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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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certified that the Endorsement
 Sheet's and the Signatures Sheet's
 attached to this document
 are part of the document.

[Signature]
 District Sub-Registrar
 BUNDWAN

13 MAR 2019

Sumit Kumar Ghosh

SHREE RAM UDYOG

Shyama Prasad Das

Partner

SHREE RAM UDYOG

Rabindra Nath Das

Partner

**AGREEMENT FOR DEVELOPMENT
 AND
 DEVELOPMENT POWER OF
 ATTORNEY**

THIS DEED OF AGREEMENT FOR DEVELOPMENT AND/CUM
 DEVELOPMENT POWER OF ATTORNEY IS MADE ON THIS 13TH DAY OF
 MARCH, TWO THOUSAND AND NINETEEN (2019)

BETWEEN

[Handwritten mark]

6090 29/03/19
K.B.
श्री. राम देवता (श्री. राम देवता)
बदला
12 MAR 2019



श्री. राम देवता
KURDWAN

13 MAR 2019

Sunil Kumar Ganguly

SHREE RAM UDYOG

Shyama Prosad Das

Partner

SHREE RAM UDYOG

Rabindranath Dey

Partner

MR. SUNIL KUMAR GANGULY, Son of Late Rakhahari Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Enjoyment of Usufructs of Property, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101; **PAN. ATGPG3710N**; hereinafter called and referred as the **OWNER** (which express or shall unless excluded his respective heirs, executors, administrators, legal representative and assigns) of the party of the **FIRST PART**.

and

"SHREE RAM UDYOG" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Office of Operation and Business at Barsul Mill Gate, P.O. Barsul, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist. Purba Bardhaman, Pin - 713124, **PAN. ADFFS0974B**; represented by its all the Partners namely

1. **MR. SHYAMA PROSAD DAS**, S/o Sunil Das, by faith- Hindu, by profession-Business, resident of Near CDP High School, Purba Barsul, P.O. Barshul, Barsul Unnayani, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; **PAN: AKWPD6888M**; and

2. **MR. RABINDRANATH DEY**, S/o Shibananda Dey, by faith- Hindu, by profession - Business, resident of Barshul, Baje Salepur, Barshul Unnayani, P.O. Barshul, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; **PAN: BBSPD6842F**; hereinafter called the **DEVELOPER** (which express or shall unless excluded its/his/their and each of its/their respective heirs, executors,

Smit Kumar Ganguly

SHREE RAM UDYOG

Shyama Prasad Das
Partner

SHREE RAM UDYOG

Rabindra Nath Das
Partner

administrators, legal representative and assigns) of the party of the

SECOND PART.

- A. **WHEREAS:** the OWNER is the sole and absolute owner and has absolutely seized and possessed of or otherwise well and sufficiently entitled to the Lands, hereditaments and premises, existing structure free from all encumbrances, charges, liens, attachments, trusts whatsoever to howsoever more-fully described in the entire First Schedule hereinafter written (hereinafter referred to as the "SAID PREMISES").
- B. **AND WHEREAS** the property situated within District: Purba Bardhaman, P.S & Sub-Registry Office - Burdwan, Burdwan Municipality, Mouza Burdwan, J.L No-30, C.S. Khatian No. 2141 comprising in C.S. Plot No. 8088 appertaining to R.S. Khatian No. 2141 comprising in R.S. Plot No. 8088 presently appertaining to L.R Khatian No. 17982 comprising in L.R Plot No. 9955 of "Bastu" Class of Land measuring 0.046 Acres i.e., 4.6 Decimals (A Little More or Less) and C.S. Khatian No. 1107 comprising in C.S. Plot No. 8089 appertaining to R.S. Khatian No. 1107 comprising in R.S. Plot No. 8089 presently appertaining to L.R Khatian No. 17982 comprising in L.R Plot No. 9956 of "Bastu" Class of Land measuring 0.05 Acres i.e., 5 Decimals (A Little More or Less), was originally owned and possessed by one Smt. Sarojini Debya alias Smt. Sarojini Bandyopadhyay, W/o Late Ashutosh Bandyopadhyay, by caste Brambhin, by faith Hindu, by nationality Indian, by occupation enjoyment of usufructs of property, resident of Barddhaman Mahajantuli, Burdwan whereas the said Smt. Sarojini Debya alias Smt. Sarojini Bandyopadhyay has her name incorporated and recorded in the C.S. Records of Rights in C.S. Khatian No.

Smit Kumar Ganguly

SHREE RAM UDYOG

Shyama Dasgupta

Partner

SHREE RAM UDYOG

Rabindranath Dey

Partner

2141 comprising in C.S. Plot No. 8088 of "Bastu" Class of Land measuring 0.046 Acres i.e., 4.6 Decimals (A Little More or Less) with structure thereon and in C.S. Khatian No. 1107 comprising in C.S. Plot No. 8089 of "Bastu" Class of Land measuring 0.05 Acres i.e., 5 Decimals (A Little More or Less) with structure thereon. Subsequently the said Smt. Sarojini Debya alias Smt. Sarojini Bandyopadhyay, W/o Late Ashutosh Bandyopadhyay, by caste Brambhin, by faith Hindu, by nationality Indian, by occupation enjoyment of usufructs of property, resident of Barddhaman Mahajantuli, Burdwan sold the said property being the First Schedule mentioned property in favour of Sri Rakhahari Gangopadhyay, S/o Taragati Gangopadhyay, by caste Brambhin, by faith Hindu, by nationality Indian, by occupation enjoyment of usufructs of property, resident of Galsi Thana (Now Budbud) by virtue of a Registered Deed of Sale being Deed No. I-4184 for 1940, registered at the office of the District Sub-Registrar, Burdwan and incorporated in Book No. I, Volume No. 58, Page Nos. 16 to 18 and the said Smt. Sarojini Debya alias Smt. Sarojini Bandyopadhyay relinquished her all right, title and interest in respect of the said FIRST SCHEDULE mentioned property in favour of the said Rakhahari Gangopadhyay who became the absolute owner and possessor in respect of the said property. Afterwards the said incorporated and recorded in the R.S. Records of Rights in R.S. Khatian No. 2141 comprising in R.S. Plot No. 8088 of "Bastu" Class of Land measuring 0.046 Acres i.e., 4.6 Decimals (A Little More or Less) with structure thereon and in R.S. Khatian No. 1107 comprising in R.S. Plot No. 8089 of "Bastu" Class of Land measuring 0.05 Acres i.e., 5 Decimals (A Little More or Less) with structure thereon. Afterwards as the

Sunil Kumar Ganguly

SHREE RAM UDYOG

Shyama Prasad Day

Partner

SHREE RAM UDYOG

Rasmanabha Day

Partner

said Rakhahari Gangopadhyay died intestate on 26/01/1985 leaving behind his two legal heirs namely Smt Kalidasi Ganguly being his widow and Sri Sunil Kumar Ganguly being his only child i.e., his son. Simultaneously the said Legal Heirs became the owners and possessors of the said property. Afterwards as the said Kalidasi Ganguly *alias* Kalidasi Debi died intestate on 18/09/2006 leaving behind her only legal heir being her only child i.e., her son namely Sri Sunil Kumar Ganguly. Simultaneously the said Legal Heir became the sole and absolute owner and possessor of the said property.

- C. **AND WHEREAS** afterwards the said Sunil Kumar Ganguly who became the absolute owner and possessor in respect of the said First Schedule mentioned property incorporated and recorded in the L.R. Records of Rights in L.R Khatian No. 17982 comprising in L.R Plot No. 9955 of "Bastu" Class of Land measuring 0.046 Acres i.e., 4.6 Decimals (A Little More or Less) with structure thereon and in L.R Khatian No. 17982 comprising in L.R Plot No. 9956 of "Bastu" Class of Land measuring 0.05 Acres i.e., 5 Decimals (A Little More or Less) with structure thereon.
- D. **AND WHEREAS** hence by virtue of the aforesaid intestate succession, the said Sunil Kumar Ganguly became the absolute owner in respect of the 16 Anna share in the aforesaid property and since his name has been recorded in the L.R.R.O.R and since he has been enjoying the said property as the absolute owner and possessor without the intervention of any Third Party, for such he acquired absolute right, title and interest in respect of the said property from then on.

Sumit Kumar Singh

SHREE RAM UDYOG

Shyama Prasad Singh

Partner


SHREE RAM UDYOG

Robinendra Nath Singh

Partner

E. **AND WHEREAS** by virtue of the above process the Owner / First Party herein, became the absolute and undisputed owner of and fully seized and possessed of and well and sufficiently entitled to and possessing an indefeasible title to all that the pieces and parcels of revenue redeemed land containing a total area of about 9.6 Decimals (a little more or less) comprising in 2 (Two) L.R. Plot Numbers with structure thereon and he recorded his name Holding No. 73 at J.B. Mitra Road Mahalla at Ward No. 29 under the Burdwan Municipality, Police Station: Burdwan Sadar, J. L. No. 30, Mouza: Burdwan, falling under the municipal ambits of the Burdwan Municipality. The said land with cemented structure standing thereon on the said land as detailed in this paragraph is defined in details in FIRST SCHEDULE and by virtue of such process the present OWNER became the absolute owner and possessor in respect of the said property and the present OWNER has been possessing the all the aforesaid properties on payment of Govt. rents, Municipality Tax etc. for the property exclusively in his name on appropriate receipt thereof without any dispute and without the intervention of any Third Party.

F. **AND WHEREAS** that there is a large portion of land being 9.6 Decimals of Land comprising in 2 (Two) L.R. Plot Numbers along with cemented structure thereon being the First Schedule mentioned property which is unmaintained and thereby the **OWNER** has taken decision to construct multistoried Residential cum Commercial building inclusive of Flats/Residential Units and Shops/Offices/Commercial Units and Car Parking Spaces by demolishing the existing structure present thereon and by constructing building/s and to develop the premises which is not being looked after by the OWNER due to



Suresh Kumar Ganguly

SHREE RAM UDYOG

Shyama Prasad Das

Partner

SHREE RAM UDYOG

Rabindra Nath Das

Partner

his age and inexperience in the field of maintenance of property and also occupational dilemma as well as health and habitation uncertainty in the City of Burdwan and thereby the OWNER has taken decision to demolish the existing structure and to construct the multistoried Residential cum Commercial building inclusive of Flats/Residential Units and Shops/Offices/Commercial Units and Car Parking Spaces and to develop the premises.

- G. **AND WHEREAS** that the **OWNER** neither has the capacity nor has the ability both financially and technically and also nor has any experience nor has the adequate and appropriate skill and knowledge to develop or to construct the new building/buildings along with Multistoried Residential cum Commercial building inclusive of Flats/Residential Units and Shops/Offices/Commercial Units and Car Parking Spaces.
- H. **AND WHEREAS** that the **DEVELOPER** is itself is a highly reputed Promoter of Real Estate and Developer as a Partnership Firm in the sector of Development and Promoting of Land and allied works and having more experience, knowledge and skill to develop the same. So the **OWNER** of the First Schedule mentioned property gave offer to the **DEVELOPER** to develop the First Schedule properties as mentioned below. In response to that offer the **DEVELOPER** has accepted on the following terms and conditions as stated below to develop the property with a project for construction of Multistoried Residential cum Commercial building inclusive of Flats/Residential Units and Shops/Offices/Commercial Units and Car Parking Spaces.

Smit Kumar Ganguly

SHREE RAM UDYOG

Shyama Prasad Das

Partner

SHREE RAM UDYOG

Rabindranath Das

Partner

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

- 1.1 **PREMISES:** shall mean the premises with land as stated in the **First Schedule** of this agreement.
- 1.2 **BUILDING/S:** shall mean the proposed Multistoried Residential cum Commercial building inclusive of Flats/Residential Units and Shops/Offices/Commercial Units and Car Parking Spaces to be constructed as per the Architect's drawings/documents, and as per Municipality Sanctioned Plan within the said premises and shall also mean the any additional floors and/or storey on and over the top floor which may be constructed as per the Architect's drawings/documents, duly approved by the Burdwan Municipality i.e., Burdwan Municipal Authority via its sanction Plan or amendment or modification of Plan in order to construct the said additional floors over the top floor in the proposed Multistoried Residential cum Commercial building inclusive of Flats/Residential Units and Shops/Offices/Commercial Units and Car Parking Spaces which is regarded as part and parcel of the said project, within the said premises and the said building is to be constructed by the manner and way with all specifications as stated in the **Third Schedule** of this Indenture and the said Building will be named as styled as "**SHREE RAM KUNJA**".
- 1.3 **OWNER:** shall mean **MR. SUNIL KUMAR GANGULY**, Son of Late Rakhahari Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Enjoyment of Usufructs of Property, presently residing at B.C. Road, Kalitala, P.O. Bardhaman,

Sunil Kumar Dasgupta

SHREE RAM UDYOG

Shyama Prasad Das

Partner

SHREE RAM UDYOG

Robindra Nath Dey

Partner

P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101; PAN: **ATGPG3710N**; and shall include his respective heirs, executors, administrators, representatives, transferees, assignees and nominees.

- 1.4 **DEVELOPER:** shall mean "**SHREE RAM UDYOG**" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Office of Operation and Business at Barsul Mill Gate, P.O. Barsul, P.S. Shaktigarh (Previously Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124, PAN: **ADFFS0974B**; represented by its all the Partners namely 1) **MR. SHYAMA PROSAD DAS**, S/o Sunil Das, by faith- Hindu, by profession-Business, resident of Near CDP High School, Purba Barsul, P.O. Barshul, Barsul Unnayani, P.S. Shaktigarh (Previously Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; PAN: **AKWPD6888M**; and 2) **MR. RABINDRANATH DEY**, S/o Shibananda Dey, by faith- Hindu, by profession - Business, resident of Barshul, Baje Salepur, Barshul Unnayani, P.O. Barshul, P.S. Shaktigarh (Previously Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; PAN: **BBSPD6842F**; and shall include its respective legal heirs, successors, officers, managers, executors, administrators, representatives, transferees, assignees and nominees.

- 1.5 **COMMON FACILITEIS:** shall include corridors, hall ways, drive ways, lifts, stairways, landings, water reservoir, pump room, passage-ways, drive-ways, generator space/room, community room, meter room, transformer, electrical sub-station and other spaces and facilities, whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the building/buildings and/or common facilities or any of

Smit Kumar Singh

SHREE RAM UDYOG

Shyama Prasad Singh

Partner

SHREE RAM UDYOG

Rasindra Nath Das

Partner

them thereon as the case may be as stated in details in the **Fourth Schedule** of this Indenture.

