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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the parts of the document.

District Sub-Registrar
Alipore, South 24-parganas

19 DEC 2021

THIS DEVELOPMENT AGREEMENT ALONGWITH
DEVELOPMENT, POWER OF ATTORNEY made this the
16th day of December Two Thousand and
Twenty one (2021)

BETWEEN

Advocate

23980

14 DEC 2021

Sl. NO.....Dt.....

NAME.....

ADDRESS..... Debes Kr Misra (Adv.)
High Court, Cal-1

RS.....



TANMOY KAR PURKAYASTHA^{THA}
(STAMP VENDOR)
ALIPORE POLICE COURT, KOL-27



Abhejit Kumar Mishra
S/o Late Niranjan Mishra
69/1, Bagheeta Place
P.S Patuli
Kolkata - 700088
Law clerk

DISTRICT SUB REGISTRAR III
SOUTH 24 PARGANAS
16 DEC 2021

(1) **MRS. SHIKHA ROY, (PAN-BHAPR2321B), Aadhar No.722881582035**, wife of Mr. Bimal Roy, by Faith – Hindu, by Nationality – Indian, residing at 22, Green Avenue, P.O. Santoshpur, presently P.S. Survey Park, formerly P.S. Purba Jadavpur, Kolkata – 700 075 and (2) **MRS. JULIE SARKAR, (PAN-BWJPS3059K), Aadhar No.877448733869**, wife of Sri Susanta Sarkar, by Faith – Hindu, by Nationality – Indian, residing at 17C, New Santoshpur Main Road, P.O. Santoshpur, presently P.S. Survey Park, formerly P.S. Purba Jadavpur, Kolkata – 700 075, hereinafter called the **“OWNERS/FIRST PARTIES”** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heir/heirs, executor /executors, assign/ assigns, administrator/ administrators and representative/ representatives) of the **ONE PART**

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M/S ARYAN, a proprietorship firm, having its registered office at C/47, Survey Park, Santoshpur, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, represented by its Proprietor namely **SRI ATANU CHATTERJEE, (PAN-AHOPD6541L), (Aadhaar No.329110603686)**, son of Sri Dipankar Deogharia, by faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at Narayani Apartment 4th Floor, 809, Madurdah, Police Station- Anandapur, Kolkata- 700 107, District- South 24 Parganas, hereinafter called and the **“DEVELOPER/ SECOND PARTY”** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor/ successors, executor/ executors, administrator/ administrators, assign/ assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **OTHER PART**.

WHEREAS one Jnanendra Nath Dey was the lawful Owner of the land measuring an area of 49.32 acres comprising in C.S. Dag No. 448, of C.S. Khatian No. 133, under Mouza Madurdaha, J.L. No.12 and he sold, conveyed transferred, granted assigned and assured the said land unto and in favour of one Fakir Chand Pramanik and Kali Charan Pramanik of Kalikapur on 06.07.1949, by way of a registered Sale Deed duly registered in the Office of the S.R. Alipore and recorded in Book No.1, Volume No. 65, Pages 71 to 74, Deed No. 3487 for the year 1949.

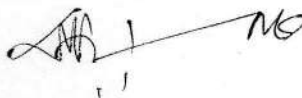


AND WHEREAS said Fakir Chand Pramanik and Kali Charan Pramanik, by virtue of aforesaid purchase became the sole and absolute joint owners of the said property and being the lawful owners of the aforesaid property they executed a Patta Deed in favour of one Sri Guiram Pramanik and Smt. Ekadasi Pramanik in respect of the land measuring an area of 39 Bighas out of 49.32 acres of land on 11.8.1950. The said Deed was duly registered in the Office of S.R. Alipore and recorded in Book No. 1, Volume No. 63, Pages 171 to 175, as being No. 3733 for the year 1950 and during the Revisional Settlement Operation the name of the said Guiram Pramanik and Ekadasi Pramanik were recorded in R.S. Dag No. 455, under R.S. Khatian No. 187, in respect of the said 39 Bighas of land i.e. 12.87 acres, and the same was published finally.

AND WHEREAS said Sri Guiram Pramanik and Smt. Ekadasi Pramanik sold, conveyed and transferred 9 Bighas that is 2.97 acres of land out of their 39 Bighas or 12.87 acres of land Scheme Plot No. P.C. -4 unto and in favour of one Champa Kumari Singhi in the year 1962 by way of a Sale Deed duly registered in the Office of S.R. Alipore and recorded in Book No. 1, Volume No. 89, Pages 170 to 177, as Being No. 4917 for the year 1962.

AND WHEREAS by virtue of a registered Deed of Sale dated 21.02.1981, registered at District Sub-Registrar 24-Parganas, Alipore and recorded in Book No. I, Volume No.84 as Being No.1897 for the year 1981, said Champa Kumari Singhi sold, conveyed and transferred 30 (Thirty) Cottahs of land being the demarcated Southern portion of Scheme Plot P.C.-4 together with all sorts of right of easement over in favour of one Ganga Prasad Ghosh, son of Late Bibhuti Bhusan Ghosh, residing at 32, Chandra Nath Chatterjee Street, Kolkata - 700025.

AND WHEREAS by a registered Deed of Sale dated 16.11.1981 registered at D.S.R. Alipore and recorded in Book No. I, Volume No. 384, at pages 1 to 7, Being No. 12359 for the year 1981 said Ganga Prasad Ghosh, sold, transferred and conveyed one plot of land being Scheme Plot No.PC4/2 measuring net land area of **3 (Three) Cottahs 6 (Six) Chittacks 34 (Thirty four) Sq.ft.** more or less and road area measuring 01 (One) Cottah 08 (Eight) Chittacks 20 (Twenty) Sq.ft. i.e. totaling gross land area of 4 (Four)



cottahs 15 (Fifteen) chittaks 9 (Nine) Sq.ft. situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187, being Scheme Plot No.PC-4/2**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, presently P.S. Anandapur, formerly P.S. Tiljala, Kolkata – 700 107, in favour of Sri Bibhuti Bhusan Das Bhowmick, son of Sri Bidhubhusan Dasbhowmick, residing at 206, Station Road, P.O. New Barrackpore, District- 24 Parganas.

