

574/23

I-00516/2023

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 227627

Handwritten notes:
7.15 PM
25/04/23
31/366585/23

Certified that the document is admitted to registration. The Signature sheet/s and the endorsement sheet/s attached with this document are part of this document.

Signature
Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

- 6 APR 2023

**THE SUPPLEMENTARY DEVELOPMENT AGREEMENT -
CUM-GENERAL POWER OF ATTORNEY**

**THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT -
CUM-GENERAL POWER OF ATTORNEY** is made on this...^{5th}... day of APRIL.....Two Thousand and Twenty Three (2023).

BETWEEN

Contd..P/2

Handwritten notes:
V. An...
7.15 PM

15 MAR 2023

No. 13969 Rs.50/- Date.....

Name :

Address :

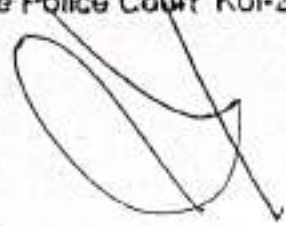
Asim Kumar Jana
Advocate
High Court, Calcutta

Vendor :

Alipore Collectorate 24Pgs (South)

SUBHANKAR DAS

STAMP VENDOR
Alipore Police Court Kol-27



Addl. Dist./Sub-Registrar
Alipore
- 5 APR 2023
South 24 Parganas
Kolkata-700027

ANGEL PROPERTIES

[Handwritten signature]

Partner



VCW 719

ANGEL PROPERTIES

[Handwritten signature]

Partner



VCW 726

Bhumi Sarkar



VCW 727

Indipta Sarkar



VCW 721

Bishakh Sarkar



VCW 722

Prakash Sarkar



VCW 723

Thanna Sarkar

Gesta Gopesh Manna

1) SMT. GOURI SARKAR, wife of Late Subhash Chandra Sarkar, by Occupation- Housewife, PAN- EYPPS5004B, AADHAAR No.- 4660 0391 5178, by Faith-Hindu, by Nationality-Indian, 2) MISS SUDIPTA SARKAR, daughter of Late Subhash Chandra Sarkar, by occupation- Student, PAN- FGHP59759C, AADHAAR No.- 2662 4605 2558, by Faith-Hindu, by Nationality -Indian, 3) SRI BIKASH SARKAR, son of Late Sarbeswar Sarkar alias Sarbeshwar Sarkar, by Occupation- Retired, PAN- CVIPS1678D, AADHAAR No.- 2617 3275 5113, by Faith-Hindu, by Nationality-Indian, and 4) SRI PROKASH SARKAR, son of Late Sarbeswar Sarkar alias Sarbeshwar Sarkar, by Occupation- Service, PAN-ALSPS1841E, AADHAAR No.- 5071 1797 7383, by Faith-Hindu, by Nationality-Indian, and 5) SMT. JHARNA SARKAR, wife of Late Provash Chandra Sarkar, and daughter of Late Narayan Das, by Occupation-House wife , PAN-DBEPS8421K, AADHAAR No.- 7127 8642 2415 by Faith-Hindu, by Nationality-Indian, and 6) SRI SOUMIK SARKAR, son of Late Provash Chandra Sarkar, by Occupation- Service , PAN-GUHPS1236M, AADHAAR No.- 3674 6402 8315 , by Faith-Hindu, by Nationality-Indian, and 7) SRI BISWAJIT SARKAR, son of Late Provash Chandra Sarkar, by Occupation- Service, PAN-CHMPS3887E, AADHAAR No.- 7316 5677 2046, by Faith-Hindu, by Nationality-Indian, all of 15, Brahmapur Govt. Colony, P.S.- Bansdrani, P.O.-Bansdrani, Kolkata-700070, District South 24-Parganas, West Bengal - hereinafter Jointly called the OWNERS/LANDLORDS (which expression shall unless otherwise repugnant to the context be deemed to mean and include their legal heirs, executors, representatives, administrators and / or assigns) the party of the **FIRST PART.**

AND

Contd..P/3

"ANGEL PROPERTIES", a partnership Firm, having its registered office at 8/60, Netaji Nagar, P.S.-Netaji Nagar, Kolkata-700092, District-South 24 Parganas, West Bengal, having its PAN-AAKFA0886C, represented by its partners namely (1) SRI PRABIR GHOSH, son of Late Sudhir Ghosh, by faith- Hindu, by Occupation-Business, by Nationality-Indian having his PAN-AHQPG0618P, Aadhaar No.9792 7334 8075, Phone No.S617726854, residing at 8/64A, Netaji Nagar, P.S.-Netaji Nagar, Kolkata-700092, District-South 24 Parganas, West Bengal And (2) SRI BAPI DAS, son of Sri Bipin Das, by faith-Hindu, by Occupation-Business, by Nationality- Indian having his, PAN-AHFDP3158E, Aadhaar No. 9597 3428 4869 Phone No.8777818566, residing at 2/53, Netaji Nagar, P.S.-Netaji Nagar, Kolkata-700092, District-South 24 Parganas, West Bengal,-hereinafter called the DEVELOPERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to men and include its respective heirs, executors, administrators, legal representatives and assigns) the Party of the SECOND PART.

SUBJECT MATTER OF AGREEMENT:

ALL THAT the piece and parcel of Bastu Land measuring an area 06 Kathas 11 Chittacks more or less together with structure standing thereon, be the same lying and situate at Mouza- BRAHMAPUR, J.L. No.48, Comprised in C.S./R.S. Plot Nos. 1527 (P) 1528 (P), 1529 (P) under LOP Nos. 15,15A, 15B, and 15C within the limits of Kolkata Municipal Corporation (known as K.M.C.) Ward No.112, Premises No. 342, Hari Sava Math, Postal Premises No. 15, Brahmapur Govt. Scheme, under P.S.- Previously Regent Park now Bansdroni, Kolkata-700070 A.D.S.R.-Alipore in the District South 24-Parganas, West Bengal, which is more particularly described in the Schedule -"I", hereunder written and hereinafter referred to as the "Said Property".

BACKGROUND OF THE PROPERTY:

A) TITLE OF GOURI SARKAR & SUDIPTA SARKAR:

That after the partition of India a large number of resident of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

That the Govt. of West Bengal offered all reasonable facilities to such persons the Donee Subhash Chandra Sarkar(since deceased) was one of such person who had come to use and occupy a piece and parcel of land measuring an area measuring an area 01 Katha 06 Chittacks more or less, be the same lying and situate at Mouza-BRAHMAPUR, J.L. No.48, Comprised in C.S./R.S. Plot Nos. 1527(P) 1528(P), 1529(P) under LOP No. 15, under P.S.- Bansdroni, A.D.S.R.-Alipore in the District South 24-Parganas for homestead purposes.

That the Donee Subhash Chandra Sarkar(since deceased) approached the Govt. of West Bengal land for his rehabilitation.

That Govt. of West Bengal has been decided to make a gift of the said plot in favour of Donee Subhash Chandra Sarkar(since deceased) and accordingly on 28/01/2008 the Governor, State of West Bengal as Donor gifted All That the piece and parcel of land measuring an area 01 Katha 06 Chittacks more or less, be the same lying and situate at Mouza- BRAHMAPUR, J.L. No.48, Comprised in C.S./R.S. Plot Nos. 1527 (P) 1528 (P), 1529 (P) under LOP No. 15, under P.S.- Bansdroni, A.D.S.R.-Alipore in the District South 24-Parganas to Subhash Chandra Sarkar(since deceased) , which has been registered at the office of the A.D.R.- Alipore and recorded in Book No. I, Volume No.-1, Pages from 49 to 52, Being No.13 for the year 2008.

That said Subhash Chandra Sarkar died intestate on 25/12/2014 leaving behind him surviving his wife namely Smt. Gouri Sarkar and daughter Miss Sudipta Sarkar as his legal heirs and successors.

B) TITLE OF BIKASH SARKAR:

That after the partition of India a large number of resident of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

That the Govt. of West Bengal offered all reasonable facilities to such persons the Donee Bikash Sarkar was one of such person who had come to use and occupy a piece and parcel of land measuring an area measuring area 01 Katha 09 Chittacks more or less, be the same lying and situate at Mouza- BRAHMAPUR, J.L. No.48, Comprised in C.S./R.S. Plot Nos. 1527(P) 1528(P), 1529(P) under LOP No. 15A, under P.S.- Bansdroni, A.D.S.R.-Alipore in the District South 24- Parganas for homestead purposes.