- 1.6 **OWNER'S ALLOCATION:** Shall mean the prospective right of the OWNER in regard to his share as agreed upon to be developed by virtue of this agreement and in that regard the allocation of the OWNER was held to be total consideration amount Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) and the OWNER shall have no share percentage in the any other floor in the proposed building/buildings being the commercial cum residential building cum housing and shopping complex in relation to the construction according to the sanctioned plan of the Burdwan Municipality in order to construct Multi-Storied Residential cum Commercial Building(s) comprised with Shops, Offices, Residential Flats and Parking Spaces and to utilize the land for the process of construction of the Multi-Storied Residential cum Commercial Building(s) comprised with Shops, Offices, Residential Flats and Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities which is regarded as part and parcel of the said project, within the said premises as per their respective share over land more specifically mentioned in the **First Schedule**. Here it must be mentioned that OWNER will not retain and will not enjoy his entitlement of any physical share in the total Constructed Portion of the proposed Multi-Storied Residential cum Commercial Building(s) comprised with Shops, Offices, Residential Flats and Parking Spaces and he will take the total consideration amount Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) in lieu of his relinquished physical share and in lieu of the said

Smit Kumar Jaiswal

SHREE RAM UDYOG

Shyama Prasad Sen

Partner

SHREE RAM UDYOG

Rabindra Nath Dey

Partner

allocation of the Owner, the Owner hereby grant exclusive and absolute right to the Developer to sale out entire 100% share in the said building with land underneath by the Developer as the Power of Attorney Holder of the Owner and the OWNER also grants all right, title and interest in favour of the DEVELOPER to receive and collect the consideration amount against the aforesaid 100% share in respect of the entire constructed area in the said proposed building from purchaser and the OWNER also grant all right, title and interest in favour of the DEVELOPER to keep and retain the aforesaid sale proceeds and the consideration amount against the aforesaid 100% share in respect of the entire constructed area in the said proposed building in order to make adjustment in respect of the aforesaid consideration money amounting Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) and the OWNER hereby grant exclusive and absolute right to the Developer to sale out the said 100% share in respect of the entire constructed area in the said proposed building by the Developer in favour of the prospective purchasers along with the Allocation of the Developer and will simply take the share in the consideration amount as described in this Agreement to reimburse and to make adjustment in respect of their expenses and the consideration amount advanced to the OWNER and the OWNER will directly not sale the said Shop/Office/Unit/Flat/Parking Space or will not directly do any documentation or will not execute any document and agreement for Sale and all such work will be done by his Power of Attorney Holder being the Representative cum Managing Partners of the Developer Firm on his behalf and the OWNER will take the Monetary Consideration in lieu of his shares

Sunil Kumar Gopam

SHREE RAM UDYOG

Shyam Prasad Singh

Partner

SHREE RAM UDYOG

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Partner

from the Developer Firm but not directly from any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank but all such payment are to be taken by the DEVELOPER and the said consideration money against the allocated share of the owner which is described in this Development Agreement, will either be paid directly or will be deposited in the Bank Account of the OWNER as per his share and the DEVELOPER as the duly constituted Power of Attorney and Authorized Agent(s) of the OWNER will deal with any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank and will receive the Money/Consideration Amount from all such persons or institutions and will retain the said money for making the adjustment of the consideration sum forwarded to the OWNER and to make adjustment in regard to the cost of construction. It is further mentioned here that the aforesaid amount will be paid by different instalments only as mutually agreed and discussed and the payment process of the said amount has been described in the SECOND SCHEDULE of this Deed.

1.7 DEVELOPER'S ALLOCATION:

1.7.1 Shall mean the absolute right of the DEVELOPER in regard to 100% share of the Entire total constructed portion of the proposed building/buildings being the Multi-Storied Residential cum Commercial Building(s) comprised with Shops, Offices, Residential Flats and Parking Spaces in relation to the construction according to the sanctioned plan of the Burdwan Municipality in order to raise construction of the Multi-Storied Residential cum Commercial Building(s) comprised with Shops, Offices, Residential Flats and

Sunil Kumar Gomanth

SHREE RAM UDYOG

Shyama Prasad Sr

Partner

SHREE RAM UDYOG

Rabindra Nathi Das

Partner

Parking Spaces and to utilize the land for the process of construction of the Multi-Storied Residential cum Commercial Building(s) comprised with Shops, Offices, Residential Flats and Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities which is regarded as part and parcel of the said project, within the said premises as per their respective share over the entire **First Schedule** mentioned property including Car Parking/Garages and Flats/Residential Units and Parking Spaces in all the floors and since the DEVELOPER is in agreement with the OWNER to pay Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only), the DEVELOPER will also have the all right, title and interest in regard to the Authority and Power given by the OWNER in favour of the DEVELOPER to transfer, convey and sale the portion defined in the OWNER'S ALLOCATION i.e., the DEVELOPER will have exclusive right to enjoy the entire proposed Multi-Storied Residential cum Commercial Building(s) comprised with Shops, Offices, Residential Flats and Parking Spaces and will have all right, title and interest by virtue of this Agreement to hold and also to Sell the entire allocation of its and of the owner also i.e., all the Shops, Offices, Flats and Parking Spaces in the said proposed Multi-Storied Residential cum Commercial Building(s) comprised with Shops, Offices, Residential Flats and Parking Spaces.

- 1.7.2 Roof area which shall be the roof/roves directly above the flat/flats and/or room/rooms including every right over the roof will be allotted

Smit Kumar Samant

SHREE RAM UDYOG

Shyama Prasad & Co

Partner

SHREE RAM UDYOG

Rasimban Dasgupta

Partner

in favour of the DEVELOPER alone; during the tenure of this Agreement, if the DEVELOPER obtains any further permission by way of Burdwan Municipality Sanctioned Plan, then the DEVELOPER, at their own cost may raise construction over the said roof of the said building which is to be constructed in accordance with the said Plan i.e., Burdwan Municipality Sanctioned Plan and the OWNER shall not have and shall not claim any allocation or any right or title or interest in respect of such construction which means that the DEVELOPER will get and obtain 100% allocation from that particular floor or/and new construction and they will have the full power and privilege by the force and virtue of the Power of Attorney given hereunder by the Owner to sale out the said allocated portion in favour of the prospective purchasers and will keep and retain the consideration money and the OWNER will directly not sale the said Unit/Flat/Parking Space or will not directly do any documentation or will not execute any document and agreement for Sale and all such work will be done by his Power of Attorney Holder being the Representative cum Managing Partners of the Developer Firm on their behalf and the OWNER will not take any monetary consideration directly from any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank but all such payment are to be taken by the DEVELOPER and the said consideration money will be retained and kept by the DEVELOPER and the DEVELOPER will deal with all persons and/or the intending purchaser(s) and/or the Financial

Smit Kumar Ghosh

SHREE RAM UDYOG

Shyama Prasad Das

Partner

SHREE RAM UDYOG

Rabindranath Das

Partner

Institution and/or Bank and will receive the Money/Consideration Amount from all such persons or institutions and will retain the same and the present OWNER admit and agree and declare not to raise any objection whatsoever in this regard in future.

1.7.3 Ground Floor Area and the Under Ground Floor Area which shall be the will be allotted in favour of the DEVELOPER solely; during the tenure of this Agreement, if the DEVELOPER obtains any excess or further permission by way of Burdwan Municipality Sanctioned Plan, then the DEVELOPER may raise construction over the said Ground Floor Area and the Under Ground Floor Area of the said building which is to be constructed in accordance with the said Plan then the OWNER shall have no right of allocation on any sort of right, title and interest in respect of such construction which means that the DEVELOPER shall have the exclusive allocation of the Ground Floor and Under Ground Area in this regard.

1.8 ARCHITECT : shall mean any person or persons firm or firms appointed or nominated by the DEVELOPER as the Architect of the building at his own cost and sole responsibility, subject to approval of the owner.

1.9 BUILDING PLAN: shall mean the plan/plans for construction of the building, duly approved by the OWNER and submitted by at the costs of the DEVELOPER to the Burdwan Municipal Authority in order to construct multistoried residential cum commercial building/buildings along with residential cum commercial building cum housing cum shopping and market

Smriti Kumar Gounging

SHREE RAM UDYOG

Shyama Prasad Das

Partner

SHREE RAM UDYOG

Rabindranath Das

Partner

complex inclusive of Flats/Residential Units, Shops/Offices/Commercial Units and Car Parking Spaces and to utilize the land to aid and support the process of construction of the multistoried residential cum commercial building/buildings along with residential cum commercial building cum housing cum shopping and market complex inclusive of Flats/Residential Units, Shops/Offices/Commercial Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities which is regarded as part and parcel of the said project, within the said premises and shall include any amendments thereto or modifications thereof made or caused by the DEVELOPER which is duly sanctioned by the Burdwan Municipal Authority i.e., Burdwan Municipality it will also include any further permission by way of Burdwan Municipality Sanctioned Plan in order to raise and construct further floors over the top floor.

- 1.10 **CONSTRUCTED SPACE:** shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities.
- 1.11 **SALEABLE SPACE:** means, and include the DEVELOPER'S ALLOCATION inclusive of the OWNER'S ALLOCATION and the space in the Building which will be available for independent use and occupation after making due provision for common facilities and the spaces required therefore.
- 1.12 **CARPET AREA:** means the net usable floor area of an office or shop or apartment, excluding the area covered by the external walls, areas under

Sumil Kumar Gentry

SHREE RAM UDYOG

Shyama Prasad & Co
Partner

SHREE RAM UDYOG

Rashmi Nath & Co
Partner

services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the office or shop or flat or apartment.

- 1.13 COVERED AREA:** shall mean the Plinth area of the said Residential Unit/ Flat/Commercial Unit/Office/Shops including the Bathrooms and Balconies and also thickness of the walls and pillars which includes proportionate share of the Plinth area of the common portions PROVIDED THAT if any wall be common between two Residential as well as Commercial Unit / Flats /Shops / Offices then one - half of the area under such wall shall be included in each Residential Unit / Flat / Commercial Unit / Offices / Shops.
- 1.14 UNDIVIDED SHARE:** shall mean the undivided proportionate share in the land attributable to the each Shops/Offices and Commercial Units / each Flat and Residential Unit / Parking Space comprised in the said Holding and the common portions held by and / or here in agreed to be sold to the respective Purchaser and also wherever the context permits.
- 1.15 CO - OWNER:** shall according to its context mean and include all persons who acquire or agree to acquire Commercial Unit/ Shops/Offices and Residential Unit / Flat / Parking space in the Building, including the Developer for the Commercial Unit/ Shops/Offices and Residential Unit/ Flats / Parking Spaces not alienated or agreed to be alienated.
- 1.16 OFFICE/SHOP/FLAT/UNIT:** shall mean the Commercial Unit/ Shop/Offices and Residential Unit/flats and / or other space or spaces intended to be built and or constructed and / or the covered area capable of being occupied.

Sunil Kumar Ganesh

SHREE RAM UDYOG

Shyama Prasad Singh

Partner

SHREE RAM UDYOG

Rabindra Nath Das

Partner

It shall also mean that according to the context, mean all Purchaser/s and/or intending Purchaser/s of different Commercial Unit/ Shop/Offices and Residential Unit/flats in the Building/s and shall also include the Developer herein and the Owner herein in respect of such Commercial Unit/ Shop/Offices and Residential Unit/flats which are retained and/or not alienated and/or not agreed to be alienated of the time being.

- 1.17 COMMON EXPENSES:** shall include all expenses to be incurred by the Co - owner for the maintenance, management and upkeep of the building in the said Holding for common purposes and also the charges to installation of Electricity.
- 1.18 COMMON PURPOSES:** shall mean the purpose of managing and maintaining the building of the said Holding and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the Co - Owner relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the common perorations in common.
- 1.19 SUPER BUILT-UP AREA:** Shall mean in context to a Unit/Flat as the area of a Unit/Flat computed by adding an agreed fixed percentage of **25% (Twenty Five Percent) (More or Less)** over the built-up and/or the covered area of the Unit/Flat i.e. Residential Unit and Shall mean in context to a Commercial Unit/Shop/Office as the area of a Commercial Unit/Shop/Office computed by adding an agreed average but variable percentage of **40% (Forty Percent) (More or Less)** over the built-up and/or the covered area of the Commercial

Sunil Kumar Gomanly

SHREE RAM UDYOG

Shyama Prasad Sen

Partner

SHREE RAM UDYOG

Rabindra Nath Sen

Partner

Unit/Shop/Office and such will be used and utilized only for the registration purpose in order to pay the Stamp Duty and Registration Fees to the Government of West Bengal as per its standing rules and regulations. Be it mentioned here that during the continuation of this Agreement if any new Rules in respect of any Law relating to Development and Real Estate including the WBHIR Act, 2017 is formed by the Government and if such rule becomes effective by making the concept of "Super-Built Up Area" obsolete than in that case the Flats are to be sold either by way of measuring the Flat in terms of "Covered Area" and/or measuring the Flat in terms of "Carpet Area" whichever is applicable.

1.20 DEVELOPER'S ADVOCATE: Shall mean **Sri Rajdeep Goswami, Ld. Advocate** of Burdwan District Judges' Court who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion and erection and sale, transfer, grant, conveyance, demise, devise and provide of the premise, its parts and parcels and the Building/s and the Unit/s/Flat/s/Shop/s/Office/s therein, including the Deed of Conveyance/s thereof.

1.21 TRANSFER: with its grammatical variations shall include a transfer by and/or of possession and by any other means adopted for effecting what is understood as a transfer of space in a multistoried building/s to purchasers thereof although the same may not amount to a transfer in law.

1.22 TRANSFEREE/INTENDING PURCHASER: shall mean a person or persons to whom any space in the building/s has been transferred by the DEVELOPER

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Partner

SHREE RAM UDYOG

Rabindranath

Partner

including the rights of transfer to the fullest extent of the DEVELOPERS ALLOCATION and the OWNER'S ALLOCATION or any space in the building/s including the rights of transfer to the extent of the entire 100% share as defined and described in the **Clause No. 1.6 and 1.7.**

- 1.23 **MASCULINE GENDER:** shall include feminine gender and vice versa.
- 1.24 **SINGULAR NUMBER:** shall include plural number and vice versa.

