

19 APR 2021

Serial No. 1063
Name. VJO Realty
Address. 7, Satya Duttan Rd.
KOL-21
1009

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Saurabh Mukherjee
Soumenendra Nath Mukherjee
47, Netaji Subhas Road
BENARSA KOL-34

District Sub-Registrar
Alipore, South 24 Parganas

12 MAY 2021

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Shaloo Mehra

VJO REALTY REPRESENTED BY
AASHNA MEHRA & SHALOO MEHRA AS
CONSTITUTED ATTORNEY OF
ALOKE PRAMANIK

SRI ALOKE PRAMANIK, having PAN : BUMPP3992H, Aadhaar No.3900 8696 5341, son of Sri Dilip Pramanik, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Das Para, Mukundapur, Post Office : Mukundapur, Police Station : Purba Jadavpur, Kolkata : 700099, District : 24 Parganas (South), hereinafter called and referred to as "the **OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.


AND

VIJO REALITY, having PAN : AATFV5593L, a Partnership Firm, having its registered Office at 7A, Satyen Dutta Road, Post Office : Sarat Bose Road, Police Station : Tollygunge, Kolkata : 700029, represented by its Partners viz. (1) **SMT. AASHNA MEHRA**, having PAN : CKLPM4896B, Aadhaar No.2878 7154 9917, daughter of Sri Rajesh Mehera and (2) **SMT. SHALOO MEHRA**, having PAN : AEIPM6254N, Aadhaar No.7128 1246 8400, wife of Sri Rajesh Mehera, both are by faith : Hindu, by nationality : Indian, by occupation : Business, both are residing at Flat No.303, 27A, Dr. K.D.

Aashna Mehra
Shaloo Mehra
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ALOKE PRAMANIK**

Mukherjee Road, Post Office : Behala, Police Station : Parnasree, Kolkata : 700060, District : 24 Parganas (South), hereinafter called and referred to as "the **DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**.

WHEREAS originally one Smt. Anajana Ghosh alias Anjana Ghose was the Owner of **ALL THAT** piece and parcel of land measuring about 2 (Two) Cottahs 12 (Twelve) Chittacks more or less together with R.T. shed structure having an area of 100 (One Hundred) Square Feet more or less standing thereon, situate and lying at Mouza : Nayabad, Pargana : Khaspur, J.L. No.25, R.S. No.3, Touzi No.56, under R.S. Khatian No.72, appertaining to R.S. Dag No.188, being known and numbered as Municipal Premises No.3653, Nayabad, Police Station : previously Tollygunge then Purba Jadavpur at present Panchasayar, Kolkata : 700099, within the limits of the Kolkata Municipal Corporation, under Ward No.109, vide Municipal Assessee No.31-109-08-8001-2, District : 24 Parganas (South), by purchase by way of a registered Deed of Conveyance from then Owner Bhaduri Pramanik & others for the valuable


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consideration as mentioned therein. The aforesaid Deed was duly registered in the Office of the District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.158, Pages from 228 to 236, Being No.13900 for the year 1984.

AND WHEREAS while absolutely seized and possessed the aforesaid property as Owner thereof, said Smt. Anajana Ghosh alias Anjana Ghose sold, transferred and conveyed her aforesaid property unto and in favour of one Alope Pramanik by virtue of a registered Deed of Conveyance for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 30th December, 2016 in the Office of the District Sub-Registrar - V at Alipore and recorded in Book No.I, Volume No.1630-2017, Pages from 1000 to 1024, Being No.163003961 for the year 2016.

AND WHEREAS originally one Smt. Krishna Ghosh was the Owner of **ALL THAT** piece and parcel of land measuring about 2 (Two) Cottahs 13 (Thirteen) Chittacks 22 (Twenty-Two) more or less together with R.T. shed structure having an area of 100 (One Hundred) Square Feet more or less standing thereon, situate and lying at Mouza : Nayabad, Pargana : Khaspur, J.L.

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No.25, R.S. No.3, Touzi No.56, under R.S. Khatian No.72, appertaining to R.S. Dag No.188, being known and numbered as Municipal Premises No.3652, Nayabad, Police Station : previously Tollygunge then Purba Jadavpur at present Panchasayar, Kolkata : 700099, within the limits of the Kolkata Municipal Corporation, under Ward No.109, vide Municipal Assessee No.31-109-08-8000-0, District : 24 Parganas (South), by purchase by way of a registered Deed of Conveyance from then Owner Bhaduri Pramanik & others for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered in the Office of the District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.165, Pages from 404 to 412, Being No.15009 for the year 1984.


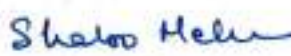
AND WHEREAS while absolutely seized and possessed the aforesaid property as Owner thereof, said Smt. Krishna Ghosh sold, transferred and conveyed her aforesaid property unto and in favour of one Alope Pramanik by virtue of a registered Deed of Conveyance for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 30th December, 2016 in the Office of the District Sub-Registrar - V at Alipore and recorded in Book No.I, Volume No.1630-2017, Pages from 1025 to 1049, Being No.163003962 for the year 2016.

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AND WHEREAS thus after such purchase, said Alope Pramanik became the sole and absolute Owner of the aforesaid two properties, which are situated adjacent to each other and duly mutated his name with the Office of the Kolkata Municipal Corporation and after such mutation, the aforesaid property known and numbered as Municipal Premises No.3652, Nayabad (mailing address Shatabdi Park, Nayabad), Police Station : Panchasayar, Kolkata : 700099, under Ward No.109, vide Assessee No.31-109-08-8000-0, District : 24 Parganas (South) containing total land measuring about 5 (Five) Cottahs 9 (Nine) Chittacks 22 (Twenty-Two) Square Feet more or less and paying taxes thereto.

AND WHEREAS name of said Alope Pramanik had been mutated with the Office of the B.L. & L.R.O. in respect of his aforesaid property vide Memo No.18/Mut/4523/B.L. & L.R.O./ATM/Kasba/17 dated 24th July, 2017 passed in Mutation Case No.952/17 and he used to pay necessary rents and khajnas to the said Authority.

AND WHEREAS thereafter said Alope Pramanik also converted the actual nature of his said land from "Sali" to "Bastu" from the



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Office of the B.L. & L.R.O. vide Memo No.17/2024/Con Certificate/BLLRO/ATM/Kasba/18 dated 11th April, 2018 24th passed in Case No.662/2017.