That the Donee Bikash Sarkar approached the Govt. of West Bengal for a plot of land for his rehabilitation.

That Govt. of West Bengal has been decided to make a gift of the said plot in favour of Donee and accordingly on 28/01/2008 the Governor, State of West Bengal as Donor gifted All That the piece and parcel of land measuring an area 01 Katha 09 Chittacks more or less, be the same lying and situate at Mouza- BRAHMAPUR, J.L. No.48, Comprised in C.S./R.S. Plot Nos. 1527(P) 1528(P), 1529(P) under LOP No. 15A, under P.S.- Bansdroni, A.D.S.R.-Alipore in the District South 24 -Parganas to Bikash Sarkar which has been registered at the office of the A.D.R.-Alipore and recorded in Book No. I, Volume No.-1, Pages from 41 to 44, Being No.11 for the year 2008.

C) TITLE OF SMT. JHARNA SARKAR, SRI SOUMIK SARKAR AND SRI BISWAJIT SARKAR:

That after the partition of India a large number of resident of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

That the Govt. of West Bengal offered all reasonable facilities to such persons the Donee Provash Chandra Sarkar(since deceased) was one of such person who had come to use and occupy a piece and parcel of land measuring an area measuring an area 01 Katha 12 Chittacks more or less, be the same lying and situate at Mouza-BRAHMAPUR, J.L. No.48, Comprised in C.S./R.S. Plot Nos. 1527 (P) 1528 (P), 1529 (P) under LOP No. 15B, under P.S.-Bansdroni, A.D.S.R.-Alipore in the District South 24- Parganas for homestead purposes.

That the Donee Provash Chandra Sarkar(since deceased) approached the Govt.of West Bengal for a plot of land for his rehabilitation.

That Govt. of West Bengal has been decided to make a gift of the said plot in favour of Donee and accordingly on 28/01/2008 the Governor, State of West Bengal as Donor gifted All That the piece and parcel of land measuring an area 01 Katha 12 Chittacks more or less, be the same lying and situate at Mouza- BRAHMAPUR, J.L. No.48, Comprised in C.S./R.S. Plot Nos. 1527 (P) 1528 (P), 1529 (P) under LOP No. 15B, under P.S.- Bansdroni, A.D.S.R.-Alipore in the district South 24 Parganas to Provash Chandra Sarkar which has been registered at the office of the A.D.R.- Alipore and recorded in Book No. 1, Volume No.-1, Pages from 37 to 40, Being No.10 for the year 2008.

That thereafter said Provash Chandra Sarkar, died intestate on 16/10/2022, leaving behind his wife namely Smt. Jharna Sarkar and two son namely Sri Soumik Sarkar and Sri Biswajit Sarkar as his legal heirs, successors to inherit said plot of landed property including undivided and undemarcated share of Owners' Allocation as mentioned in the Schedule- III, of the Development Agreement dated 31/01/2022 under the provision of Hindu Succession Act. 1956.

D) TITLE OF PROKASH SARKAR:

That after the partition of India a large number of resident of former East

Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

That the Govt. of West Bengal offered all reasonable facilities to such persons the Donee Prokash Sarkar was one of such person who had come to use and occupy a piece and parcel of land measuring an area measuring an area 02 Katha more or less, be the same lying and situate at Mouza-BRAHMAPUR, J.L. No.48, Comprised in C.S./R.S. Plot Nos. 1527 (P) 1528 (P), 1529 (P) under LOP No. 15C, under P.S.- Bansdroni, A.D.S.R.-Alipore in the District South 24-Parganas for homestead purposes.

That the Donee Prokash Sarkar approached the Govt. of West Bengal for a plot of land for his rehabilitation.

That Govt. of West Bengal has been decided to make a gift of the said plot in favour of Donee and accordingly on 28/01/2008 the Governor, State of West Bengal as Donor gifted All That the piece and parcel of land measuring an area 02 Katha more or less, be the same lying and situate at Mouza-BRAHMAPUR, J.L. No.48, Comprised in C.S./R.S. Plot Nos. 1527 (P) 1528 (P), 1529 (P) under LOP No. 15C, under P.S.- Bansdroni, A.D.S.R.-Alipore in the District South 24- Parganas to Prokash Sarkar which has been registered at the office of the A.D.R.-Alipore and recorded in Book No.1, Volume No.-1, Pages from 45 to 48, Being No.12 for the year 2008.

WHEREAS said Subhash Chandra Sarkar(since deceased), Provash Chandra Sarkar(since deceased), Bikash Sarkar and Prokash Sarkar mutated their name before the concern office K.M.C. and became the joint Owners of ALL THAT the piece and parcel of Bastu Land measuring an area 06 Kathas 11 Chittacks more or less together with structure standing thereon, be the same lying and situate at Mouza- BRAHMAPUR, J.L. No.48, Comprised in C.S./R.S. Plot Nos. 1527 (P) 1528 (P), 1529 (P) under LOP Nos. 15, 15A, 15B, and 15C within the

Contd..P/8

limits of Kolkata Municipal Corporation, K.M.C. Ward No.112, Premises No. 342, Hari Sava Math, Postal Premises No. 15, Brahmapur Govt. Scheme, under P.S.- Previously Regent Park now Bansdroni, Kolkata-700070 A.D.S.R.- Alipore in the District South 24- Parganas and on 17/07/2013 they have jointly entered into a registered Development Agreement with 'ANGEL PROPERTIES', and said Development Agreement was registered at the office of the A.D.S.R.- Alipore, recorded in Book No. I, Volume No.-24, Pages from 4540 to 4562, Being No.5901 for the year 2013.

AND WHEREAS subsequently this time said Subhash Chandra Sarkar died intestate on 25/12/2014 leaving behind him surviving his wife Gouri Sarkar and daughter Sudipta Sarkar as his legal heirs and successors to inherit his share/property left by him.

AND WHEREAS said Gouri Sarkar, Sudipta Sarkar, Provash Chandra Sarkar (since deceased), Bikash Sarkar & Prokash Sarkar jointly on 03/08/2015, executed & registered a Supplementary Development Agreement in connection with the previous dated 17/03/2013 agreement with said ANGEL PROPERTIES, vide Supplementary Development Agreement, was registered at the office of the A.D.S.R.- Alipore, recorded in Book No. I, Volume No.-1605-2015, Pages from 44666 to 44691, Being No.160505243 for the year 2015 and also were conferred a registered General Power of Attorney, was registered at the office of the A.D.S.R.- Alipore, recorded in Book No. I, Volume No.-1605-2015, Pages from 44567 to 44593, Being No.160505248 for the year 2015 in favour of the said Developer.

AND WHEREAS the Govt. of West Bengal donated the land measuring an are 06 Katha 11 Chittack in favour of Subhash Chandra Sarkar (since deceased), Provash Chandra Sarkar(since deceased), Bikash Sarkar and Prokash Sarkar by way of four separate gift deed in the year 2008 with a

stipulation "Donee shall have no right save as hereinafter provided to alienate or transfer in any way the land comprised in the schedule hereunder written in any manner whatsoever within a period of 10 years from the date of these presents without obtained prior written permission of the DONOR".

AND WHEREAS said due to obey embargo of the said stipulation made by Govt. of W.B said present Owners and Developer declared to cancel the Development Agreement, being No. 5901 for the year 2013 dated 17/07/2013, Supplementary Development Agreement, being No. 5243 for the year 2015 dated 03/08/2015 and registered General Power of Attorney, being No. 5248 for the year 2015 dated 03/08/2015 and intends the both party to enter into a fresh registered Development Agreement cum General Power of Attorney.