ARTICLE II - TITLE INDEMNITIES AND REPRESENTATIONS:

The OWNER do and doth hereby declare and covenant with the DEVELOPER as follows:-

- 2.1 That the **OWNER** is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said premises as mentioned in the **First Schedule** below.
- 2.2 That the said premises is free from all encumbrances, charges, liens, lis-pendenses, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature and if such is not still then the **OWNER** hereby unconditionally undertake to make the said **First Schedule** mentioned property free form all encumbrances, charges, liens, lis-pendenses, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature within 3 Months from this very date of execution of this Agreement .
- 2.3 That the **DEVELOPER** will bear the cost of demolishing, dismantling, disintegrating and dissolving the existing construction (if any) and will take the possession of the vacant land provided that all the debris and rubbish will be retained by the **DEVELOPER** and shall be the property of the **DEVELOPER** and the **DEVELOPER** will bear the cost and expense of the query of earth or



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soil for the purpose of setting up the foundation.

- 2.4 That the **DEVELOPER** will bear all expenditure of construction and cost of all necessary and essential materials and equipments which will be required for the purpose of construction of the said building premises and the **OWNER** will co-operate with the **DEVELOPER** in all aspects except Financially.
- 2.5 That the **OWNER** by self or through his constituted attorney shall sign in all other necessary papers, documents, affidavits, declarations etc. require for modification of building plan/revised plan if necessary, and for construction of building which may be required by the Developer for the purpose of construction and development of the said property in the said premises.
- 2.6 The **DEVELOPER** is hereby authorized and empowered in relation to the said construction, so far as may be necessary for apply of quotas of cement, steels bricks and other materials for the construction or the electric meter waster & drainage and other imputes and facilities and for other necessities required for which purpose the **OWNER** hereby agree upon to execute a Power of Attorney through this indenture in favour of "**SHREE RAM UDYOG**" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Office of Operation and Business at Barsul Mill Gate, P.O. Barsul, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist. Purba Bardhaman, Pin - 713124, **PAN. ADFFS0974B**; represented by its all the Partners namely 1) **MR. SHYAMA PROSAD DAS**, S/o Sunil Das, by faith- Hindu, by profession-Business, resident of Near CDP High School, Purba Barsul, P.O. Barshul, Barsul Unnayani, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist.

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Rabindra Nath Deo
Partner

Purba Bardhaman, Pin - 713124; PAN: AKWPD6888M; and 2) MR. **RABINDRANATH DEY**, S/o Shibananda Dey, by faith- Hindu, by profession - Business, resident of Barshul, Baje Salepur, Barshul Unnayani, P.O. Barshul, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; PAN: BBSPD6842F; whereas such power or authority to be executed by a registered Power of Attorney as required by the DEVELOPER to sign by the OWNER all such application as to be require for the purpose and in connection with the construct of the proposed building/s and to sell shops, offices, flats and car parking spaces with share in land.

- 2.7 That except the OWNER no one else have any right title interest, claim or demand whatsoever or howsoever in respect of the said **First Schedule** mentioned premises or any portion thereof.
- 2.8 The OWNER shall pay all revenue and taxes to the competent authority till the transfer of the flat or space premises to the intending purchaser or transferee from the and in respect of the **OWNER'S ALLOCATION**.
- 2.9 The OWNER have absolute right and authority to enter into the agreement with the DEVELOPER in respect of their title in the said premises agreed to be developed.
- 2.10 That there is no arrear of taxes and / or other levies of impositions of the said property due and payable to any statutory authority.
- 2.11 That neither any proceeding for acquisition of the said property or any portion thereof is pending nor any notice has been received in respect thereof.
- 2.12 That the said land is not a Debottor or Pirottor property.

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Shyama Prasad Das

Partner

SHREE RAM UDYOG

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Partner

- 2.13 That no proceeding of Income Tax Act, Wealth Tax Act or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 2.14 That there is absolutely no impediment or bar in matter of this agreement/understanding or sale or the said property as contemplated in these present.
- 2.15 The OWNER do not own any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1978 in respect of the said premises.
- 2.16 The OWNER hereby undertake to indemnify and keep indemnified the DEVELOPER from and against any and all actions, charges, liens, claims, damages, encumbrances and mortgages or any Third Party Possessory Rights or any Third Party Claim in the said premises arising out of or due to the negligence or non compliance of any law, bye-laws rules and regulations of the Burdwan Municipality i.e., Burdwan Municipal Authority or Government or local bodies including the Municipality as the case may be by the OWNER and shall attend to answer and be responsible for any deviation, omission, commission, negligence, violation and/or breach of any of the said laws, bye-laws, rules and regulations or any accident in or relative to or concerning prior to execution of this Deed and the Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of the Deeds of Conveyance and/or other documents relating to

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Shyama Prasad Das

Partner

SHREE RAM UDYOG

Subbarajesh Das

Partner

Developer's Allocation shall be entirely borne by the Developer or its nominee or nominees. Likewise the Stamp duty, registration charges and expenses in connection with the execution of the deed of conveyance and other documents relating to Owner's allocation will be borne by the Owner or their nominee or nominees. Here it must be mentioned that the Owner will not be liable for any consideration received by the Developer from the intending Purchaser/Purchasers regarding the Owner's and Developer's Allocation after the development of the said premises.

- 2.17 That during the continuance of this Agreement the OWNER shall not in any way cause any impediment or obstruction whatsoever in the construction or development of complex and building in the said **First Schedule** mentioned Property and hereunder empower the DEVELOPER to take up the construction work of the new building as per sanctioned plan of Burdwan Municipality i.e., Burdwan Municipal Authority.
- 2.18 In case of failure to give open and clear possession in favour of the DEVELOPER by the OWNER and in that event if the DEVELOPER face any financial loss to that effect the OWNER will be liable for all consequences.
- 2.19 The DEVELOPER will be free and will be eligible and entitled and will have all the right and/or all authorities and/or all privileges to give and/or to make and/or to use and/or to keep the credential of the firm and the units of said project as well as the entire premises inclusive of the the land and its title deeds in all kind of mortgage and/or pledge and/or hypothecate and/or charge and/or concur in pledging and/or hypothecating and/or charging

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Partner

SHREE RAM UDYOG

Rabishankar Das
Partner

with, to or in favour of any Private Bank and/or Nationalize Bank or any other Financial Institutions and/or individual and/or body may it be a juristic or non-juristic entity and will have all and absolute and unfettered right and/or all and absolute and unfettered authority and/or all and absolute and unfettered privilege to execute and/or deliver any instruments and/or any deed of mortgage and/or charge and/or encumbrance, hypothecation and/or pawn and/or pledge and/or lien and/or trust receipt and/or to receive any consideration money and/or loan amount by executing as well as if necessary by registering deed and/or otherwise for such mortgage and/or charge and/or hypothecation and/or pawn and/or pledge and/or lien and/or the like and the Owner will initiate all endeavours and aid to make such mortgage and/or charge and/or convenient and/or hypothecation and/or pawn and/or pledge and/or lien and the OWNER will also sign, endorse and execute and will be duty bound to do and execute all such work for the purpose of obtaining the loan amount by the DEVELOPER in respect of and out of the aforesaid mortgage and/or charge and/or convenient and/or hypothecation and/or pawn and/or pledge and/or lien and will cooperate with the DEVELOPER.

ARTICLE III - COMENCEMENT:

- 3.1 This agreement shall commence or shall deemed to have commenced on and with effect from the date of execution of this agreement however the tenure of the construction phase shall be operative on and from the date of sanction of the Plan by the Burdwan Municipality or the date of handing the vacant possession over the DEVELOPER by the OWNER whichever is later.

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Partner

SHREE RAM UDYOG

Rajendra Prasad
Partner

ARTICLE IV - DEVELOPER'S RIGHT OF CONSTRUCTION:

- 4.1 The OWNER hereby grants exclusive right to the DEVELOPER to build upon and to commercially exploit the said premises in any manner (but subject to the provisions contained herein) as the DEVELOPER may choose by constructing a building thereon by way of the said construction is to be done according to the Burdwan Municipality i.e., Burdwan Municipal Authority by-laws, rules and regulations and not otherwise. The entire cost of construction of the building or whatsoever nature shall be borne by the Developer. Such cost shall include the cost of all service amenities, fittings and fixtures, all overheads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers in respect of the construction costs for the purpose of obtaining all other permission and approvals. The owner shall not be required to contribute any amount in that regard. Be it mentioned here that the DEVELOPER will have sole right and authority and shall be entitled to receive the price of the Lift, Transformers, Generators from the Purchasers and in that regard the OWNER shall have no right to demand any share from the share of the price paid by the intending Flat Owner in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER and the DEVELOPER will have sole right and authority and shall be entitled to receive the price cum consideration amount of any excess work including the additional and excess work in the Flats from the intending Purchasers and in that regard the OWNER shall have no right to demand any share from the share of the price paid by the intending Flat

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Owner in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER. The Owner shall not bear any cost and expenses of the price of the lift and transformer and their installations.

- 4.2 The OWNER have approved/will approve and signed/will sign the said ARCHITECT'S DRAWINGS, which have been SUBMITTED/or will be SUBMITTED to the various statutory bodies, including the Burdwan Municipality i.e., Burdwan Municipal Authority by the DEVELOPER in the name of the owner, and/or the same is/will be awaiting SANCTION/APPROVAL from the Burdwan Municipality i.e., Burdwan Municipal Authority, after obtaining clearances from all other statutory bodies.
- 4.3 In the event, the Burdwan Municipality i.e., Burdwan Municipal Authority or any statutory authority requires any modification of the plan/plans submitted by the OWNER either by himself or through his Power of Attorney Holder, the DEVELOPER shall cause the Architect's Drawings/Plans to be altered and/or changed as may be required, by the said Architect and the DEVELOPER shall submit the modified plans/drawings in addition to the original plan submitted prior to this submission, and the DEVELOPER shall bear all costs thereof for sanctioning the drawings/plans by the Burdwan Municipality i.e., Burdwan Municipal Authority and/or the other statutory authorities.
- 4.4 The OWNER hereby executed a Power of Attorney through this Deed only in

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Shyama Prasad

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Rajendra Prasad

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favour of the DEVELOPER only for the purpose of sanction/corrections and/or amendment of the plan of the building at the said premises, and with sale right, including enter into agreement with the intending purchaser and received the earnest money as well as consideration amount in respect of the allocation of the DEVELOPER.

- 4.5 All applications, plans and other papers including the ARCHITECTS DRAWINGS/DOCUMENTS referred to above shall be submitted by the DEVELOPER in the name of the OWNER of the said premises, but otherwise at the cost and expenses of the DEVELOPER only and the DEVELOPER shall pay and bear the EXPENSES for submission of Architects drawings/documents and other like fees, charges and expenses, required to be paid or deposited for SANCTION of the said project design and construction thereon provided always that the DEVELOPER shall be exclusively entitled to all REFUNDS of any and all payments and/or deposits and made by it in that account.
- 4.6 After getting free and vacant possession of the said premises, demolition of the existing building/structures on the said premises (which will be done by the DEVELOPER or at the cost of the DEVELOPER) and removal of the debris shall be the responsibility and at the cost of the DEVELOPER only, provided, however, that the debris, salvage and materials arising there from shall belong solely to the DEVELOPER and the OWNER by any and all means will be barred from the right to claim to the same.
- 4.7 That if at the time of the execution of this Deed of Agreement for Development the record of name of the property remains in the name of any



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other person except that of the OWNER then within 15 days from the execution of the deed, the OWNER will be duty bound to take all initiatives to mutate the names in his name without any further delay and in this respect the DEVELOPER will simply cooperate.

4.8 That if at the time of the execution of the Deed of Agreement for Development the record of nature and character of the property remains in any nature other than as it recorded in the L.R.R.O.R then within 15 days from the execution of the deed, the OWNER will be duty bound to take all initiatives to convert the nature and character of the property without any further delay and in this respect the DEVELOPER will simply cooperate.

4.9 That if any sort of amalgamation or enamel is needed in regard to the First Schedule mentioned properties, then in that event within 15 days from the execution of the deed, the OWNER will be duty bound to take all initiatives to amalgamate or enamel the property without any further delay and in this respect the DEVELOPER will simply cooperate.

ARTICLE V - TITLE DEEDS:

5.1 Immediately after the execution of this agreement the OWNER shall hand over Original Title Deed to the DEVELOPER and other papers and writings including the last paid up Municipality bills and the other Bills including Revenue Receipt issued by the Government of West Bengal through B.L.L.R.O relating to the said **First Schedule** mentioned premises of and/or for necessary searches and will make them available to the DEVELOPER for inspection and record.

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Partner

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Partner

- 5.2 The DEVELOPER shall be entitled for detailed inspection of the original title deeds. The OWNER shall strictly unconditionally keep the original Title Deeds deposited with the DEVELOPER or with the Advocate of the DEVELOPER to make such inspection convenient.
- 5.3 Subject to the provisions contained herein, the OWNER have and possess a marketable title to the said premises and the same is free from all encumbrances, charges, liens, lis-pendenses, attachments, trusts whatsoever or howsoever as mentioned above.
- 5.4 The deed of conveyance or deeds of conveyance shall be executed by the OWNER and/or the DEVELOPER as the case may be in such part or parts as the DEVELOPER shall require. The cost and expenses involved for construction shall be borne and paid by the DEVELOPER alone.

ARTICLE VI - EXECUTION OF THE PROJECT:

- 6.1 As per the plan which will be sanctioned by the Burdwan Municipality i.e., Burdwan Municipal Authority and the OWNER by himself or through his constituted Power of Attorney holder namely "SHREE RAM UDYOG" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Office of Operation and Business at Barsul Mill Gate, P.O. Barsul, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist. Purba Bardhaman, Pin - 713124, PAN. ADFFS0974B; represented by its all the Partners namely 1) MR. SHYAMA PROSAD DAS, S/o Sunil Das, by faith- Hindu, by profession-Business, resident of Near CDP High School, Purba Barsul, P.O. Barshul, Barsul Unnayani, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist.

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SHREE RAM UDYOG

Rabindranath Deo
Partner

Purba Bardhaman, Pin - 713124; PAN: AKWPD6888M; and 2) MR. **RABINDRANATH DEY**, S/o Shibananda Dey, by faith- Hindu, by profession - Business, resident of Barshul, Baje Salepur, Barshul Unnayani, P.O. Barshul, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; PAN: BBSPD6842F; having obtained all necessary permission, approvals and sanctions, the DEVELOPER will *ipso-facto* get the privilege to commence construction in respect of the portion of the premises in the possession of the OWNER. The construction will be in accordance with the Burdwan Municipality i.e., Burdwan Municipal Authority sanctioned plan. The OWNER shall allow the DEVELOPER to enter and stay in the premises for the purposes of construction and allied activities during the continuation of this agreement and until such time till the proposed building is completed in all and every respect. During such period the OWNER shall not prevent the DEVELOPER of the said premises from constructing the building in accordance with the plans sanctioned by the Burdwan Municipality i.e., Burdwan Municipal Authority.

