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Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

2001358223/2022

Additional Dist. Sub Registrar
Sealdah

DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT CUM DEVELOPMENT
POWER OF ATTORNEY is made on this the 11th day of May,
2022 (Two Thousand Twenty Two)

BETWEEN

86773

SRI PRADIP
0475

Doc. No. Kusatal
 AC.RO53
 Value High Court
 21 FEB 2022
 L.S.V. High Court
 Addl Secy
 High Court, ...

Mukherjee
High Court

- Malay Das

 VVTI
2313

- Malay Das

 VVTI
2314

- Sanjay Prasad

 VVTI
2315

- Brijin Karan

 VVTI
2316

- Prakash Mali

 VVTI
2317

- Keshik Karan

Maitrajyoti Naskar



A.D.S.R., SEALDAH
19 MAY 2022
Dist.-South 24 Parganas

1. SRI PRADIP KUMAR DAS (Holding PAN : ADCPD1133E and AADHAAR : 5886 8253 0475), son of Late Girindra Nath Das, by faith – Hindu, by nationality – Indian, by occupation – Retired Person, residing at 8F, Umakanta Sen Lane, Ground Floor, P.O. - Ghughudanga, P.S. - Chitpur, Kolkata – 700030, and
2. SRI PRANAB KUMAR DAS (Holding PAN : ACOPD3096K and AADHAAR : 3742 5789 9917), son of Late Girindra Nath Das by faith – Hindu, by nationality – Indian, by occupation – Retired Person, residing at 8F, Umakanta Sen Lane, 1st Floor, P.O. - Ghughudanga, P.S. - Chitpur, Kolkata – 700030;

Both hereinafter jointly called and referred to as the OWNERS/FIRST PARTY (which expression shall unless be excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

L.N. CONSTRUCTION (Holding PAN : AAHFL7632C), a Partnership Firm having its office at 58/1A, Anath Nath Deb Lane, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037, represented by its Partners namely 1) SRI MALAY DAS (Holding PAN : ANLPD4156E and AADHAAR : 3442 8259 1495), son of Late Nakul Das, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 33/8, Anath Nath Deb Lane, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037, 2) SRI SANJAY PRASAD (Holding PAN : AFIPP9406N and AADHAAR : 9039 5186 7562), son of Sri Prithbi Chand Prasad, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 97C, Indra Biswas Road, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037, 3) SRI PRABIR KARAN (Holding PAN : ASVPK2936J and AADHAAR : 2532 5896 8299), son of Sri Sambhu Karan, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 11/H/13, Paikpara Row, P.O. – Belgachia, P.S. – Chitpur, Kolkata – 700037, 4) SRI PRAKASH MALI (Holding PAN : CYEPM3142D and AADHAAR : 2475 1675 3895), son of Late Ghanshyam Mali, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 45/5/H/6, Indra Biswas Road, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037, 5) SRI KAUSHIK KARAN (Holding PAN : BGDPK2914B and AADHAAR : 2778 1695 5294), son of Sri Biswanath Karan, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 11/H/13, Paikpara Row, P.O. – Belgachia, P.S. – Chitpur, Kolkata – 700037 and 6) SRI SANJAY MALI (Holding PAN : DBZPM2220K and AADHAAR : 6087 4969 3971), son of Sri Ramesh Mali, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 45/1, Indra Biswas Road, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037, hereinafter called and referred to as the OWNERS/DEVELOPER/SECOND PARTY (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its partners, successors, successor-in-office, administrators and assigns) of the OTHER PART.

WHEREAS by an indenture of conveyance dated 02.01.1959 registered at the office of the Sub-Registrar, Sealdah, District : 24-Parganas and recorded in Book No. 1, Volume No. 2, Pages from 216 to 223, being Deed No. 4 for the year of 1959 made between one Sri Rabindra Nath Saha therein referred to as the vendor of the one part and one Girindra Nath Das therein referred to as the purchaser of the other part, said Sri Rabindra Nath Saha at or for the valuable consideration therein mentioned granted sold transferred conveyed assigned

and assured unto and in favour of said Girindra Nath Das ALL THAT piece or parcel of bastu land being Plot No. 5 measuring more or less 1 (one) Cottah 9 (nine) Chittacks and 35 (thirty five) Square Feet at Dibi Panchannagram, Mouza - Birpara, the then Holding No. 16/17, within the then Calcutta Corporation under Ward No. 31, Premises No. 8, Umakanta Sen Lane (presently numbered as Premises No. 8F, Umakanta Sen Lane, under P.S. - Chitpur within the local limits of K.M.C. under Ward No. 4, Kolkata - 700030) together with right of construction thereon in accordance with the Building Plan being No. 165/C. Dated - 23.12.1958 duly sanctioned by the then Calcutta Corporation along with right of common passage, common user of drain and all other easement rights appertaining thereto the aforesaid land being butted and bounded as on the north by Plot No. 6, on the east by 30' ft. wide common passage, on the south by Plot No. 4 and on the west by Premises No. 7, Umakanta Sen Lane.

AND WHEREAS said Girindra Nath Das while seizing, possessing and enjoying the aforesaid property as absolute owner thereof constructed a two storied residential building thereon as per sanctioned Building Plan being No. 165/C Dated 23.12.1958.

AND WHEREAS the said Girindra Nath Das duly mutated his name in the assessment records of Calcutta Municipal Corporation in respect of the said land and two storied building and the said land and two storied building was numbered as Premises No. 8F, Umakanta Sen Lane from the competent authority vide Assessee No. 11-004-18-0095-1.

AND WHEREAS said Girindra Nath Das died intestate on 16.05.1979 leaving behind him surviving his widow namely Smt. Amita Das and two sons namely 1) Sri Pradip Kumar Das and 2) Sri Pranab Kumar Das as his legal heirs and successors in accordance with the Hindu Succession Act, 1956.

AND WHEREAS said Smt. Amita Das died intestate on 11.02.1994 leaving behind surviving her said two sons namely 1) Sri Pradip Kumar Das and 2) Sri Pranab Kumar Das as her only legal heirs and successors as per Hindu Succession Act, 1956.

AND WHEREAS thus by virtue of recital stated hereinabove said 1) Sri Pradip Kumar Das and 2) Sri Pranab Kumar Das became the absolute owners of and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of bastu land measuring about 1 (one) Cottah 9 (nine) Chittacks and 35 (thirty five) Square Feet be the same a little more or less together with a two storied building standing thereon lying and situate at and being municipal Premises No. 8F, Umakanta Sen Lane, Kolkata - 700030 within the jurisdiction of Chitpur Police Station under the local limits of Kolkata Municipal Corporation in Ward No. 4 within the jurisdiction of A.D.S.R., Sealdah in the District of South 24 Parganas.

AND WHEREAS by an indenture of partition dated 27.09.2010 registered at the office of the ADSR Sealdah in the District of South 24-Parganas and recorded in Book No. 1, Volume No. 6, Pages from 5636 to 5658, being Deed No. 02822 for the year of 2010 made between said Sri Pradip Kumar Das therein referred to as the Party of the First Part of one part and Sri Pranab Kumar Das therein referred to as the Party of the Second Part of the other part, aforesaid property was partitioned in equal proportion by metes and bounds among them on the terms and covenants stipulated thereunder.

AND WHEREAS by virtue of said Deed of Partition dated 27.09.2010 said Sri Pradip Kumar Das allotted with ALL THAT piece or parcel of entire Ground Floor measuring about 946 Square Feet super built-up area be the same a little more or less consisting of 2 (two) bedrooms, 1 (one) dining, 1 (one) kitchen, 1 (one) W.C, 1 (one) bath, 1 (one) corridor together with 1 (one) puja room measuring about 31 Sq.ft. super built up area more or less on the roof of first floor of the aforesaid premises morefully described therein as LOT "A" in SECOND SCHEDULE written thereunder morefully delineated in the map or plan annexed therewith bordered in "RED" colour along with undivided proportionate share of the land comprised in the said premises together with all easement rights in common areas, roof, swears, drains, water, watercourses, light, liberties, easements, appendages and appurtenances whatsoever mentioned therein.

AND WHEREAS in terms of said Deed of Partition dated 27.09.2010 said Sri Pranab Kumar Das allotted with ALL THAT piece or parcel of entire First Floor measuring about 908 Square Feet super built-up area be the same a little more or less consisting of 2 (two) bedrooms, 1(one) dining, 1 (one) kitchen, 1 (one) W.C. together with 1 (One) store room measuring about 69 Sq.ft. more or less on the roof of first floor morefully described therein as LOT "B" in THIRD SCHEDULE written thereunder morefully delineated in the map or plan annexed therewith bordered in "YELLOW" colour along with undivided proportionate share of the land comprised in the said premises together with all easement rights in common areas, roof, swears, drains, water, watercourses, light, liberties, easements, appendages and appurtenances whatsoever mentioned therein.

AND WHEREAS said Sri Pradip Kumar Das mutated his name in the assessment records of Kolkata Municipal Corporation in respect of his aforesaid allotted property and obtained Assessee Number – 110041800951 from the Kolkata Municipal Corporation.