AND WHEREAS after purchase said Sri Bibhuti Bhusan Das Bhowmick, mutated his name in the record of the Kolkata Municipal Corporation known as **KMC Premises No.1528, Madurdah**, within the KMC Ward No.108, Assessee No.31-108-05-1896-5, within the P.S. Anandapur, Kolkata 700 107.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 23.05.2008, registered in the Office of District Sub-Registrar-III, Alipore and entered into Book No. 1, CD Volume No.12, at Pages 3883 to 3903, Deed No.04099 for the year 2008 said Sri Bibhuti Bhusan Das Bhowmick, due to his valid legal reason and also being need of money sold, transferred, conveyed, assigned and granted the said Plot of land measuring net land area of **3 (Three) Cottahs 6 (Six) Chittacks 34 (Thirty four) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **100 (One Hundred) Sq.ft. more or less** standing thereon lying and situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187, Scheme Plot No.PC-4/2**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1528, Madurdah**, Assessee No.31-108-05-1896-5, P.S. Anandapur, Kolkata – 700 107 in favour of the previous Land Owner/Vendor namely M/S. D.S. Enterprise, a Partnership Firm having its office at 433, Rani Rashmoni Bagan, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075, represented by its Partners namely (1) Sri Chinmoy Datta, son of Keshab Lal Datta, residing at 433, Rani Rashmoni Bagan, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075 and (2) Sri Goutam Sarkar son of Late Basudev Sarkar, residing at 4/4, Kabi Sukanta lane, P.O. Santoshpur, P.S. Survey park, Kolkata – 700075, for a valuable consideration and rest land area i.e. road area of the

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property measuring land area of 01 (One) Cottah 08 (Eight) Chittacks 20 (Twenty) Sq.ft. has been exhausted due to extension of the adjacent road of the property which is being used by the public and also the previous owner as aforesaid.

AND WHEREAS after purchase the said plot of land said M/S. D.S. Enterprise mutated and recorded its name in the record of the K.M.C. in respect of its purchased land measuring land area of 3 (Three) Cottahs 6 (Six) Chittacks 34 (Thirty four) Sq.ft. more or less known as **K.M.C.-Premises No.1528, Madurdah**, Assessee No.31-108-05-1896-5, P.S. Anandapur, Kolkata – 700 107.

AND WHEREAS after purchase the said demarcated plot of land said M/S. D.S. Enterprise mutated and recorded its name in the record of B.L. & L.R.O. vide Reference No. M/C No.847/2019 dated 26.11.2019.

AND WHEREAS in the mean time L.R. Operation has been done in Madurdaha area and the plot of land has been recorded and published in L.R. Record of Right in the name of the said M/S. D.S. Enterprise as Rayat and the said L.R. Khatian No. of the said M/S. D.S. Enterprise is 775 comprising in L.R. Dag No.455 of Mouza - Madurdaha, J.L. No.12.

AND WHEREAS thereafter said M/S. D.S. Enterprise being need of money entered into one Agreement for Sale dated 19.05.2010, with (1) Sri Bimal Roy, son of Late Gopal Chandra Roy, residing at 22, Green Avenue, Santoshpur, P.S. Survey Park, Kolkata – 700 075 and (2) Sri Susanta Sarkar, son of Late Basudeb Sarkar, residing at 4/4, Kabi Sukanta Lane, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, for the sale of the said property for a valuable consideration price and the said (1) Sri Bimal Roy and (2) Sri Susanta Sarkar, paid the entire amount to the said M/S. D.S. Enterprise and the said M/S. D.S. Enterprise has also given one registered General Power of Attorney dated 23.08.2016, registered at District Sub-Registrar-V, Alipore and recorded into Book No.IV, Volume No.1630-2016, at Pages 3634 to 3646, Deed No.0189 for the year 2016, in favour of (1) Sri Bimal Roy and (2) Sri Susanta Sarkar.

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AND WHEREAS by virtue of a registered Deed of Conveyance dated 04.10.2021, registered in the Office of D.S.R. V, Alipore , and recorded into Book No. 1, Volume No.1630-2021, at Pages 147055 to 147097, Deed No.3913 for the year 2021, said M/S. D.S. Enterprise, through its Attorney namely (1) Sri Bimal Roy, and (2) Sri Susanta Sarkar, sold, transferred, conveyed, assigned and granted the said plot of land a demarcated plot of land measuring net land area of **3 (Three) Cottahs 6 (Six) Chittacks 34 (Thirty four) -Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **100 (One Hundred) Sq.ft. more or less** standing thereon lying and situate in **Mouza – Madurdaha, J.L. No.12, Touzi No.2998**, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.775, being Scheme Plot No.PC-4/2**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1528, Madurdah**, Assessee No.31-108-05-1896-5, P.S. Anandapur, Kolkata – 700 107, in favour of the present OWNERS herein namely (1) **MRS. SHIKHA ROY** and (2) **MRS. JULIE SARKAR**.

AND WHEREAS thereafter the present OWNERS herein mutated their names in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.1528, Madurdah**, Assessee No.31-108-05-1896-5, P.S. Anandapur, Kolkata – 700 107, morefully described in the **SCHEDULE-A** below.

AND WHEREAS the present OWNERS herein are the joint owners and seized and possessed of All That the net land area measuring **3 (Three) Cottahs 6 (Six) Chittacks 34 (Thirty four) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **100 (One Hundred) Sq.ft. more or less** standing thereon lying and situate in **Mouza – Madurdaha, J.L. No.12, Touzi No.2998**, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.775, being Scheme Plot No.PC-4/2**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1528, Madurdah**, P.S. Anandapur, Kolkata – 700 107 and the present OWNERS are still in possession and

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have been enjoying their absolute ownership and possession of the said land and property which is free from all encumbrances and the present **OWNERS** are the joint Owners of the land and property as described in the **SCHEDULE-'A'** below, hereinafter called 'the said property'.

AND WHEREAS the **OWNERS** are very much desirous to construct a Ground Plus Three storied building with lift facility on their said property and to do and to make construction of a new building upon the said property the present **OWNERS** have no fund to erect the building and they have also lack of experience in the construction at present situation. Upon knowledge of such desire the **DEVELOPER** herein has approached the **OWNERS** for development of the said property and the **DEVELOPER** herein has agreed to do so as per the terms and conditions as mentioned below.