AND WHEREAS said Gouri Sarkar, Sudipta Sarkar, Provash Chandra Sarkar (since deceased), Bikash Sarkar and Prokash Sarkar due to the developed of the above property on 12/12/2019 and 22/12/2019 respectively made and executed 03(three) separate Deed of exchange between themselves for amalgamating the said four adjacent plots of land into one plot, vide amalgamation Deed No. 1758 ,for the year 2019, Deed No. 4482,for the year 2019 and Deed No. 4483,for the year 2019 and thereafter they mutated their names before the K.M.C. and now they became the joint Owners of ALL THAT the piece and parcel of Bastu Land measuring an area 06 Kathas 11 Chittacks more or less together with structure standing thereon, be the same lying and situate at Mouza-BRAHMAPUR, J.L. No.48, Comprised in C.S./R.S. Plot Nos. 1527 (P) 1528 (P), 1529 (P) under LOP Nos. 15, 15A, 15B, and 15C within the limits of Kolkata Municipal Corporation, K.M.C. Ward No.112, Premises No. 342, Hari Sava Math, Postal Premises No. 15, Brahmapur Govt. Scheme, under P.S.- Previously Regent Park now Bansdrani, Kolkata-700070 A.D.S.R.-Alipore in the District South 24- Parganas, West Bengal which is

several discussion have agreed to enter into this present Supplementary Agreement to avoid any future litigation, misunderstanding and dispute in between them and amongst their legal heirs and successors in future adopting the terms and conditions at the previous Development Agreement dated 17/03/2013

AND WHEREAS in terms of the said Agreement and by the strength of the said Power and Authority, the Developer herein obtained a sanctioned Building Plan from the K.M.C. in the name of present Owners herein , being Sanction Building Plan No. 2020110395, Borough No.-XI, dated 23/03/2021, and started construction of the said new building, as per Sanctioned Plan of K.M.C. upon the said land of the Owners.

AND WHEREAS after Smt. Gouri Sarkar , Miss Sudipta Sarkar and Sri Bikash Sarkar, Sri Provash Chandra Sarkar (since deceased), Sri Prokash Sarkar as the Owners Jointly entered into a fresh Development Agreement-cum-Power of Attorney with the Developer herein ,which was duly registered at the office of the D.S.R.-III, Alipore, South 24-Parganas on 31/01/2022, and recorded in its Book No.- I, Volume No.-1603-2022, Pages 44666 to 44720, Being No.- 160301417, for the year 2022 for the purpose of construction of new building .

AND WHEREAS as per terms and conditions of the aforesaid Development Agreement and Power of Attorney the Developer, already started construction of a G+4 storied building upon the Schedule "A" mentioned property as per said sanctioned building plan and specification of the K.M.C. at its own costs and expenses and already completed the said construction work and to complete the said proposed building on the condition that the cost of construction including profits and/or any other expenses relating to that project shall be made and/or to be paid out of the sale proceeds of the

said flats and/or spaces and covered area to be realized or collected from the intending Purchasers.

AND WHEREAS thereafter said Provash Chandra Sarkar, died intestate on 16/10/2022, leaving behind his wife namely Smt. Jharna Sarkar and two son namely Sri Soumik Sarkar and Sri Biswajit Sarkar as his legal heirs, successors to inherit said plot of landed property including undivided and undemarcated share of Owners' Allocation as mentioned in the Schedule- III, of the Development Agreement dated 31/01/2022 under the provision of Hindu Succession Act, 1956.

AND WHEREAS now aforesaid Smt. Gouri Sarkar, Miss Sudipta Sarkar, Sri Bikash Sarkar, Sri Prokash Sarkar , Smt. Jharna Sarkar , Sri Soumik Sarkar and Sri Biswajit Sarkar are the absolute & Joint Owners of the property fully described in the Schedule-I hereunder written.

AND WHEREAS after the demise of Provash Chandra Sarkar and due to smooth completion the building, the present Owners herein entered into this Development Agreement-cum-General Power of Attorney with the Developer according to the terms and conditions laid down in previous Development Agreement cum Power of Attorney ,which was duly registered at the office of the D.S.R.-III, Alipore, South 24-Parganas on 31/01/2022, and recorded in its Book No.-I, Volume No.-1603-2022,Pages 44666 to 44720,Being No.-160301417, for the year 2022, and the present Owners hereby appointed the Developer/ Contractor for development of the land and appointed Attorney, who will look after, manage, control, supervise and properly administer their said landed property according to consent of the Land Owners on their behalf and the Developer has accepted such appointment . That the present Owners herein have full power and absolute right to enter into this Development Agreement cum General Power of Attorney with the present Developers.

And the parties hereto after several discussion have agreed to enter into this Agreement to avoid any future litigation, misunderstanding and dispute in between them and amongst their legal heirs and successors in future.

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

1.0 ARTICLE : I - DEFLATIONS

1.1 OWNERS/LANDLORDS : Shall mean and include Smt. Gouri Sarkar, Miss Sudipta Sarkar, Sri Bikash Sarkar, Sri Prokash Sarkar, Smt. Jharna Sarkar, Sri Soumik Sarkar, and Sri Biswajit Sarkar, and their legal heirs, successors, representatives and assigns.

1.2 PROPERTY : Shall mean ALL THAT the piece and parcel of Bastu Land measuring an area 06 Kathas 11 Chittacks more or less together with structure standing thereon, be the same lying and situate at Mouza- Brahmapur, J.L. No.48, Comprised in C.S./R.S. Plot Nos. 1527 (P) 1528 (P), 1529 (P) under LOP Nos.15,15A, 15B, and 15C within the limits of K.M.C. Ward No.112, Premises No. 342, Hari Sava Math, same Postal Premises No. 15, Brahmapur Govt. Scheme, under P.S.- Previously Regent Park now Bansdronei, Kolkata-700070, A.D.S.R.-Alipore, the District South 24-Parganas, West Bengal together with all easement rights and appurtenance and its annual proportionate rent is payable to the Collector, South 24-Parganas, Govt. of West Bengal which is morefully described in the Schedule I.

1.3 DEVELOPER/PROMOTER : Shall mean and include the said "ANGEL PROPERTIES", a partnership Firm, having its registered office at 8/60, Netaji Nagar, P.S.-Netaji Nagar, Kolkata-700092, District South 24-Parganas, West Bengal, having its PAN- AAKFA0886C, represented by its partners namely Sri Prabir Ghosh and Sri Bapi Das .

1.4 **BUILDING** : shall mean and include commercial and/or residential building or buildings to be constructed on the said property in accordance with the plan sanctioned by the appropriate Authority and with necessary additional structures like pump houses, security arrangement etc. and shall include the car parking and other open spaces intended for the enjoyment by the occupants of the buildings.

1.5 **COMMON FACILITIES AND AMENITIES** : shall included corridors, Roof, Drainage and sewerage line and connection all plumbing installations, meter, pump, care taker room if any, stairways ,Lift, ways etc. and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management for the buildings and/or the common facilities or any of them thereon as the case may be. The Owners and the Developer and its respective nominees shall enjoy the roof of the buildings jointly and undividedly however the terraces of the building shall be exclusive owned and used by the Owners. Apart that and also search command areas to the included as saleable area in respect of flats, unit and space in the proposed new building at the said premises which is morefully and particularly described in the SCHEDULE -V.

1.6 **SALEABLE SPACE** : shall mean the flats, garages and building available for independent use and occupation after taking due provision for common facilities and the space required, thereof or against consideration.

1.7 **OWNER/LANDLORDS' ALLOCATION**: shall mean the owners will be provided 50 % of FAR (Flat and Car Parking Space) out of total Sanction Plan to be sanctioned by the Kolkata Municipal Corporation vide sanction Plan No. 2020110395, Borough No.-XI, dated 23/03/2021,out of which the

Owners will be provided the entire First Floor and Fourth (Top) floor and also 50% of car Parking space on the Ground Floor, together with indivisible undivided proportionate share of land underneath the said flats and common ultimate roof right, lift right, which is morefully and particularly mentioned in SCHEDULE- III.

1.8 DEVELOPER'S ALLOCATION : shall mean the remaining part i.e. 50% of the building made by the Sanctioned Plan. Which is morefully and particularly mentioned in SCHEDULE -IV.

1.9 ARCHITECT : shall mean a authorized Architect who will act as an Architect of the said building for designing and planning of the new ; building at the said premises.

