

Tushar

भारत सरकार
GOVERNMENT OF INDIA

Shri. S. Kanekar

DOB: 19/07/1983
M.A.F.



7238 5672 5991

श्री. स. कानेकर, श्री. ज्योतिष

भारत सरकार
BIOMETRIC IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O Shri. S. Kanekar, 38A/26, JYOTISH
RD ROAD, New Alipura, Kolkata,
West Bengal - 700014

7238 5672 5991



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Major Information of the Deed

Deed No :	I-1604-00225/2021	Date of Registration	20/01/2021
Query No / Year	1604-2000018521/2021	Office where deed is registered	
Query Date	04/01/2021 8:36:34 PM	1604-2000018521/2021	
Applicant Name, Address & Other Details	S DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980218169, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 3,38,60,852/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,571/- (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 :



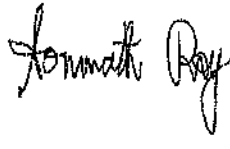


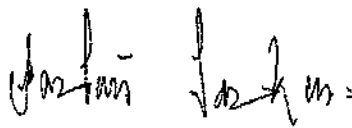


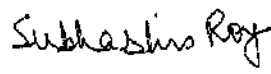
District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Panditia Road, , Premises No: 3/1A, , Ward No: 085 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 10 Chatak 14 Sq Ft	1/-	2,77,97,002/-	Width of Approach Road: 50 Ft.,
Grand Total :				7.6633Dec	1 /-	277,97,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6383 Sq Ft.	1/-	60,63,850/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2085 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2149 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2149 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		6383 sq ft	1 /-	60,63,850 /-	



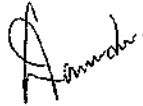
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri SOMNATH ROY Son of Mr SAILESH CHANDRA ROY Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office	 20/01/2021	 LTI 20/01/2021	 20/01/2021
NAGARJUNA GARDENS , SAHAKAR NAGAR, Block/Sector: F, Flat No: A 109, P.O:- SAHAKAR NAGAR, P.S:- SADASHIVANAGAR, District:-Bangalore, Karnataka, India, PIN - 560092 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxx2C, Aadhaar No: 45xxxxxxxx6407, Status :Individual, Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office				
2	Smt SARBARI SARKAR Wife of Mr GAUTAM SARKAR Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office	 20/01/2021	 LTI 20/01/2021	 20/01/2021
1413 , PKT B , VASANT KUNJ, Block/Sector: A, P.O:- VASANT KUNJ, P.S:- VASANT KUNJ, District:- South West, Delhi, India, PIN - 110070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BQxxxxxx4E, Aadhaar No: 49xxxxxxxx2095, Status :Individual, Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office				
3	Shri SUBHASHIS ROY Son of Shri KAMALAPATI ROY Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office	 20/01/2021	 LTI 20/01/2021	 20/01/2021
3/1B PANDITIA ROAD, P.O:- SARAT BOSE ROAD, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ACxxxxxx7R, Aadhaar No: 82xxxxxxxx1275, Status :Individual, Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office				



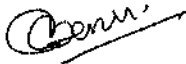
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SUN ENTERPRISE 21/4 ASWINI DUTTA ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AKxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri TUSHAR S KAMDAR (Presentant) Son of Late SHARAD H KAMDAR Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office	 Jan 20 2021 1:48PM	 LTI 20/01/2021	 20/01/2021
38A/26 JYOTISH ROY ROAD, P.O:- NEW ALIPORE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx1M, Aadhaar No: 72xxxxxxxx5991 Status : Representative, Representative of : SUN ENTERPRISE (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHASHIS BASU Son of Late ANIL BASU 1/26 NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092			
	20/01/2021	20/01/2021	20/01/2021
Identifier Of Shri SOMNATH ROY, Smt SARBARI SARKAR, Shri SUBHASHIS ROY, Shri TUSHAR S KAMDAR			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri SOMNATH ROY	SUN ENTERPRISE-2.55444 Dec
2	Smt SARBARI SARKAR	SUN ENTERPRISE-2.55444 Dec
3	Shri SUBHASHIS ROY	SUN ENTERPRISE-2.55444 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri SOMNATH ROY	SUN ENTERPRISE-2127.66666700 Sq Ft
2	Smt SARBARI SARKAR	SUN ENTERPRISE-2127.66666700 Sq Ft
3	Shri SUBHASHIS ROY	SUN ENTERPRISE-2127.66666700 Sq Ft

On 19-01-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,38,60,852/-



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

On 20-01-2021

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

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

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

Presented for registration at 12:30 hrs on 20-01-2021, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri TUSHAR S KAMDAR ,