AND WHEREAS in the manner stated above, said Alope Pramanik, the Owner herein, became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 5 (Five) Cottahs 9 (Nine) Chittacks 22 (Twenty-Two) Square Feet more or less, situate and lying at Mouza : Nayabad, Pargana : Khaspur, J.L. No.25, R.S. No.3, Touzi No.56, under R.S. Khatian No.72, appertaining to R.S. Dag No.188, being known and numbered as Municipal Premises No.3652, Nayabad (mailing address Shatabdi Park, Nayabad), Police Station : Panchasayar, Kolkata : 700099, within the limits of the Kolkata Municipal Corporation, under Ward No.109, vide Assessee No.31-109-08-8000-0, District : 24 Parganas (South), hereinafter called "the **SAID PROPERTY**" and morefully described in the **SCHEDULE - "A"** hereunder written.

AND WHEREAS while absolutely seized and possessed the said property as Owner thereof, the Owner herein entered into a Development Agreement with one erstwhile Developer viz. "M/S.

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ABHIRUP CONSTRUCTION", a Partnership Firm, having its Office at 2334, Nayabad, Post Office : Mukundapur, Police Station : Purba Jadavpur, Kolkata : 700099, District : 24 Parganas (South), represented by its Partners viz. (1) **SRI AMITAVA ROY**, son of Late Ajit Kumar Roy of 148B, Jadavpur Co-Operative, Phase - I, Nayabad, Post Office : Mukundapur, Police Station : Purba Jadavpur, Kolkata : 700099, District : 24 Parganas (South), (2) **SRI PRALAY KUMAR DAS**, son of Sri Swapan Das of 148A, Jadavpur Co-Operative, Phase - I, Nayabad, Post Office : Mukundapur, Police Station : Purba Jadavpur, Kolkata : 700099, District : 24 Parganas (South), (3) **SRI BISWARUP ROY**, son of Late Parbati Charan Roy of 70A, Vivekananda Sarani, Post Office : Garfa, Police Station : Garfa, Kolkata : 700078, District : 24 Parganas (South) and (4) **SRI RAJU BANERJEE**, son of Late Biswanath Banerjee of 23334, Nayabad, Post Office : Mukundapur, Police Station : Purba Jadavpur, Kolkata : 700099, District : 24 Parganas (South), on 10th May, 2017 for development of his said property as per terms and conditions as stated in the aforesaid Agreement.

AND WHEREAS in terms of the aforesaid Development Agreement dated 10th May, 2017, the Owner herein also

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CONSTITUTED AT _____ OF
ALOKE PRAMAN

executed a General Power of Attorney on 10th May, 2017 in favour of said **SRI AMITAVA ROY, SRI PRALAY KUMAR DAS, SRI BISWARUP ROY** and **SRI RAJU BANERJEE**, being the Partners of the erstwhile Developer and empowered them to do all acts, Deeds and things regarding development of the said property by way of constructing Building and for doing all allied jobs as stated in the said General Power of Attorney.

AND WHEREAS the erstwhile Developer unable to proceed with the constructional works of the Building and accordingly informed the same to the Owner and accordingly several discussions were held between the Owner and the said erstwhile Developer and ultimately it has been decided that the Development Agreement and Power of Attorney will be cancelled, which the erstwhile Developer has admitted.

AND WHEREAS accordingly the said Development Agreement dated 10th May, 2017 has already been cancelled by execution of a Deed of Cancellation dated 20th April, 2021 under the terms and conditions as set forth therein.

AND WHEREAS the said General Power of Attorney dated 10th May, 2017 has also already been revoked by execution of a Deed

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of Revocation of General Power of Attorney dated 20th April, 2021.

AND WHEREAS after execution of the aforesaid Deed of Cancellation dated 20th April, 2021 and also Deed of Revocation of General Power of Attorney dated 20th April, 2021, the Party hereto of the One Part shall acquire a good marketable title in respect of the said property and shall have the unfettered right to deal with the said property in his absolute discretion.

AND WHEREAS now the Party hereto of the One Part has decided to develop his said property by raising a multistoried Building thereon having all modern amenities and facilities through a new Developer and accordingly looking for a prospective Developer/s for the same.

AND WHEREAS basing upon his aforesaid decision, now the Party hereto of the One Part has talked with the Developer hereto, who has the credential to develop the said property.

AND WHEREAS accordingly several discussions were held amongst the Parties herein and ultimately the Developer has

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agreed to develop the said property as per terms and conditions as set forth hereunder below.

NOW THIS AGREEMENT WITNESSETH are as follows :-

1. **OWNER** :-

Shall mean **SRI ALOKE PRAMANIK**, son of Sri Dilip Pramanik of Das Para, Mukundapur, Post Office : Mukundapur, Police Station : Purba Jadavpur, Kolkata : 700099, District : 24 Parganas (South) and his heirs executors, successors, administrators, legal representatives and assigns.

2. **DEVELOPER** :-

Shall mean **VIJO REALITY**, a Partnership Firm, having its registered Office at 7A, Satyen Dutta Road, Post Office : Sarat Bose Road, Police Station : Tollygunge, Kolkata : 700029, represented by its Partners viz. (1) **SMT. AASHNA MEHRA**, daughter of Sri Rajesh Mehera and (2) **SMT. SHALOO MEHRA**, wife of Sri Rajesh Mehera, both are of Flat No.303, 27A, Dr. K.D. Mukherjee Road, Post Office : Behala, Police Station : Parnasree, Kolkata : 700060, District : 24 Parganas (South) and its successors-in-office and assigns.

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3. **THE SAID PROPERTY :-**

Shall mean **ALL THAT** piece and parcel of land measuring about 5 (Five) Cottahs 9 (Nine) Chittacks 22 (Twenty-Two) Square Feet more or less, situate and lying at Mouza : Nayabad, Pargana : Khaspur, J.L. No.25, R.S. No.3, Touzi No.56, under R.S. Khatian No.72, appertaining to R.S. Dag No.188, being known and numbered as Municipal Premises No.3652, Nayabad (mailing address Shatabdi Park, Nayabad), Police Station : Panchasayar, Kolkata : 700099, within the limits of the Kolkata Municipal Corporation, under Ward No.109, vide Assessee No.31-109-08-8000-0, District : 24 Parganas (South).

4. **BUILDING :-**

Shall mean and include the G+IV storied Building to be constructed upon the said property mentioned in earlier paragraph.

5. **COMMON FACILITIES :-**

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

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will be provided by the Developer in the new Building. The Occupiers of the proposed multistoried Building and only the Owner/s of the Flat/s of the proposed multistoried Building shall have the right to enjoy the roof of the proposed Building for all ceremonial and other occasions and/or with due approval and permission of the Association of Flat Owners and for maintaining T.V. antenna and water reservoir.

6. **SALEABLE SPACE :-**

Shall mean the space in the new Building available for independent use and occupation by the Developer after making due provisions for common facilities and space required thereof and after providing the Owner's allocation.