AND WHEREAS the party of the **SECOND PART/DEVELOPER** herein has also agreed to make the construction of the proposed Ground Plus Three storied building with lift facility in flat systems for residential purposes etc. in exchange of getting its cost of construction and his remuneration for supervision of such construction in kind of flats etc. after giving the **OWNERS** herein and out of the total construction the **OWNERS** herein shall jointly get entire **First Floor** of the proposed building togetherwith two **Car Parking Spaces** situated on the **Ground Floor North-East** side of the building. Besides the **OWNERS** shall jointly get a non refundable sum of **Rs.32,00,000/- (Rupees Thirty two lacs only)** at the time of handing over the **Owners' Allocation** of the property. This is called the **OWNERS' ALLOCATION** as morefully described and mentioned in the **SCHEDULE "B"** hereunder written. The **OWNERS** shall also enjoy the undivided proportionate share of land together with the right of enjoyment of all the common amenities/facilities of the building and the **DEVELOPER** shall enjoy the rest construction of the proposed building to be erected at the cost of the **DEVELOPER**.

AND WHEREAS the **DEVELOPER** herein shall get rest constructed area of the proposed building i.e. rest portion of the ground Floor (excluding the **Owners' Allocation** two **Car parking Spaces** on **Ground Floor** of the building) and

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also entire Second Floor and entire Third Floor of the proposed building. The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "D"** hereunder written. Both the **OWNERS** and the **DEVELOPER** shall have right to enjoy the common portions of the building as described below. The **DEVELOPER** shall erect the entire proposed **Ground plus Three storied building** at its cost and its supervision and labour to be erected as per annexed Specification as well as the said sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as the cost of land in connection with the said flats etc.

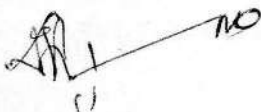
NOW THE AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term:
 - (a) **OWNERS** : shall mean the (1) **MRS. SHIKHA ROY**, wife of Mr. Bimal Roy, residing at 22, Green Avenue, P.O. Santoshpur, presently P.S. Survey Park, formerly P.S. Purba Jadavpur, Kolkata – 700 075 and (2) **MRS. JULIE SARKAR**, wife of Sri Susanta Sarkar, residing at 17C, New Santoshpur Main Road, P.O. Santoshpur, presently P.S. Survey Park, formerly P.S. Purba Jadavpur, Kolkata – 700 075, parties of the **FIRST PART** herein and their legal heir/heirs, executor/executors, administrator/ administrators, and legal representative/ representatives.
 - (b) **DEVELOPER** : shall mean the **M/S ARYAN**, a proprietorship firm, having its registered office at C/47, Survey Park, Santoshpur, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, represented by its Proprietor namely **SRI ATANU CHATTERJEE**, son of Sri Dipankar Deogharia, residing at Narayani Apartment 4th Floor, 809, Madurdah, Police Station- Anandapur, Kolkata- 700 107, District- South 24 Parganas, Party of the **SECOND PART** herein for the time being and

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its respective successors or successors-in-interest, successors-in-office, legal heirs, representatives, administrators and assigns.

- (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital portion.
- (d) **PREMISES** : shall mean the Property measuring total land area of **3 (Three) Cottahs 6 (Six) Chittacks 34 (Thirty four) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **100 (One Hundred) Sq.ft. more or less** standing thereon lying and situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.775, being Scheme Plot No.PC-4/2**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1528, Madurdah**, Assessee No.31-108-05-1896-5, P.S. Anandapur, Kolkata – 700 107 as mentioned and described in the **SCHEDULE 'A'** hereunder written.
- (e) **BUILDING** : shall mean the proposed building to be constructed on the said premises as per sanctioned residential Ground Plus Three storied building with lift facility to be sanctioned by The Kolkata Municipal Corporation Borough Office – XII at the cost of the **DEVELOPER**.
- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, landings, stair ways, passages ways, driveways, common toilet and Care Taker's room and toilet on the ground Floor of the proposed building, lift, meter space, water and water lines and all plumbing lines, underground water reservoir, over head water tank, water pump and motor and other facilities as mentioned in the **SCHEDULE "C"** hereunder written which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such

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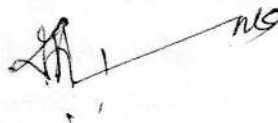
common areas shall be enjoyed by the flat owners who shall purchase the same from the **DEVELOPER**.

- (g) **OWNERS' ALLOCATION** : entire **OWNERS' ALLOCATION** has been morefully described and mentioned in the **SCHEDULE "B"** hereunder written. The **OWNERS** shall also enjoy the proportionate share of land togetherwith the right of enjoyment of all the common amenities/facilities of the building.
- (h) **DEVELOPER'S ALLOCATION** : entire **DEVELOPER'S ALLOCATION** has been morefully described and mentioned in the **SCHEDULE "D"** hereunder written.
- (i) **THE ARCHITECT** : shall mean such persons who will be appointed by the **DEVELOPER** for both designing and planning the building on the said premises.
- (j) **BUILDING PLAN** : would mean such plan to be prepared by the Planner/Architect for the construction of the new Ground Plus Three storied building with lift facility to be sanctioned by The Kolkata Municipal Corporation Borough Office XII at the cost of the **DEVELOPER**.
- (k) **TRANSFER** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.
- (l) **TRANSFeree** : shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
- (m) **PROJECT ADVOCATES** : **Mr. Debes Kumar Misra, Mr. Tapesh Mishra & Mr. Somesh Mishra, Advocates** shall act as the legal advisor of this project and



shall do all the Agreement for Sale, Sale Deed etc. to be executed and registered in favour of the intending Purchaser(s).

2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.
3. **THE OWNERS JOINTLY DECLARE** as follows:
 - (a) That they are the absolute joint Owners and seized and possessed of and/or well and sufficiently entitled to the said property known as **K.M.C. Premises No.1528, Madurdah, P.S. Anandapur, Kolkata – 700 107**, as described in the **SCHEDULE 'A'** below.
 - (b) That the said property is free from all encumbrances and the **OWNERS** have a good marketable title in respect of the said property as described in the **SCHEDULE 'A'** below.
 - (c) That the said property known as **K.M.C. Premises No.1528, Madurdah, P.S. Anandapur, Kolkata – 700 107**, is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
 - (a) That the **OWNERS** have hereby granted exclusive right to the **DEVELOPER** to undertake the new construction on the said premises to be constructed by the **DEVELOPER** in accordance with the plan or plans to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**. Before entering into this Agreement the **DEVELOPER** has gone through all the papers and Deeds related to this property and has been satisfied with the title of the property as described in the **SCHEDULE- A** below.