1.10 BUILDING PLAN : would mean such plan or-plans for the construction of the new building or buildings duly sanctioned by the appropriate authority and shall include any amendments thereto and/ or modifications thereof duly sanctioned by the appropriate authority.

1.11 TRANSFER: with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried buildings to Purchasers thereof and will include the meaning of the said terms and defined in Income Tax Act, 1961 and with the provisions of T.P. Act, 1882.

1.12 Words imposed singular shall include plural and vice versa.

1.13 TRANSFEREE : shall mean a person or persons, firm or association of persons to whom any space in the building or buildings has been transferred.

1.14 Words importing masculine Gender shall include feminine and neuter genders; likewise words importing feminine genders shall include masculine and neuter genders.

ARTICLE - II COMMENCEMENT

2. This Agreement shall being to have commenced with effect from the date of registered of this Agreement.

3.0 ARTICLE - III: TITLE AND INDEMNITIES

3.1 The Owners hereby declare that the Owners have marketable title to the said premises and the Owners have good right and title to enter into this agreement with the Developer and the Owners hereby declare that the said premises is free from all encumbrances, liens, charges, mortgage whatsoever.

3.2 The Owners are in physical possession of the premises free from all and any manner of lispensens, charges, liens, attachments, claims, encumbrances or mortgages whatsoever.

3.3 The Owners hereby also undertake that the Developer shall he entitled to construct and complete the building in the said premises and to retain and enjoy the Developer's Allocation therein without any interruption or interference from the Owners or any person or persons lawfully claiming through or under the Owners as long as the Developer fulfils his part of these presents. If the any legal dispute will started during the continuance of this project regarding land then the Owners shall liable for the same.

3.4 The Developer undertake to construct the buildings in accordance with the sanctioned plan and undertake to pay any or all damages, penalties and/or compounding fees payable to the authority or authorities concerned relative to any deviation without making the Owners in any way liable for that The Developer hereby undertake not to assign and/or transfer the job/ construction to any Third Party in any manner whatsoever without consent of the Owners.

3.5 The Developer shall act as an independent contractor in constructing the

buildings and undertake to keep the Owners indemnified from and against all Third Party claims or compensation and actions arising out of any act or commission of the Developer or any accident in or relative to the construction of the building.

4.0 ARTICLE -IV - EXPLOITATION RIGHTS

4.1 Immediately after the execution of this Agreement the Developer shall be entitled to deal with the said property on the terms and conditions herein contained and also in accordance with the Powers and Authorities conferred on the Developer by the Owners. In accordance with the General Power of Attorney for the purpose of Development and construction of the Buildings contemplated in these presents with Powers to enter into agreement for Sale, lease or let out the various portions of the Developer Allocation with any intending Purchaser/ Purchasers and/or any transferee and to receive interest money and/ or any part payment and entire sale proceeds in respect thereof.

4.2 Immediately after the plan is prepared the parties hereto shall demarcate and identify their respective allocation but in doing so the parties shall see that the demarcation should be done in equitable manner taking into consideration the location, advantage and market value.

4. ARTICLE - V - BUILDING

4.1 The Developer shall have exclusive right at its own costs to construct the buildings in the said building in accordance with the sanctioned Plan without any hindrance or obstruction from the Owners or any person claiming through them as long as the Developer fulfills the terms and conditions of these presents. The type of construction, specification of materials to be used and the detailed design of the buildings conform to Class -I standard buildings specifications. During such construction the Owners and/or their

agent shall have the right to inspect and verify the quality of the materials being used by the Developer which is more fully and particularly mentioned in SCHEDULE - II.

4.2 The Developer shall install and provide in the buildings at its own costs, overhead water reservoir, and other facilities and amenities as are normally contained in multi-storied buildings in the area, to make the same totally and absolutely habitable. The habitants of the said new building shall bear the common expense which they shall use commonly of the said building has been drawn in SCHEDULE- VI.

4.3 The Developer hereby undertakes to construct the building diligently and expeditiously and handover the Owners' Allocation to the Owners within November'2023.

5. ARTICLE - VI - CONSIDERATION & SPACE ALLOCATIONS

5.1 In consideration of the Owners having agreed to grant an exclusive right to the Developer to commercially exploit the said holding by construction of the new building thereon the owner shall be entitled to the properties as mentioned in SCHEDULE - III only of the total sanction area consisting of flats including common areas to be constructed completed and delivered to the owner will be treated as Owners' Allocation. And the remaining flats, shops and spaces in the proposed new building together with undivided proportionate share of land along with common areas in the proposed new building shall be treated as absolute allocation of the Developer. The Owners' Allocation has been more clearly and down in the SCHEDULE- IV.

5.2 The Developer and the Owners and their respective nominees shall use the roof undividedly and commonly.

5.3 The Owners shall be entitled to transfer or dispose of the Owners' Allocation in the building without any objection right or claim from the Developer and shall have exclusive right to enter into Agreement For Sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever from the Developer or any person or persons lawfully claiming through the Developer, who shall not in any way interfere with or disturb the quiet and peaceful possession of the Owners' Allocation But for that particular flat or portion the Owners / intending Purchaser/s shall pay the service tax to the developer as per Govt. Rules.

5.4 The entire buildings shall be of uniform construction with the standard first class building materials and if at any time the Owners shall require the Developer to provide any other kind of materials or additional facilities in the Owners' Allocation, all extra costs, charges and expenses incurred by the Developer.

5.5 The Developer shall use standard quality of materials for the construction of the entire building. The Owners shall have the authority to inspect the quality of the materials if so desired and the Developer shall in no way obstruct the Owners or their inspector/ Agent from making such inspection, at any point of time of such constructions, as may be desired by the Owners.

5.6 The Developer shall be exclusively entitled to the Developer's Allocation in the said buildings without in any way disturbing the common facilities situated thereon will the exclusive right to deal with, enter into Agreements for and transfer the same without any right, claim demand, interest, whatsoever however of the Owners and the Owners or any person or persons lawfully claiming through them shall not disturb the quiet and peaceful possession and enjoyment of the Developer's Allocation.

6. ARTICLE - VII - COMMON FACILITIES

6.1 All rates and taxes and outgoing if any in respect of the said holding shall be borne and paid in the manner follows

- a) By the Owners up to the commencement of execution of the project.
- b) During the execution of its project 100% and by the Developer.
- c) After the completion date proportionate ratio as owned by the Owners and/or the Purchasers of the Owners' Allocation and balance by the Developer and/or by the Purchasers by the Developer's Allocation.

6.2 As soon as the Owners' Allocation in the new building is complete in habitable condition the Developer shall give written notice to the owner to take possession of the Owners' Allocation in the said building and from the date of service of such notice and at all times thereafter, the Owners shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties, dues and other statutory outgoing and imposition whatsoever (hereinafter for the sake of brevity collectively referred to as "the said Rates") payable in respect of the said Owners' Allocation. Similar and from the said date, the Developer or its nominee or nominees shall be exclusively responsible for payment of all the said rates payable in respect of the Developer's Allocation which is more particularly described in SCHEDULE-IV. The said rates are to be apportioned pro rata will reference to the saleable space in the building if they are levied on the building as a whole. The certificate of the Architect in respect of the said building as to its completion in terms hereof and the quality of the materials used therein shall be final and binding on the parties which is morefully and particularly mentioned in the SCHEDULE - II.

6.3 As and from the date of service of the notice of possession the Owners and

Contd..P/21

the Developer shall also be responsible to pay and bear and shall pay the proportionate share in terms and on the same basis hereinabove the service charges for the common facilities in the building payable with respect to their respective allocations, the said charges to include premium for fire insurance of the buildings, water, fire and scavenging charges and taxes, light, sanitation maintenance operation and repair and removal charges for bill collection and management of the common facilities, renovation, replacement repair and the maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical equipment switch, gear, transformers, pumps, motors, and other electrical and mechanical installations appliances and equipments, stairways, corridors, halls, passage, pathways and other common facilities whatsoever including creation of a sinking fund, certificates of the Architect respect of the said building as to its completion in terms hereof and the quality shall be final and binding on the parties.

6.4 Any transfer or any part of the Owners' Allocation of the new building shall be subject to the same provisions hereof and the respective transferee shall be responsible in respect of the space transferred, to pay the said rates and service charges for the common facilities as it is done in case of apartment Owners under Apartment Ownership Act.