7. **OWNER'S ALLOCATION :-**

On completion of the proposed Building the Owner shall be at the first instance entitled to get 49% of the total F.A.R. out of 100% of the total F.A.R. from the proposed Building in finished and complete condition, which will be constructed upon the **SCHEDULE** : "A" mentioned

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property, morefully described in the **SCHEDULE - "B"** hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are morefully described in the **SCHEDULE : "D"** hereunder written. The aforesaid Owner's allocation will be demarcated afterwards by correspondences.

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

Shall mean the remaining portion of the new Building including the common facilities shall absolutely belong to the Developer after providing for the Owner's allocation as aforesaid and together with the absolute right on the part of the Developer and prospective Buyer/s and intending Transferee/s, Lessee/s or in any way deal with the same but without in any way affecting the right and interest of the Owner, morefully described in the **SCHEDULE - "C"** hereunder written.

9. **THE ARCHITECT :-**

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


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10. **BUILDING PLAN** :-

Will mean such Plan prepared by the Architect for the construction of the new Building, which is to be sanctioned from the Kolkata Municipal Corporation.

11. **SUPER BUILT UP AREA** :-

Covered area of the Flat (which includes outer area of the Flat covered by brick works plus proportionate share of staircase) plus 25% upon covered area.

12. **TRANSFER** :-

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

13: **TRANSFeree** :-

Shall mean a person/s, Firm/s, Limited Company/ies, Association/s of persons to whom any space in the Building will be transferred.

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14. **TIME :-**

Shall mean the construction shall be completed in all respect positively should be ready for possession within 24 (Twenty-Four) months from the date of exaction of this Agreement subject to a grace period of 3 (Three) months thereof.

15. **WORDS :-**

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

16. **COMMENCEMENT :-**

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

:: OWNER'S RIGHT AND REPRESENTATION ::

1. The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.



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2. Save the Owner nobody has/have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 nor the said property is comprised in Thika Tenancy.

:: DEVELOPER'S RIGHT ::-

1. The Owner hereby grants subject to what have been hereunder provided exclusive right to the Developer to build upon and to exploit commercially the said property and shall be able to construct the new Building thereon in accordance with the Plan, which has already been sanctioned from the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or cause to be made by the Parties hereto.
2. All application, modified Plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the



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appropriate Authorities shall be prepared and submitted by the Developer on behalf of the Owner at its own costs and expenses and the Developer shall pay charges and bear all fees including Architect's fees required to be paid or deposited for exploitation of the said property provided however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer.

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

:: CONSIDERATION ::

1. In consideration of the Owner having agreed to permit the Developer to commercially exploit the said property and to construct, erect and build a new Building in accordance


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with the sanctioned Building Plan at its own cost of investment, which will be sanctioned and in accordance with the Specification and materials description of which are stated in details in **SCHEDULE - "D"** hereunder written.

2. On completion of the proposed Building, the Owner shall be at the first instance entitled to get 49% of the total F.A.R. out of 100% of the total F.A.R. from the proposed Building in finished and complete condition, which will be constructed upon the **SCHEDULE : "A"** mentioned property, morefully described in the **SCHEDULE - "B"** hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are morefully described in the **SCHEDULE : "D"** hereunder written. The aforesaid Owner's allocation will be demarcated afterwards by correspondences.
3. Besides the above, the Developer shall pay a total sum of Rs.9,00,000/- (Rupees Nine Lac) only to the Owner herein towards the security deposit simultaneously with the execution of this Agreement as per Memo below and

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the Owner herein liable to refund the same to the Developer herein at the time of getting Owner's allocation and if he failed and neglect to refund the same then the same shall be adjusted by the Developer @ Rs.3,500/- (Rupees Three Thousand Five Hundred) only with the Owner's allocation and the same is condition precedent.

-:: POSSESSION ::-

1. The Owner shall give quiet, peaceful and unencumbered possession of the said property to the Developer simultaneously with the execution of this Agreement enabling the Developer to survey the entire property and for making soil testing and preparation of the proposed Building.
2. The Developer shall complete the construction of the Building positively within 24 (Twenty-Four) months from the date of exaction of this Agreement subject to a grace period of 3 (Three) months thereof and shall hand over the Owner's allocation by the Developer with the arrangements and other accessories as per Specification given details in **SCHEDULE - "D"** hereunder written.



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3. The Developer shall on completion of the new Building put the Owner in undisputed possession of the Owner's allocation together with all rights in common to the common portion as absolute Owner thereof.
4. The Developer shall be exclusively entitled to the Developer's allocation in the new Building with exclusive right to transfer or otherwise deal with or dispose of without any right, title, claim or interest therein whatsoever with or disturb the quiet and peaceful possession of the Developer's allocation. The Owner shall only transfer by way of proper Deed of Conveyance/s either in favour of the Developer or in favour of the nominee/s of the Developer, the undivided share of the land excepting the proportionate share of land of the Owner.
5. In so far as necessary all dealing by the Developer in respect of the new Building shall be in the name of the Owner for which purpose the Owner undertakes to give the Developer a Development Power of Attorney in a form and manner reasonably required by the Developer. It

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being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the Owner nor there shall be any clause inconsistent with or against the terms mentioned in this Agreement.

6. That the Owner shall execute the Deed of Conveyance in favour of the Developer or its nominee/s in respect of such part/s of the new Building as falling under Developer's allocation as shall be required by the Developer and all costs and all expenses on that behalf will be borne and paid by the Developer.

:: COMMON FACILITIES ::

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said Building accruing due as and from the date of handing over vacant possession of the said property or part of it by the Owner to the Developer. If there are any dues of property taxes or any other taxes regarding the said property before the date of handing over the same to the Developer that would



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be borne by the Owner and if there be any outstanding that will be also borne by the Owner.

2. As soon as the new Building shall be completed within the time hereinafter mentioned, the Developer shall give written notice to the Owner for handing over possession of his allocation in the Building and there being no dispute regarding completion of the Building in terms of this Agreement and according to the Specification and Plan thereof from the Kolkata Municipal Corporation being produced to the effect and after 30 (Thirty) days from the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as "**the SAID RATES**") payable in respect of the Owner's allocation, the said rates to be apportioned pro-rata with reference to the saleable space in the Building, if the same are levied on the Building as a whole.
3. Any transfer of any part of the Owner's allocation in the new Building shall be subject to the provisions hereof and



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the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rate and service charges for the common facilities.

4. The Owner shall not do any act, deed or thing whereby the Developer shall be prevented from construction completion of the said Building.