- 6.2 In as much as the construction on the said premises is concerned the DEVELOPER shall act as licensee of the OWNER and shall be entitled to be in occupation of the said premises as and by way of licensee of the OWNER to carry out the construction of the proposed building which is to be completed within 60 Months after the obtaining of the sanctioned plan from the Burdwan Municipality i.e., Burdwan Municipal Authority unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including *VIS MAJOR / FORCE MAJEURE* such as riots, flood,

Smit Kumar - Partner

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Shyama Prasad Singh
Partner

SHREE RAM UDYOG

Rabindra Nath Singh
Partner

earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure, save and except that the DEVELOPER shall not be entitled to create any possessory right over the said property which could be construed as transfer within the meaning of Transfer of Property Act. The DEVELOPER shall be entitled to use the said property for any other purposes other than the purpose of construction of the building in accordance with the sanctioned plan, if such usage of the said property is collaterally or parallelly connected with the said construction work.

- 6.3 The OWNER will not resume to be in possession over the said **First Schedule** mentioned property ever even after the completion of the project. The OWNER or any of their agent/s or any other representative/s will have no right and interest over the SAID PREMISES and during construction period and afterwards and will not hamper or cause impediment to the construction work during the subsistence of the Agreement and the DEVELOPER will enjoy the right of absolute possession over the SAID PROPERTY.
- 6.4 That if the DEVELOPER fails to carry out the project within the aforesaid time-frame and if the DEVELOPER fails to construct the proposed building within the stipulated time, then at the Parties may mutually extend the time and tenure of the said time limit.

ARTICLE VII - SPACE ALLOCATION

- 7.1 The DEVELOPER represents and declares that the proposed building shall be constructed with building materials, as may be deemed fit and proper by the

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Partner

SHREE RAM UDYOG

Rabindra Nath Das

Partner

DEVELOPER only and no one else but the said building is to be constructed by the manner and way with all specifications as stated in the **Third Schedule** of this Indenture.

- 7.2 The OWNER shall be ENTITLED to the benefits as per the OWNER'S ALLOCATION as defined in **Clause 1.6** of this agreement.
- 7.3 The OWNER shall not be entitled to sell, transfer and/or otherwise deal with the owner's allocation of space and also the vacant space, e.g. lawn or/and drive way or/and garden etc., the transfer of which is prohibited under Rules of Burdwan Municipality i.e., Burdwan Municipal Authority as well as West Bengal Municipal Act and/or by any other law for the time being in force.
- 7.4 In consideration of the DEVELOPER'S having constructed the building at its own costs and provided for benefits as per the OWNER'S ALLOCATION as stated above, the DEVELOPER shall be entitled to the total super built up space in the said building including common parts and areas.
- 7.5 The common area/facilities shall be solely owned by the DEVELOPER for the common use and enjoyment of owner's/developers allocation of space. Here it must be mentioned that the allocation of the OWNER was held to be total consideration amount Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) and the OWNER shall have no share percentage in the any other floor in the proposed building/buildings being the commercial cum residential building cum housing and shopping complex in relation to the construction according to the sanctioned plan of the Burdwan Municipality in order to construct

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Multi-Storied Residential cum Commercial Building(s) comprised with Shops, Offices, Residential Flats and Parking Spaces and to utilize the land for the process of construction of the Multi-Storied Residential cum Commercial Building(s) comprised with Shops, Offices, Residential Flats and Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities which is regarded as part and parcel of the said project, within the said premises as per their respective share over land more specifically mentioned in the **First Schedule**. Here it must be mentioned that OWNER will not retain and will not enjoy his entitlement of any physical share in the total Constructed Portion of the proposed Multi-Storied Residential cum Commercial Building(s) comprised with Shops, Offices, Residential Flats and Parking Spaces and he will take the total consideration amount Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) in lieu of his relinquished physical share and in lieu of the said allocation of the Owner, the Owner hereby grant exclusive and absolute right to the Developer to sale out entire 100% share in the said building with land underneath by the Developer as the Power of Attorney Holder of the Owner and the OWNER also grants all right, title and interest in favour of the DEVELOPER to receive and collect the consideration amount against the aforesaid 100% share in respect of the entire constructed area in the said proposed building from purchaser and the OWNER also grant all right, title and interest in favour of the DEVELOPER to keep and retain the aforesaid sale proceeds and the consideration amount against the aforesaid 100% share in respect of the entire constructed area in the said proposed building in order

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to make adjustment in respect of the aforesaid consideration money amounting Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) and the OWNER hereby grant exclusive and absolute right to the Developer to sale out the said 100% share in respect of the entire constructed area in the said proposed building by the Developer in favour of the prospective purchasers along with the Allocation of the Developer and will simply take the share in the consideration amount as described in this Agreement to reimburse and to make adjustment in respect of their expenses and the consideration amount advanced to the OWNER and the OWNER will directly not sale the said Shop/Office/Unit/Flat/Parking Space or will not directly do any documentation or will not execute any document and agreement for Sale and all such work will be done by his Power of Attorney Holder being the Representative cum Managing Partners of the Developer Firm on his behalf and the OWNER will take the Monetary Consideration in lieu of his shares from the Developer Firm but not directly from any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank but all such payment are to be taken by the DEVELOPER and the said consideration money against the allocated share of the owner which is described in this Development Agreement, will either be paid directly or will be deposited in the Bank Account of the OWNER as per his share and the DEVELOPER as the duly constituted Power of Attorney and Authorized Agent(s) of the OWNER will deal with any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank and will receive the Money/Consideration Amount from all such persons or institutions and will retain the said money

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Partner

SHREE RAM UDYOG

Rajendra Nath Das
Partner

for making the adjustment of the consideration sum forwarded to the OWNER and to make adjustment in regard to the cost of construction. It is further mentioned here that the aforesaid amount will be paid by different instalments only as mutually agreed and discussed and the payment process of the said amount has been described in the SECOND SCHEDULE of this Deed.

7.7 The DEVELOPER shall be entitled to sell or transfer or otherwise deal with the DEVELOPER'S allocated portion i.e., absolute right of the DEVELOPER in regard to 100% share of the Entire total constructed portion of the proposed building/buildings being the Multi-Storied Residential cum Commercial Building(s) comprised with Shops, Offices, Residential Flats and Parking Spaces in relation to the construction according to the sanctioned plan of the Burdwan Municipality in order to raise construction of the Multi-Storied Residential cum Commercial Building(s) comprised with Shops, Offices, Residential Flats and Parking Spaces and to utilize the land for the process of construction of the Multi-Storied Residential cum Commercial Building(s) comprised with Shops, Offices, Residential Flats and Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities which is regarded as part and parcel of the said project, within the said premises as per their respective share over the entire First Schedule mentioned property including Car Parking/Garages and Flats/Residential Units and Parking Spaces in all the floors and since the DEVELOPER is in agreement with the OWNER to pay Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only), the DEVELOPER will also have the all right, title and interest in regard to the Authority and Power given by

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Shyama Prasad Singh

Partner

SHREE RAM UDYOG

Robinendra Nath Das

Partner

the OWNER in favour of the DEVELOPER to transfer, convey and sale the portion defined in the OWNER'S ALLOCATION i.e., the DEVELOPER will have exclusive right to enjoy the entire proposed Multi-Storied Residential cum Commercial Building(s) comprised with Shops, Offices, Residential Flats and Parking Spaces and will have all right, title and interest by virtue of this Agreement to hold and also to Sell the entire allocation of its and of the owner also i.e., all the Shops, Offices, Flats and Parking Spaces in the said proposed Multi-Storied Residential cum Commercial Building(s) comprised with Shops, Offices, Residential Flats and Parking Spaces and the DEVELOPER may let out, sale out, convey, transfer or any type of settlement in regard and respect to any Shop, Office, Flat or Residential Unit and/or Car Parking Space/Garage with the third parties to the extent of 100% Space of the total constructed area of the all floors as stated in the aforesaid **Clause No. 1.7** of this Indenture and the OWNER will have no right over the said floors and he by any or/and all means and also is debarred from claiming any right, title and interest in the near and remote future and since the DEVELOPER is in agreement with the OWNER to pay Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only), the DEVELOPER will also have the all right, title and interest in regard to the Authority and Power given by the OWNER in favour of the DEVELOPER to transfer, convey and sale the portion defined in the OWNER'S ALLOCATION i.e., the DEVELOPER will have exclusive right to enjoy the entire 100% allocation of Proposed multistoried Residential cum Commercial Building and will have all right, title and interest by virtue of this Agreement to hold and also to Sell the entire allocation of its and of the OWNER.

Sund Kumar Ganguly

SHREE RAM UDYOG

Shyama Prasad Das

Partner

SHREE RAM UDYOG

Rabinbhan Nath Das

Partner

- 7.8 Both the OWNER and the DEVELOPER shall extend their best efforts in selling the constructed floor space at the maximum price.
- 7.9 In so far as the roof right in the DEVELOPER allocation barring the common facilities attached with the roof such as water tanks, antenna etc. In other wards the entire roof right will be devolved upon the DEVELOPER solely and the Ground Floor and the Under-Ground Floor Right and Allocation will be devolved upon the DEVELOPER solely.
- 7.10 That the DEVELOPER shall alone have the right to allocate flats, shops, offices and parking spaces to the intending purchasers in the proposed project and the OWNER shall have no right whatsoever to enter into any agreement personally with the intending purchasers for sale of any of the offices, shops, flats or parking spaces to be constructed by the DEVELOPER over the land owned by the First Part (OWNER) and the DEVELOPER will have the right to construct further floors in the said proposed building in future if the DEVELOPER obtains further Municipality Plan to construct more floors and in that event the Owner will have no right to appoint any new Developer except this existing DEVELOPER or will have no right to raise any objection and moreover will not be entitled to get any excess share or consideration money for the said propose and proximate construction in the said proposed new constructed Floor and in that scenario and in that event the DEVELOPER alone will enjoy with all rights in respect of the said Floor constructed as per the Municipality Sanctioned Plan.

ARTICLE VIII - COMMON FACILITIES:

Sunil Kumar Ghosh

SHREE RAM UDYOG

Shyama Prasad Das

Partner

SHREE RAM UDYOG

Robin Chandra Das

Partner

- 8.1 As soon as the building is completed, the DEVELOPER shall be entitled to obtain and get Completion Certificate from the Municipality and also the DEVELOPER shall be entitled to obtain and get "Full Satisfaction Certificate" from the OWNER and the DEVELOPER shall give written notice cum Completion Certificate to the Purchasers requiring them to take possession of their units in the building and as from date of service of such notice or issuance of such Certificate and for all times thereafter the parties shall be exclusively responsible for the payment of the Burdwan Municipality i.e., Burdwan Municipal Authority and property taxes, rate, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as THE SAID RATES) payable in respect of their respective units, such rates to be apportioned pro rata with reference to the total super built up space in the building if they are levied on the building as a whole.
- 8.2 The DEVELOPER on behalf of the OWNER shall punctually and regularly pay the proportionate share of the said rates to the concerned authorities or otherwise as specified hereinafter and the OWNER shall keep the DEVELOPER indemnified against all claims, actions, demand, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the DEVELOPER as the case may be consequent upon a default by the OWNER this behalf in respect of his proportionate share of the said rates before execution and registration of this Agreement.
- 8.3 As and from the date of receipt the completion certificate, the Purchaser of the Unit shall also be responsible to pay and bear and shall forthwith pay on demand to the DEVELOPER or to the flat owner's allocation or other

Smil Kumar Ganguly

SHREE RAM UDYOG

Shyama Prasad Das
Partner

SHREE RAM UDYOG

Rabindra Kumar Das
Partner

entity/person specified hereinafter service charges for the common facilities in the building payable, and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for electrical and mechanical equipment, switchgear, transformers, generators, pump motor and other electrical and mechanical installations, appliances and equipments, stairways corridors, halls, passage ways and other common facilities whatsoever PROVIDED THAT if additional insurance premium is required to be paid for the insurance of the building by virtue of any particular use and/or storage or any additional maintenance or repair is required by virtue thereof in the entire building(s) or any part thereof the DEVELOPER shall be exclusively liable to pay and bear the additional premium and/or maintenance or repair, charges as the case may be.

ARTICLE IX - CONSIDERATION

- 9.1 That the OWNER is entitled to receive earnest consideration against and in lieu of the "OWNER'S ALLOCATION" as defined in Clause 1.6 of this agreement from the DEVELOPER and will not have any right, title and interest in respect of any constructed area or constructed portions in the said the proposed building due to his receipt of the said consideration money. The OWNER shall not retain his undivided proportionate share or interest share or interest in his land of the said First Schedule mentioned property.
- 9.2 In consideration of the DEVELOPER agreeing to build and complete in all respect the OWNER'S ALLOCATION to the building at the said premises and since the OWNER hereby entitled to get the consideration amount specifically

Sumit Kumar Goyal

SHREE RAM UDYOG

Shyama Prasad Das

Partner

SHREE RAM UDYOG

Robintra Nath Das

Partner

detailed in the Second Schedule, the OWNER hereby grants exclusive and absolute right to the Developer to sale out the said allocated portion of 100% of the entire constructed area in the said proposed building by the Developer as the Power of Attorney Holder of the Owner and the OWNER also grants all right, title and interest in favour of the DEVELOPER to receive and collect the consideration amount against the aforesaid 100% of the entire constructed area in the said proposed building and the OWNER also grants all right, title and interest in favour of the DEVELOPER to keep and retain the aforesaid sale proceeds and the consideration amount against the aforesaid 100% of the entire constructed area in the said proposed building in order to make reimbursement and adjustment in respect of the aforesaid consideration money amounting Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) and the OWNER hereby grant exclusive and absolute right to the Developer to sale out the said 100% of the entire constructed area in the said proposed building by the Developer in favour of the prospective purchasers along with the Allocation of the Developer and will simply take the consideration amount as described in this Agreement to reimburse and to make adjustment in respect of their expenses and the consideration amount advanced to the OWNER and the DEVELOPER by all virtue, in any and all consequence will be entitled to get, receive, keep and retain that said consideration amount from the purchasers without any prejudice and the amount of total consideration amount as specified in the **Second Schedule** is the fully and finally determined amount against the Allocation of the OWNER and the said amount shall be considered as the "CONSIDERATION MONEY" against the

Smit Kumar Gumber

SHREE RAM UDYOG

Shyama Prasad Gumber
Partner

SHREE RAM UDYOG

Rabin Nath Oberoi
Partner

Allocation of the OWNER and also the Undivided Share of the OWNER in the property which is specifically mentioned in the FIRST SCHEDULE below and the OWNER will not claim any constructed area and/or any further consideration money from the DEVELOPER in regard to this Agreement and this Project and if any claim is made, then such shall be invalid and unenforceable and non-operative and will have no legal standpoint in the eyes of Law and the Competent Court of Law.