6.5 Both the Developer and the Owners herein shall enjoy the respective allocation/ portions in the said building under their occupation with absolute right to alienate transfer, sell, gift, etc. and such rights of the parties in no way could be taken off or infringe by either of the parties under any circumstances.

6.6 The Owners shall not do anything by which the Developer shall be prevented from construction and completing of the said building as per the approved plan.

7. **ARTICLE - VIII - COMMON RESTRICTIONS:**

The Owners allocation in the proposed building shall be subject to the same restrictions and use as is applicable to the Developer's Allocation in the building which are as follows:-

8.1 Neither party shall use or permitted to use the respective allocations in the building or any portion thereon for carrying any obnoxious, illegal and immoral trade or activities nor use the same for any purpose which may cause any nuisance or annoyance to the other occupiers of the building.

8.2 Neither party shall demolish any wall or other structures in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other and the appropriate authority in their behalf.

8.3 Neither party shall transfer or permitted to transfer their respective allocation unless the proposed transfer gives a written undertaking to the effect that said transfer shall remain bound by the terms and conditions hereof and pay all and whatever shall be payable relating to the areas under their possession.

8.4 Both the parties shall abide by all the laws, bye laws, rules and regulations of the Government Statutory Bodies and/or local bodies as the case may be or shall be responsible for any deviation and/or breach of any of the said laws and regulations.

8.5 The respective allottees or their transferees shall kept the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceilings etc. in good and working conditions and in particularly not to cause any damage to the building or any portion thereof.

8.6 Neither party of their transferees shall do or cost to be done any act or things which may cause any damage to the building or any part thereof and

shall keep the other occupiers of the said building harmless and indemnified from any such damages.

8.7 No goods shall be kept by either party or their transferee in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement or of the corridors and other places of common use in the building which is more-fully and particularly

8. ARTICLE - IX MISCELLANEOUS

8.1 The Owners and the Developer have entered into this Agreement purely on a principal to principal basis and nothing stated herein shall be deemed to construed as a Partnership between the Developer and the Owners or as a Joint Venture between them nor shall be Developer and the Owners in any manner constitute an Association of Persons. The parties hereto entered into this agreement for their separate mutual benefits and interest and for which the property herein mentioned shall not be changed and/or encumbered in any manner whatsoever.

8.2 It is understood that from time to time to enable the construction of the building by the Developer various acts, deeds, matters, and things not herein specifically referred to may be required to be done by the Developer for which the Developer may require the authority of the Owners and various applications and other documents may be required legally to be signed or made by the Owners relating to which no specific provisions has been made herein. The Owners hereby authorizes the Developer to do all such lawful acts, being required by the Developer in his behalf to execute any such additional power or powers of Attorney and/or his authorization or authorizations as may be legally required by the Developer for the purpose of construction the said building and also undertake to sign and execute all such

Contd..P/24

additional applications and other documents as may be required for the purpose which will be expressly stated herein shall not in any way prejudice the interests of the Owners detailed hereinbefore.

8.3 The Developer shall in consultation with the Owners be entitled to frame a scheme for the management and administration of the said Buildings and/or common parts thereof. The Developer hereby says and confirm that it would hand over the Owners' portion first to the satisfaction to the Owners and only after allotment of such portion of the Owners the Developer shall be entitled to deliver its share of allocation to the intending Purchasers in the new building at the said premises. Be it specifically mentioned here that the Developer shall issue written notice to the Owners either by registered with A/D or by hand inviting the Owners to take possession and upon expiry of seven days from the date of receiving the notice thereof if the Owners fail or neglect to take possession of his allocation in the new building it will be treated and/ or deemed that possession of the Owners' Allocation has been duly handed over to the Owners. And in that event the Developer shall at liberty to deliver and/or handover it's allocation in favour of its nominees being the intending Purchasers for flats and spaces in the new building.

8.4 Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand against receipt thereof or sent by prepaid registered post at the address given herein above and shall likewise be deemed to have been served on the Developer if delivered by hand against receipt thereof or sent by prepaid registered post to office of the, Developer, at the address given hereinabove.

8.5 Be it mentioned here that during the construction of the building and till

the Developer share of allocation is fully disposed of, the Developer shall always remain the symbolic Owners of the entire structural area in the proposed new building as would be constructed by the Developer by its own costs and expenses and after handing over vacant possession of the Owners' Allocation. The ownership of the Owners will automatically changed to the extent that the Owners will be the Owners of structural area of their allocation together with undivided proportionate share of land attributable to the said structural area and in consideration of which the Owners or their duly authorized Attorney shall sell, convey and transfer the remaining undivided proportionate share of land either to the Developer or its nominee or nominees being the intending Purchaser or Purchasers of flats/spaces without taking any other or further consideration save and except the Owner's Allocation either from the Developer or from its nominee or nominees.

8.6 That Asim Kumar Jana, Advocate, High Court, Calcutta has drafted and drawn this document and shall drafted and drawn all documents related to the project concerning the Owners and Developer and those for selling portions of the Developer.

8.7 The name of the Complex/Building shall be ANGEL TWIN -II (NIHAR APPARTMENT).

9. ARTICLE-X - MUTUAL OBLIGATIONS

9.1 The Owners covenant with the Developer that in case the project is neglected, delayed or otherwise fails due to breach of contract and or default on the part of the Owners, in that event, the Developer shall be entitled to compensation for all expenses incurred by them which would be assessed by the Engineers to be appointed by consent of both parties and the same will be effected for the Developers also.

9.2 The Owners and Developer jointly undertake not to transfer, mortgage, charge or lease in any way or encumber the said property or property which is the subject matter of this Agreement in any manner whatsoever during the subsistence of this Agreement but the Developer shall have the right and liberty to mortgage and/or create charge the structure constructed on the Developer's share of allocation before any nationalized bank or private bank but in such case the Owners shall not be financially liable or responsible for the charge created by the Developer and such charge created will be with his written consent of the Owners.

9.3 In case of breach of any of the provisions herein, the party in breach shall be liable to pay such damages as determined by the Tribunal, but no party shall be entitled to terminate this Agreement unless there is a breaches to any of the terms or contained in this Agreement

9.4 All disputes between parties relating to this Agreement or the purpose remaining and interruption thereof shall be referred to any civil and criminal court within jurisdiction.

9.5 The Owners have this day handed over all original documents related to the properties to the Developer against proper receipt on condition such documents will be returned back to the Owners, if this agreement fails and/or determined for ally reason whatsoever.

10. ARTICLE -XI - FORCE MAIEURE

10.1 The parties hereto shall not be considered to be liable for any collection hereunder to the extent of the performance of the relative obligations prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of force Majeure.

10.2 Force Majeure shall mean flood, earthquake, riot, war, and storm,

tempest civil connection which are beyond the reasonable control of the parties.

11. ARTICLE-XII - PENAL CAUSE : It is made clear that Developer are prevented from proceedings with the construction work during the continuance of such construction or prevented from starting the construction by any action on the part of the Owners or their agent or any person claiming any right under the Owners, in that case the Developer shall have the right to rescind and/ or cancel this Agreement and also to claim refunds of all sums paid by the Developer to the Owners in the meantime along with the amount if any, spent on account of the construction work or sanction of building plan of the building together an interest at the building rate of interest.

13. ARTICLE - XIII - JURISDICTION : The High Court at Calcutta and Courts Sub-ordinate thereto shall exclusively have jurisdiction to entertain, try and determine all actions, suits, and proceedings arising out of these presents between the parties hereto.