-:: COMMON RESTRICTION ::-

1. The Owner's allocation in the new Building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the new Building intended for common benefits of all occupiers of the new Building which shall include the followings.
2. The Owner shall not use or permit to be used of the Owner's allocation in the new Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisances hazard to the Owner and the other Occupiers of the new Building. The Developer and its nominee/s shall also not use or permit to be used of

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the Developer's allocation in the new Building or any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazards to the Owner and the other Occupiers of the new Building.

3. Both the Parties shall abide by all laws, bye-laws, rules and regulation of the Government, Local Bodies and Associations when formed in future as the case may be without invading the right to the Owner.
4. The respective Allottees shall keep their respective allocations in the new Building in good working conditions and repairs. The roof and the staircase and other common spaces should be cleared by the respective Allottees after the end of ceremonial occasions, if any.
5. Neither Party shall throw accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new Building or in the compound corridors any other portions of the new Building.

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:: OWNER'S OBLIGATION ::

1. The Owner hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the Building at the said property by the Developer.

2. The Owner hereby agrees and covenants with the Developer not to do any act or deed or thing hereby the Developer may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's allocation/portion in the new Building.

3. The Owner hereby agrees and covenants with the Developer not to let out, grant, lease, mortgage and/or create charge over the allocated portion of the Developer in the super built-up construction but shall have all right to let out, grant, lease, mortgage and/or charges, his allocated portions to any person/s, company/ies save and except the Developer's allocation. The Developer also shall not have any right to let out, grant, lease, mortgage and/or create any charge over the allocated super built up area of the Owner but shall have all right to let out,

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grant, lease, accept booking money etc. from the person/s, company/ies in respect of the Developer's allocation.

-:: DEVELOPER'S OBLIGATION :-

The Developer hereby agrees and covenants with the Owner :-

1. The Developer shall complete the construction of the new Building within 24 (Twenty-Four) months from the date of exaction of this Agreement subject to a grace period of 3 (Three) months thereof, the time of completion of the Building shall be strictly observed. The period of construction will be extended, if there is any force majeure, natural calamity or situation beyond the control of the Developer.
2. The Developer shall not to violate or contravene any of the provisions or rules applicable for construction of the Building.
3. The Owner shall at the first instance entitled to get his allocation and thereafter the Developer shall handover its allocation to its nominee/s.



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:: OWNER'S INDEMNITY ::-

The Owner hereby undertakes that the Developer shall be entitled to the said constructions and shall enjoy their allocated portion without any interference and/or disturbance provide the Developer perform and fulfill all and singular the terms and conditions herein contained and/or its part to be observed and performed.

-:: DEVELOPER'S INDEMNITY ::-

1. The Developer hereby undertakes to keep the Owner indemnified against all Third Party's claims and actions arising out of any sort of act of commission of the Developer in or in relation to the construction of the said new Building strictly in terms of the Plan, which has already been sanctioned from the Kolkata Municipal Corporation on that behalf.
2. The Developer hereby undertakes to keep the Owner indemnified against all action, suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said


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premises and/or in the matter of construction of the Building and/or any defect therein.

:-: MISCELLANEOUS :-:

1. The Owner and the Developer has entered into the Agreement/s purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Owner. The Parties hereto can proceed with this Agreement.
2. Nothing in these presents shall be construed as a demise or Assignment or Conveyance in land by the Owner of the said property or any part thereof to the Developer or as creating any right title and interest in respect thereof in the Developer other than an exclusive right to exploit the same in terms thereof provided however the Developer shall be entitled to borrow money from any Bank/s without creating any financial liability on the Owner of effecting and its estate shall not be encumber and/or be liable for payment of any dues of such Bank/s and for that purpose the Developer shall keep the Owner

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indemnified against all actions suits proceedings and cost, charges and expenses in respect thereof.

3. Any notice required to be given by the Developer/Owner shall without prejudice to any other mode of service available be deemed to have been served upon the Owner/Developer, if sent to them under registered post with acknowledgement due at the address given in this Agreement.
4. That the Owner hereby fully agrees and consents that the Developer shall have the right to advertise, fix hoarding or signboard of any kind relating to the publicity for the benefit or commercial exploitation of the new Building from the date of execution of this Agreement and on completion of the Building or earlier all such advertisements and hoardings shall be cleared of by the Developer at its own costs.
5. The original Agreement and a duly attested Xerox copy of the Deeds in respect of the said property shall be kept at the City Office of the Developer or at the Office of its agent for the inspection of the intended Purchaser/s.

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-:: FORCE MAJEURE ::-

1. The Parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligations was prevented by any Force Majeure and this contract shall remain suspended during the duration of such Majeure, if any.
2. The Force Majeure shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any other fact or commission beyond the control of the parties hereto.

-:: JOINT OBLIGATION ::-


1. The Developer shall develop and construct multistoried Buildings on the said land as per Corporation Rules after utilizing the available F.A.R. as per present rules in vogue.
2. The Owner will lend his name and signature in all paper, Plans, documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be developed in the Owner's name and under the Owner's allocation.


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3. The Owner will forward to the Developer, the original Title Deed/s of the land on execution of the Agreement for Developer's record and reference. The Developer shall return all original Title Deed/s of the property to the Owner's Association for its preservation at the time of handing over the Owner's allocation.
4. If the Developer deliberately fails and neglects to delay in completing the entire project and/or to hand over the Owner's allocation within the stipulated period the Developer shall pay a sum of Rs.5,000/- (Rupees Five Thousand) only per month to the Owner towards compensation.

DEVELOPMENT POWER OF ATTORNEY

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN I, SRI ALOKE PRAMANIK, having PAN : BUMPP3992H, , Aadhaar No.3900 8696 5341, son of Sri Dilip Pramanik, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Das Para, Mukundapur, Post Office : Mukundapur, Police Station : Purba Jadavpur, Kolkata : 700099, District : 24


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Parganas (South), hereinafter called and referred to as "the **PRINCIPAL**".