- 9.3 That OWNER will be entitled to get a total sum **Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only)** [The payment system is specifically detailed in the Second Schedule of this Agreement] as the Earnest Consideration Amount of the Project which will be duly reimbursed and adjusted in favour of the DEVELOPER for realization of the said amount at the time of Booking and Selling/Transferring/Conveying of the Commercial Units/Flats/Offices and Residential Units/Flats and Parking Spaces and also Selling Out of Shops, Offices, Flats in respect of the absolutely relinquished portion of share of the OWNER against receipt of consideration money as per this Deed which is detailed in the **Clause No. 1.6** of this Agreement along with the 100% allocated proportion of share in respect of the total constructed area in the said proposed building in favour of the DEVELOPER as per this which is detailed in the **Clause No. 1.7** of this Agreement and the said amount of **Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only)** shall be considered as the "CONSIDERATION MONEY" against the Allocation of the OWNER and also the Undivided Share of the OWNER in the property which is specifically mentioned in the FIRST SCHEDULE below and the OWNER will not claim any

Smil Kumar Gomenly

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Shyama Prasad Singh

Partner

SHREE RAM UDYOG

Roshindra Kishorey

Partner

constructed area and/or any further consideration money from the DEVELOPER in regard to this Agreement and this Project and if any claim is made, then such shall be invalid and unenforceable and non-operative and will have no legal standpoint in the eyes of Law and the Competent Court of Law.

- 9.4 That in respect of the Total Constructed Portion of the Building/s, the DEVELOPER shall receive the earnest money and full and final consideration money from the intending purchasers as per the agreed upon consideration amount and schedule of payment, payable by the intending purchasers and that will be used for reimbursement for the aforesaid "CONSIDERATION MONEY" payable to the OWNER and will be adjusted after receiving advance from the intending purchasers against each Shop, Office, Flat and/or Car Parking Space at the time of execution of Agreement of Sale and the same will/may also be adjusted from the consideration amount of the Shop/Office/Commercial Units and Flat/Residential Units and/or Garage/Car Parking Space at the time of Execution of the Deed of Conveyance/Sale/Transfer.

ARTICLE X - TIME FOR COMPLETION:

- 10.1 The building shall be completed within 60 Months from the date of obtaining the sanctioned plan from the Burdwan Municipality i.e., Burdwan Municipal Authority or the date of handing over the vacant possession of the said premises whichever is later unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VIS MAJOR/

Sumil Kumar Gomanthi

SHREE RAM UDYOG
Shyama Gomanthi
Partner

SHREE RAM UDYOG
Rashmi Gomanthi
Partner

FORCE MAJURE such as riots, flood, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure.

ARTICLE XI - MISCELLANEOUS:

- 11.1 The OWNER and the DEVELOPER have entered into this agreement purely on principal to principal basis and nothing stated therein shall be deemed or constructed as a joint venture between the OWNER and the DEVELOPER nor shall the OWNER and the DEVELOPER in any manner constitute an association of persons and this Agreement can never be cancelled unilaterally and must be cancelled bilaterally if necessary and the Owner alone shall not have the Power or authority to unilaterally cancel this Agreement at all.
- 11.2 The DEVELOPER shall be entitled to assign this agreement in favour of any Private Limited Company or a Partnership Firm or LLP provided that the both the present Managing Partner of the DEVELOPER Firm must be the director of the said proposed Private Limited Company or must be the Partner of the proposed Partnership Firm or LLP and in that event this agreement would be considered to have been executed between the OWNER and the said Private Limited Company or the Partnership Firm or LLP, and the terms and conditions contained herein shall be applicable to the said assignee.
- 11.3 All dealings to be made by the DEVELOPER in respect or the construction of the buildings and development of the complex along with obtaining Bank Loan from any Financial Institution and/or any Bank as well as for Booking and executing Agreement for Sale and also Sale Deed of Flats and Car Parking

Smit Kumar Gumberdy

SHREE RAM UDYOG
Shyama Prasad D. Dey
Partner

SHREE RAM UDYOG
Roshanram D. Dey
Partner

Space and moreover the receiving of earnest consideration amount, advance money etc for sale proceedings from the intending purchaser/customer to be taken and obtained by the DEVELOPER itself and in certain cases with legal necessity it may be made in the name of the OWNER but any such dealings shall not create or foster in any manner any financial, civil and/or criminal liability of the OWNER and the OWNER will not be liable in any case or circumstance in respect of the said project to any Third Party including the Purchaser/Customers and also any Financial Institution and/or any Bank.

11.4 The DEVELOPER shall be entitled to enter into separate contract or agreements in its name with building contractor, architects and others for carrying out the development at the risk and costs of THE DEVELOPER.

11.5 **FORCE MAJEURE** shall mean riot, war, tempest, civil commotion strike or any other act or commission beyond the control of the party affected thereby.

11.6 The DEVELOPER as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a **FORCE MAJEURE** with a view that obligation of the party affected by the **FORCE MAJEURE** shall be suspended for the duration of the **FORCE MAJEURE**.

11.7 It is understood that from time to time to enable the construction of the building by the developer, various deeds, matters and things not herein specifically referred to may be required to be done by the DEVELOPER for which the DEVELOPER may required the authority of the OWNER and various applications and other documents may be required to be signed or made by

Smit Kumar Ganshy

SHREE RAM UDYOG

Shyam Prasad Gey
Partner

SHREE RAM UDYOG

Rohit Kumar Gey
Partner

the OWNER relating to which no specific provision has been made herein, the OWNER hereby authorizes the DEVELOPER to do all such acts, deeds, matters and things and undertakes, forthwith upon being required by the DEVELOPER in this behalf to execute any such additional powers or authorities as may be required by the DEVELOPER for the purpose as also undertakes to sign and execute all such additional applications and other documents as may be reasonably required for the purpose with prior approval of the OWNER and by giving prior information.

- 11.8** The DEVELOPER shall frame the rules and regulations regarding the user and rendition of common services and also the common restrictions, which have to be normally kept in the same and transfer of the ownership flats/offices/shops/parking spaces.
- 11.9** The OWNER and DEVELOPER hereby agree to abide by all the rules and regulations of such management Society/Association/holding organization and hereby give their its consent to abide by the same.
- 11.10** Any notice required to be given by the DEVELOPER shall be without prejudice to any other mode of service available be deemed to have been served on the OWNER if delivered by hand or sent by prepaid registered post.
- 11.11** Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the OWNER or the said premises or any part thereof to the DEVELOPER or creating any right, title or interest in respect thereof in favour of the DEVELOPER other than exclusive license to the DEVELOPER to commercially exploit the same in terms thereof.

Sunil Kumar Gumber
SHREE RAM UDYOG
Shyama Prasad Gumber
Partner

SHREE RAM UDYOG
Rabindra Nath Das
Partner

- 11.12 As and from the date of receipt of the completion certificate or the building the DEVELOPER and/or its transferees shall be liable to pay and bear proportionate charges on account of all other taxes payable in respect of their respective spaces.
- 11.13 The DEVELOPER shall install any equipment or/and erect and maintain in the said premises at his own cost all facilities required for execution of the project.
- 11.14 The OWNER shall pay and bear all property taxes and other dues and outgoings in respect of the said premises accruing and due as and till the date of handing over possession of the premises (for the commencement of work at the said premises) to the DEVELOPER by the OWNER.

ARTICLE XII - POWER OF ATTORNEY:

- 12.1 In respect of the Allocation of the Developer, i.e., the Developer shall have and will enjoy all the direct, collateral and ancillary power in regard to negotiate for sale in respect of its entire 100% allocated Share in respect of the multi-storied building on and over the **First Schedule** mentioned property and to settle the consideration amount and to receive the consideration amount by its own in regard to its share and to deposit the said amount in the Bank Accounts of the DEVELOPER; to enter into an agreement for sale on behalf of the Executant/Executor of this Power of Attorney being the Owner and execute the agreement for sale by receiving the advance amount and if required, to appear before the registering authority and presenting the same & shall admit execution and registration and to receive the consideration

Sanid Kumar Ganguly
SHREE RAM UDYOG
Shyama Prasad Ganguly
Partner

SHREE RAM UDYOG
Roshan Kumar Singh
Partner

amount in respect of its allocated portion of the proposed multi-storeyed building on and over the **First Schedule** mentioned property and to deposit the said amount in the Bank Accounts of the Developer; to execute the sale deed in favour of the prospective purchasers and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the owner/ executant and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount in respect of its allocated portion of the proposed multi-storeyed building on and over the **First Schedule** mentioned property and to deposit the said amount in the Bank Accounts of the Developer; to receive the entire amount of the consideration amount from the all purchasers and to receive the consideration amount in respect of its allocated portion of the proposed multi-storeyed building on and over the **First Schedule** mentioned property and to deposit the said amount in the Bank Accounts of the Developer in respect of its allocation and remaining amount of the said consideration amount of the remaining flats and parking spaces are to be adjusted by the Developer being the Power of Attorney Holder in lieu of the expenses and investment the DEVELOPER incurred and made as per the terms and conditions of this Agreement; to deliver the possession in favour of the buyer in respect of its allocated portion of the proposed multi-storeyed building on and over the **First Schedule** mentioned property.

12.2 In pursuance of this Agreement since one irrevocable Power of Attorney for

Sunil Kumar Ganguly

SHREE RAM UDYOG

Shyama Prasad Das
Partner

SHREE RAM UDYOG

Robinrajoy Das
Partner

Development and also for selling the Flats, Shops, Offices and Parking Spaces on behalf of the OWNER are required, hence for the said reason the OWNER hereby decided to execute one irrevocable Power of Attorney by virtue of this Agreement itself so that the DEVELOPER may smoothly and uninterruptedly carry on and continue its works and the DEVELOPER may be able to absolutely transfer and sale the residential units and commercial and parking spaces in favour of the Purchaser and execute all required Deed which are necessary for that purpose as the Power of Attorney Holder of the present OWNER. Hence the irrevocable Power of Attorney for Development Purpose, for Selling Purpose as well for other associated and ancillary Purpose is being executed on the following effects;

TO ALL TO WHOM THESE PRESENTS SHALL COME, THE OWNER, MR. SUNIL KUMAR GANGULY, Son of Late Rakhahari Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Enjoyment of Usufructs of Property, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101; PAN. ATGPG3710N; SEND GREETINGS:-

WHEREAS the Executant/Executor of this Power of Attorney is the Owner of the immovable properties consisting of plot of land and structure thereon and which is more particularly described in **First Schedule** hereunder written.

AND WHEREAS Executant/Executor of this Power of Attorney being the Owner intended and proposed to develop the said **First Schedule** mentioned property construction and erecting and constructing new multi-storied building with shops, offices, flats and car parking spaces therein and to utilize the land to aid and

Sunit Kumar Gumberdy

SHREE RAM UDYOG

Shyama Prasad Das
Partner

SHREE RAM UDYOG

Rasmita Prasad Das
Partner

support the process of construction of the multi-storeyed commercial and residential building inclusive of Shops/Offices/Commercial Units and Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities and intended to sell on ownership basis to the intending purchaser/purchasers.

AND WHEREAS in connection to such proposal, Executant/Executor of this Power of Attorney being the Owner hereby execute this Development Agreement being this Indenture in favour of the Developer only for Development and Construction of the said project over the **First Schedule** mentioned land and in the said Agreement the Executant/Executor of this Power of Attorney being the Owner have already confirmed that for purpose of the said Agreement, one Registered Power of Attorney will be executed in favour of the Developer, i.e., the Holder of this Power of Attorney and for the same purpose Executant/Executor of this Power of Attorney being the Owner are hereby executing this Power of Attorney.

AND WHEREAS Executant/Executor of this Power of Attorney being the Owner is currently unable to attain and manage all matters regarding the construction and also regarding the other paper-works due to his health problem and also due other occupations and habitation issues.

AND WHEREAS due to the physical ailments and other businesses Executants/Executors of this Power of Attorney being the Owner frequently reside out of the town which clearly disable Executants/Executors of this Power of Attorney being the Owner from appending her signature to various deeds, documents, consents and other instruments therefore Executants/Executors of this Power of

Sunil Kumar Ganguly

SHREE RAM UDYOG

Shyama Prasad Das

Partner

SHREE RAM UDYOG

Rabindranath Dey

Partner

Attorney being the Owner appoint the DEVELOPER namely "SHREE RAM UDYOG" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Office of Operation and Business at Barsul Mill Gate, P.O. Barsul, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist. Purba Bardhaman, Pin - 713124, PAN. ADFFS0974B; represented by its all the Partners namely 1) MR. SHYAMA PROSAD DAS, S/o Sunil Das, by faith- Hindu, by profession-Business, resident of Near CDP High School, Purba Barsul, P.O. Barshul, Barsul Unnayani, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; PAN: AKWPD6888M; and 2) MR. RABINDRANATH DEY, S/o Shibananda Dey, by faith-Hindu, by profession - Business, resident of Barshul, Baje Salepur, Barshul Unnayani, P.O. Barshul, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; PAN: BBSPD6842F; as the attorney or agent of the Executant / Executor of this Power of Attorney being the Owner with full power to construct proposed new building/apartments by developing the same in the **First Schedule** mentioned land and thereafter stated on the behalf of the Executants/Executors of this Power of Attorney being the Owner and in the names of the Executants/Executors of this Power of Attorney being the Owner and which the said attorney have agreed to do and the same hereby been executed in regard to the terms to which Executants/Executors of this Power of Attorney being the Owner agreed upon as per the Agreement for Development.