AND WHEREAS said Sri Pranab Kumar Das duly mutated his name in the assessment records of Kolkata Municipal Corporation in respect of his aforesaid allotted property vide Assessee Number – 110041805780 from the Kolkata Municipal Corporation.

AND WHEREAS by virtue of a Deed of Gift dated 18.11.2020 registered at the office of the A.R.A.-II, Kolkata being Deed No. I-190204303 for the year of 2020 made between said Pradip Kumar Das therein referred to as the Donor of the one part and Pranab Kumar Das therein referred to as the Donee of the other part, said Pradip Kumar Das in consideration of natural love and affection gifted and transferred ALL THAT piece or parcel of undivided 97.7 Sq.ft. super built up area more or less out of his aforesaid allotted property alongwith undivided proportionate share of the land comprised in the said premises together with all easement rights in common areas, roof, swears, drains, water, watercourses, light, liberties, easements, appendages and appurtenances whatsoever therein mentioned unto and in favour of said Pranab Kumar Das.

AND WHEREAS by virtue of a Deed of Gift dated registered at the office of the A.R.A.-II, Kolkata being Deed No. I-190204304 for the year of 2020 made between said Pranab Kumar Das therein referred to as the Donor of the one part and Pradip Kumar Das therein referred to as the Donee of the other part, said Pranab Kumar Das in consideration of natural love and affection gifted and transferred ALL THAT piece or parcel of undivided 97.7 Sq.ft. super built up area more or less out of his aforesaid allotted property alongwith undivided proportionate share of the land comprised in the said premises together with all easement

rights in common areas, roof, sewers, drains, water, watercourses, light, liberties, easements, appendages and appurtenances whatsoever therein mentioned unto and in favour of said Pradip Kumar Das.

AND WHEREAS thus by virtue of recital stated hereinabove said Pradip Kumar Das and said Pranab Kumar Das became the absolute joint owners of and were absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of bastu land measuring about 1 (one) Cottah 9 (nine) Chittacks and 35 (thirty five) Square Feet be the same a little more or less together with a two storied residential building standing thereon lying and situate at and being the municipal Premises No. 8F, Umakanta Sen Lane, Kolkata - 700030, Police Station - Chitpur under the local limits of Kolkata Municipal Corporation in Ward No. 4 within the jurisdiction of A.D.S.R., Sealdah in the District of South 24-Parganas

AND WHEREAS thus said Pradip Kumar Das and Pranab Kumar Das, the first party herein were in absolute enjoyment of the said property particularly mentioned in the First Schedule peaceably freely and absolutely without any hindrance and/or interruptions from any corner whatsoever together with right to sell, convey and/or transfer the same or part thereof at any consideration and/or enter into agreements on such terms and conditions as the said Pradip Kumar Das and Pranab Kumar Das shall deem fit and proper.

AND WHEREAS while remained in absolute possession of the aforesaid property, said Pradip Kumar Das and Pranab Kumar Das, the first party herein intended to develop the aforesaid property by raising construction of a multi-storied building thereon and in this regard the first party subsequently entered into a Development Agreement on 18.11.2020 with the second party herein and the same was duly registered in the office of the A.R.A.-II, Kolkata and recorded in Book No. I, Being No. 190204305 for the year 2020 whereby the said Owners granted the exclusive right of development in respect of the entirety of the aforesaid property unto and in favour of the second party for the purpose of construction of a multistoried building thereon at the cost of the second party comprising of self-contained flats, units, car parking spaces and other constructed areas for selling out the part or portion of the Developer's Allocation on ownership basis to the intending Purchasers on the terms and conditions contained and recorded in the said Development Agreement.

AND WHEREAS by virtue of a registered Development Power of Attorney dated 24.11.2020 duly registered in the office of the A.R.A.-II, Kolkata and recorded in Book No. I, Being No. 190204467 for the year 2020 executed by the said first party in favour of said second party by which the second party was entitled and/or empowered to construct the said proposed multistoried building thereon and to book the proposed flats, car parking spaces and other constructed areas and to enter into Agreement for Sale with the intending Purchasers of flats/units etc. and to receive advance money and/or earnest money and/or all consideration money from the said intending Purchasers of such proposed flats etc. including power of execution and registration of Deed of Conveyance in respect of such self-contained flats/units, car parking spaces and other constructed areas pertaining to the Developer's Allocation in the said building in terms of the aforesaid Development Power of Attorney. Be it mentioned herein that the second party was the sole owner of and absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of bastu land measuring about 1 (one) Cottah 9 (nine) Chittacks and 33 (thirty three) Square Feet be the same a little more or less TOGETHER WITH a 52 years old and dilapidated two storied residential building standing thereon containing 800 Sq.ft. covered area (having 400

Sq.ft. covered area in its ground floor and 400 Sq.ft. covered area in its first floor) with cemented flooring lying and situate at and being municipal Premises No. 8E, Umakanta Sen Lane, Kolkata – 700030 within the jurisdiction of Chitpur Police Station and A.D.S.R., Sealdah under the local limits of Kolkata Municipal Corporation in Ward No. 4 in the District of South 24-Parganas.

AND WHEREAS since the aforesaid properties were contiguous and adjacent and in amalgamated nature, both the parties intended to amalgamate their aforesaid properties into one and single amalgamated property under a single "Amalgamated Premises" by obtaining a single "Amalgamated Assessee Number" from or by the Kolkata Municipal Corporation and/or any other Authority Concerned;

AND WHEREAS by an indenture of amalgamation dated 24.11.2020 duly registered in the office of the A.R.A.-II, Kolkata and recorded in Book No. 1, Being No. 190204469 for the year 2020 made between said first party and second party, said first party (owner of Premises No. 8F, Umakanta Sen Lane, Kolkata – 700037) and said second party (owner of Premises No. 8E, Umakanta Sen Lane, Kolkata – 700037) duly amalgamated aforesaid properties into a single plot of land i.e. **ALL THAT** piece or parcel of bastu land measuring about 3 Cottahs 3 Chittacks and 23 Sq.ft. be the same a little more or less **TOGETHER WITH** all buildings, structures and/or constructed areas standing thereon within P.S. – Chitpur under the local limits of Kolkata Municipal Corporation in Ward No. 4 within the jurisdiction of A.D.S.R., Sealdah in the District of South 24-Parganas and subsequently the said amalgamated property was renumbered as Premises No. 8F, Umakanta Sen Lane, Kolkata – 700030 by the competent authority.

AND WHEREAS by virtue of recital hereinabove stated said first party and second party thus became the absolute joint owners of and are now absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of bastu land measuring about 3 Cottahs 3 Chittacks and 23 Sq.ft. be the same a little more or less lying and situate at Premises No. 8F, Umakanta Sen Lane, Kolkata – 700030 within P.S. – Chitpur under the local limits of Kolkata Municipal Corporation in Ward No. 4 within the jurisdiction of A.D.S.R., Sealdah in the District of South 24-Parganas together with all ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto hereinafter referred to as the "**SAID PROPERTY/SAID PREMISES**" morefully and particularly mentioned and described in the First Schedule hereinafter appearing.

AND WHEREAS the Owners of the said property being the first party and second party herein being desirous of development of the said property more particularly mentioned and described in the First Schedule hereinafter appearing in accordance with the building plan to be sanctioned from the competent authority of Kolkata Municipal Corporation, have agreed to each other's proposal and in order to develop the said property more effectively, the first party and second party have now agreed to execute this Development Agreement cum Development Power of Attorney on the terms and conditions as mentioned hereunder.

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

ARTICLE - I

Definitions : In this Indenture the terms as used shall, unless there is anything contrary and/or repugnant to the subject or context be deemed, to have the following meaning :-