DEVELOPMENT POWER OF ATTORNEY

NOW KNOW WE AND THESE PRESENTS WITNESSETH THAT We, the said Owners of the said property doth hereby nominate, constitute and appoint "ANGEL PROPERTIES", a partnership Firm, having its registered office at 8/60, Netaji Nagar, P.S.-Netaji Nagar, Kolkata-700092, District-South 24 Parganas, West Bengal, having its PAN-AAKFA0886C, represented by its partners namely (1) SRI P(RABIR GHOSH son of Late Sudhir Ghosh, by faith-Hindu, by Occupation-Business, by Nationality-Indian having his PAN-AHQPG0618P, Aadhaar No.979273348075, Phone No.8617726854, residing at 8/64A, Netaji Nagar, P.S.- Netaji Nagar, Kolkata-700092, District-South 24 Pargapas, West Bengal (2) SRI BAPI DAS son of Bipin Das, by faith- Hindu, by

Contd..P/28

Occupation-Business, by Nationality-Indian having his PAN-AHFDP3158E, Aadhaar No.959734284869, Phone No.8777818566 residing at 2/53, Netaji Nagar, P.S.-Netaji Nagar, Kolkata-700092, District-South 24 Parganas, West Bengal, All by faith-Hindu, by Occupation -Business respectively as our true and lawful attorney for me in my name and on our behalf to act make, performs execute and exercise all or any of the several acts, deeds, powers, authorities, matters and things herein below mentioned that is to say:-

1. To sign and execute all necessary papers and documents as our said attorney thinks fit and proper.
2. The attorney will develop the said landed property according to the sanction plan, sanction by the Kolkata Municipal Corporation.
3. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell the Developer's allocation which is morefully and particularly described in the schedule herein. The Developer would sale out the Developer's allocation which is more particularly described in the Schedule herein.
4. To receive from the intending Purchaser or Purchasers any earnest money and/or advance or advances and also the balance of purchase money, and to give good, valid receipt and discharge for the same which will protect the Purchaser or Purchasers without seeing the application of the money.
5. Upon such receipt as aforesaid in our name and as our act and deed, to sign, execute, registered and deliver any conveyance or conveyances of the said Developer's allocation in favour of the said Purchaser/s or his/her/their nominee or assignees.
6. To sign and execute all other deeds, instruments and assurances which he shall consider necessary and to enter into and/or agree to such covenants and

conditions as may be required for fully and effectually conveying the said property as we could do ourselves, if personally present.

7. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which may said attorney shall consider necessary or Purchasers as fully and effectually in all respects as We could do the same ourselves.
8. To sign effect mutation or separation of holding/premises in the settlement record or any other records maintained by the appropriate authorities as also in the assessment record maintained by the K.M.C. and to sign all applications and objections relating thereto.
9. To appear for and represent us before any judge, Magistrate, Munsiff and all Government Offices, such as B.L. & L.R.O., D.L. & L.R.O. etc. or any other authority in all matters and things relating to the said landed property or its affairs ancillary thereto.
10. To appear for and represent us in all Courts, Civil, Criminal or Revenue including Labour Tribunals as also original Revisional or Appellate Court, in any Registration office and to sign execute verify and file plaints, written statements, petitions and also to prefer appeals to any Court and to accept service of all summons, Notices and other process of Law relating to or concerning with the said premises.
11. To compromise, compound or withdraw cases or be unsuited or to refer to Arbitration all disputes and differences arising out of the said landed property and the present agreement.
12. To appoint, nominate and to authorize any Advocate or pleader in any of the aforesaid matters of their own choice other than themselves.

13. To apply before the appropriate authority and to obtain temporary and permanent connection of water, electricity, power as also to apply for and obtain permanent drainage and sewerage connection at the said Developer's allocation for and on our behalf as our authorized agent.

14. To appoint, engage of our behalf pleaders, advocates, counsel or solicitors wherever our said attorney shall think fit and proper to do so and to discharge and/or terminate its appointment.

15. To withdraw and receive documents or money from any Registration office and/or Courts for an on our behalf as our authorized agent.

AND GENERALLY to do, execute and perform any other acts or acts, deed or deeds matter or things whatsoever which is in the opinion of our said Attorney ought to be done, execute and performed in relation to the said premises or affairs ancillary or incidental thereto as fully and effectually as could do the same by; ourselves if personally be represent, provided always that all such dealings shall not in any way foster or create any financial liability upon us. And we hereby agree to ratify and confirm all and whatever other Act or Acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said property under and by virtue of this deed notwithstanding no express power in that behalf is hereunder provided.

THE SCHEDULE -"I" ABOVE REFERRED

(Description of the Land)

ALL THAT the piece and parcel of Bastu Land measuring an area 06 Kathas 11 Chittacks more or less together with structure standing thereon, measuring an area 600 Sq.Ft. be the same lying and situate at Mouza-BRAHMAPUR, J.L. No.48, Comprised in C.S./R.S. Plot Nos. 1527 (P) 1528 (P), 1529 (P) under LOP

Nos. 15, 15A, 15B, and 15C within the limits of Kolkata Municipal Corporation, KMC Ward No.112, Premises No. 342, Hari Sava Math, same known as mailing address no. 15, Brahmapur Govt. Scheme, under P.S.- Previously Regent Park now Bansdroni, P.O.- Bansdroni, Kolkata-700070 A.D.S.R.-Alipore in the district South 24-Parganas, West Bengal which is butted and bounded as follows:

On the North : 20' feet wide KMC Road;

On the South : L.O.P 16;

On the East: Property of P.K. Majumder;

On the West: Others Property;

THE SCHEDULE -"II" ABOVE REFERRED TO
(DETAILS OF THE SPECIFICATION)

BUILDING : Building with R.C.C. framed structure with suitable foundation as per design of the consulting engineer.

BRICK WALL: All exterior walls shall be of quality bricks approved by the Engineer.

FLOORING AND SKIRTING : Floor, skirting of all rooms, kitchen and veranda shall be of Marble (Square)

PLASTER: The outside of the building will have plaster $\frac{1}{2}$ " thick (average), inside plaster will be $\frac{3}{4}$ " thick (average).

DOOR AND WINDOWS :

MAIN ENTRANCE DOOR: Commercial flash door painted on the both sides with wood primer. Wood door frame as approved by the Engineer. Peep hole.

Handle from outside. Door lock.

OTHER DOOR: Commercial flash door painted on the both sides with wood primer. Wooden frame as approved by the Engineer.

WINDOWS: All window frame will be made of quality Aluminum sliding with Grills with smoke glass.

TOILET FITTINGS: 6'-0" height glazed tiles finish above the skirting levels of 0'- 4". Toilet/W.C. with white European commode(white color). Shower and tap in the toilet

KITCHEN FITTINGS: Kitchen will have one black stone and green marble. 2'-6" height glazed tiles above the black stone slab. One still sink with water tap.

ROOF: Over the R.C.C roof concrete slab screening with water proofing compound and neat cement on top. 3'-0" height parapet wall plastered on both sides shall be provided all round the roof slab. Suitable asbestos cement ram water pipe for proper drainage of water from roof.

ELECTRICAL: 2 light points, one fan point in each bed room and one 5AMP plug point and drawing- cum-dining room, one additional plug point to be provided in each board. One fuse with visual indication per board shall be provided. One AC point provided in master bed room. One light point, one fan point and one Fridge point & one extra 15 AMP power point of drawing-cum-dining room. One light point, one plug point and one point for exhaust fan, one point for mixture in kitchen will be provided. Toilet : 1 no light point, 1no ex. fan point, 1no. Geyser point only one toilet . All Wiring shall be concealed type copper Wire and switches on Board. One light point in each landing of the staircase shall be provided. One calling bell point for each flat.

WATER SUPPLY: R.C.C. leak proof overhead reservoir will be provided at the top as per design. Suitable electric pump will be installed at the ground floor to deliver water to overhead reservoir to ensure round the clock water supply.

SEWERAGE AND DRAINAGE : Septic tank of suitable size, soil link, outlets,

from toilets, along with catch pits for collecting water, and water from kitchen shall be provided, wherever necessary both soil and rain water lines shall be connected. Sewerage/drainage lines according to the Sanctioned plan.

COMPOUND: Compound wall will be paved wherever required and shall be round with wall and round along with a main gate for entrance.

WHITE WASH & COLOUR WASH: The building shall be painted externally with cement based coloured paint such as snowcem. The inside of the building shall be finished with plaster-of-paris.

Note: For any extra works apart from the above-stated specifications will have to be borne by the Owners.