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- (b)(i) **OWNERS' ALLOCATION** : The **DEVELOPER** shall give the **OWNERS** as the **OWNERS' ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written.
- (ii) **DEVELOPER'S ALLOCATION** has been described in the **SCHEDULE-D** below.
- (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval and sanction of the building plan and its alternation/ modification/verification of the sanctioned building plan from the appropriate authorities to be prepared signed and submitted by the **DEVELOPER** in the names of the **OWNERS** at the cost of the **DEVELOPER** and if any alteration/modification for making further plans and/ or completion plans or revised plan etc as regards the proposed construction are required the **OWNERS** shall give such written permission to the **DEVELOPER** without any interruption and the **DEVELOPER** shall provide all the copies of the building plan to the **OWNERS** herein before submission of the same.
- (d) For that purpose of sanction of Building plan, all applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the **DEVELOPER** shall sign and also appear, represent, before the concerned authorities on behalf of the **OWNERS** in their names and on their behalf in connection with any or all of the matters aforesaid and the **OWNERS**, in such circumstances, shall give assistance/co-operation/signatures whenever necessary to the **DEVELOPER** for the interest of the proposed project and the **DEVELOPER** shall bear the cost of the same.
- (e) That the **DEVELOPER** company shall erect the building in the said premises as per the said sanction building plan to be sanctioned and for the same the **OWNERS** shall put their signature as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the

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Developer's Allocation together with proportionate undivided land share and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of the **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER**. During construction the **OWNERS** shall have full right to sell their allocation to the intending purchasers and the **DEVELOPER** shall then give written co-operation to the **LANDOWNERS**.

- (f) The **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a Ground Plus Three storied building with lift facility thereon in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER**.
- (g) The **DEVELOPER** shall make, building construct, supervise and carry out all the acts through contractors and sub-contractors in such manner as may be deem fit and proper by the **DEVELOPER** company for such construction of the said proposed building by first class building materials according to the building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office referred to in this Agreement on the said Property and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities alongith installation of quality lift required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement. The **DEVELOPER** shall erect the building by first class building materials and make and complete the entire building with a full habitable condition strictly within the stipulated period.
- (h) That the **DEVELOPER** shall be exclusively entitled to its respective share of the **DEVELOPER'S ALLOCATION** (excluding the Owners' Allocation) with

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exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.

- (i) The **DEVELOPER** shall apply in the names of the **OWNERS** and represent them before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the **OWNERS** shall not raise any objections for it on the contrary the **OWNERS** shall give full co-operations to the **DEVELOPER** for doing the proposed project.
- (j) That the **DEVELOPER** shall at its own costs construct and complete the proposed building at the said premises in accordance with the sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation Office as well as annexed specifications of this agreement and the **DEVELOPER** shall take all the responsibility and risk regarding the construction of the proposed building. That the **DEVELOPER** shall hand over the possession of the **OWNERS' ALLOCATION** on and within **22 (Twenty two) months** from the date of sanctioned building plan and it is also noted that the **OWNERS** herein have handed over the vacant possession of the property to the **DEVELOPER** herein at the time of execution of this Development Agreement.
- (k) That the **DEVELOPER** shall install in the said building at its own costs pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir by installing the suitable pump and motor electric wiring and installations of quality lift and other electrical things and also other facilities as required to be provided in the new building to be constructed on Ownership basis and as mutually agreed upon.
5. **THE OWNERS HEREBY AGREE AND CONVENANT WITH THE DEVELOPER** as follows:-
- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the **DEVELOPER**.

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- (ii) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the **DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.
- (iv) The **DEVELOPER** shall sell the **DEVELOPER'S ALLOCATION** has been described in the **SCHEDULE 'D'** hereunder written **together with** proportionate undivided share of land of the said premises and the common portions, roof of the building proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full i.e. entire consideration money from the intending purchasers of the respective flats of **Developer's Allocation** and/or all other portions of the Car Parking Space of the new building from the **DEVELOPER'S ALLOCATION** as per the terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyance, Deeds or Agreement for sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**. Be it noted that whenever the **OWNERS** herein shall sell their allocated portion to the Third Party, the **DEVELOPER** shall be the party in the said Deeds without raising any objection. ✓
- (v) The **OWNERS** shall empower and authorize the **DEVELOPER** to do this project in connection with the said property as described in the **SCHEDULE** hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds to the intending purchaser(s) and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well as sewerage plan and drainage plan and to take water or electric connection and also drainage and sewerage connection therein and also to execute any document,

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declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the **DEVELOPER'S ALLOCATION**, to negotiate any matter for the said property etc. by the Development Agreement alongwith Developer Power of Attorney.

6. **THE OWNERS HEREIN EXECUTE THE POWER OF ATTORNEY IN FAVOUR OF THE DEVELOPER HEREIN BELOW:**

The **OWNERS** Namely, (1) **MRS. SHIKHA ROY, (PAN-BHAPR2321B), Aadhar No.722881582035**, wife of Mr. Bimal Roy, by Faith – Hindu, by Nationality – Indian, residing at 22, Green Avenue, P.O. Santoshpur, presently P.S. Survey Park, formerly P.S. Purba Jadavpur, Kolkata – 700 075 and (2) **MRS. JULIE SARKAR, (PAN-BWJPS3059K), Aadhar No.877448733869**, wife of Sri Susanta Sarkar, by Faith – Hindu, by Nationality – Indian, residing at 17C, New Santoshpur Main Road, P.O. Santoshpur, presently P.S. Survey Park, formerly P.S. Purba Jadavpur, Kolkata – 700 075, do hereby appoint **M/S ARYAN**, a proprietorship firm, having its registered office at C/47, Survey Park, Santoshpur, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, represented by its Proprietor namely **SRI ATANU CHATTERJEE, (PAN-AHOPD6541L), (Aadhaar No.329110603686)**, son of Sri Dipankar Deogharia, by faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at Narayani Apartment 4th Floor, 809, Madurdah, Police Station- Anandapur, Kolkata- 700 107, District- South 24 Parganas, as their lawful Attorney on their behalf to do the following acts in respect of their property as mentioned in the **SCHEDULE** below:

1. To look after and manage the property on behalf of the **OWNERS/PRINCIPALS**.
2. To look after and to control all the affairs for the development or the said land and construction of a Ground Plus Three storied building with Lift facility thereon on the said Premises as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER** and the



DEVELOPER shall sign and execute on behalf of the **OWNERS** all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE** below property and register the such document as per requirement for the interest of the proposed project.