- 1.1. **OWNERS/FIRST PARTY** : Shall mean SRI PRADIP KUMAR DAS and SRI PRANAB KUMAR DAS and include their respective heirs, successors, executors, legal representatives, administrators and / or assigns.
- 1.2. **OWNERS/DEVELOPER/SECOND PARTY** : shall mean L.N. CONSTRUCTION and include its partners, successors, successor-in-office, administrators and/or assigns.
- 1.3. **'TITLE DEEDS'** shall mean –
 - a) Deed of Conveyance dated 02.01.1959 registered at the office of the Sub-Registrar, Sealdah and recorded in Book No. I, Volume No. 2, Pages from 216 to 223, being Deed No. 4 for the year of 1959.
 - b) Deed of Partition dated 27.09.2010 registered at the office of the A.D.S.R., Sealdah and recorded in Book No. I, Volume No. 6, Pages from 5636 to 5658, being Deed No. 02822 for the year of 2010.
 - c) Deed of Gift dated 18.11.2020 registered at the office of the A.R.A.-II, Kolkata being Deed No. I-190204303 for the year of 2020.
 - d) Deed of Gift dated 18.11.2020 registered at the office of the A.R.A.-II, Kolkata being Deed No. I-190204304 for the year of 2020.
 - e) Deed of Amalgamation dated 24.11.2020 duly registered in the office of the A.R.A.-II, Kolkata and recorded in Book No. I, Being No. 190204469 for the year 2020.
- 1.4. **SAID LAND** : Shall mean ALL THAT piece and parcel of bastu land measuring about 03 Cottahs 03 Chittacks and 23 Sq.ft. be the same a little more or less lying and situate at Premises No. 8F, Umakanta Sen Lane, Kolkata – 700030 within P.S. – Chitpur under the local limits of Kolkata Municipal Corporation in Ward No. 4 within the jurisdiction of A.D.S.R., Sealdah in the District of South 24-Parganas more fully described in the First Schedule hereunder written.
- 1.5. **SAID PREMISES** :- Shall mean the official identity of the Municipal Premises hereunder written in the **First Schedule**.
- 1.6. **'SAID PROPERTY'** shall mean the Property particularly mentioned and described in the **First Schedule** hereunder written.
- 1.7. **NEW BUILDING** : - Shall mean the proposed multistoried residential building to be constructed on the owners' 'Said Land/Said Property'.
- 1.8. **BUILDING PLAN** :- Shall mean and include the plan or plans, elevations, designs, drawings and specifications of the new building to be sanctioned from the Kolkata Municipal Corporation.
- 1.9. **FIRST PARTY'S ALLOCATION** : Shall mean two self-contained residential flats and two car parking spaces more fully and collectively described in the Second Schedule hereunder allocable to the owners/first party in a good finished and habitable condition and constructed as per specification mentioned in the Fourth Schedule hereunder for their exclusive use and enjoyment together with undivided proportionate common rights in common portions and common amenities as per Fifth Schedule hereunder written together with undivided

impartible proportionate share of freehold right in the demised land written hereunder in the First Schedule

- 1.10. **SECOND PARTY'S ALLOCATION** : Shall mean and include rest of the constructed areas of the new building particularly mentioned in the Third Schedule written hereunder along with undivided proportionate share of the land including undivided proportionate common rights in common portions and common amenities which shall belong to the second party and/or its nominee/s or assigns and/or transferee/s.
- 1.11. **COMMON AREAS AND INSTALLATIONS** shall mean and include the corridors, stair-cases, passage-ways, landings, ultimate roof, drive-ways, tank room, caretaker room, water pump room, underground water reservoir, overhead water tank. Lift and other installation required for the establishment enjoyment maintenance and/or management of the proposed building to be constructed according to the specification contained in Fourth Schedule hereunder including all open and covered spaces in the ground level of the building at the said land. It is hereby agreed by and between the parties that both the Owners/First Party and Owners/Developer/Second Party or their/its nominees shall become Co-owners of the undivided share of land, premises, common areas and common parts of the proposed building in the ratio of the constructed space owned by them.
- 1.12. **'ARCHITECT'** shall mean such person or persons who may be appointed by the second party for both designing and planning of the proposed Multi-Storied Ownership Building on the said Property.
- 1.13. **'TRANSFeree'** shall mean a person or persons, firm, limited company, association of persons or body of individuals to whom any space in the said Multi-Storied Ownership Building to be sold and/or transferred by the first party and/or the second party from their respective allocations.
- 1.14. **FORCE MAJEURE** : Shall mean any natural calamities such as floods, earthquake, riots, lockdown for Covid-19 pandemic and any or all unforeseen circumstances beyond the control of the Developer.
- 1.15. **TAX LIABILITIES** : The second party shall be liable to pay the arrears and dues if any payable to the Kolkata Municipal Corporation and other statutory tax liabilities till the period of execution of these presents and also liable to pay the apportioned shares of in respect of its allocated portions only and after handing over the physical possession of the first party's allocation to first party, the first party shall be liable to pay the apportioned shares of their allocated portions.
- 1.16. Words imposing singular shall include plural and vice-versa.
- 1.17. Words imposing masculine gender shall include feminine and neuter gender and vice-versa.

ARTICLE -II - COMMENCEMENT

2. **THIS DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY** shall be deemed to have been commenced on and with effect from the date of its execution. However, this Agreement shall not mean and or create any partnership between first party and the second party and shall mean a contract by and between them.

ARTICLE - III

OWNERS' (THE FIRST PARTY AND SECOND PARTY) REPRESENTATIONS :

- 3.1. The owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said land/said property/said premises more fully and particularly described in the **FIRST SCHEDULE** hereunder written as the absolute owners thereof.

2. Except the owners and their respective legal heirs and successors, no other person or persons have any claim or interest and/or demand over and in respect of the said property and/or any portion thereof.
- 3.3. The owners are fully competent to enter into and execute this Development Agreement cum Development Power of Attorney.
- 3.4. The said property is free from all encumbrances, charges liens, lispendences, attachment, trusts, acquisition, requisitions, suits and proceedings whatsoever or howsoever.
- 3.5. There is no Temple, Mosque, debottor or burial ground on the said premises.
- 3.6. There is no excess vacant land at the said premises or the said property within the meaning of the West Bengal Urban Land (Ceiling and Regulations) Act, 1976 and subsequent Amendment thereto.

ARTICLE – IV

(DEVELOPER'S/SECOND PARTY'S RIGHT)

- 4.1. The first party hereby grants subject to what have been herein provided, an exclusive right to the second party to build upon and to commercially utilize the said property by construction of a new multistoried residential building on the said land in accordance with the Building Plan or plans to be approved and sanctioned by the Kolkata Municipal Corporation in the name of the owners (first party and second party) comprising of self-contained residential flats units and/or apartments thereon.
- 4.2. All lawful applications, Building Plans (Revised Plan/D Sketch if required) and others papers and documents as may be required by the second party for the purpose of obtaining necessary sanctions from the appropriate authorities the first party hereby sign and execute this Development Agreement cum Development Power of Attorney in favour of the second party at the costs and expenses of the second party and the same shall be submitted by the second party on behalf of the first party for the sanction of the building Plan/s, revised and/or D-Sketch Plan/s etc. All costs, charges and expenses required to be paid or deposited for submission and approval of such plan or plans from the Kolkata Municipal Corporation and other authorities shall be borne and met by the second party. The second party shall be exclusively entitled to all refunds if any, available from the Kolkata Municipal Corporation and/or other authorities concerned out of any or all payments and/or deposit made by the Developer/Second Party in this connection.
- 4.3. That the possession of the said property shall be handed over by the first party within 30 days from the date of sanctioned building plan vis-à-vis on arranging alternative suitable accommodation in and around the locality as well as shifting of first party.

ARTICLE – V – TITLE DEEDS

- 5.1. The first party shall be liable to handover the said original Title Deeds to the Developer as and when required by the Developer for the purpose of proposed construction and also for sanction of the building plan/s and/or any revised plan or plans from the Kolkata Municipal Corporation. The second party after completion of construction work thereon will hand over the same to the first party and the first party thereafter will be liable to produce the same at a regular interval as and when required by the second party or its nominee/s being the transferee/s of the residential flats/units/constructed spaces/undivided share of the said property forming part of the Developer's Allocation.

ARTICLE – VI – CONSIDERATION

- 6.1. In consideration of the first party allowing the second party to commercially utilize the said property and agreeing to transfer the Developer's Allocation to the second party and/or its

nominee/s and/or transferee/s, the second party shall allocate the First Party's Allocation in lieu of and as a part of the consideration for the residue undivided proportionate share of the said land under the First Schedule together with all the residue constructed areas (other than the common portions) in the new building as per Sanctioned Building Plan.

ARTICLE – VII – PROCEDURE

- 7.1. The Owners/First Party hereby grants and executes this Development Agreement cum Development Power of Attorney in favour of the Owners/Developer/Second Party for the purpose of obtaining necessary permissions, approvals and/or sanctions from the different authorities in connection with the development of the said property and also for pursuing and following up the matters with the Kolkata Municipal Corporation and other statutory authorities and also for the purpose of development work and to facilitate the second party for proper implements of this Agreement.
- 7.2. For the purpose of development work and for commencement and completion of construction of the proposed multistoried building, the first party hereby agrees to deliver the peaceful vacant possession of the said property to the second party within 30 (thirty) days from the date of sanction of building plan subject to the condition mentioned hereunder in paragraph no. 4.3.