THE SCHEDULE - "III" ABOVE REFERRED TO
(OWNERS' ALLOCATION)

ALL THAT the Owners will be provided 50 % of FAR (Flat and Car Parking Space) out of total Sanction Plan to be sanctioned by the Kolkata Municipal Corporation out of which the Owners will be provided the entire First Floor and Fourth (Top) floor and also 50 % of car Parking space on the Ground Floor, together with indivisible undivided proportionate share of land underneath the said flats and common ultimate roof right which is to be allotted to the OWNERS/LANDLORDS by the DEVELOPER together with proportionate right of Land along with proportionate right to use the vacant space and roof. The Developer shall issued a Possession Letter properly according to Law in respect of Owners' Allocation after completion of the project as per building sanction plan.

THE SCHEDULE - "IV" ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT the remaining part i.e. 50% of the building made by the Sanctioned Plan except Owners' allocation.

THE SCHEDULE - "V" ABOVE REFERRED TO
(COMMON AREAS AND AMENITIES, FACILITIES)

Land on which the building is located and all easements right, and appurtenances belonging to the said property and the building. Staircase on all the floors. Staircase landings on all floor. Common passage and lobby on the ground floor excepting for parking space area if any. Water pump water tank water pipes and other common plumbing installations. Electrical substation, electrical, wiring meter room and fittings. Water and sewage evacuation pipes from the units to drains and sewers common to the building(s). Drainage, sewers and pipes from the building to the K.M.C., Pump room. Boundary walls and main gates. Lift. Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to user and occupancy of the unit in common and as are specified by the Developers expressly to be the common parts after construction of the building.

THE SCHEDULE - "VI" ABOVE REFERRED TO
(COMMON EXPENSES)

- 1) The expenses for maintenance, operating while washing painting, repairing, changing or replacing or shifting, redecorating and cleaning, lighting of all common bath rooms, the outer walls of the buildings parking space, boundary walls staircase, roof foundation wall, main gate landings , water Pump and sanitary pipes, gas pipes etc. and all other spaces and installations for common use.
- 2) Cost of periodically inspecting servicing maintaining and ensuring if any stand by electrical and mechanical equipments and other plants and machinery in the building.

THE SCHEDULE - "VII" ABOVE REFERRED TO

(Common Rights)

- 1) The common right of access in common with the Owners and/or unit Owner and/or other occupiers of the said buildings of all times and for all purpose connected with the use and enjoyment of the staircases, electrical installations, landings, lobbies, common toilets, main gate of the buildings and premises and premises roof, terrace, the passage leading to the building and staircase save and except the unconverted car parking spaces in the passage.
- 2) The right way in the common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the flat/unit over and along with the drive way and pathway comprised in the said building.
- 3) The right of protection of the said flat/unit by or from all parts of the building so far they now protect the same.
- 4) The right of passage in common as aforesaid electricity and soil from and to the said Oat/ unit through out pipes, drains wires and conduits or beings in under through out pipes, drains, wires and conduits or being in under through or over the said building and premises so far purpose of rebuilding repainting or cleaning any parts of the said flat/unit in so far as such repairing or cleaning as aforesaid cannot be reasonable carried out without such entry.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

EXECUTED AND DELIVERED BY THE OWNERS AT KOLKATA

IN THE PRESENCE OF;

WITNESSES:

1) *Diptak Mitra*
224A, N.S.C. Bose Road
Kolkata - 700047

2) *Gosta Gopal Manna*
224A, N.S.C. Bose Road
Kolkata - 700047

Jowri Sarkar
Indipta Sarkar
Bikash Sarkar
Prakash Sarkar
Jharna Sarkar
Soumik Sarkar

Biswajit Sarkar

(SIGNATURE OF THE OWNERS)

ANGEL PROPERTIES

Pray Ghosh

Partner

ANGEL PROPERTIES

[Signature]

Partner

Partner

(SIGNATURE OF THE

DEVELOPER/CONTRACTOR)

Drafted by me as per directions of the parties hereto and read over, explained:-

Asim Kumar Jana
(ASIM KUMAR JANA)

ADVOCATE

High Court, Calcutta.

(Enrolment No.- WB/663/2000)

COMPUTER PRINTED BY :

Gosta Gopal Manna



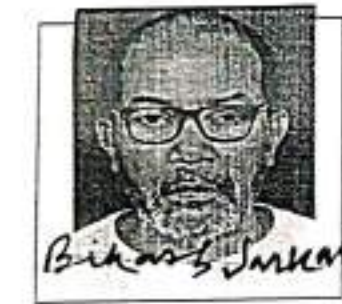
	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... GOURI SARKAR.....
 Signature... Gouri Sarkar.....



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

Name... SUDIPTA SARKAR.....
 Signature... Sudipta Sarkar.....



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

Name... BIKASH SARKAR.....
 Signature... Bikash Sarkar.....



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

Name... PROKASH SARKAR.....
 Signature... Prakash Sarkar.....



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

Name... JHARNA SARKAR
 Signature... Jharna Sarkar



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

Name... SOUMIK SARKAR
 Signature... Soumik Sarkar



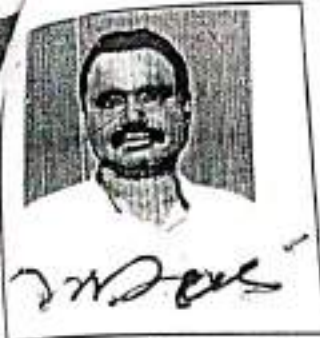
	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... BISWAJIT SARKAR
 Signature... Biswajit Sarkar



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

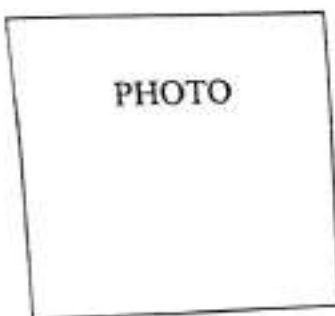
Name... PRAVIN GHOSH
 Signature... Pravin Ghosh



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

Name... JAPU DAS

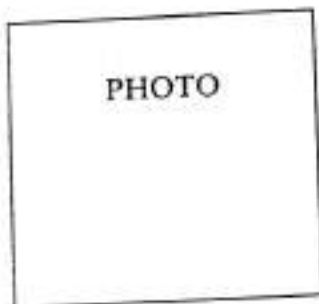
Signature..... JAPU DAS



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

Name.....

Signature.....



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

Name.....

Signature.....



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

Name.....

Signature.....









Government of West Bengal

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







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

Signature / LTI Sheet of Query No/Year 16053000766585/2023









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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt GOURI SARKAR 15, BRAHMAPUR GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Land Lord			Gouri Sarkar 05.04.2023
2	Miss SUDIPTA SARKAR 15, BRAHMAPUR GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:- Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Land Lord			Sudipta Sarkar 05-04-2023
3	Mr BIKASH SARKAR 15, BRAHMAPUR GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Land Lord	 Bikash Sarkar		Bikash Sarkar 05-04-23

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr PROKASH SARKAR 15, BRAHMAPUR GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Land Lord			Prokash Sarkar 5/4/23
5	Smt JHARNA SARKAR 15, BRAHMAPUR GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Land Lord			Jharina Sarkar 05/04/2023
6	Mr SOUMIK SARKAR 15, BRAHMAPUR GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Land Lord			Soumik Sarkar 05.04.2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr BISWAJIT SARKAR 15, BRAHMAPUR GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Land Lord	 Biswajit Sarkar		Biswajit Sarkar 05/04/2023
8	Mr PRABIR GHOSH 8/64A, NETAJI NAGAR, City:- Kolkata, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092	Representative of Developer [ANGEL PROPERTIES]			Prabir Ghosh 05/04/2023
9	Mr BAPI DAS 2/53, NETAJI NAGAR, City:- Kolkata, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092	Representative of Developer [ANGEL PROPERTIES]	 Bapi Das		Bapi Das 05/04/2023
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Gosta Gopal Manna Son of Late Radhanath Manna 224A, N S C Bose Road, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047	Smt GOURI SARKAR, Miss SUDIPTA SARKAR, Mr BIKASH SARKAR, Mr PROKASH SARKAR, Smt JHARNA SARKAR, Mr SOUMIK SARKAR Mr BISWAJIT SARKAR, Mr PRABIR GHOSH, Mr BAPI DAS	 Gosta Gopal Manna		Gosta Gopal Manna 05/04/2023



(Tabis Ansari)

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



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



GRN Details

GRN:	192023240001944068	Payment Mode:	SBI Epay
GRN Date:	03/04/2023 14:13:20	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0187592575636	BRN Date:	03/04/2023 14:14:32
Gateway Ref ID:	IGAPJPYCB1	Method:	State Bank of India NB
GRIPS Payment ID:	030420232000194404	Payment Init. Date:	03/04/2023 14:13:20
Payment Status:	Successful	Payment Ref. No:	3000766585/32/2023 <small>[Query No*/Query Year]</small>

Depositor Details

Depositor's Name: Mr PRABIR GHOSH
 Address: 8/64A, NETAJI NAGAR, KOLKATA - 700092
 Mobile: 9831789652
 Period From (dd/mm/yyyy): 03/04/2023
 Period To (dd/mm/yyyy): 03/04/2023
 Payment Ref ID: 3000766585/32/2023
 Dept Ref ID/DRN: 3000766585/32/2023

Payment Details

Sl.No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3000766585/32/2023	Property Registration-Stamp duty	0030-02-103-003-02	7020
2	3000766585/32/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				7041

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.