3. To cause mutation of our said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corp[oration as and when necessary on our behalf.
4. To cause mutation and/or conversion of our Property where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O. and/or under the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and/or conversion certificate and other necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. as and when necessary on our behalf for B.L. & L.R.O. Mutation and/or Conversion purposes.
5. To sign, execute and submit all Development building Plans, revised plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or alteration of sanctioned plan to be sanctioned by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on behalf of the landowners/Principals and the attorney shall sign completion plan all of the building and do all the acts related thereto.
6. To appear and represent on behalf of the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal police, necessary Departments of

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Government of West Bengal, in connection with the sanction, modification and/or alteration of sanctioned building Plan for the above mentioned property and also for the interest of the proposed project and execute and sign all the papers related thereto.

7. To pay fees for obtaining the sanction, modification and such other orders and permissions from the necessary authorities on behalf of land owners as required for sanction, modification and/or alteration of the Development Plan and also to submit the same before the authority concerned and take delivery of all type of, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.
8. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
9. To develop the said property by making construction of such type of building or buildings thereon as per sanctioned building plan as the said Attorney may deem fit and proper and for that purpose to demolish and/or remove any house, building and/or structure of whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.
10. To apply for obtaining electricity-connection from CESC and to install the main electric meter and also gas connection and also for installation of lift in the Premises and to do all the acts related thereto. The Attorney shall take telephone or other connections in the Premises and also install electric transformer in the said property if required and /or to make alteration therein and to disconnect the same and for that purpose our Attorney shall sign, execute and submit all papers,

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applications, documents on our behalf and shall do all the acts and deeds on our behalf and our attorney shall execute and sign all the papers related thereto.

11. Our Attorney shall sign plans to be submitted before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all papers related thereto for the sanction of such drainage and sewerage connection and also sign internal and external drainage drawing and also the connection of water in the said property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.
12. To apply for and obtain building materials from the concerned authorities for consumption of the proposed building to be erected on the said property as aforesaid at the cost of the attorney and also to pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
13. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things related thereto as the said Attorney may deem fit and proper.
14. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum only on the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE D** of this **registered Development Agreement** excluding the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE B** of the said registered Development Agreement. The DEVELOPER shall do all the acts on **Developer's Allocation** on behalf of the **LAND OWNERS/PRINCIPALS**.
15. To collect advance or part payment or full consideration from the intending purchasers of flats, Car Parking Spaces etc. alongwith proportionate share of land and/or enter into Agreement for Sale and to execute and register Deed of

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Conveyance, Deed of Rectification, Deed of Declaration and/or collect the I.G.R. and/or Deed from the registering authority on our behalf on the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE-D** of the said registered Development Agreement excluding the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE- B** of the said registered Development Agreement and grant receipt in favour of the interested persons/ persons who are interested to take possession of the flat/flats and Car parking Space etc. in lieu of satisfactory consideration to be fixed by the Developer.

16. To advertise in different news papers and display, hording in different places, and also to engage agency or agencies for giving possession of the flats on **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE-D** of the said registered Development Agreement excluding the **LAND OWNERS' ALLOCATION** alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the **DEVELOPER'S ALLOCATION** to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.
17. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/space including proportionate land share on said **DEVELOPER'S ALLOCATION** of the said proposed building alongwith the proportionate share of land at our said Premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per the registered Development Agreement.
18. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
19. To receive part or full consideration sum against the entire **DEVELOPER'S ALLOCATION** from the intending purchasers and acknowledge the receipt of the same on our behalf.

 NS

20. To appear and represent us before any notary, Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to sign and to execute the documents and present the same for registration and complete for registration and to acknowledge and register or have registered and performed any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration, and/or any kind of instruments writing executed and signed by the said Attorney in any manner after taking permission from the Authority concerned if it is required concerning the said property as per said registered Development Agreement in connection with the **DEVELOPER'S ALLOCATION** only.
21. To take necessary steps for registration of building or any part alongwith the proportionate share of land the entire construction represented by our Attorney as per said Development Agreement.
22. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
23. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of or to be institute preferred by or any person or persons in respect of the said property.
24. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
25. To sign declare and/or affirm any plaint, written statements petitions, affidavits, verifications, vokatnamas, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
26. To deposit and withdraw fee, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

 MS

AND GENERALLY TO act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as We would do if We would personally present.

AND We hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming and other works.

7. **THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNERS** as follows :-

- (i) The **DEVELOPER** shall submit the Building Plan for its sanction before the K.M.C. as early as possible.
- (ii) To get maximum sanction area from The Kolkata Municipal Corporation the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at the **DEVELOPER'S** cost.
- (iii) It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered, such delays shall not be counted and the **DEVELOPER** shall have liberty to extend the time after mutual discussion of both the parties herein.
- (iv) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- (v) Not to do any act, deed or thing from the part of the **OWNERS** whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** in the said building.
- (vi) That the **DEVELOPER** shall have to bear any kind of Govt. expenditure, all types of K.M.C. tax with any arrears during construction of the building , cost of the soil test, the cost for the local dispute, political assistance, local club, syndicate

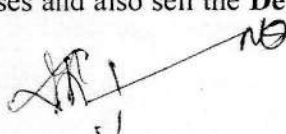
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dispute, alongwith entire expenditure for construction of the proposed building (including Flat and Car parking to be completed in all respects) including each and every expenditures and expenses shall be borne by the Developer only and the OWNERS herein shall not be liable for the same and even the OWNERS shall not face or pay any cost for labour problem or any kind of accident during construction or any types of natural calamity etc..