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

WHEREAS I, the Principal herein is the sole and absolute Owner of **ALL THAT** piece and parcel of land measuring about 5 (Five) Cottahs 9 (Nine) Chittacks 22 (Twenty-Two) Square Feet more or less, situate and lying at Mouza : Nayabad, Pargana : Khaspur, J.L. No.25, R.S. No.3, Touzi No.56, under R.S. Khatian No.72, appertaining to R.S. Dag No.188, being known and numbered as Municipal Premises No.3652, Nayabad (mailing address Shatabdi Park, Nayabad), Police Station : Panehasayar, Kolkata : 700099, within the limits of the Kolkata Municipal Corporation, under Ward No.109, vide Assessee No.31-109-08-8000-0, District : 24 Parganas (South) and entered into a registered Development Agreement together with Development Power of Attorney on this day with **VIJO REALITY**, a Partnership Firm, having its registered Office at 7A, Satyen Dutta Road, Post Office : Sarat Bose Road, Police Station : Tollygunge, Kolkata : 700029, represented by its Partners viz.
(1) **SMT. AASHNA MEHRA**, daughter of Sri Rajesh Mehera and

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Shaloo Mehra

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(2) **SMT. SHALOO MEHRA**, wife of Sri Rajesh Mehera, both are of Flat No.303, 27A, Dr. K.D. Mukherjee Road, Post Office : Behala, Police Station : Parnasree, Kolkata : 700060, District : 24 Parganas (South), hereinafter referred to as "the **SAID DEVELOPMENT AGREEMENT TOGETHER WITH POWER OF ATTORNEY**", for development of the said premises, after demolishing the present existing structure standing thereon, morefully and particularly described in the **SCHEDULE - "A"** hereunder written, as per terms and conditions clearly set forth therein.


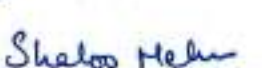
AND WHEREAS in the Development Agreement it was inter-alia stated that on completion of the proposed Building, the Principal herein shall be at the first instance entitled to get 49% of the total F.A.R. out of 100% of the total F.A.R. from the proposed Building in finished and complete condition, as described earlier.

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

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NOW KNOW ALL BY THESE PRESENTS I, the above named Principal do hereby and hereunder nominate, constitute and appoint **VIJO REALTY**, a Partnership Firm, having its registered Office at 7A, Satyen Dutta Road, Post Office : Sarat Bose Road, Police Station : Tollygunge, Kolkata : 700029, represented by its Partners viz. (1) **SMT. AASHNA MEHRA**, having PAN : CKLPM4896B, Aadhaar No.2878 7154 9917, daughter of Sri Rajesh Mehera and (2) **SMT. SHALOO MEHRA**, having PAN : AEIPM6254N, Aadhaar No.7128 1246 8400, wife of Sri Rajesh Mehera, both are by faith : Hindu, by nationality : Indian, by occupation : Business, both are residing at Flat No.303, 27A, Dr. K.D. Mukherjee Road, Post Office : Behala, Police Station : Parnasree, Kolkata : 700060, District : 24 Parganas (South), as my true and lawful Attorney in my name and on my behalf to do and execute and perform or caused to be done and executed and performed all or any of the following acts, deeds and things :-

1. To hold and defend possession of the said premises/ property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage, maintain and administer the said property and every part thereof.



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2. To pay all rents and taxes, charges, expenses and other outgoing whatsoever payable for or on account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any Building thereon against loss or damages by fire and/or other risk as may be deemed necessary and/or desirable by my said Attorney and to pay all premium for such insurance.
3. To execute and register any Deed/s of Gift, Deed/s of Declaration, Boundary Declaration/s of the said property on my behalf as my constituted Attorney.
4. To mutate the name of the Principal herein with the Office of the Kolkata Municipal Corporation in respect of the said property on my behalf as my constituted Attorney.
5. To enforce any covenant/s, any Agreement/s, Declaration Deed/s or any other document/s relating to the said property or any part thereof and to enforce every right/s to that effect.
6. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get prepare Plan/s for


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

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



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

10. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection and to sign in all paper and documents relating to get electric connection and meter from the C.E.S.C. Authority or any other requirements for the said proposed Building to be constructed and to enter into any Agreement or Agreements with any Party or Parties for the same.
11. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s for the



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

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

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



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14. To sign and execute all other deed/s and document/s required to get the water connection from the Kolkata Municipal Corporation, which it shall consider necessary and as may be required to complete the proposed Building at the **SCHEDULE - "A"** mentioned property and to pay all charges and expenses including the Kolkata Municipal Corporation rates and taxes, Building tax and other levies, which may be required of construction during the period.
15. To prepare, sign, execute, submit enter into modify cancel, alter draw approve the same and also to present for registration and admit registration of all paper, documents, Deed/s, contract/s, Agreement/s, application/s, consent/s and other document/s as may in any way be required before the competent Authority to be or any of the powers herein contained including sale of the **DEVELOPER'S ALLOCATION** of the said premises and every or any part thereof and the termination of all contract/s, right/s of occupancy/user and/or enjoyment by any person or persons whatsoever, the **SCHEDULE - "A"** mentioned property and also in connection with

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

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

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

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


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


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


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


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

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


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


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advances and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser/s in my name and the same shall be treated as receipt by me personally from the intending Purchaser/s.

25. To sign and execute all other deed/s, instrument/s and assurance/s which it shall consider necessary and to enter into and/or agree to such covenant and condition as may be required to complete the proposed Building at the **SCHEDULE - "A"** mentioned property and for fully and effectually conveying the said proportionate share of land, Flat/s and Space/s together with the easements right of the common passage and spaces in the property on and for my behalf and it is to be treated as done by me being present ourselves personally.
26. To observe fulfill and perform all the terms conditions and obligations on my part or to be observed fulfilled and performed according to the said Agreement and to execute all my rights therein by my said Attorney.

AND I do hereby agree to ratify and confirm all or whatsoever other acts which my said Attorney shall lawfully do, execute or


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

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

THE SCHEDULE : "A" ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring an area of 5 (Five) Cottahs 9 (Nine) Chittacks 22 ^{100 sq Ft. Le shed.} (Twenty-Two) Square Feet

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be the same a little more or less, situate and lying at Mouza :
Nayabad, Pargana : Khaspur, J.L. No.25, R.S. No.3, Touzi
No.56, under R.S. Khatian No.72, appertaining to R.S. Dag
No.188, being known and numbered as Municipal Premises
No.3652, Nayabad (mailing address Shatabdi Park, Nayabad),
Police Station : Panchasayar, Kolkata : 700099, within the limits
of the Kolkata Municipal Corporation, under Ward No.109, vide
Assessee No.31-109-08-8000-0, District : 24 Parganas (South),
together with all right, title, interest and right of easement
attached thereto, which is butted and bounded by :-

ON THE NORTH	:	20' wide Road ;
ON THE SOUTH	:	20' wide K.M.C. Black Top Road ;
ON THE EAST	:	Scheme Plot Nos.37 & 38 ;
ON THE WEST	:	Scheme Plot Nos.35 & 40.

THE SCHEDULE : "B" ABOVE REFERRED TO

(DESCRIPTION OF THE OWNER'S ALLOCATION)

ALL THAT on completion of the proposed Building, the Owner shall be at the first instance entitled to get 49% of the total F.A.R. out of 100% of the total F.A.R. from the proposed

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Building in finished and complete condition, which will be constructed upon the **SCHEDULE : "A"** mentioned property and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are morefully described in the **SCHEDULE : "D"** hereunder written. The aforesaid Owner's allocation will be demarcated afterwards by correspondences.