ARTICLE – VIII – FIRST PARTY'S RIGHT

- 8.1. The second party on completion of the First party's Allocable portions in good and inhabitable condition in the new building together with essential services such as uninterrupted supply of water, electricity (power) and lift facility therein shall put the first party in undisputed possession thereof together with all rights in the common portions and common amenities and facilities along with all easement and quasi-easements rights within 18 (eighteen) months from the date of getting vacant possession of the said premises provided the Developer/second party is not restrained to progress the construction works due to **force-majeure** as defined in Article XVI. Any written communication made through Speed Post shall be treated as the sufficient evidence of service of notice in this regard.
- 8.2. Subject as aforesaid, the common portions of the said new building and the open spaces and ultimate roof shall jointly belong to the first party and second party in proportionate to their respective allocations. If by virtue of any change, the Kolkata Municipal Corporation allows any further construction to be made on the roof of the third floor, such construction shall be made by the second party at its own costs and expenses and the area so to be constructed shall absolutely belong to the second party in entirety and in such event the ultimate roof shall belong to each of the parties herein or their nominees according to each of their proportionate share at the said premises as agreed hereto.
- 8.3. The cost of C.E.S.C. meters including main line installation of the new building shall be borne by the first party and second party and/or their respective nominees/transferees pertaining to their respective allocations/allotted portions in the new building.
- 8.4. The second party shall subject to the provision herein contained be exclusively entitled to the Second Party's Allocation in the new building with exclusive right to transfer or deal otherwise with or dispose of the same without any right, claim or interest whatsoever therein of the first party and the first party shall not in any way interfere with or disturb the quiet and peaceful possession of the Second Party's Allocation.

ARTICLE – IX - BUILDING

- 9.1. The second party shall at its own cost construct, erect and complete the building in all respect on the said land in accordance with the sanctioned building plan with good and

standard quality materials as may be specified by the Architect/s from time to time and/or as per specification as laid down in KMC schedule of civil work, however, the second party at its own costs and expenses shall construct, erect and complete the portion of the First Party's Allocation in the said new building with good and standard materials as specified in the **FOURTH SCHEDULE** hereunder written within the said specified period of time

- 9.2. The First Party and their authorized persons shall be entitled to inspect the work of construction of their allocation during the construction of the said new building.
- 9.3. The quality of the materials to be used by the second party for construction of the new building shall be in compliance with KMC schedule and certified by the Architect from time to time and unless the same is certified, the second party would not use the said materials.
- 9.4. The salvage arising out of the demolition of the existing structure shall belong to the second party and shall exclusively be entitled to dispose of the same and realize the proceeds thereof.
- 9.5. The second party shall at its own costs and expenses and without creating any financial or other liability on the first party complete the construction of the said new building comprising various units and/or apartments therein in accordance with the sanctioned building plan or any amendment thereto or modifications thereof made or cause to be made by the second party.
- 9.6. The first party hereby confirms that they have authorized the second party to appoint the Architect and other consultants/professionals to assist in and complete the project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the second party.
- 9.7. All costs, compensations, charges and expenses, including fines for any damage, loss caused owing to negligence, carelessness and/or any other reasons including third party claim/compensation if any during the construction or erection of the said new building shall be discharged by the second party and the first party shall bear no responsibility in this context.

ARTICLE - X - COMMON RESTRICTIONS

The First Party's Allocation in the new building at the said premises shall be subject to the same restriction on transfer and use as are applicable to the Second Party's Allocation in the new building intended for the common benefits of all occupants of the new building which shall include the following :-

- 10.1. The first party and second party shall not use or permit to use the First Party's Allocation and Second Party's Allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupants of the said new residential building.
- 10.2. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent and/or permission from appropriate authorities.
- 10.3. The parties shall abide by all the Laws, Bye-laws, Rules and Regulations of the Government, Local Bodies and/or all other statutory authorities as the case may be and shall attend to answer and the second party shall be exclusively responsible for any deviation violation and/or breach of any of the said Laws, Bye laws, Rules and Regulations.
- 10.4. The respective allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new building in good working condition and repair and in particular so as not to cause any damage to the new building or any other space or accommodation therein

and shall keep other occupants of the building indemnified from and against the consequences of any breach.

- 10.5. No goods or other items and materials shall be kept by the first party or by the second party for display or otherwise in the corridors or other places of the common use in the new building and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building and in case if any hindrance is caused the second party or the Allottees, as the case may be shall be entitled to remove the same at the risk and cost of the other.
- 10.6. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the new building or in the compound corridors or any other portion or portions of the new Building.
- 10.7. The first party shall permit the second party and its representatives servants and agents with or without workmen and others at all reasonable times with prior intimation, to enter into and upon the first party's allocation and every part thereof for the purpose of maintenance or repairing any part of the new building and/or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and/or for new similar purposes.

ARTICLE – XI - OBLIGATIONS OF THE FIRST PARTY

- 11.1 The first party hereby agrees and covenants with the second party not to cause any interference or hindrance in the construction work of the said new building to be constructed by the second party until and unless violation of any terms and conditions hereunder is made by the second party which may hamper the first party's interest howsoever.
- 11.2 The first party shall have the right to inspect the construction of the new building and make suggestions in respect thereof, if any, at appropriate time well in advance.
- 11.3 The first party hereby agrees and covenants with the second party not to do any act deed or thing whereby the second party may be prevented from transferring, and/or disposing of any part of the Second Party's Allocation in the new subject to the delivery of undisputed possession of the first party's allocation in good, well finished and habitable conditions is made firstly to the first party by the second party within the said specific period and time in this regard shall be the essence of this agreement.
- 11.4 The first party hereby agrees and covenants with the second party to pay proportionate municipal rates, taxes on and from the date of delivery of the possession of the first party's allocation to the first party by the second party.
- 11.5 The first party shall cause to be joined as Confirming Party as may be required by the second party in the Agreements and/or Transfer Deeds that may be executed for transfer of the Second Party's Allocation in favour of the intending Transferee/s.
- 11.6 The first party shall actively render at all times with all cooperation and assistance to the second party in construction and completion of the proposed new building as per sanctioned/modified/revised building plan of the KMC and for effectuating the sale and/or transfer of Second Party's Allocation envisaged hereunder.
- 11.7 Upon the second party constructing and delivering possession to the first party of their allocation, the first party shall hold the same terms and conditions and restrictions as regard the user and maintenance of the building as the other flat/unit purchasers of the building.
- 11.8 The first party hereby signs and executes this Development Agreement cum Development Power of Attorney in favour of the second party as shall be required for the purpose of obtaining sanction plan/s, revised plan/s and/or D-Sketch plan/s and all necessary permissions and sanctions from the different authorities in connection with the construction of

the said new building and obtain utilities from different authorities and also for pursuing and following up the matters with the Kolkata Municipal Corporation and other competent authorities.

- 11.9 That to assign or transfer of the Second Party's Allocation of the premises to its ultimate assign/s, nominee/s, transferee/s and/or allottee/s, the first party hereby authorizes and empowers the second party to sell/transfer the said Second Party's Allocation particularly mentioned in the Third Schedule hereunder on any terms and at any price which the second party deem fit and proper by virtue of this Development Agreement cum Development Power of Attorney hereby executed by the first party in favour of the second party.
- 11.10 The first party shall not do or permit to be done any act, deed or thing whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under these presents.
- 11.11 In addition to the First Party's Allocation mentioned in Second Schedule, the First Party No. 1 can buy an additional area of 150 Sq.ft. Super built up area more or less adjacent to his allocated flat @ Rs.4,800/- (Rupees Four Thousand Eight Hundred) only per square feet super built up area from the second party and in this regard the First Party No. 1 shall have to inform the second party about his such intention at appropriate time well in advance.

ARTICLE – XII - OBLIGATIONS OF THE DEVELOPER/SECOND PARTY

- 12.1. The second party hereby agrees and covenants with the first party to complete the construction and deliver the possession of the first party's allocation to the first party in the new building at the said premises in terms of the sanctioned building plan within 18 (eighteen) months from the date of getting vacant possession of the said premises subject to force majeure and/or reasons beyond control and without any prejudice to the other terms contained under these presents. The first party will hand over the vacant possession of the said premises within 30 (thirty) days from the date of sanction of building plan.
- 12.2. The second party hereby agrees and covenants with the first party not to violate or contravene any of the provisions of Rules applicable for construction of the new building.
- 12.3. The second party hereby agrees and covenants with the first party not to do any act deed or thing whereby the first party is/are prevented from enjoying transferring, assigning and/or disposing of any of the First Party's Allocation in the said new building provided the first party performs and fulfills all the terms and conditions herein contained and/or their part to be observed and performed as recorded hereunder.
- 12.4. The second party undertakes to complete the construction of building in compliance with KMC sanctioned/modified/revised building plan/s and also obtain Completion Certificate from KMC and a copy of which shall be handed over to the first party and in this regard the second part had already paid Rs.2,00,000/- (Two Lakhs) only as security deposit to the first party and the first party will be entitled to held the said security deposit until the copy of completion certificate of KMC is provided by second party.
- 12.5. If the second party fails or neglects to complete the construction and delivery of possession to the first party within the time specified hereunder, the second party shall be liable to pay demurrage @ Rs.10,000/- (Ten Thousand) only to each of the owners of one part (i.e. first party) until the possession is delivered by the second party. This demurrage is in addition to the monthly rental accommodation to be provided by the second party including to and fro shifting expenses.

ARTICLE – XIII – FIRST PARTY'S INDEMNITY

- 13.1. The first party hereby undertakes that the second party shall be entitled to the said construction and shall enjoy its allocated spaces without any interference and/or disturbance

provided the second party performs and fulfills all the terms and conditions herein contained and/or its part to be observed and performed as recorded hereunder.