- (vii) That after handing over the entire **Owners' Allocation** by the DEVELOPER herein the OWNERS herein shall have to pay their proportionate taxes for their allocation to the concerned authority.
- (ix) The annexed-specification of the building shall be part of the agreement.

7. **MUTUAL COVENANT AND INDEMNITIES** :-

- (i) The **OWNERS** hereby undertake that the **DEVELOPER** shall be entitled to the rest proposed construction excluding the Owners' Allocation and shall enjoy its Allocation without interference or disturbances from the Owners' end, provided the **DEVELOPER** shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.
- (ii) The **OWNERS** execute and register a Development Power of Attorney in favour of the **DEVELOPER** within these presents to complete the project and the **DEVELOPER** shall have right to execute and register the Deed of Conveyance in favour of the intending Purchasers only on the **DEVELOPER'S ALLOCATION**. Besides the **DEVELOPER** shall be empowered by the Owners to take sanction of the building Plan or any other revised or completion Plan from K.M.C. after prior approval of the **OWNERS** and to take drainage sewerage connection in the Premises and also sell the **Developer's Allocation** to the Third Party.

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- (iii) The **OWNERS** shall handover the original Title Deed, link deeds, B.L. & L.R.O. Mutation Certificate, K.M.C. Mutation Certificate, paid up K.M.C. Tax bills and other original papers in respect of the property to the **DEVELOPER** at the time of execution and register the Development Agreement and the **DEVELOPER** shall grant receipt for the same in favour of the **OWNERS** and after completion of the entire building as well as after sale of the entire Developer's Allocation the **DEVELOPER** herein shall hand over all the aforesaid original Deeds, mutation certificates etc. of the property to the **OWNERS** herein. That after completion of the entire building the **DEVELOPER** herein shall apply the completion certificate from the KMC and collect the same and deliver the same to the **OWNERS** herein.
- (iv) The **DEVELOPER** shall have to face all the financial liabilities and project liabilities during construction of the building on the land of the **OWNERS** and even any accident occurs during the construction, the **DEVELOPER** shall bear all the cost and take all the financial liabilities thereof.
- (v) The **OWNERS** herein shall have right to inspect/check regarding the quality of the building materials during construction of the building.
- (vi) That during pendency of this Agreement if the **OWNERS** leave this material world, their legal heirs/successors shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the **DEVELOPER**. The **OWNERS' ALLOCATION** shall then remain unchanged as per its Development Agreement. Simultaneously if the present signatory authority of the Developer Company leaves the material world, the company shall then take all the liabilities of this project and shall also abide by all the terms and conditions of this agreement and also have hand over the **OWNERS' ALLOCATION** within the stipulated period.
- (vii) The **DEVELOPER** shall be liable to complete the building as per sanction building plan without any deviation, if it is done so the **DEVELOPER** shall have to

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regularize the same and take necessary completion certificate as regards the proposed building.

(viii) The **OWNERS** and the **DEVELOPER** shall jointly decide the **name of the proposed building** to be completed by the **DEVELOPER**.

8. JURISDICTION OF THE COURT:

All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta shall be utilized for adjudication of any dispute.

SCHEDULE OF THE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)
SCHEDULE - 'A'

ALL THAT piece and parcel of the total 'Bastu' land measuring an area of **3 (Three) Cottahs 6 (Six) Chittacks 34 (Thirty four) Sq.ft.** more or less togetherwith one tile shed structure having cemented flooring measuring an area of **100 (One Hundred) Sq.ft. more or less** whereon a **Ground Plus Three storied building with lift facility** shall be erected as per sanction building plan to be sanctioned by K.M.C. after demolishing the existing structure, standing thereon lying and situate in **Mouza - Madurdaha, J.L. No.12, Touzi No.2998**, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.775, being Scheme Plot No.PC-4/2**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1528, Madurdah**, Assessee No.31-108-05-1896-5, P.S. Anandapur, Kolkata - 700 107 and the property zone is Mundapara to Nazirabad and the entire property is butted and bounded by :

<u>ON THE NORTH</u>	:	20'-0" wide Road;
<u>ON THE SOUTH</u>	:	Land of others;
<u>ON THE EAST</u>	:	land of others;
<u>ON THE WEST</u>	:	20'-0" wide Road.

NS
NS

SCHEDULE – ‘B’ ABOVE REFERRED TO
(OWNERS’ ALLOCATION)
TO BE OBTAINED FROM THE DEVELOPER

The OWNERS herein shall jointly get entire First Floor of the proposed building togetherwith two Car Parking Spaces situated on the Ground Floor North-East side of the building. Besides the OWNERS shall jointly get a non refundable sum of Rs. 32,00,000/- (Rupees Thirty two lacs only) at the time of handing over the Owners’ Allocation of the property. It is noted that during execution of this Development Agreement and/or before execution of this Development Agreement any kind of monetary transaction is not being done. The OWNERS shall also enjoy the proportionate share of land togetherwith the right of enjoyment of all the common amenities/facilities of the building.

SCHEDULE – ‘C’ ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

Stair-case & landings common passage, water lines and water, and its connection, electricity main meter and line and its wiring, and connection from C.E.S.C, land and boundary wall, fixtures and fittings vacant spaces, roof, and mummy roof, lift, lift lobby, lift well and lift room, main gate and entrance, Caretaker’s Room and toilet on ground floor and proportionate land, pump and motor, septic tank, water reservoir on ground floor and over head water tank and all plumbing lines of the building.

SCHEDULE – ‘D’ ABOVE REFERRED TO
(DEVELOPER’S ALLOCATION)

ALL THAT the DEVELOPER herein shall get rest portion of the ground Floor (excluding the Owners’ Allocation two Car parking Spaces on Ground Floor of the building) and also entire Second Floor and entire Third Floor of the proposed building. The entire building shall be constructed by the DEVELOPER at its cost as per sanctioned building plan to be sanctioned by K.M.C. at its cost and also as per annexed specification. The DEVELOPER shall also enjoy undivided proportionate land share out of total land as mentioned in the SCHEDULE – “A” hereinabove alongwith the benefit of all the common portions and facilities as mentioned in the SCHEDULE – ‘C’.

AS / *NS*

IN WITNESS WHEREOF the Parties have put their respective signature hereto the day, month and year first above written.