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

Execution is admitted on 20/01/2021 by 1. Shri SOMNATH ROY, Son of Mr SAILESH CHANDRA ROY, NAGARJUNA GARDENS , SAHAKAR NAGAR, Sector: F, Flat No: A 109, P.O: SAHAKAR NAGAR, Thana: SADASHIVANAGAR, , Bangalore, KARNATAKA, India, PIN - 560092, by caste Hindu, by Profession Retired Person, 2. Smt SARBARI SARKAR, Wife of Mr GAUTAM SARKAR, 1413 , PKT B , VASANT KUNJ, Sector: A, P.O: VASANT KUNJ, Thana: VASANT KUNJ, , South West, DELHI, India, PIN - 110070, by caste Hindu, by Profession House wife, 3. Shri SUBHASHIS ROY, Son of Shri KAMALAPATI ROY, 3/1B PANDITIA ROAD, P.O: SARAT BOSE ROAD, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service

Indetified by Mr SUBHASIS BASU, , , Son of Late ANIL BASU, 1/26 NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Others

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

Execution is admitted on 20-01-2021 by Shri TUSHAR S KAMDAR, PROPRIETOR, SUN ENTERPRISE (Sole Proprietorship), 21/4 ASWINI DUTTA ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr SUBHASIS BASU, , , Son of Late ANIL BASU, 1/26 NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,060/- (B = Rs 10,000/- ,E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2021 6:08PM with Govt. Ref. No: 192020210208570431 on 19-01-2021, Amount Rs: 10,028/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1348039903 on 19-01-2021, 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 500/-, by online = Rs 75,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5210, Amount: Rs.500/-, Date of Purchase: 11/01/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2021 6:08PM with Govt. Ref. No: 192020210208570431 on 19-01-2021, Amount Rs: 75,071/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1348039903 on 19-01-2021, Head of Account 0030-02-103-003-02



Sudikshit Roy Barma
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 1604-2021, Page from 6565 to 6651
being No 160400225 for the year 2021.**



Digitally signed by Sudikshit Roy Barma
Date: 2021.01.20 17:27:16 +05:30
Reason: Digital Signing of Deed.

**(Sudikshit Roy Barma) 2021/01/20 05:27:16 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.**



(This document is digitally signed.)



HDFC BANK LTD 9B, HINDUSTHAN ROAD,
KOLKATA, KOLKATA-700029, WEST BENGAL
RTGS / NEFT IESC : HDFC0002754

18 01 20 21

D D M M Y Y Y Y
Valid for 3 months only

Or Bearer

या धारक को

Pay SOMNATH ROY

Rupees रुपये Two Lacs Fifty Thousand only

अदा करें

₹ 2,50,000/-

A/c. No.
50200017489857

50200017489857

Brn: 2754 Pdt:202
PREMIUM CA

Payable at par through clearing/transfer at all branches of HDFC BANK LTD

A/c Payee only

[Signature]

For SUN ENTERPRISE

Authorised Signatories

Please sign above / कृपया यहाँ हस्ताक्षर करें

⑈000088⑈ 700240083⑈ 003636⑈ 29

Received original cheque on 18/01/2021

Somnath Roy

HDFC BANK

HDFC BANK LTD 9B, HINDUSTHAN ROAD,
KOLKATA, KOLKATA-700029, WEST BENGAL

RTGS / NEFT IFSC : HDFC0002754

18 01 20 21

D D M M Y Y Y Y
Valid for 3 months only

Or Bearer

या धारक को

Pay SARBARI SARKAR.

Rupees रुपये Two Lacs Fifty thousand only

अवा करें

₹ 2,50,000/-

CSHARSAR/CTS-2010-120820

A/c. No.

50200017489857

Brn: 2754 Pdt:202
PREMIUM CA

Payable at par through clearing/transfer at all branches of HDFC BANK LTD

No. Passer only

For SUN ENTERPRISE
[Signature]
Authorised Signatories
Please sign above / कृपया यहाँ हस्ताक्षर करें

⑈000089⑈ 700240083⑈ 003636⑈ 29

Received original cheque on 18.01.2021
Janki Janki



HDFC BANK LTD 98, HINDUSTHAN ROAD,
KOLKATA, KOLKATA-700029, WEST BENGAL
RTGS / NEFT IFSC : HDFC0002754

18012021

DDMMYYYY
Valid for 3 months only

Pay SUBHASHIS ROY

Or Bearer

या धारक को

Rupees रुपये Five Lacs only

अदा करें

₹ 5,00,000/-

A/c. No. **50200017489857**

Brn: 2754 Pdt: 202
PREMIUM CA

Payable at par through clearing/transfer at all branches of HDFC BANK LTD

Alc payee only

For SUN ENTERPRISE

Authorised Signatories
Please sign above / उपर्युक्त वहाँ हस्ताक्षर करें

⑈000090⑈ 700240083⑈ 003636⑈ 29

Rec. original cheque on 18.1.2021
Subhashis Roy

SESHASAIK/CTS-2010-130620