- 13.2. The first party hereby undertakes to keep the second party indemnified against all third party claims and action against the said property exclusively in respect of the first party's title to the said property.
- 13.3. During the period of construction when the existing structure is required to be demolished for the purpose of making construction of the building thereon, the first party including all the occupants of the said property will have to make temporary shifting in two numbers of two bedroom flats (2 BHK) in and around the locality, at the cost of the second party and after completion of the construction of the new building the first party shall be provided with the first party's allocation in the new building. To and fro expenses for such shifting shall be borne by the second party.

ARTICLE – XIV - DEVELOPER'S/SECOND PARTY'S INDEMNITY

- 14.1. The second party hereby undertakes to keep the first party indemnified against all third party claims, compensations etc. and actions arising out of any sort of act or commission of the second party in or relating to or arising out of the construction of the said new building.
- 14.2. The second party hereby undertakes to keep the first party indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Second Party's Allocation with regard to the development of the said premises and/or amalgamated premises in the matter of construction of the said new building and/or for any defect thereon and/or for dealing with the Second Party's Allocation as well as the first party's share.

ARTICLE – XV - MISCELLANEOUS

- 15.1. It is understood that from time to time to facilitate the construction of the said new building by the Developer/Second Party various deeds matters and things not herein specified may be required to be done by the Developer/Second Party and for which the Developer/Second Party may need the authority of the First Party and various applications and other documents may be required to be signed or made by the First Party relating to which specific provisions may not have been mentioned herein, and the First Party hereby undertakes to cooperate with the Developer/Second Party and to do all such acts deeds matters and things as may be reasonably required to be done in the matter and the First Party shall execute and sign all such additional applications and other documents as the case may be provided that all such acts deeds matters and things do not in any way infringe on the right of the First Party and/or go against the spirit of this Development Agreement cum Development Power of Attorney.
- 15.2. The second party shall frame a scheme for the management and administration of the said new building at the said premises and/or amalgamated premises and/or common parts thereof. The first party after getting their respective allocations will have to abide by all the Rules and Regulations of such Management/Association/Committee/ Holding Organization and hereby give their consent to abide by the same.
- 15.3. Subject as aforesaid, the common portions of the said new building and the open spaces including the ultimate roof shall jointly belong to the second party and the first party in proportionate to their respective allocations.
- 15.4. That the new building to be constructed on the said premises or amalgamated premises shall be known by such name as be decided by the second party.
- 15.5. The previous Development Agreement dated 18.11.2020 is hereby superseded by this Development Agreement cum Development Power of Attorney.

ARTICLE – XVI - FORCE MAJEURE

- 16.1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of the Force Majeure.
- 16.2. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, non-availability of building materials, lockdown for Covid-19 pandemic and/or any other act or commission beyond the control of the parties hereto.

ARTICLE - XVII - JURISDICTION

17. In the event of any dispute, difference or question arises out of or in respect of this agreement or the subject matter thereof which may at any time arise between the parties hereto or any person claiming under them, shall be adjudicated at Sealdah Court or any other competent Court of Law having jurisdiction thereof.

AND WHEREAS for the interest of timely completion of entire project work **WE** the owners/first party herein doth hereby nominate, constitute, appoint and authorize the owners/developer/second party herein i.e. **L.N. CONSTRUCTION** (Holding PAN : **AAHFL7632C**), a Partnership Firm having its office at 58/1A, Anath Nath Deb Lane, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037 being represented by its Partners namely 1) **SRI MALAY DAS** (Holding PAN : **ANLPD4156E** and **AADHAAR : 3442 8259 1495**), son of Late Nakul Das, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 33/B, Anath Nath Deb Lane, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037, 2) **SRI SANJAY PRASAD** (Holding PAN : **AFIPP9406N** and **AADHAAR : 9039 5186 7562**), son of Sri Prithbi Chand Prasad, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 97C, Indra Biswas Road, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037, 3) **SRI PRABIR KARAN** (Holding PAN : **ASVPK2936J** and **AADHAAR : 2532 5896 8299**), son of Sri Sambhu Karan, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 11/H/13, Paikpara Row, P.O. – Belgachia, P.S. – Chitpur, Kolkata – 700037, 4) **SRI PRAKASH MALI** (Holding PAN : **CYEPM3142D** and **AADHAAR : 2475 1675 3895**), son of Late Ghanshyam Mali, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 45/5/H/6, Indra Biswas Road, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037, 5) **SRI KAUSHIK KARAN** (Holding PAN : **BGDPK2914B** and **AADHAAR : 2778 1695 5294**), son of Sri Biswanath Karan, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 11/H/13, Paikpara Row, P.O. – Belgachia, P.S. – Chitpur, Kolkata – 700037 and 6) **SRI SANJAY MALI** (Holding PAN : **DBZPM2220K** and **AADHAAR : 6087 4969 3971**), son of Sri Ramesh Mali, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 45/1, Indra Biswas Road, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037, to be our true and lawful constituted Attorney to do execute and perform or cause to be done executed and performed in our names, on our behalf, in our place and stead the following acts, deeds, matters and things in respect of the property more fully mentioned in the First Schedule written hereunder:

1. To look after and manage and control and supervise and administrate the construction on our said property on our behalf and to take any steps in respect of the said property.
2. To sign, execute, present, admit and submit any documents, statements, papers, undertaking declaration etc. as may be required for necessary permission for construction of the building, on the said property from the Kolkata Municipal Corporation and other appropriate authorities.
3. To sign, execute and enter into agreement for transfer/sale/lease with prospective buyer or buyers on our behalf and to receive advance, earnest money or part payments and full

- consideration money from the prospective buyers from Developer's share/Second Party's allocation only. To receive from the intending purchasers any earnest money and/or advance and also the balance consideration money and to give good valid receipt and discharge for the same which will protect the right and interest of the purchasers in all respects without seeing the application of the money except the portion of the First Party.
4. To sign, file and receive back any documents and to deposit money against claim or receipt and to withdraw money from any Government office and the Kolkata Municipal Corporation.
 5. To sign and execute all other deeds, instrument and assurances which shall consider necessary and to enter into and/or agree to such covenants and condition as may be required for fully and effectively conveying the flats/units of the said property as we could do ourselves, if personally present (Exclusively for Developer's Allocation/Second Party's Allocation only).
 6. To sign and present any such conveyance for registration of sale deed/deed of conveyance or any other transfer deeds and/or declarations and undertakings and to admit execution and receipt of consideration before Additional District Sub Registrar and Registrar having authority for and to have the said conveyance registered according to the law and to do all acts, deed and things which our said Attorney shall consider necessary for conveying the second party's allocation or part thereof to the said purchasers/lessees/transferees as fully and effectively conveyed in all respects as we could do ourselves, which will be restricted from Developer's Share only.
 7. To deliver physical and khas possession of Flats/Shops/Units/Parking Spaces etc. (except the First Party's Allocation) with undivided proportionate share of land along with other amenities relating thereto either complete or incomplete, finished or unfinished condition which our Attorney shall deem fit and proper for the Developer's Allocation/Second Party's Allocation only.
 8. To represent us before the Kolkata Municipal Corporation and sign all necessary papers, Plans, addition, alteration and renovation plans documents and papers and submit before the Kolkata Municipal Corporation for construction of the building on the said property including making Gift to K.M.C. for the purpose of obtaining sanction of Building Plan.
 9. To pay fees, obtain sanction and such other orders and permission from the authorities in our names as may be expedient for sanction, modification and/or alteration of any papers and documents as may be required by the competent authorities.
 10. To sign, apply and obtain the connection relating to electricity, water, sewerage, drainage, telephone or any other service which will be considered necessary to the said proposed newly constructed building and or connect or disconnect the same and for those purpose to sign execute and submit all papers, applications, documents before the concerned authorities and to do all other acts deeds and things as may be deemed fit and proper by the said attorney.
 11. To effect mutation of holding in the office of the collector and/or Kolkata Municipal Corporation and obtain any essential service and to all other acts and things.
 12. To compromise suits, appeals or other legal proceedings in any court, tribunal authority whatsoever and sign and verify applications thereof for the said property.
 13. To execute, carry into effect and perform all agreements and contracts entered into by us with any other person/s as on our own act and deed as per terms and conditions of the Development Agreement.
 14. To appoint any Mason, Engineer, Architect, Planner, Revenue Agent or any legal practitioner relating to our said property on behalf of us and construct a building on our said property and

sell the same to anybody out of Developer's/Second Party's share only as per terms of Development Agreement.

AND GENERALLY To do all other acts, deeds, matters and things and perform whatsoever which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes as well as in the opinion of the said Attorney ought to be done, executed and performed in relation to our personal affairs, engagements ancillary or incidental thereto as fully effectually as We do the same if We were personally present.