NOW KNOW ALL MEN BY THESE PRESENTS THAT, EXECUTANT / EXECUTOR OF THIS POWER OF ATTORNEY BEING THE OWNER NAMELY MR. SUNIL KUMAR GANGULY, Son of Late Rakhahari Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Enjoyment of Usufructs of Property, presently residing at B.C. Road,

Sunil Kumar Gomonby

SHREE RAM UDYOG
Shyama Prosad Das
Partner

SHREE RAM UDYOG
Rabindranath Dey
Partner

Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101; PAN. ATGPG3710N; do hereby unconditionally and unequivocally nominate, constitute and appoint "SHREE RAM UDYOG" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Office of Operation and Business at Barsul Mill Gate, P.O. Barsul, P.S. Shaktigarh (Previously Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124, PAN. ADFFS0974B; represented by its all the Partners namely 1) MR. SHYAMA PROSAD DAS, S/o Sunil Das, by faith- Hindu, by profession-Business, resident of Near CDP High School, Purba Barsul, P.O. Barshul, Barsul Unnayani, P.S. Shaktigarh (Previously Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; PAN: AKWPD6888M; and 2) MR. RABINDRANATH DEY, S/o Shibnanda Dey, by faith- Hindu, by profession - Business, resident of Barshul, Baje Salepur, Barshul Unnayani, P.O. Barshul, P.S. Shaktigarh (Previously Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; PAN: BBSPD6842F; to be her true & lawful Attorney with full authority & power to do and execute all acts, deeds and things mentioned below from and on behalf of her and in her names viz.

1. To work, manage, control and supervise the management of all and administer the properties of the Executant/Executor of this Power of Attorney being the Owner as mentioned in below.
2. To sign all letters (including the written consent of the Executant/Executor of this Power of Attorney being the Owner to the developer or prospective buyers or agreements with such prospective buyers) deeds, documents consents, applications, receipts and discharges for moneys received on the behalf of the Executant/Executor of this Power of Attorney being the Owner, assurances or any other instruments

Sunil Kumar Ganguly

SHREE RAM UDYOG

Sujana Palit

Partner

SHREE RAM UDYOG

Rashmi

Partner

requiring the signature of the Executant/Executor of this Power of Attorney being the Owner.

3. To appear before the Burdwan Municipality and to do all acts deeds and things in relation to the completion of mutation in the names of the Executant/Executor of this Power of Attorney being the Owner and to sign on giving acknowledgements receipt on behalf of the Executant/Executor of this Power of Attorney being the Owner.
4. For the more better and more effectual execution of the powers and authorities aforesaid, the attorney of the Executant/Executor of this Power of Attorney being the Owner shall be entitled to present and/or to acknowledge any of the various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executant/Executor of this Power of Attorney being the Owner, assurances or any other instrument requiring the signature of the Executant/Executor of this Power of Attorney being the Owner before the Registrar, Notary, Oath, Commissioner or other public authorities as if the same was duly executed by the Executant/Executor of this Power of Attorney being the Owner and to do and perform all or any other acts, deeds and things in connection therewith, as may be necessary or expedient if such registration or presentation shall be necessary as fully and effectually as could be done by the Executant/Executor of this Power of Attorney being the Owner personally.

Sumil Kumar - Sonacharya
SHREE RAM UDYOG
Shyamprasad Sonacharya
Partner

SHREE RAM UDYOG
Rohitendra Sonacharya
Partner

5. To receive for safe custody various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executant/Executor of this Power of Attorney being the Owner, assurances or any other instrument requiring the signature of the Executant/Executor of this Power of Attorney being the Owner and signed by them under these presents and hand over the same for safe custody.
6. To present the Executant/Executor of this Power of Attorney being the Owner if necessary before all courts of law in any legal proceeding that may arise in consequence of the development of the said immovable property and for that purpose to engage and appoint any Solicitor or Advocate or Advocates or Counsel and to give instructions to them on behalf of the Executant/Executor of this Power of Attorney being the Owner for the purpose of conducting the litigations, if any, as the said attorney of the Executant/Executor of this Power of Attorney being the Owner shall think fit and proper to do so, whether as plaintiff or defendant, or as appellant or respondent as the case may be.
7. To sign verify and affirm by affidavit, if the occasion so arises, of all plaints written statements, petitions, Memorandum of Appeal, Stay Applications and all other legal document for the purpose of filing the same in Court and to give all necessary instructions for the due prosecution or the defence of such litigation of the said immovable property specifically mentioned in the **First Schedule** hereinafter.



Smriti Kumar Ganguly

SHREE RAM UDYOG

Shyama Prasad Dey
Partner

SHREE RAM UDYOG

Rohinton Vaidya
Partner

8. For the aforesaid purpose or any of them to do everything which is generally required to be done in connection with the signing or execution of any of the abovementioned documents usually to be done by the Executant/Executor of this Power of Attorney being the Owner and to sign generally on behalf of any in our name including the approval of the said document or documents. Purchaser of flats may required if necessary and for that purpose the said attorney of the Executant/Executor of this Power of Attorney being the Owner is hereby authorized and empowered to appear before the Registrar or Sub-Registrar or Joint- Registrar or Deeds and Assurances or any other registering authority officer of officers as occasioned shall or may require.
9. To ratify and confirm and agree to ratify and confirm and agree to whatsoever the attorney of the Executant/Executor of this Power of Attorney being the Owner shall lawfully do or purport to do or cause to be done by virtue of these presents and the Executant/Executor of this Power of Attorney being the Owner further agree and undertake that all the signatures executed by them on any indentures or deeds or documents or applications or receipts or discharges of money received on behalf of the Executant/Executor of this Power of Attorney being the Owner or any other instrument requiring our signature in connection with and all acts, deeds and things in connection therewith and lawfully done by the said attorney of the Executant/Executor of this Power of Attorney being the Owner shall be construed as being signed and/or executed by the

Smil Kumar Goyal
SHREE RAM UDYOG
Shyama Prasad Goyal
Partner

SHREE RAM UDYOG
Rajendra Prasad Goyal
Partner

Executant/Executor of this Power of Attorney being the Owner and/or done by themselves.

10. To execute and effect all repairs, alterations, constructions major or minor, that may be deemed necessary for the purpose of maintenance of the property mentioned above and to engage labours, contractors, job-men, technicians and engineers for such purpose and to enter into contracts for the same in the name of the Executant/Executor of this Power of Attorney being the Owner.
11. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
12. To enter into, make sign, execute and register and do all such things, contracts, agreements, receipts, deeds, payment assignments, transfers, conveyances, mortgages, releases, assurances, instruments, notices and things and may be in the opinion of the said attorney necessary, usual or convenient for the exercise of any of the power herein conferred on the said attorney.
13. To prepare building plan, design work and to put signature-on behalf of the Executant/Executor of this Power of Attorney being the Owner as the lawful attorney of the Executant/Executor of this Power of Attorney being the Owner in the building plan drawings and other allied necessary papers and apply for the sanction of building plan and deposit all fees to the concerned authority in the name of the Executant/Executor of this Power of Attorney being the Owner and on behalf of the Executant/Executor of



Sumit Kumar Ganguly
SHREE RAM UDYOG
Shyama Prasad Das
Partner

SHREE RAM UDYOG
Rohit Kumar Das
Partner

this Power of Attorney being the Owner in connection with the building plan or necessary modify the building plan and regularize the modification or changes and sign in the modified plan all papers, documents, affidavits declaration & register boundary declaration, splayed corner and strip of land relating thereto and receive the same from the said Burdwan Municipality or any other competent authority against acknowledgement receipt on behalf of the Executant/Executor of this Power of Attorney being the Owner as the lawful attorney of the Executant/Executor of this Power of Attorney being the Owner.

14. To appear for and on behalf of the Executant/Executor of this Power of Attorney being the Owner in office of the WBSEDCL, West Bengal Electricity Supply, Burdwan Municipality or any local or any statutory authority and all Government Offices, Police Station and to apply for and obtain necessary sanction, permit, license, supply service and to apply for and obtain permanent connection of water, electricity drainage and sewerage to the said premises.
15. To sign, execute and verify and file all plaints, suits, written statement, written objection, pleadings, application, complaints, memorandum of appeal, arose objection reply affidavit and sign all other papers to be filed before Civil Court, Criminal Court, administrative authorities Tribunal, High Court and Arbitration and to accept all service of summons and other process and to appoint lawyer and sign Vakalatnama and compromise any suit and proceeding for protection of any interest in the said subject on behalf of the Executant/Executor of this Power of Attorney

Sunil Kumar Banerjee

SHREE RAM UDYOG

Shyam Prasad Das
Partner

SHREE RAM UDYOG

Rajeshwar Nath Das
Partner

being the Owner. And the Executant/Executor of this Power of Attorney being the Owner do hereby ratify, agree and undertake to ratify and conform all acts deeds the attorney of the Executant/Executor of this Power of Attorney being the Owner shall lawfully do, execute, and perform or cause to be done executed or performed by virtue of power of attorney.

16. To appear and act in all the Courts, Criminal, Civil, Revenue Office, Block Land and Land Reform Office, District Registrar Office, Additional District Registrar Office, District Magistrate, Sub-Divisional Office, District Board or any other local authority.
17. To appoint an architect and to get the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities concerned in respect of the proposed building.
18. To make necessary applications and signed all papers, to appear before the Burdwan Municipality, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and things as may be necessary for getting the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities.
19. To develop and construct proposed building on the said plot and to utilize the land to aid and support the process of construction of the multistoried residential building inclusive of Office and Shops and Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities as per the sanctioned plans and according to specifications &

Sunil Kumar Jannan

SHREE RAM UDYOG

Shyama Prasad Ray
Partner

SHREE RAM UDYOG

Rabindra Nath Ray
Partner

other requirements of the Burdwan Municipality and for the purpose to imply contractors, architects, structural engineer, surveyors and other professionals as may be required in the construction of the building.

20. To enter into and sign and contract with the contractor or contractors for construction as well as contractors for labour and to sign such agreement.
21. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally/required for a building.
22. To pay any deposit and pay moneys required to be deposited with the Burdwan Municipality and other authorities for getting the plans sanctioned and for getting any water or electric and other conveniences necessary and to withdraw such deposit which are refundable.
23. To pay all the taxes to the concern authority relating to the said property until the completion of the building.
24. To file or defend any suit on behalf of the Executant/Executor of this Power of Attorney being the Owner regarding the **First Schedule** mentioned property and sign, verify plaints, written statements, petitions, objections, memorandum of appeal and petitions, objection and application of all kinds and to file it in any Court of law such as any Civil Court, Criminal Court, Tribunal or any of the office or offices and to depose on behalf of the Executant/Executor of this Power of Attorney being the Owner.

Smit Kumar Jemphuly

SHREE RAM UDYOG

Shyama Prasad Das
Partner

SHREE RAM UDYOG

Rambhadr Nath Das
Partner

25. To appoint any Advocate, Agent or any other legal practitioner or any person legally authorized to do any act.
26. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
27. To file and receive back any documents, to deposit money by challan or receipt and to withdraw money from any Court, cases or from any office or offices and to grant proper acknowledgment receipt.
28. To accept service of any summons, notice, writ issued by any court and to represent in such court of Civil, Criminal or Tribunal or before any office whatsoever.
29. To apply for the inspection of and to inspect any Judicial records any records of any office or offices.
30. To enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed for any of the purposes of this present or to or in which the Executant/Executor of this Power of Attorney being the Owner are or may be party or any way interested.
31. To mortgage, pledge, hypothecate or charge or concur in pledging hypothecating or charging with, to or in favour of any Bank or Banks or any other financial institutions, body subject to such condition as the Attorney may think fit and for that purpose to sign execute and deliver all

Sumil Kumar Aggarwal
SHREE RAM UDYOG
Shyama Prakash Aggarwal
Partner

SHREE RAM UDYOG
Rohini Prakash Aggarwal
Partner

necessary instruments and deed of mortgage, charge, encumbrance, hypothecation, pawn, pledge, lien and trust receipt and to receive the consideration money or otherwise for such mortgage, charge, hypothecation, pawn, pledge, lien and the like.

32. To negotiate for sale of the **First Schedule** mentioned property and to settle the consideration amount and to receive the consideration amount in respect of the Owner's and also the Developer's Allocation.
33. To negotiate for sale of the Shops and Offices and Flat(s)/Residential Unit(s) and Parking Space(s) in the multi-storeyed commercial and residential building inclusive of Shops/Offices/Commercial Units and Flats/Residential Units and Car Parking Spaces on **First Schedule** mentioned property and to settle the consideration amount and to receive the consideration amount on behalf of the OWNER in respect of the Owner's Allocation as well as of the Developer's Allocation and to keep and retain the said amount to reimburse and to make adjustment in respect of their expenses and the consideration amount advanced to the OWNER.
34. To execute, sign and enter into an agreement for sale on behalf of the Executant/Executor of this Power of Attorney being the OWNER in respect of the Owner's Allocation as well as of the Developer's Allocation and execute the agreement for sale by receiving the advance amount in respect of the Owner's Allocation as well as of the Developer's Allocation and to appear before the registering authority and presenting the same & shall admit execution and registration in respect of the Owner's Allocation as

Sumit Kumar Gumber

SHREE RAM UDYOG

Shyama Prabud Das

Partner

SHREE RAM UDYOG

Robinran Nath Das

Partner

well as of the Developer's Allocation and to receive the consideration amount on behalf of the OWNER in respect of the Owner's Allocation as well as of the Developer's Allocation and to keep and retain the said amount to reimburse and to make adjustment in respect of their expenses and the consideration amount advanced to the OWNER.

35. To sign, admit and execute the sale deed in favour of the prospective purchasers in respect of the Owner's Allocation as well as of the Developer's Allocation and to receive consideration from them in respect of the Owner's Allocation as well as of the Developer's Allocation and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the Owner/Executant in respect of the Owner's Allocation as well as of the Developer's Allocation and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the OWNER and to keep and retain the said amount to reimburse and to make adjustment in respect of their expenses and the consideration amount advanced to the OWNER.

36. To receive the entire amount of the consideration amount directly from the Purchaser(s) and/or from any Financial Institution and/or Bank and/or Investor (individual or Juristic Entity) for selling of the flats and parking spaces from the all purchasers and to receive the consideration amount on behalf of the OWNER in respect of their allocation and to keep and retain the said amount to reimburse and to make adjustment by the

Sunil Kumar Ghangohy
SHREE RAM UDYOG
Shyama Prasad Dey
Partner

SHREE RAM UDYOG
Rabindranath Dey
Partner

Developer being the Power of Attorney Holder in lieu of the expenses and investment the **DEVELOPER** Firm incurred and made as per the terms and conditions of this Agreement.