THE SCHEDULE : "C" ABOVE REFERRED TO

(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

ALL THAT rests and/or remaining share of the proposed Building/s in the said property save and except the Owners' allocation. The said rests and remaining areas means several Flat/s, Shop/s, Car Parking Space/s and other space/s and proportionate share including common spaces, places, staircases, lift and the Developer shall have the right to sell, mortgage lease out and/or rent out the same in whole or in part together with proportionate share of land at the said property, with right to enter into Agreement for Sale of Flat/s, Shop/s, Car Parking Space/s and other space/s with right on common areas and places to the intending Buyer/s etc. and to take

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❖ **FLOORING & SKIRTING :-**

Bed rooms, living-cum-dining room, toilets, kitchen and balcony will be finished with marble, the front and back open space will be finished with net cement.

❖ **KITCHEN :-**

Kitchen will have R.C.C. Cooking platform with 4' height glazed tiles and black stone top of the platform. One black stone sink will be provided, one tap on the sink and other under the sink for washing utensils. All materials will be of ISI mark.

❖ **BATHROOM & TOILETS :-**

Floorings of the bathroom and toilet shall be marble finished.

❖ **TOILETS :-**

5' high glaze tiles round. Toilet attached to the Bedroom will have one Western commode (white) with cistern, taps, C.P. Towel Rod, soap tray, shower. Common Toilet will have Western commode (white) with cistern, one Wash basin (white) taps, towel rod, soap tray and Shower.

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advances and entire consideration from him/her/them without any objection or interruption from the Owners.

THE SCHEDULE : "D" ABOVE REFERRED TO
(DESCRIPTION OF THE SPECIFICATION)

- ❖ **FOUNDATION** :-
Building designed of R.C.C. foundation.
- ❖ **STEEL** :-
Standard quality available in the market.
- ❖ **CEMENT** :-
Standard quality available in the market.
- ❖ **SAND** :-
Coarse sand.
- ❖ **STONECHIPS** :-
Standard quality available in the market.
- ❖ **BRICKS** :-
1st class available in the market.

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Geysers point will not be provided in this Toilet. Both the toilet will have good quality G.I. concealed pipelines.

❖ **DOORS** :-

P.V.C. Door in toilets and good quality phenol bounded flash doors in all inside doors, teak wood finished flash doors in main door.

❖ **WINDOWS** :-

Aluminum channel windows with glass fittings.

❖ **ELECTRICAL WORKS** :-

Electrical points for light, fan, refrigerator, television, telephone, air-condition, computer, geysers etc. will be provided with concealed P.V.C. wiring and complete with distribution boards, sub-distribution board, switch board, with piano type switches and 5 & 15amp plug point, electrical points will be provided as required.

❖ **ELECTRICAL METER** :-

The Developer will arrange for the electric meter for common services like roof lights, stair case, passages for the Flat Owners and the cost of the electric meter should be borne by the Developer.

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❖ **EXTRA WORK :-**

Request for extra work or change from above mentioned specifications and fixing of costly items will be entertained before commencement of the work of the specified items and extra cost to be paid in advance basis as required.

❖ **WATER SUPPLY :-**

Water will be supplied from the supply of Kolkata Municipal Corporation. Water supply from Kolkata Corporation will be arranged with underground reservoir and cost of water connection from Kolkata Corporation authority will be borne by the Developer.

❖ **PAINTING :-**

All internal walls will be finished with Plaster of Paris. All external paintings will be with cement based paints. All doors and windows will be enamel paints.

❖ **SANITARY :-**

All internal pipelines will be of concealed type. Soil lines are to be connected to underground drainage pipes terminating in septic tank.

❖ **LIFT :-**

Reputed Company's made lift will be provided.

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

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata

in the presence of :-

WITNESSES :-

1. *Pranab Kumar*
Sarabdi park
P.S. Panchasheyar
P.O. mukundapur

Aloke Pramanik

Signature of the **OWNER**

2. Anasi Majhi
26 T. C. Road
P.O. & P.S. Newalipore
Kolkata - 700053

Shaloo Mehra

Signature of the **DEVELOPER**

Drafted by me :-

Sourabh Mukherjee
Advocate F-1460/2010
Alipore Judges' Court, Kol : 27.

Computer Typed by :-

Debasish Naskar

DEBASISH NASKAR
Alipore Judges' Court, Kol : 27.

Shaloo Mehra

Shaloo Mehra

VJO REALTY REPRESENTED BY
AASHNA MEHRA & SHALOO MEHRA AS
CONSTITUTED ATTORNEY OF
ALOKE PRAMANIK

MEMO OF RECEIPT

RECEIVED of and from the within named Developer the within mentioned a refundable sum of Rs.9,00,000/- (Rupees Nine Lac) only towards the security deposit in terms of this Agreement, as per Memo below :-

MEMO

By RTGS no. BARB 202109201110993052 5,00,000/-
Dt. 20.04.21
- B.O.B. Hazra Road Bn.
By Cheque no. 009328 Dt. 12.05.21 2,00,000/-
Axis Bank Newalipore
By cash on 12.05.21 2,00,000/-

Total Rs.9,00,000/-

(RUPEES NINE LAC) ONLY

WITNESSES :-

1. श्रीमती अश्विनी
Satabdi Bank
PS panchasnyan
PO mukundapur

2. Aman Majhi
26 T. e. Road
P.O & P.S - Newalipore
Kolkata- 70059

Aloke Pramanik

Signature of the **OWNER**

Shaloo Mehra

Shaloo Mehra

VIJO REALTY REPRESENTED BY
AASHNA MEHRA & SHALOO MEHRA AS
CONSTITUTED ATTORNEY OF
ALOKE PRAMANIK

Aloke Pramanik.



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

Name ALOKE PRAMANIK
 Signature Aloke Pramanik



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

Name AASHNA MEHRA
 Signature Ash Mehra



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

Name SHALOO MEHRA
 Signature Shaloo Mehra

Ash Mehra Shaloo Mehra
 VIJO REALTY REPRESENTED BY
 AASHNA MEHRA & SHALOO MEHRA AS
 CONSTITUTED ATTORNEY OF
 ALOKE PRAMANIK



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাঙ্কিত আই ডি/Enrollment No.: 1040/19856/03169

To
 আলোক প্রমোনিক
 Alok Pramanik
 DASPARA
 MUKUNDAPUR Mukundapur
 Mukundapur South Twenty Four Parganas
 West Bengal 700099



MN0659808850F



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3900 8696 5341

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



আলোক প্রমোনিক
 Alok Pramanik
 পিতা : দিলীপ প্রমোনিক
 Father : DILIP PRAMANIK
 জন্ম বর্ষ / Year of Birth : 1987
 পুরুষ / Male



3900 8696 5341

আধার - সাধারণ মানুষের অধিকার

Aloke Pramanik

Shaloo Helu

Shaloo Helu

VIJO REALTY REPRESENTED BY
 AASHNA MEHRA & SHALOO MEHRA AS
 CONSTITUTED ATTORNEY OF
 ALOKE PRAMANIK



Aloke Pramanik.