AND We the owners/first party do hereby agrees to ratify and confirm all and whatsoever other acts which our said attorney shall lawfully do, execute or perform or cause to be done executed or performed in connection with construction and the sale of the said property (Developer's Share/Second Party's Allocation only) and we the owners/first party hereby further agrees to ratify and confirm whatsoever the said Attorney shall lawfully do in relation to the said property by virtue of these presents and the we hereby declare that we shall not do anything inconsistent with the power and authorities conferred herein in favour of Attorney.

We the owners/first party hereby further declare that the powers and authorities hereby granted shall be valid and effective until the said property is fully developed and that the transfer and/or conveyance of the flats, units, shops, car parking spaces and/or other areas or spaces pertaining to the said Developer's Allocation/Second Party's Allocation is fully conveyed to the Purchaser/s.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Said Premises)

ALL THAT piece or parcel of bastu land measuring about 03 (three) Cottahs 03 (three) Chittacks and 23 Sq.ft. be the same a little more or less TOGETHER WITH more than 50 years old two numbers of two storied residential buildings (without Lift facility) standing thereon containing a total area of 2498 Sq.ft. covered area (having 1188 Sq.ft. covered area in ground floors, 1157 Sq.ft. covered area in first floors and 153 Sq.ft. covered area on the roof of first floor with cemented floorings) standing thereon lying situate at Premises No. 8F, Umakanta Sen Lane, Kolkata – 700030 within P.S. – Chitpur under the local limits of Kolkata Municipal Corporation in Ward No. 4 within the jurisdiction of A.D.S.R., Sealdah in the District of South 24-Parganas (Road Zone : Umakanta Sen Lane to Umakanta Sen Lane) and the said premises is butted and bounded as follows :-

ON THE NORTH : by 8F/1, Umakanta Sen Lane
ON THE EAST : by 30' ft. wide Umakanta Sen Lane
ON THE SOUTH : by Premises No. 8D, Umakanta Sen Lane
ON THE WEST : by Premises Nos. 7 and 8/1C, Umakanta Sen Lane

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO

(First Party's Allocation)

ALL THAT piece and parcel two residential flats and two car parking spaces allocable to the owners/first party in the manner hereinafter appearing in a good finished and inhabitable

condition and constructed as per specification mentioned in the Fourth Schedule hereunder for their exclusive use and enjoyment together with undivided proportionate common rights in common portions and common amenities as per Fifth Schedule hereunder written together with undivided impartible proportionate share of freehold right in the demised land written hereunder in the First Schedule.

SRI PRADIP KUMAR DAS : Out of the said First Party's Allocation, said Sri Pradip Kumar Das will be allotted with one self-contained residential Flat containing 722 Sq.ft. super built up area be the same a little more or less consisting of 2 (two) Bedrooms, 1 (one) Drawing/Dining cum Kitchen, 1 (one) W.C., 1(one) Toilet and 1 (one) Balcony on second floor, north side of the new building including one car parking space having 125 Sq.ft. built up area on ground floor, north side of the new building.

SRI PRANAB KUMAR DAS : Out of the said First Party's Allocation, said Sri Pranab Kumar Das will be allotted with one self-contained residential Flat containing 722 Sq.ft. super built up area be the same a little more or less consisting of 2 (two) Bedrooms, 1 (one) Living cum Dining, 1 (one) Kitchen, 1 (one) W.C., 1(one) Toilet and 1 (one) Balcony on third floor, north side of the new building including one car parking space having 125 Sq.ft. built up area on ground floor, north side of the new building.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Second Party's Allocation)

ALL THAT piece and parcel of **DEVELOPER'S ALLOCATION/SECOND PARTY'S ALLOCATION** shall mean and include rest of the constructed areas of the new building as per sanctioned/modified/revised building plan/s along with undivided and proportionate share of the land togetherwith proportionate rights on all common service areas, amenities, passages, open spaces and facilities available thereto and which shall absolutely belong to the Developer/Second Party and/or its nominee/s or assign/s and/or transferee/s.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATION OF THE BUILDING)

<u>FOUNDATION</u>	:	RCC Column & Footing foundation using M20 grade concrete
<u>SUPERSTRUCTURE</u>	:	RCC framed structure with Cement Brick Works (CBW) in peripheral walls

All concrete works should be done with 20 mm down stone chips, coarse sand and Ordinary Portland cement, 43 grade (ACC/AMBUJA/LAFARGE). Steel to be used for reinforcement work is HYSD bar (Fe330/Fe410 grade).

BRICK WORKS:-

- (i) 200mm (8") in peripheral walls using 1st class brick with 1:6 cement sand mortar.
- (ii) 125mm (5") and or 80mm (3") in partition walls using 1st class brick with 1:4 cement sand mortar and H.B net in every alternate layer.

All aforesaid brick works should be done with coarse sand and Ordinary Portland cement, 43 grade (ACC/AMBUJA/LAFARGE).

PLASTER WORKS :-

(i) Plaster to 200 mm (8") brick wall shall be with 1:6 cement sand mortar using medium coarse sand and cement of same quality as furnished above.

(ii) Plaster to 125 mm (5"), 80 mm (3") brick wall and ceiling will be with 1:4 cement sand mortar using medium coarse sand and cement of same quality as furnished above.

FLOORS:-

All living rooms, dining, kitchen, verandahs and balconies would be furnished with 600mm x 600 mm good quality Marble/Vitrified Tiles. Stairs and landing would be provided with marble/tiles. Waterproofing roof treatment on ultimate roof.

TOILETS :-

- (a) Flooring would be furnished with Marble/Vitrified Tiles with 6" skirting.
- (b) Wall tiles dado with Ceramic Tiles upto 5' - 6" height from the top of skirting.
- (c) One Porcelain commode (Parryware/Nycer/Hindware or of similar standard) along with its accessories like flush tank, hand shower etc. all complete.
- (d) S.S/C.P Shower, S.S/C.P Pillar Cock for hot and cold water.
- (e) Concealed G.I/ PVC/UPVC water lines.
- (f) Partition wall of Toilet - 5"/3" brick work.
- (g) PVC Doors.
- (h) White Porcelain basin (Parryware/Nycer/Hindware make or of similar standard) with S.S/C.P pillar cock in one bath room.

WATER STORAGE TANK & WATER LINE

- (a) Both underground and Roof water tank would be made with RCC (M25 mix) along with admixture of suitable water proofing compound.
- (b) Water line will be of GI/UPVC/PVC materials.

DOORS AND WINDOWS

- (a) All doors will be of min. 32mm thick ply flush door of good quality, fitted in 4"x3" (100mm x 80mm) wooden door frame.
- (b) Main door will be provided with one latch lock.
- (c) Aluminum sliding window with M.S. grill.

SOIL PIPE

- (a) All soil pipes & its allied fittings from toilets will be of UPVC and waste water line from toilets and kitchen will also be of UPVC pipes.

PAINTING:

- (a) All flats will be coated with putty.
- (b) All doors would be painted with Berger Wood Primer (white).
- (c) All M.S. Grills would be painted with anticorrosive Berger steel primer.
- (d) Outside building with super snowcem with two coats cement wash/weathercoat.

VERANDAH / BALCONY:

- (a) 3' - 0" H.T. brick work or as per sanctioned plan

STAIRS:

- (a) Marble finished stairs and POP on Walls of staircase.

KITCHEN:

- (a) Blackstone polished platform.
- (b) 2' – 6" height porcelain/ceramic tiles above the platform.
- (c) Stainless Steel Sink with SS/CP bib or pillar cock & other accessories.
- (d) Shelves below the platform.

ELECTRICAL WORKS

- (a) All electrical cables would be of 'FINOLEX'/HAVELLS or of equivalent quality (ISI marked).
Wiring will be done in following manner :-
 - 1. Main line – 6mm,
 - 2. AC and Geyser line – 4mm and
 - 3. All other lines – 1mm
- (b) All switch, plug base, fan regulator would be of Anchor or of equivalent quality (ISI marked)
- (c) Each flat would be provided with a reputed MCB.

ELECTRICAL POINTS

- (a) Bed Rooms : 2 light points, 1 fan point with regulator, 1 plug point and 1 (15A) AC point.
- (b) Dining/Drawing : 2 light points, 1 fan point with regulator, 1 cable point along with TV point, 1 plug point for Refrigerator and 1 (15A) AC Point
- (c) Toilet/Bathroom : 1 light point, 1 exhaust fan point and 1 Geyser point (15A)
- (d) Kitchen : 3 plug points (5A), 1 exhaust fan/kitchen chimney, 1 light point and 1 (15A) plug point
- (e) Verandah/Balcony : 1 light point and 1 plug point for washing machine
- (f) Main Door : 1 calling bell point and 1 light point
- (g) Stair / lobby : 1 light point in each floor
- LIFT : One lift or elevator (4 people) will be installed as per plan
- EXTRA WORKS** : Any extra work as desired by the Party including Owners shall have to bear the cost as per actual estimated calculation.