37. To Sign, Execute, Present and Register the Agreement for Sale Deed and/or also to Sign, Execute, Present and Register Sale Deed in favour of the prospective purchasers on behalf of the Executor of this Power of Attorney Deed i.e., the OWNER, in respect of the OWNER'S ALLOCATION and also DEVELOPER'S ALLOCATION in any Registration Office by representing the OWNER and by signing on their behalf and by admitting any document and deed on their behalf and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the owner/ executant and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the OWNER and to keep and retain the said amount to reimburse and to make adjustment in respect of their expenses and the consideration amount advanced to the OWNER.
38. To deliver the possession in favour of the buyer on behalf of the Executant/Executor of this Power of Attorney being the Owner.
39. Generally to Act as the Attorney or Agent of the Executant/Executor of this Power of Attorney being the OWNER in relation to the matter aforesaid and all other matters in which the Executant/Executor of this Power of



Sushil Kumar Gomanohar

SHREE RAM UDYOG

Syama Prasad Das
Partner

SHREE RAM UDYOG

Rubindra Nath Das
Partner

Attorney being the OWNER may be interested or concerned and on behalf of the Executant/Executor of this Power of Attorney being the OWNER to execute and to do all deeds, acts, or things as fully and effectual in all respect as the Executant/Executor of this Power of Attorney being the OWNER and/or themselves to do if personally present.

ARTICLE XIII - ARBITRATION:

13.1 In case of any dispute, difference or question arising between the parties with regard to the interpretation meaning or scope of this agreement or any rights and liabilities of the parties under the agreement or out of the agreement or in any manner whatsoever concerning this agreement and touching the same in these presents or any term or condition herein contained and/or relating to interpretation hereof shall be referred to the Arbitration under the sole Arbitrator appointed on mutual consent by the parties and in absence the said mutual consent or uniform decision, the said Arbitrator will be appointed by the Hon'ble Court having Jurisdiction on and over the said matter and the venue of the arbitration shall be at the Chamber/Office of the said Arbitrator at Burdwan having the jurisdiction at Burdwan and shall be proceeded and dealt in accordance with the Arbitration and Conciliation Act, 1996 as amended from time to time and the parties have agreed that the sole Arbitrator shall have summary powers and may make and publish interim orders and final orders and awards and/or non-speaking awards, whether interim or final. The Award/Awards made by the Arbitrator shall be final and binding upon the parties hereof as agreed.

Sumil Kumar Gopeendy

SHREE RAM UDYOG

Shyama Prasad Das
Partner

SHREE RAM UDYOG

Rabindra Kishore Das
Partner

ARTICLE XIV - JURISDICTION:

14.1 Burdwan Court alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties.

The Stamp Duty over the value assessed by A.D.S.R., Burdwan has been paid duly by the Party to the SECOND PART.

The photos, finger prints, signatures of **OWNER**, the **DEVELOPER** is annexed herewith in separate sheets, which will be treated as the part of this Deed.

THE FIRST SCHEDULE ABOVE REFEREED TO

(Property Details)

ALL THAT PIECE AND PARCEL OF THE LAND WITH STRUCTURE THEREON at District: Purba Bardhaman, P.S & Sub-Registry Office - Burdwan, Burdwan Municipality, Mouza Burdwan, J.L No-30, C.S. Khatian No. 2141 comprising in C.S. Plot No. 8088 appertaining to R.S. Khatian No. 2141 comprising in R.S. Plot No. 8088 presently appertaining to L.R Khatian No. 17982 comprising in L.R Plot No. 9955 of "Bastu" Class of Land measuring 0.046 Acres i.e., 4.6 Decimals (A Little More or Less) and C.S. Khatian No. 1107 comprising in C.S. Plot No. 8089 appertaining to R.S. Khatian No. 1107 comprising in R.S. Plot No. 8089 presently appertaining to L.R Khatian No. 17982 comprising in L.R Plot No. 9956 of "Bastu" Class of Land measuring 0.05 Acres i.e., 5 Decimals (A Little More or Less), total measuring 9.6 Decimals (A Little More or Less) i.e., 0.096 Acres (A Little More or Less) situated within the jurisdiction of Burdwan Municipality of Ward No. 29 appertaining to Municipal Holding No. 73 of J.B. Mitra Road Mahalla under the jurisdiction of P.S.

Smriti Kumar Jaiswal
SHREE RAM UDYOG
Shyama Prasad Das
Partner

SHREE RAM UDYOG
Rabinbharathi Das
Partner

Bardhaman, Dist. Purba Bardhaman within Sub-Registry Office at Burdwan with old 80 Years dilapidated structure thereon which is having total constructed area of **3060 Sq. Ft** (A Little More or Less) comprising in 2 Different Floors including the Ground Floor and First Floor whereas the Ground Floor has **2932 Sq. Ft.** (A Little More or Less) and First Floor has **128 Sq. Ft.** (A Little More or Less) of Covered Area and out of the said total area of Land measuring 0.096 Acres (a little more or less) or 9.6 Decimals (a little more or less) or 5.82 Kathas of Land (a more or less), the **TOTAL AREA OF LAND GIVEN FOR DEVELOPMENT AS PER THIS AGREEMENT** is measuring **9.6 Decimals (A Little More or Less) i.e., 0.096 Acres (A Little More or Less) i.e., 5.82 Kathas (A Little More or Less)** with entire aforesaid old 80 Years storied structure thereon as detailed herein above.

AND THE SAID PREMISES (COMPRISING OF TWO L.R. PLOT NUMBERS) IS BUTTED AND BOUNDED BY.

- On the North:** *Part of R.S. Plot No. 8035 (L.R. Plot No. 9902),*
- On the South:** *J.B. Mitra Lane (20 Ft. Wide Metal Road),*
- On the East:** *Part of R.S. Plot No. 8090 (L.R. Plot No. 9957); and*
- On the West:** *Part of R.S. Plot No. 8086 (L.R. Plot No. 9953) & R.S. Plot No. 8087 (L.R. Plot No. 9954)*

TOTAL AREA OF LAND GIVEN FOR DEVELOPMENT AS PER THIS AGREEMENT:-
9.6 Decimals (A Little More or Less) i.e., 0.096 Acres (A Little More or Less) i.e., 5.82 Kathas (A Little More or Less).

Smil Kumar Gauraha

SHREE RAM UDYOG

Shyama Prasad Das
Partner

SHREE RAM UDYOG

Roshni Nath Das
Partner

THE SECOND SCHEDULE ABOVE REFERRED TO

(Details of Payment System Consideration Amount)

1. *During the Negotiation of the Deal of the Development Agreement between Developer and the Owner:- Rs. 2,00,000/- (Rupees Two Lakhs Only)* through Cheque Payments vide Cheque No. "639090" dated 20/12/2018 amounting **Rs. 1,00,000/- (Rupees One Lakh Only)** of Punjab National Bank, Sadarghat Road, Burdwan Branch and vide Cheque No. "639093" dated 07/02/2019 amounting **Rs. 1,00,000/- (Rupees One Lakh Only)** of Punjab National Bank, Sadarghat Road, Burdwan Branch.
2. *On the Day (13th March, 2019) of Execution and Registration of the Development Agreement between the Developer and the Owner:- Rs. 3,00,000/- (Rupees Three Lakhs Only)* through Cheque Payment vide Cheque No. "639094" dated 12/03/2019 amounting **Rs. 3,00,000/- (Rupees Three Lakhs Only)** of Punjab National Bank, Sadarghat Road, Burdwan Branch.
3. *After the Execution and Registration of this Deed of Agreement for Development and at the time of preparing Layout of the said Project:- Rs. 3,00,000/- (Rupees Three Lakhs Only).*
4. *After the Execution and Registration of this Deed of Agreement for Development and after 1 (One) Month from the date of preparation of the Layout of the said Project:- Rs. 2,00,000/- (Rupees Two Lakhs Only);*
5. *After the 6 (Six) Months from the date of Sanction of the Plan of the said Project by the Burdwan Municipality:- Rs. 10,00,000/- (Rupees Ten Lakhs Only);*

Sumil Kumar Gauraha

SHREE RAM UDYOG

Shyama Prasad Das
Partner

SHREE RAM UDYOG

Rajiv Kumar Das
Partner

6. After 12 (Twelve) Months from the date of Sanction of the Plan of the said Project by the Burdwan Municipality:- **Rs. 10,00,000/- (Rupees Ten Lakhs Only);**
7. After 18 (Eighteen) Months from the date of Sanction of the Plan of the said Project by the Burdwan Municipality:- **Rs. 15,00,000/- (Rupees Fifteen Lakhs Only);**
8. After 24 (Twenty Four) Months from the date of Sanction of the Plan of the said Project by the Burdwan Municipality:- **Rs. 15,00,000/- (Rupees Fifteen Lakhs Only);**
9. After 30 (Thirty) Months from the date of Sanction of the Plan of the said Project by the Burdwan Municipality:- **Rs. 15,00,000/- (Rupees Fifteen Lakhs Only);**

(Total Agreed Consideration Amount:- Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only)

(Note: The Earnest Consideration Amount will be adjusted in favour of the Developer from the Allocation of the Owner at the time of Booking and Selling of Shops/Offices/Flat/Parking Space/Registration of Shops/Offices/Flat/Car Parking Spaces/Garages)

THE THIRD SCHEDULE ABOVE REFEREED TO

(Construction of Flat, Shops, Office and Building Details)

BUILDING STRUCTURE:- Reinforced Cement Concrete (1:2:4),

MAIN WALLS & PARTITION WALLS:- 200 MM/250 MM Thick Cement Brick Work for Main Walls and 125 MM Thick and 75 MM Thick Cement brickwork (1:4) for Flat Separating Wall and Partition Walls inside the respectively for residential units;

Sunil Kumar Gombay
SHREE RAM UDYOG
Shyamprasad Gombay
Partner

SHREE RAM UDYOG
Rohinton N. D. D. G.
Partner

200 MM/250 MM Thick Cement Brick Work for Main Walls and 125 MM Thick and 75 MM Thick Cement brickwork (1:4) for Shop/Office/Commercial Unit Separating Wall and Partition Walls inside the respectively

FLOOR:-

1 Ft. 9 Inch x 2 Ft. 9 Inch Cut Piece Marble/Vitrified Floor Tiles for All room, Verandah, Hall, Kitchen, Bath/Toilet and also for the Commercial Section.

SKIRTING AND DADO:-

Cut Piece Marble, the height not to be exceeded 150 MM High and the Dado Not Exceeding 200 MM High (For Toilet Glazed Tiles will be used up to a height of 6 Ft. form Skirting).

PLASTERING:-

Plastering to external walls will be of 20 MM. thick in 1:5 Cement, Sand and Mortar. Plastering to internal walls will be 15 MM thick in 1:6 Cement, Sand and Mortar and Ceiling will be 10 MM thick in 1:4 Cement, Sand and Mortar.

WOODWORK AND JOINERY:-

100 MM X 50 MM. Malaysian Sal Wood or equivalent section for Door frame, 32 mm. Thick solid core Flush door or Metal Shutter or Grilled or Metal Gate, Thickness of the shutter will be 32 mm. Main Door shutter for the Commercial Section will be made

Smit Kumar Ghanguly
SHREE RAM UDYOG
Shyama Das Das
Partner

SHREE RAM UDYOG
Robin Das Das
Partner

of quality Flush door or Metal Shutter or Grilled or Metal Gate.

M. S. GRILL WORKS:-

All windows will be aluminium framed with necessary hardware fittings. The grill -works for the windows will be completely separately fixed. The balcony balustrades (if any) will be M.S. Flat. The Glasses of the windows will be Ground Glass or Frosted Glass.

PAINTING:-

All the internal wall surfaces and the ceiling will be finished with Putty.

The external wall surfaces will be finished with snow-cem or equivalent cement based paint. All the wooden surfaces and the steel surfaces will be finished with enamel paint after necessary priming coat

FINISHING WORKS FOR PARKING:- The Parking areas will be finished with neat cement finish.

HARDWARE FITTINGS AND FIXTURES:- In Residential Section all the hardware Fittings will be of aluminium. The internal doors will have all the necessary locking arrangements like tower bolts, hatch bolts, door knobs or rings etc. complete. One eye-whole will be fixed in the main entrance door to each flat. Door stoppers will be fixed in every door.

Sunil Kumar Gumber
SHREE RAM UDYOG
Shyama Prasad Das
Partner

SHREE RAM UDYOG
Rohinton Nath Das
Partner

In Commercial Section all the Hardware Fittings will be of aluminium. If there is any internal doors in the commercial units then such will have all the necessary locking arrangements like tower bolts, hatch bolts, door knobs or rings etc. complete. The Metal Shutter will be fixed as the main entrance to each Office/Shop.

ELECTRICAL WORKS:-

All the electrical lines will be concealed with copper wires. with PVC conduit. Each flat will have the following electrical points.

RESIDENTIAL SECTION:-

Each Bed Room Two light points, One Plug point, One Fan Point.

Living Room cum Dinning Space Three light Points Two Fan Point, One Plug Point, one Freeze point.

Kitchen One light Point, One Power Point, One Exhaust fan point.

Exhaust Fan points will be provided in each toilet, Geyser Line (except Geyser) including electrical point for the same will also be provided in one toilet.

COMMERCIAL SECTION:-

All the electrical lines will be concealed with copper wires. with PVC conduit. Each Shop/Office/Commercial



Small Kumar Gomanah
SHREE RAM UDYOG
Shyama Prasad Sw
Partner

SHREE RAM UDYOG
Rasindranath Sw
Partner

Unit will have Two light points, One Plug point, One Fan Point and if necessary with one AC Point.

WATER SUPPLY & DRAINAGE:- One overhead water reservoir will be provided the required capacity of pump will be installed for storage of water in the overhead water reservoir.

The drainage line will be connected to the existing sewer line through the Master trap. Each flat have separate water supply line from the overhead water reservoir through P.V.C. Pipes and fittings with proper necessary valves. For external drainage P.V.C. pipes will be used.

In the Commercial Section the drainage line will be connected to the existing sewer line through the Master trap. Each Shop/Office/Commercial Unit have separate water supply line from the overhead water reservoir through P.V.C. Pipes and fittings with proper necessary valves. For external drainage P.V.C. pipes will be used.

TOILET FITTINGS & FIXTURES:- Each toilet will be provided with one shower, one Anglo Indian/European commode. Necessary taps will be provided in the toilets and the floor will be of cut pieces marble (1'6"X 1'6"). One basin with tap will be installed at Dining Hall in residential section.