Ashna

Shaloo Mehra

VJO REALTY REPRESENTED BY
AASHNA MEHRA & SHALOO MEHRA AS
CONSTITUTED ATTORNEY OF
ALOKE PRAMANIK



A.Meh



A.Meh

Shaloo Mehra

VJO REALTY REPRESENTED BY
AASHNA MEHRA & SHALOO MEHRA AS
CONSTITUTED ATTORNEY OF
ALOKE PRAMANIK



 Government of India

 आशना मेहरा

 Aashna Mehra


 जन्म तिथि / DOB: 11/10/1995

 महिला / Female

 2878 7154 9917



मेरा आधार, मेरी पहचान

Ash Meh



 Government of India

 पता: आशना: राजेश मेहरा, निर्मला अपार्टमेंट, फ्लैट नं 303, 27A, डॉ. क.डी. मुखर्जी रोड, पारमस्री पैली, कोलकाता, पारमस्री पैली, वेस्ट बंगाल, 700060

 Address: D/O: Rajesh Mehra, Nirmala Apartment, Flat No 303, 27A, Dr K.D. Mukherjee Road, Paramasree Pally, Kolkata, Paramasree Pally, West Bengal, 700060

 2878 7154 9917





Ash Meh Shaloo Mehra

 VIJO REALTY REPRESENTED BY

 AASHNA MEHRA & SHALOO MEHRA AS

 CONSTITUTED ATTORNEY OF

 ALOKE PRAMANIK

शालू मेहरा / PERMANENT ACCOUNT NUMBER

AEIPM6254N



नाम / NAME
SHALOO MEHRA

पिता का नाम / FATHER'S NAME
VINOD KUMAR SENGAL

जन्म तिथि / DATE OF BIRTH
30-11-1971

हस्ताक्षर / SIGNATURE

Shaloo Mehra

Bhas

असल अफसर, ए. टी. / XI

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

इस कार्ड के हारने / गिरने पर कृपया जाहरी करने वाले प्राधिकारी को सूचित / वापस कर दें।
संयुक्त आयकर अधिकारी (प्रणाली एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 099.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chouranghi Square,

Ashna

Shaloo Mehra

Shaloo Mehra

VJO REALTY REPRESENTED BY
AASHNA MEHRA & SHALOO MEHRA AS
CONSTITUTED ATTORNEY OF
ALOKE PRAMANIK



ভারত সরকার

Unique Identification Authority of India



ভাঙ্গিকাকৃতির আই ডি / Enrollment No.: 0643/30203/17570

To
শালু মেহরা
Shaloo Mehra
D/O Vinod Kumar Sehgal
Nimala Apartment, Flat 303 27A, Dr K.D Mukherjee
Road
Parnasree Pally
Parnasree Pally
Circus Avenue Kolkata
West Bengal 700060
9874750559

18/11/2012
164152821



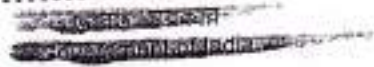
ME64152821BFH



আপনার আধার সংখ্যা / Your Aadhaar No. :

7128 1246 8400

আমার আধার, আমার পরিচয়



শালু মেহরা
Shaloo Mehra
জন্মতারিখ / DOB : 30/11/1970
লিঙ্গ / Female

7128 1246 8400

আমার আধার, আমার পরিচয়



Ashna
Shaloo Mehra

Shaloo Mehra

VJO REALTY REPRESENTED BY
AASHNA MEHRA & SHALOO MEHRA AS
CONSTITUTED ATTORNEY OF
ALOKE PRAMANIK



ভারত সরকার
GOVERNMENT OF INDIA



নাম / Name
Sourabh Mukherjee
পিতা: সৌমেন্দ্র নাথ মুখার্জী
Father: SOUMENDRA NATH MUKHERJEE

জন্ম বর্ষ / Year of Birth: 1988
সঙ্গ / Sex: Male



7799 6471 4646

সংক্ষিপ্ত

সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

উদ্যোগ, এন, নেতা জি সূভাষ রোড
বেঙ্গালুরু-৭০০০৩৪, পশ্চিমবঙ্গ, ৭০০০৩৪

Address: 47, NETAJI
SUBHASH ROAD, Behala S.
O, Behala, Kolkata, West
Bengal, 700034

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bangalore-562 001

AANOL

Shaloo Mehra

Sourabh mukherjee

VIVO REALTY REPRESENTED BY
AASHNA MEHRA & SHALOO MEHRA AS
CONSTITUTED ATTORNEY OF
ALOKE PRAMANIK

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AATFV5593L



पंजी नाम
VIJQ REALTY

दिनांक
Date of Issue
14/1/2020

A.M.

Shaloo Mehra

VIJQ REALTY REPRESENTED BY
AASHNA MEHRA & SHALOO MEHRA AS
CONSTITUTED ATTORNEY OF
ALOKE PRAMANIK

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

GRN Details

GRN: 192021220010563431 Payment Mode: Online Payment
GRN Date: 11/05/2021 13:53:46 Bank/Gateway: State Bank of India
BRN : IK0BCPKMB9 BRN Date: 11/05/2021 13:05:33
Payment Status: Successful Payment Ref. No: 2000808881/4/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: AASHNA MEHARA
Address: 27A DR. S D MUKHERJEE ROAD KOLKATA 700060
Mobile: 9674029737
Depositor Status: Buyer/Claimants
Query No: 2000808881
Applicant's Name: Mr AMAR MAJHI
Identification No: 2000808881/4/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000808881/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	19971
2	2000808881/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	9028
			Total	28999

IN WORDS: TWENTY EIGHT THOUSAND NINE HUNDRED NINETY NINE ONLY.