THE FIFTH SCHEDULE ABOVE REFERRED TO**(Common Areas, Amenities and Facilities)**

- 4. Entrance and Exit, gates and common passages.
- 5. Boundary walls, gate and entrance, the staircase, Lift, Lift Motor Room and Lift machine.
- 6. Drainage and sewerage line.
- 7. Electric wiring and other fittings (excluding those installed within the exclusive area of any flat/apartment and/or exclusive to its use).
- 8. Staircase / landing.
- 9. Entrance, lobby, ultimate roof, electric meter room / space.
- 10. Arrangement for water supply.
- 11. Water pump, underground water reservoir, overhead water tank, together with all the common plumbing installation for supply of water to the underground tank and delivery.
- 12. The pipes in vacant space / area around the floor of the building.
- 13. Such other common parts, areas equipment, installation, fittings, fixtures and open space in or about the land and building.

IN WITNESS WHEREOF the parties above named have hereunto set and subscribed their respective hands to these presents on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

by the FIRST PARTY at Kolkata
in the Presence of :-

1. *Rudra*
Advocate

2. *Mrityunjay Naskar*
7 Bidhan Pally,
Kolkata-700030

[Signature]

[Signature]

Signature of the First Party

SIGNED, SEALED AND DELIVERED

by the SECOND PARTY at Kolkata
in the Presence of :-

1. *Rudra*
Advocate

2. *Mrityunjay Naskar*

L. N. CONSTRUCTION

Malan Das

Sanjay Prasad
Bhabin Karan

Banesh Mali

Kundlik Karan

Sanjay Mali

Signature of the Second Party

Parties

RECEIPT

RECEIVED of and from the within named Owners/Developer/Second Party the within mentioned sum of Rs.2,00,000/- (Rupees Two Lakhs Only) as refundable security deposit amount under these presents as per Memo given below :

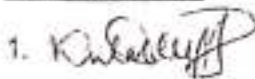
DATE	CHEQUE NO.	<u>MEMO</u> DRAWN ON	AMOUNT
12.11.2020	000002	Bank of Baroda, Talapark Br.	Rs.1,00,000/-
12.11.2020	000003	Bank of Baroda, Talapark Br.	Rs.1,00,000/-
Total			Rs.2,00,000/-

Rupees in Words : Two Lakhs only.

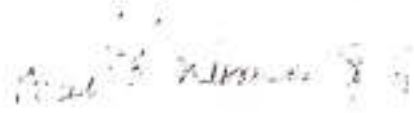
DATE : 11/05/2022

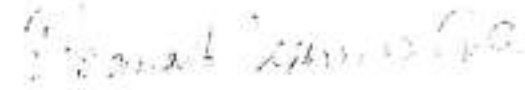
PLACE - KOLKATA

WITNESSES :-

1. 
Advocate

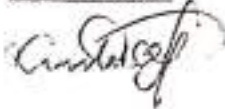
2. Maityunjoy Naskar





Signature of the First Party

DRAFTED BY :-




KUNTAL MUKHERJEE

ADVOCATE

HIGH COURT AT CALCUTTA


Er1. No. WB/799/2011

SPECIMEN FORM FOR TEN FINGERPRINTS




P. P. PRUTHI

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

Signature P. P. Pruthi


PRASHAK KUMAR DAS

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

Signature Prakash Kumar Das


MALVI

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

Signature Malvi

SPECIMEN FORM FOR TEN FINGERPRINTS



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

Signature Sanjay Prasad

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

Signature Prakash Kumar

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

Signature Prashant Mali

SPECIMEN FORM FOR TEN FINGERPRINTS



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

Signature: Kaushik Karan



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

Signature: Sanjay Mali



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

Signature: _____

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

GRN Details

GRN: 192022230023526208 Payment Mode: Online Payment (SBI Epay)
GRN Date: 10/05/2022 22:22:40 Bank/Gateway: SBIPay Payment Gateway
BRN : 9965455660912 BRN Date: 10/05/2022 22:24:41
Gateway Ref ID: IGANOAEIXS Method: State Bank of India NB
Payment Status: Successful Payment Ref. No: 2001358823/8/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name: STHITI MUKHERJEE
Address: 8 RAJKUMAR CHATTERJEE ROAD KOLKATA 700037
Mobile: 9674479424
Depositor Status: Others
Query No: 2001358823
Applicant's Name: Mr Kuntal Mukherjee
Identification No: 2001358823/8/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 8

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001358823/8/2022	Property Registration, Stamp duty	0030-02-103-003-02	20021
2	2001358823/8/2022	Property Registration- Registration Fees	0030-03-104-001-16	2028
			Total	22049

IN WORDS: TWENTY TWO THOUSAND FORTY NINE ONLY.












Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue









OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16062001358823/2022







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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Pradip Kumar Das 8F, Umakanta Sen Lane, City:- , P.O:- Ghughudanga, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700030	Land Lord			 11/05/2022
2	Mr Pranab Kumar Das 8F, Umakanta Sen Lane, City:- , P.O:- Ghughudanga, P.S:- Chitpur, District:-South 24-Parganas. West Bengal, India, PIN:- 700030	Land Lord			 11/05/2022
3	Mr Malay Das 33/8, Anath Nath Deb Lane, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Represent ative of Developer [L N CONSTR UCTION]			 11/05/2022







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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mr Sanjay Prasad 97C, Indra Biswas Road, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Representative of Developer [L N CONSTRUCTION]			Sanjay Prasad 11/5/22
5	Mr Prabir Karan 11/H/13, Paikpara Row, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Representative of Developer [L N CONSTRUCTION]			Prabir Karan 11/5/22
6	Mr Prakash Mali 45/5/H/6, Indra Biswas Road, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Representative of Developer [L N CONSTRUCTION]			Prakash Mali 11/05/2022
7	Mr Kaushik Karan 11/H/13, Paikpara Row, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Representative of Developer [L N CONSTRUCTION]			Kaushik Karan 11/05/2022





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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mr Sanjay Mali 45/1, Indra Biswas Road, City:-, P.O:- Belgachia, P.S.-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Representative of Developer [L N CONSTRUCTION]			Sanjay Mali 11-5-2022
9	Mr Malay Das 33/8, Anath Nath Deb Lane, City:-, P.O:- Belgachia, P.S.-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Representative of Developer [L N CONSTRUCTION]			Malay Das 11/05/2022
10	Mr Sanjay Prasad 97C, Indra Biswas Road, City:-, P.O:- Belgachia, P.S.-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Representative of Developer [L N CONSTRUCTION]			Sanjay Prasad 11/5/22

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
11	Mr Prabir Karan 11/H/13, Paikpara Row, City:- , P.O:- Belgachia, P.S:-Chitpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700037	Represent ative of Developer [L N CONSTR UCTION] [L N CONSTR UCTION]			Prabir Karan 11/5/22
12	Mr Prakash Mali 45/5/H/6, Indra Biswas Road, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24- Parganas, West Bengal, India, PIN:- 700037	Represent ative of Developer [L N CONSTR UCTION] [L N CONSTR UCTION]			Prakash Mali 11/05/2022
13	Mr Kaushik Karan 11/H/3, Paikpara Row, City:- , P.O:- Belgachia, P.S:-Chitpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700037	Represent ative of Developer [L N CONSTR UCTION] [L N CONSTR UCTION]			Kaushik Karan 11/05/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
14	Mr Sanjay Mali 45/1, Indra Biswas Road, City:- , P.O:- Belgachia, P.S.-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Representative of Developer [L N CONSTRUCTION] [L N CONSTRUCTION]			Sanjay Mali 11-5-2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Mrityunjay Naskar Son of Mr Sambhu Naskar 7 Bidhan Pally, City:- Dum Dum, P.O:- Ghughudanga, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700030	Mr Pradip Kumar Das, Mr Pranab Kumar Das, Mr Malay Das, Sanjay Prasad, Mr Prabir K Mr Prakash Mali, Mr Kaust Karan, Mr Sanjay Mali, Mr Das, Mr Sanjay Prasad, Mr Karan, Mr Prakash Mali, M Kaushik Karan, Mr Sanjay			Mrityunjay Naskar 11/05/2022

(Anilava Ghosal)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 SEALDAH
 South 24-Parganas, West
 Bengal

Major Information of the Deed

No / Year	I-1606-02322/2022	Date of Registration	12/05/2022
	1606-2001358823/2022	Office where deed is registered	
Date	10/05/2022 10:56:33 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address Other Details	Kuntal Mukherjee High Court At Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830699424, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction Agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 1,27,28,149/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,121/- (Article:48(g))	Rs. 2,028/- (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:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Umakanta Sen Lane, Road Zone : (Umakanta Sen Lane – Umakanta Sen Lane) , , Premises No: 8F, , Ward No: 004 Pin Code : 700030

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Kalha 3 Chatak 23 Sq Ft	1,00,000/-	1,15,89,998/-	Property is on Road ,Last Reference Deed No :1902-I -04469-2020
Grand Total :					5.3121Dec	1,00,000 /-	115,89,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2498 Sq Ft.	1,00,000/-	11,38,151/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1188 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1157 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 153 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2498 sq ft	1,00,000 /-	11,38,151 /-	