WITNESSES:

~~Somen Mishra~~
~~High Court~~
~~Calcutta~~

1. Srikha Roy

2. Julie Sarkar

SIGNATURE OF THE OWNERS

2. Alokjit Kumar Mishra
 69/1, Baghajatin Place
 Kolkata - 70086

ARYAN
 Atanu Chatterjee
 Proprietor

SIGNATURE OF THE DEVELOPER

PREPARED & DRAFTED BY :

Debes Kumar Misra (D.K.M.)

(DEBES KUMAR MISRA)

ADVOCATE [Enrollment No.F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber :69/1, Baghajatin

Place, Kolkata-86

PH-9830236148(D.K.M.),

Email:debeskumarmisra@gmail.com

9051446430(Somesh),

Email:mishrasomesh08@gmail.com

9836115120(Tapesh),

Email:tapesh.mishra85@gmail.com

HIGH COURT, CALCUTTA.

SCHEDULE OF WORK
(SPECIFICATION OF THE BUILDING CONSTRUCTION)

All Civil Work as per I.S.I. standard.

1. Entire Floor vitrified tiles in inside of flat, staircase Marble.
2. Sal wood frame in door.
3. Factory made phenol bonded ply flush door shutter in door.
4. M.S. Grill (Square Bar) and Aluminum sliding windows.
5. Plaster of Paris in wall.
6. Weather coat paints (Asian paint/Berger) in outside wall.
7. Synthetic enamel paint in doors & windows grill (Asian paint/Berger).
8. Colour glazed tiles (8"x12") in W.C. and toilets upto 6 ft. height and 3 ft. height in kitchen.
9. Polished Green Marble on kitchen platform.
10. Polished Green Marble/steel sink in kitchen.
11. Concealed electrical & water supply line.
12. Verandah railing up to window seal height.
13. White vitreous commode, pan, and basin of Hindware/Parryware.
14. Main door one side Teak finishes with necessary fittings.
15. Roof tiles on roof for leak and heat proof with a coat of SIKALATEX.
16. ESSCO Mark plumbing fittings.
17. Two Nos. of Sheetgate in boundary wall for easy access.
18. Lift (Gee Elevator or equivalent) shall be installed in the Building.

ELECTRICAL SPECIFICATION OF FLAT

- | | |
|------------------------------------|--|
| 1. Bed Room | - 3 Light points, 1 Fan point, 1 Plug point. |
| 2. Drawing/Dining | - 3 Light points, 1/2 Fan point, 1 Plug point, 1 Telephone point, 1 Cable point, 1 Plug point (15 amp.), 1 Calling Bell point. |
| 3. Kitchen | - 1 Light point, 2 Plug point (15 amp.), 1 Exhaust Fan point. |
| 4. Toilet | - 1 Light point, 1 Greaser point, 1 Exhaust Fan point. |
| 5. W.C. | - 1 Light point, 1 Exhaust Fan point. |
| 6. Verandah | - 1 Light Point. |
| 7. Flat wise separate Main Switch. | |

It is noted that if any extra work is done out of the said specification by the **OWNERS**, for such extra work, the **OWNERS** shall pay the necessary cost to the **DEVELOPER**.

[Handwritten Signature]
[Handwritten Signature]
 MS
 Associate



Shikha Roy

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name . SHIKHA ROY

Signature . Shikha Roy

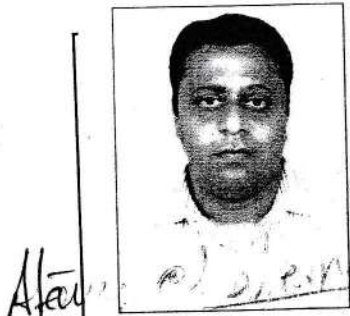


Julie Sarkar

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name . JULIE SARKAR

Signature . Julie Sarkar



Atanu Chatterjee

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name . ATANU CHATTERJEE

Signature . Atanu Chatterjee

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHIKHA ROY

GOUR GOBINDA SAHA

27/11/1968

Permanent Account Number

BHAPR2321B

Shikha Roy

Signature



05042012

Shikha Roy

इस कार्ड के खोने / गाने पर कृपया सूचित करें / लौटारें :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411045

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tninfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

JULIE SARKAR
DINESH MAJUMDER

02/07/1975
 Permanent Account Number
BWJPS3059K


 Signature



28052008

इस कार्ड के खोलने, पाने वर कपडा रखित करे। होटल,
 आयकर पैन सेवा डेस्कई, एन एस डी भवन,
 पहली मंजिल, टाइम्स टावर, कानडा मिल्स कंपाउंड,
 एन डी मार्ग, सीएस परेड, मुंबई - 400 013।

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 Income Tax PAN Services Unit, NSDF,
 1st Floor, Times Tower,
 Kananda Mills Compound,
 S. D. Marg, Lower Panel, Mumbai - 400 013.
 Tel: 011-2699 2650/1, 2699 2651/2
 e-mail: pan@itdcei.gov.in

Julie Sarkar



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভানিকালুক্তির আই ডি/Enrollment No.: 1040/19898/11409

To
জুলী সরকার
Julie Sarkar
24/13/2012
4/4 KABI SUKANTA LANE
Santoshpur S.O
Santoshpur Kolkata
West Bengal 700075

15703795



MN157037955DF



আপনার আধার সংখ্যা/Your Aadhaar No.:

8774 4873 3869

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



জুলী সরকার
Julie Sarkar
পিতা : দিনেশ মজুমদার
Father : DINESH MAJUMDER
জন্ম সাল / Year of Birth : 1975
মহিলা / Female

8774 4873 3869



আধার - সাধারণ মানুষের অধিকার

Julie Sarkar



ভারত সরকার
Government of India



শিখা রায়
Shikha Roy
পিতা : গৌর গোবিন্দ সান্না
Father: Gour Gobinda Sana
জন্মতারিখ/DOB: 27/11/1968
মহিলা / Female



7228 8158 2035

- সাধারণ মানুষের অধিকার

Shikha Roy



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: , মিদল রোড, সন্তোষপুর
সন্তোষপুর, কোলকাতা, পশ্চিম বঙ্গ

Address: 36, MIDDLE
ROAD, Santoshpur, Kolkata,
Santoshpur, West Bengal,
700075

7228 8158 2035

1947
1800 300 1947

help@uidai.gov.in

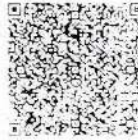
www
www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA



নাম: আতানু চট্টোপাধ্যায়
Atanu Chatterjee
পিতা: ডিপঙ্কর দেগ্ঘারিয়া
Father: DIPANKAR DEOGHARIA
জন্ম তারিখ: ১৯৭১
Year of Birth: 1971
পুরুষ: Male



3291 1060 3686

সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
নরায়ণী অ্যাপার্টমেন্ট ৪ম তলা, ৪০৯,
মাদুরদাহা শ্যুটিং বাল্ডিং, ই. কে. টি.
বি. ই. কে. টি. বি. কোলকাতা,
পশ্চিমবঙ্গ, ৭০০১০৭

Address
NARAYANI APPARTMENT,
4TH FLOOR - 809
MADURDAHA SHOOTING
BANGLOW E K T P E K T
S O E kt: Kolkata West
Bengal 700107

১৯১৭
১৯১৭

১৯১৭

www

PO Box No. 141
Bengal, 700107

Atanu Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ATANU CHATTERJEE

DIPANKAR DEOGHARIA

22/09/1979

Permanent Account Number

AHOPD6541L

Atanu Chatterjee

Signature



02102015

Atanu Chatterjee



ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA

WB/31/212/522047

পরিচয় পত্র
IDENTITY CARD



নির্বাচকের নাম অভিধিকার মিশ্র
Elector's Name Abhijitkumar Mishra

পিতার নাম নিরঞ্জন মিশ্র
Father's Name Niranjan Mishra

লিঙ্গ	পুরুষ
Sex	M
১.১.২০০৬ এর বয়স	৩৩
Age as on 1.1.2006	33

ঠিকানা:
মেজা-নিজ মৈথুনা চেম্বার, নং-১৫০ (পলিচার) মৈথুনা রায়নগর পূর্ব
পূর্বমৈথুন ৭২১৪০০

Address:
Meuja-Nij Mithuna (Pashchimangsh) Mithuna Ramnagar
Purba Medinipur 721433

নির্বাহক নিরক্ষর কারিগর
Facsimile Signature
Electoral Registration Officer

বিধানসভা নিয়োগ নং- ২১২-রায়নগর
Assembly Constituency: 212-Ramnagar

জেলা: পূর্ব মৈথুন District: Purba Medinipur
তারিখ: ০৪.১১.২০০৬ Date: 04.11.2006



Major Information of the Deed

Deed No :	I-1603-13122/2021	Date of Registration	16/12/2021
Query No / Year	1603-2002623792/2021	Office where deed is registered	
Query Date	14/12/2021 9:56:11 PM		1603-2002623792/2021
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, 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 : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 92,67,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






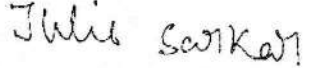
District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha, Road Zone : (Mundapara -- Nazirabad) , , Premises No: 1528, , Ward No: 108 Pin Code : 700107

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 6 Chatak 34 Sq Ft	1/-	92,40,001/-	Width of Approach Road: 20 Ft.,
Grand Total :				5.6467Dec	1 /-	92,40,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs SHIKHA ROY Wife of Mr Bimal Roy Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	16/12/2021	LTI 16/12/2021	16/12/2021	
22, Green Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.:: BHxxxxxx1B, Aadhaar No: 72xxxxxxxx2035, Status :Individual, Executed by: S Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office				
2	Name Mrs JULIE SARKAR Wife of Shri Susanta Sarkar Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	16/12/2021	LTI 16/12/2021	16/12/2021	
17C, New Santoshpur Main Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BWxxxxxx9K, Aadhaar No: 87xxxxxxxx3869, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	ARYAN C/47, Survey Park, Santoshpur,, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AHxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

S. No	Name Address, Photo, Finger print and Signature			
1	Name Shri ATANU CHATTERJEE (Presentant) Son of Shri Dipankar Deogharia Date of Execution - 16/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office	Photo  Dec 16 2021 1:24PM	Finger Print  LTI 16/12/2021	Signature  16/12/2021
Narayani Apartment 4th Floor, 809, Madurdah, City:- , P.O:- Madurdaha, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx1L, Aadhaar No: 32xxxxxxxx3686 Status : Representative, Representative of : ARYAN (as sole proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Kumar Mishra Son of Late Niranjn Mishra 69/1, Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700086	 16/12/2021	 16/12/2021	 16/12/2021
Identifier Of Mrs SHIKHA ROY, Mrs JULIE SARKAR, Shri ATANU CHATTERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SHIKHA ROY	ARYAN-2.82333 Dec
2	Mrs JULIE SARKAR	ARYAN-2.82333 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SHIKHA ROY	ARYAN-50.00000000 Sq Ft
2	Mrs JULIE SARKAR	ARYAN-50.00000000 Sq Ft

On 16-12-2021

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

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

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

Presented for registration at 12:11 hrs on 16-12-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by SHRI ATANU CHATTERJEE ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 92,67,001/-

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

Execution is admitted on 16/12/2021 by 1. Mrs SHIKHA ROY, Wife of Mr Bimal Roy, 22, Green Avenue, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, b Profession Others, 2. Mrs JULIE SARKAR, Wife of Shri Susanta Sarkar, 17C, New Santoshpur Main Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, b Profession Others

Indetified by Mr Abhijit Kumar Mishra, , , Son of Late Niranjan Mishra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-12-2021 by Shri ATANU CHATTERJEE, sole proprietor, ARYAN (Sole Proprietorship), C/47, Survey Park, Santoshpur,, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr Abhijit Kumar Mishra, , , Son of Late Niranjan Mishra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60/- (E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/- and Registration Fees paid by Cash Rs 32/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2021 2:17PM with Govt. Ref. No: 192021220136869661 on 15-12-2021, Amount Rs: 28/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1651796620 on 15-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 9,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AG4462, Amount: Rs.100/-, Date of Purchase: 14/12/2021, Vendor name: TANMOY KAR PURKAYASTHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2021 2:17PM with Govt. Ref. No: 192021220136869661 on 15-12-2021, Amount Rs: 9,970/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1651796620 on 15-12-2021, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 415971 to 416013
being No 160313122 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.12.27 17:39:56 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/12/27 05:39:56 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)