A.M.H.
Sheloo Mehra
VIJO REALTY REPRESENTED BY
AASHNA MEHRA & SHALOO MEHRA AS
CONSTITUTED ATTORNEY OF
ALOKE PRAMANIK

Major Information of the Deed

Deed No :	I-1602-04616/2021	Date of Registration	12/05/2021
Query No / Year	1602-2000808881/2021	Office where deed is registered	
Query Date	19/04/2021 4:35:35 PM		1602-2000808881/2021
Applicant Name, Address & Other Details	AMAR MAJHI ALIPORE POLICE COURT, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9674029737, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 9,00,000/-]		
Set Forth value	Market Value		
Rs. 9,00,000/-	Rs. 1,09,94,624/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,071/- (Article:48(g))	Rs. 9,060/- (Article:E, E. E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3652, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 9 Chatak 22 Sq Ft	8,70,000/-	1,09,64,624/-	Width of Approach Road: 20 Ft.,
Grand Total :				9.2285Dec	8,70,000 /-	109,64,624 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Shaloo Mehra
Shaloo Mehra

VIJO REALTY REPRESENTED BY
AASHNA MEHRA & SHALOO MEHRA AS
CONSTITUTED ATTORNEY OF
ALOKE PRAMANIK




and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri ALOKE PRAMANIK Son of Shri DILIP PRAMANIK Executed by: Self, Date of Execution: 12/05/2021 , Admitted by: Self, Date of Admission: 12/05/2021 ,Place : Office			
	12/05/2021	LTI 12/05/2021		12/05/2021
DAS PARA, MUKUNDAPUR, P.O:- MUKUNDAPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BUxxxxxx2H, Aadhaar No: 39xxxxxxxx5341, Status :Individual, Executed by: Self, Date of Execution: 12/05/2021 , Admitted by: Self, Date of Admission: 12/05/2021 ,Place : Office				

Developer Details :



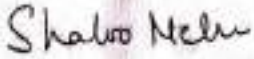
Sl No	Name,Address,Photo,Finger print and Signature			
1	VIJO REALTY 7A, SATYEN DUTTA ROAD, P.O:- SARAT BOSE ROAD, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AAxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt AASHNA MEHRA (Presentant) Daughter of Shri RAJESH MEHRA Date of Execution - 12/05/2021, , Admitted by: Self, Date of Admission: 12/05/2021, Place of Admission of Execution: Office			
	May 12 2021 11:59AM	LTI 12/05/2021		12/05/2021
27A, DR. K.D. MUKHERJEE ROAD, Flat No: 303, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CKxxxxxx6B, Aadhaar No: 28xxxxxxxx9917 Status : Representative, Representative of : VIJO REALTY (as PARTNER)				

VIJO REALTY REPRESENTED BY
 AASHNA MEHRA & SHALOO MEHRA AS
 CONSTITUTED ATTORNEYS OF
 ALOKE PRAMANIK

Shaloo Mehra
 Shaloo Mehra
 VIJO REALTY REPRESENTED BY
 AASHNA MEHRA & SHALOO MEHRA AS
 CONSTITUTED ATTORNEY OF
 ALOKE PRAMANIK

Name	Photo	Finger Print	Signature
Smt SHALOO MEHRA Daughter of Mr RAJESH MEHRA Date of Execution - 12/05/2021, , Admitted by: Self, Date of Admission: 12/05/2021, Place of Admission of Execution: Office			
	May 12 2021 11:51AM	LTI 12/05/2021	12/05/2021
27A, DR. K.D. MUKHERJEE ROAD, Flat No: 303, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx4N, Aadhaar No: 71xxxxxxxx8400 Status : Representative, Representative of : VIJO REALTY (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOURABH MUKHERJEE Son of Mr S. N. MUKHERJEE ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027			
	12/05/2021	12/05/2021	12/05/2021
Identifier Of Shri ALOKE PRAMANIK, Smt AASHNA MEHRA, Smt SHALOO MEHRA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ALOKE PRAMANIK	VIJO REALTY-9.22854 Dec

Sl.No	From	To. with area (Name-Area)
1	Shri ALOKE PRAMANIK	VIJO REALTY-100.00000000 Sq Ft


 Shaloo Mehra

VIJO REALTY REPRESENTED BY
 AASHNA MEHRA & SHALOO MEHRA AS
 CONSTITUTED ATTORNEYS OF
 ALOKE PRAMANIK

Endorsement For Deed Number : I - 160204616 / 2021

On 12-05-2021

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

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

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

Presented for registration at 11:47 hrs on 12-05-2021, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Smt AASHNA MEHRA .,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,09,94,624/-

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

Execution is admitted on 12/05/2021 by Shri ALOKE PRAMANIK, Son of Shri DILIP PRAMANIK, DAS PARA, MUKUNDAPUR, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business

Identified by Mr SOURABH MUKHERJEE, , Son of Mr S. N. MUKHERJEE, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-05-2021 by Smt AASHNA MEHRA, PARTNER, VIJO REALTY (Partnership Firm), 7A, SATYEN DUTTA ROAD, P.O:- SARAT BOSE ROAD, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Identified by Mr SOURABH MUKHERJEE, , Son of Mr S. N. MUKHERJEE, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 12-05-2021 by Smt SHALOO MEHRA, PARTNER, VIJO REALTY (Partnership Firm), 7A, SATYEN DUTTA ROAD, P.O:- SARAT BOSE ROAD, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Identified by Mr SOURABH MUKHERJEE, , Son of Mr S. N. MUKHERJEE, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,060/- (B = Rs 9,000/- ,E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 9,028/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/05/2021 1:55PM with Govt. Ref. No: 192021220010563431 on 11-05-2021, Amount Rs: 9,028/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BCPKMB9 on 11-05-2021, Head of Account 0030-03-104-001-16

Ashna Mehra
Shaloo Mehra
VIJO REALTY REPRESENTED BY
AASHNA MEHRA & SHALOO MEHRA AS
CONSTITUTED ATTORNEYS OF
ALOKE PRAMANIK

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,071/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 19,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 284983, Amount: Rs.100/-, Date of Purchase: 19/04/2021, Vendor name: Bidyut Kr Saha
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/05/2021 1:55PM with Govt. Ref. No: 192021220010563431 on 11-05-2021, Amount Rs: 19,971/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BCPKMB9 on 11-05-2021, Head of Account 0030-02-103-003-02

ga

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Ash Meh

Shaloo Mehra

VIJO REALTY REPRESENTED BY
AASHNA MEHRA & SHALOO MEHRA AS
CONSTITUTED ATTORNEYS OF
ALOKE PRAMANIK

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 199332 to 199402

being No 160204616 for the year 2021.



Signature

Digitally signed by Samar kumar pramanick
Date: 2021.05.13 11:43:15 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/05/13 11:43:15 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.

Ashna Mehra

Shaloo Mehra

VJO REALTY REPRESENTED BY
AASHNA MEHRA & SHALOO MEHRA AS
CONSTITUTED ATTORNEY OF
ALOKE PRAMANIK



(This document is digitally signed.)