Name, Address, Photo, Finger print and Signature

	<p>Mr Pranab Kumar Das Son of Late Girindra Nath Das 8F, Umakanta Sen Lane, City:- , P.O:- Ghughudanga, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: adxxxxxx3e, Aadhaar No: 58xxxxxxxx0475, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/05/2022 Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Pvt. Residence</p>
	<p>Mr Pranab Kumar Das Son of Late Girindra Nath Das 8F, Umakanta Sen Lane, City:- , P.O:- Ghughudanga, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: acxxxxxx6k, Aadhaar No: 37xxxxxxxx9917, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/05/2022 Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Pvt. Residence</p>
3	<p>L N CONSTRUCTION 58/1A, Anath Nath Deb Lane, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 , PAN No.: AAxxxxxx2C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>L N CONSTRUCTION 58/1A, Anath Nath Deb Lane, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 , PAN No.: AAxxxxxx2C, 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>Mr Malay Das (Presentant) Son of Late Nakul Das 33/8, Anath Nath Deb Lane, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: ANxxxxxx6E, Aadhaar No: 34xxxxxxxx1495 Status : Representative, Representative of : L N CONSTRUCTION (as Partner)</p>
2	<p>Mr Sanjay Prasad Son of Mr Prithbi Chand Prasad 97C, Indra Biswas Road, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AFxxxxxx6N, Aadhaar No: 90xxxxxxxx7562 Status : Representative, Representative of : L N CONSTRUCTION (as Partner)</p>
3	<p>Mr Prabir Karan Son of Mr Sarnbhu Karan 11/H/13, Paikpara Row, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: ASxxxxxx6J, Aadhaar No: 25xxxxxxxx8299 Status : Representative, Representative of : L N CONSTRUCTION (as Partner)</p>

	<p>Ghanshyam Mali 45/5/H/6, Indra Biswas Road, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CYxxxxxx2D, Aadhaar No: 24xxxxxxxx3895 Status : Representative, Representative of : L N CONSTRUCTION (as Partner)</p>
	<p>Mr Kaushik Karan Son of Mr Biswanath Karan 11/H/13, Paikpara Row, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx4B, Aadhaar No: 27xxxxxxxx5294 Status : Representative, Representative of : L N CONSTRUCTION (as Partner)</p>
	<p>Mr Sanjay Mali Son of Mr Ramesh Mali 45/1, Indra Biswas Road, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DBxxxxxx0K, Aadhaar No: 60xxxxxxxx3971 Status : Representative, Representative of : L N CONSTRUCTION (as Partner)</p>
7	<p>Mr Malay Das Son of Late Nakul Das 33/8, Anath Nath Deb Lane, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx6E, Aadhaar No: 34xxxxxxxx1495 Status : Representative, Representative of : L N CONSTRUCTION (as Partner), L N CONSTRUCTION (as Partner)</p>
8	<p>Mr Sanjay Prasad Son of Mr Prithbi Chand Prasad 97C, Indra Biswas Road, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6N, Aadhaar No: 90xxxxxxxx7562 Status : Representative, Representative of : L N CONSTRUCTION (as Partner), L N CONSTRUCTION (as Partner)</p>
9	<p>Mr Prabir Karan Son of Mr Sambhu Karan 11/H/13, Paikpara Row, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx6J, Aadhaar No: 25xxxxxxxx8299 Status : Representative, Representative of : L N CONSTRUCTION (as Partner), L N CONSTRUCTION (as Partner)</p>
10	<p>Mr Prakash Mali Son of Late Ghanshyam Mali 45/5/H/6, Indra Biswas Road, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CYxxxxxx2D, Aadhaar No: 24xxxxxxxx3895 Status : Representative, Representative of : L N CONSTRUCTION (as Partner), L N CONSTRUCTION (as Partner)</p>
11	<p>Mr Kaushik Karan Son of Mr Biswanath Karan 11/H/13, Paikpara Row, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx4B, Aadhaar No: 27xxxxxxxx5294 Status : Representative, Representative of : L N CONSTRUCTION (as Partner), L N CONSTRUCTION (as Partner)</p>
12	<p>Mr Sanjay Mali Son of Mr Ramesh Mali 45/1, Indra Biswas Road, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DBxxxxxx0K, Aadhaar No: 60xxxxxxxx3971 Status : Representative, Representative of : L N CONSTRUCTION (as Partner), L N CONSTRUCTION (as Partner)</p>

Naskar
 Naskar
 City- Dum Dum, P.O.-
 Dum Dum, District-
 West Bengal, India,
 PIN-700029

Photo	Finger Print	Signature

Beneficiary Of Mr Pradip Kumar Das, Mr Pranab Kumar Das, Mr Malay Das, Mr Sanjay Prasad, Mr Prabir Karan, Mr Prakash Mali, Mr Kaushik Karan, Mr Sanjay Mali, Mr Malay Das, Mr Sanjay Prasad, Mr Prabir Karan, Mr Prakash Mali, Mr Kaushik Karan, Mr Sanjay Mali

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Das	L N CONSTRUCTION-1.32802 Dec
2	Mr Pranab Kumar Das	L N CONSTRUCTION-1.32802 Dec
3	L N CONSTRUCTION	L N CONSTRUCTION-2.65604 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Das	L N CONSTRUCTION-624.50000000 Sq Ft
2	Mr Pranab Kumar Das	L N CONSTRUCTION-624.50000000 Sq Ft
3	L N CONSTRUCTION	L N CONSTRUCTION-1249.00000000 Sq Ft

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

Registration at 16.10 hrs on 11-05-2022, at the Private residence by Mr Malay Das .

Subject of Market Value (WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs 149.

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

Execution is admitted on 11/05/2022 by 1. Mr Pradip Kumar Das, Son of Late Girindra Nath Das, 8F, Umakanta Sen Lane, P.O: Ghughudanga, Thana: Chilpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Retired Person, 2. Mr Pranab Kumar Das, Son of Late Girindra Nath Das, 8F, Umakanta Sen Lane, P.O: Ghughudanga, Thana: Chilpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Retired Person

Indetified by Mr Mrityunjay Naskar, , Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-05-2022 by Mr Malay Das, Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037

Indetified by Mr Mrityunjay Naskar, , Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-05-2022 by Mr Sanjay Prasad, Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037

Indetified by Mr Mrityunjay Naskar, , Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-05-2022 by Mr Prabir Karan, Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037

Indetified by Mr Mrityunjay Naskar, , Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-05-2022 by Mr Prakash Mali, Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037

Indetified by Mr Mrityunjay Naskar, , Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-05-2022 by Mr Kaushik Karan, Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037

Indetified by Mr Mrityunjay Naskar, , Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-05-2022 by Mr Sanjay Mali, Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037

Indetified by Mr Mrityunjay Naskar, , Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-05-2022 by Mr Malay Das, Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, City:-, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037; Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, City:-, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037
Identified by Mr Mrityunjay Naskar, . . Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, . City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-05-2022 by Mr Sanjay Prasad, Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, City:-, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037; Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, City:-, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037
Identified by Mr Mrityunjay Naskar, . . Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, . City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-05-2022 by Mr Prabir Karan, Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, City:-, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037; Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, City:-, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037
Identified by Mr Mrityunjay Naskar, . . Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, . City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-05-2022 by Mr Prakash Mali, Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, City:-, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037; Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, City:-, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037
Identified by Mr Mrityunjay Naskar, . . Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, . City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-05-2022 by Mr Kaushik Karan, Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, City:-, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037; Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, City:-, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037
Identified by Mr Mrityunjay Naskar, . . Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, . City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-05-2022 by Mr Sanjay Mall, Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, City:-, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037; Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, City:-, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037
Identified by Mr Mrityunjay Naskar, . . Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, . City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 12-05-2022
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.

Registration Fees payable for this document is Rs 2,028/- (B = Rs 2,000/- ,E = Rs 28/-) and
Fees Paid by Cash Rs 0/-, by online = Rs 2,028/-
Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
17/05/2022 10:24PM with Govt. Ref. No: 192022230023526208 on 10-05-2022, Amount Rs: 2,028/-, Bank:
SBIePay), Ref. No. 9965455660912 on 10-05-2022, Head of Account 0030-03-104-001-16

Amount of Stamp Duty

Amount that required Stamp Duty payable for this document is Rs. 20,071/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 20,021/-

Description of Stamp

Stamp: Type: Impressed, Serial no 86773, Amount: Rs.100/-, Date of Purchase: 21/02/2022, Vendor name: A
SARKAR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/05/2022 10:24PM with Govt. Ref. No: 192022230023526208 on 10-05-2022, Amount Rs: 20,021/-,
Bank: SBI EPay (SBIePay), Ref. No. 9965455660912 on 10-05-2022, Head of Account 0030-02-103-003-02

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2022, Page from 84162 to 84204

being No 160602322 for the year 2022.



Amitava Ghosal

Digitally signed by AMITAVA GHOSAL
Date: 2022.05.17 14:41:14 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 2022/05/17 02:41:14 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)