Smit Kumar Ganguly
SHREE RAM UDYOG
Shyama Prasad Das
Partner

SHREE RAM UDYOG
Rabindra Nath Das
Partner

In Commercial Area toilet will be common unless and otherwise requested or asked by the Shop/Office Purchaser and the common toilet will be provided with one Indian/European commode. Necessary taps will be provided in the toilets and the floor will be of Anti Skid Tiles (Marbles to be given only as per specific request and extra price). One basin with tap will be installed at Toilet.

KITCHEN SPACE:-

In residential Section each Kitchen space will be provided with one cooking platform finished with one still sink with required water connections.

In Commercial Section at the request and demand of the Office/Shop Purchasers and with extra price pantry space will be provided with one cooking platform finished with one still sink with required water connections.

OVER HEAD TANK:-

P.V.C. (for Residential Section) and P.V.C. (for Commercial Section)

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common Facilities and Common Parts)

1. Entrance and Exits to the Premises..
2. Stair Cases,

Smit Kumar Gamply

SHREE RAM UDYOG

Shyama Prasad Singh
Partner

SHREE RAM UDYOG

Rabindra Nath Dey
Partner

3. Stair Case Landings,
4. Stair Head Room and Lobbies on all the floors of the New Building.
5. Passage for Entrance,
6. Passage in between different blocks (if any),
7. Pump (Deep Tube Well of adequate capacity to ensure round the clock),
8. Electric Meter & Electric Meter Space,
9. Common Room,
10. Electric/Utility room, Water Pump room, Generator Room (if any),
11. Septic Tanks,
12. Boundary Walls with Entrance Gate,
13. Underground water reservoirs (if any),
14. Overhead Water Tank,
15. Transformer and space (if any),
16. Lift/s,
17. Electrical wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
18. Lighting of the Common Portions.
19. Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.
20. Drainage and Sewage lines and other installation for the same (except only

Smit Kumar Gomonby

SHREE RAM UDYOG

Shyama Prasad Singh

Partner

SHREE RAM UDYOG

Roshan Singh

Partner

those as are installed within the exclusive area of any Unit and/or exclusively for its use).

21. Such other parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the Units in common by the Co-Owner.

IN WITNESSES WHEREOF, the **OWNER**, the **DEVELOPER** and **WITNESSES** after knowing the purpose and meaning of this Deed, made over and read over to them by the witnesses in their another tongue and after satisfaction put their signatures in good health and open mind on **13th of March, 2019**.

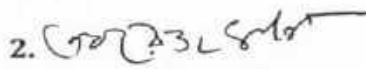
Memo of Consideration cum Receipt

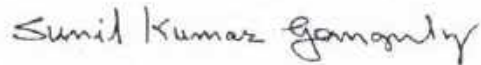
The **OWNER** hereby doth admit and confirm about **RECEIPT** and **RECEIVING** of and from the within named **DEVELOPER** the sum of total **Rs. 5,00,000/- (Rupees Five Lakhs Only)** which have been paid by the **DEVELOPER** out of which **Rs. 2,00,000/- (Rupees Two Lakhs Only)** through Cheque Payments vide Cheque No. "639090" dated 20/12/2018 amounting **Rs. 1,00,000/- (Rupees One Lakh Only)** of Punjab National Bank, Sadarghat Road, Burdwan Branch and vide Cheque No. "639093" dated 07/02/2019 amounting **Rs. 1,00,000/- (Rupees One Lakh Only)** of Punjab National Bank, Sadarghat Road, Burdwan Branch and **Rs. 3,00,000/- (Rupees Three Lakhs Only)** through Cheque Payment vide Cheque No. "639094" dated 12/03/2019 amounting **Rs. 3,00,000/- (Rupees Three Lakhs Only)** of Punjab National Bank, Sadarghat Road, Burdwan Branch i.e., total amounting **Rs. 5,00,000/- (Rupees Five Lakhs Only)** through aforesaid Cheque Payments and in respect of and out of the pre-settled amount.

[This Deed is prepared on 1 (One) Stamp Paper, 75 (Seventy Five) Legal Papers and 2 (Two) Legal Papers containing the Finger Prints and Photos of the Parties i.e., this Deed is prepared on and upon total 78 (Seventy Eight) Pages].

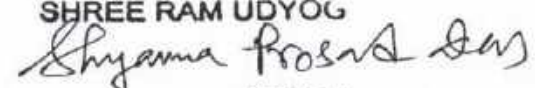
WITNESSES:-

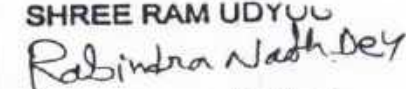
1. Abhijit Ghosh
S/o - Ananta Ghosh
Bhabani thakur lane
P.O- Raibati, Burdwan
Pin - 713104

2. 
বিশ্বনাথ মলিকান্দা ৩৭১৩০০৩



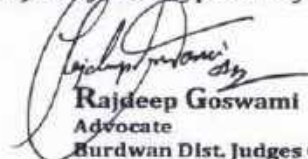
SIGNATURE OF THE OWNER

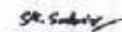
1. SHREE RAM UDYOG

Partner











2. SHREE RAM UDYOG

Partner

SEAL & SIGNATURE OF THE DEVELOPER

Drafted by me & typed in my Office


Rajdeep Goswami
Advocate
Burdwan Dist. Judges Court
Enrollment No. F/1922/1694/2011
Computerized Typed by Me


Sr. Sabir
Nerodighi, Burdwan



Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					

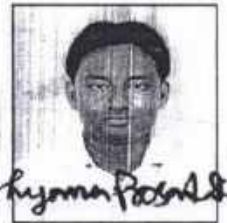


Sunil Kumar Gomonrly

SIGNATURE

Sunil Kumar Gomonrly

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					













Shyama Prasad Das

SIGNATURE

SHREE RAM UDYOG

Shyama Prasad Das
Partner

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Rabintra Nath Dey

SIGNATURE

SHREE RAM UDYOG
Rabintra Nath Dey
 Partner



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

UWX1157411



নির্বাচকের নাম : অভিজিৎ ঘোষ
 Elector's Name : Abhijit Ghosh
 পিতার নাম : অনন্ত কুমার ঘোষ
 Father's Name : Ananta Kumar Ghosh
 লিঙ্গ/সেখ : পুং/M
 জন্ম তারিখ : XX/XX/1991
 Date of Birth

UWX1157411

১০০৯

১০১১, ভারতীয় সড়ক (এম) শাহাবুদ্দীন রোড এস সি, মি,
বার্দ্ধমান, বর্ধমান (সদর), বর্ধমান, 713104

Address

JNANG BHABANI THAKUR
LENJHYAMALAL ROAD ES SI, MI,
BARDHAMAN, BURDWAN (SADAR),
BURDWAN, 713104

Date: 19/11/2010

১০১১, ভারতীয় সড়ক (এম) শাহাবুদ্দীন রোড এস সি, মি
বার্দ্ধমান, বর্ধমান (সদর), বর্ধমান, ৭১৩১০৪
Registrar's Signature of the Electoral
Registration Officer for
260-Burdwan Dakshin Constituency

গুরুত্বপূর্ণ বিজ্ঞপ্তি: এই কার্ডটি পরিবর্তন করা হলে এটি নতুন করে
ভরণ করা হবে এবং পরিবর্তন করার জন্য নির্দিষ্ট ফর্ম
সম্পূর্ণ করতে হবে।
In case of change in address mention this Card No.
in the relevant form for including your name in the
roll at the changed address and to obtain the card
with same number.

Abhijit Ghosh



Major Information of the Deed

Deed No :	I-0203-02206/2019	Date of Registration	13/03/2019
Query No / Year	0203-0000420118/2019	Office where deed is registered	
Query Date	11/03/2019 10:48:32 PM	A.D.S.R. BURDWAN, District: Burdwan	
Applicant Name, Address & Other Details	RAJDEEP GOSWAMI 2 No Dhopaparalane, Jhapantala, Burdwan, Thana : Bardhaman Sadar, District : Burdwan, WEST BENGAL, PIN - 713104, Mobile No. : 9002354575, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
	Rs. 81,84,274/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,061/- (Article:48(g))	Rs. 5,021/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Barddhaman, Municipality: BURDWAN, Road: J.B. Mitra Road, Mouza: Burdwan Pin Code : 713104

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-9955	LR-17982	Bastu	Bastu	4.6 Dec		32,61,819/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-9956	LR-17982	Bastu	Bastu	5 Dec		35,45,455/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			9.6Dec	0 /-	68,07,274 /-	
		Grand Total :			9.6Dec	0 /-	68,07,274 /-	



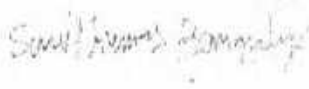
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	3060 Sq Ft.	0/-	13,77,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2932 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 128 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3060 sq ft	0 /-	13,77,000 /-	

Major Information of the Deed :- I-0203-02206/2019-13/03/2019

Lord Details :



















Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr SUNIL KUMAR GANGULY (Presentant) Son of Mr Rakhahari Ganguly Executed by: Self, Date of Execution: 13/03/2019 Admitted by: Self, Date of Admission: 13/03/2019 ,Place : Office			
13/03/2019	LTI 13/03/2019	13/03/2019	
B.C. Road, Kalitala, P.O:- Bardhaman, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen-of: India, PAN No.:: ATGPG3710N, Status :Individual, Executed by: Self, Date of Execution: 13/03/2019 , Admitted by: Self, Date of Admission: 13/03/2019 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHREE RAM UDYOG Barsul Mill Gate, Barsul,Shaktigarh, P.O:- Barsul, P.S:- Bardhaman Sadar, District:-Burdwan, West Bengal, India, PIN - 713124 , PAN No.:: ADFFS0974B, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature																
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SHYAMA PROSAD DAS Son of Sunil Das Date of Execution - 13/03/2019 , Admitted by: Self, Date of Admission: 13/03/2019, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 13 2019 3:37PM</td> <td>LTI 13/03/2019</td> <td>13/03/2019</td> <td></td> </tr> <tr> <td colspan="4"> Near CDP High School, Purba Barsul, Barsul Unnayani, Shaktigarh, P.O:- Barshul, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKWPD6888M Status : Representative, Representative of : SHREE RAM UDYOG (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SHYAMA PROSAD DAS Son of Sunil Das Date of Execution - 13/03/2019 , Admitted by: Self, Date of Admission: 13/03/2019, Place of Admission of Execution: Office				Mar 13 2019 3:37PM	LTI 13/03/2019	13/03/2019		Near CDP High School, Purba Barsul, Barsul Unnayani, Shaktigarh, P.O:- Barshul, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKWPD6888M Status : Representative, Representative of : SHREE RAM UDYOG (as Partner)			
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Near CDP High School, Purba Barsul, Barsul Unnayani, Shaktigarh, P.O:- Barshul, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKWPD6888M Status : Representative, Representative of : SHREE RAM UDYOG (as Partner)																	
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Name	Photo	Finger Print	Signature														
Mr RABINDRANATH DEY Son of Shibananda Dey Date of Execution - 13/03/2019 , Admitted by: Self, Date of Admission: 13/03/2019, Place of Admission of Execution: Office																	
Mar 13 2019 3:36PM	LTI 13/03/2019	13/03/2019															

Major Information of the Deed :- I-0203-02206/2019-13/03/2019

Barshul, Baje Salepur, Barshul Unnayani, Shaktigarh, P.O:- Barshul, P.S:- Bardhaman Sadar, District:- Burdwan, West Bengal, India, PIN - 713124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: BBSPPD6842F Status : Representative, Representative of : SHREE RAM UDYOG (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHIJIT GHOSH Son of Mr Ananta Ghosh Bhabani Thakur Lane, P.O:- Rajbati, P.S:- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713104			
	13/03/2019	13/03/2019	13/03/2019

Identifier Of Mr SUNIL KUMAR GANGULY, Mr SHYAMA PROSAD DAS, Mr RABINDRANATH DEY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUNIL KUMAR GANGULY	SHREE RAM UDYOG-4.6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SUNIL KUMAR GANGULY	SHREE RAM UDYOG-5 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUNIL KUMAR GANGULY	SHREE RAM UDYOG-3060.00000000 Sq Ft

Land Details as per Land Record

District: Burdwan, P.S:- Bardhaman, Municipality: BURDWAN, Road: J.B. Mitra Road, Mouza: Burdwan Pin Code : 713104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 9955, LR Khatian No:- 17982	Owner:সুশীল কুমার গাঙ্গুলী, Gurdian:রাখহরি, Address:নিজ, Classification:বান্ধ, Area:0.04600000 Acre,	Mr SUNIL KUMAR GANGULY
L2	LR Plot No:- 9956, LR Khatian No:- 17982	Owner:সুশীল কুমার গাঙ্গুলী, Gurdian:রাখহরি, Address:নিজ, Classification:বান্ধ, Area:0.05000000 Acre,	Mr SUNIL KUMAR GANGULY

Endorsement For Deed Number : I - 020302206 / 2019

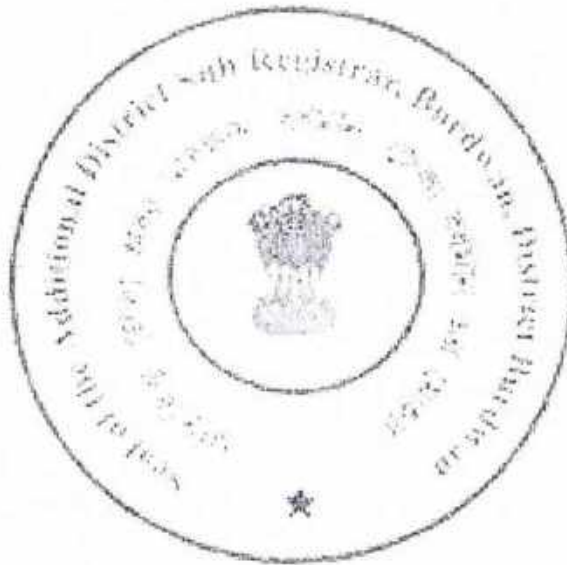
Major Information of the Deed :- I-0203-02206/2019-13/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2019, Page from 50512 to 50597

being No 020302206 for the year 2019.



Digitally signed by KAUSHIK
BHATTACHARYA
Date: 2019.03.18 16:22:01 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 3/18/2019 4:21:43 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
West Bengal.



(This document is digitally signed.)