Sowri Sarkar
Sudipta Sarkar
Bikash Sarkar
Prakash Sarkar
Tharna Sarkar
Sourik Sarkar

Biswajit Sarkar

ANGEL PROPERTIES
Prabin Ghosh
 Partner

ANGEL PROPERTIES
[Signature]
 Partner

Major Information of the Deed

Deed No.:	I-1605-00516/2023	Date of Registration:	06/04/2023
Query No/Year:	1605-3000766585/2023	Office where deed is registered	
Query Date:	22/03/2023 3:19:28 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	ASIM KUMAR JANA HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN -700001, Mobile No. : 9874079338, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value:	Market Value		
Rs. 2/-	Rs. 55,16,909/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harisabhi Math, , Premises No: 342, , Ward No: 112 Pin Code : 700070

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	6 Katha 11 Chatak	1/-	51,11,909/-	Width of Approach Road: 20 Ft.,
Grand Total :				11.0344Dec	1/-	51,11,909 /-	

Structure Details :

Sch No.	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	1/-	4,05,000 /-	

Lord Details :

No.	Name, Address, Photo, Finger print and Signature
1	<p>Smt GOURI SARKAR Wife of Late SUBHASH CHANDRA SARKAR 15, BRAHMAPUR GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Eyxxxxxx4B, Aadhaar No: 46xxxxxxxx5178, Status :Individual, Executed by: Self, Date of Execution: 05/04/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/04/2023 , Admitted by: Scif, Date of Admission: 05/04/2023 ,Place : Pvt. Residence</p>
2	<p>Miss SUDIPTA SARKAR Daughter of Late SUBHASH CHANDRA SARKAR 15, BRAHMAPUR GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: FGxxxxxx9C, Aadhaar No: 26xxxxxxxx2558, Status :Individual, Executed by: Self, Date of Execution: 05/04/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/04/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Pvt. Residence</p>
3	<p>Mr BIKASH SARKAR Son of Late SARBESWAR ALIAS SARBESHWAR SARKAR 15, BRAHMAPUR GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: CVxxxxxx8D, Aadhaar No: 26xxxxxxxx5113, Status :Individual, Executed by: Self, Date of Execution: 05/04/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/04/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Pvt. Residence</p>
4	<p>Mr PROKASH SARKAR Son of Late SARBESWAR ALIAS SARBESHWAR SARKAR 15, BRAHMAPUR GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx1E, Aadhaar No: 50xxxxxxxx7383, Status :Individual, Executed by: Self, Date of Execution: 05/04/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/04/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Pvt. Residence</p>
5	<p>Smt JHARNA SARKAR Wife of Late PROVASH CHANDRA SARKAR 15, BRAHMAPUR GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DBxxxxxx1K, Aadhaar No: 71xxxxxxxx2415, Status :Individual, Executed by: Self, Date of Execution: 05/04/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/04/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Pvt. Residence</p>
6	<p>Mr SOUMIK SARKAR Son of Late PROVASH CHANDRA SARKAR 15, BRAHMAPUR GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: GUxxxxxx6M, Aadhaar No: 36xxxxxxxx8315, Status :Individual, Executed by: Self, Date of Execution: 05/04/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/04/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Pvt. Residence</p>

Son of Late PROVASH CHANDRA SARKAR 15, BRAHMAPUR GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CHxxxxxx7E, Aadhaar No: 73xxxxxxxx2046, Status :Individual, Executed by: Self, Date of Execution: 05/04/2023
 Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/04/2023
 Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANGEL PROPERTIES 8/60, NETAJI NAGAR, City:- Kolkata, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 , PAN No.:: AXxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr PRABIR GHOSH Son of Late SUDHIR GHOSH 8/64A, NETAJI NAGAR, City:- Kolkata, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx8P, Aadhaar No: 97xxxxxxxx8075 Status : Representative, Representative of : ANGEL PROPERTIES (as PARTNER)
2	Mr BAPI DAS (Presentant) Son of BIPIN DAS 2/53, NETAJI NAGAR, City:- Kolkata, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx8E, Aadhaar No: 95xxxxxxxx4869 Status : Representative, Representative of : ANGEL PROPERTIES (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Gosta Gopal Manna Son of Late Radhanath Manna 224A, N S C Bose Road, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047			
Identifier Of Smt GOURI SARKAR, Miss SUDIPTA SARKAR, Mr BIKASH SARKAR, Mr PROKASH SARKAR, Smt JHARNA SARKAR, Mr SOUMIK SARKAR, Mr BISWAJIT SARKAR, Mr PRABIR GHOSH, Mr BAPI DAS			

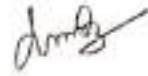
Transfer of property for L1		
No	From	To. with area (Name-Area)
	Smt GOURI SARKAR	ANGEL PROPERTIES-1.57634 Dec
	Miss SUDIPTA SARKAR	ANGEL PROPERTIES-1.57634 Dec
	Mr BIKASH SARKAR	ANGEL PROPERTIES-1.57634 Dec
	Mr PROKASH SARKAR	ANGEL PROPERTIES-1.57634 Dec
	Smt JHARNA SARKAR	ANGEL PROPERTIES-1.57634 Dec
	Mr SOUMIK SARKAR	ANGEL PROPERTIES-1.57634 Dec
	Mr BISWAJIT SARKAR	ANGEL PROPERTIES-1.57634 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt GOURI SARKAR	ANGEL PROPERTIES-85.71428571 Sq Ft
2	Miss SUDIPTA SARKAR	ANGEL PROPERTIES-85.71428571 Sq Ft
3	Mr BIKASH SARKAR	ANGEL PROPERTIES-85.71428571 Sq Ft
4	Mr PROKASH SARKAR	ANGEL PROPERTIES-85.71428571 Sq Ft
5	Smt JHARNA SARKAR	ANGEL PROPERTIES-85.71428571 Sq Ft
6	Mr SOUMIK SARKAR	ANGEL PROPERTIES-85.71428571 Sq Ft
7	Mr BISWAJIT SARKAR	ANGEL PROPERTIES-85.71428571 Sq Ft

On 22-03-2023

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 55,16,909/-



Tabis Ansari
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 05-04-2023

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

Presented for registration at 19:15 hrs on 05-04-2023, at the Private residence by Mr BAPI DAS ..

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

Execution is admitted on 05/04/2023 by 1. Smt GOURI SARKAR, Wife of Late SUBHASH CHANDRA SARKAR, 15, BRAHMAPUR GOVT COLONY, P.O: BANSDRONI, Thana: Bansdrni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 2. Miss SUDIPTA SARKAR, Daughter of Late SUBHASH CHANDRA SARKAR, 15, BRAHMAPUR GOVT COLONY, P.O: BANSDRONI, Thana: Bansdrni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Student, 3. Mr BIKASH SARKAR, Son of Late SARBESWAR ALIAS SARBESHWAR SARKAR, 15, BRAHMAPUR GOVT COLONY, P.O: BANSDRONI, Thana: Bansdrni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person, 4. Mr PROKASH SARKAR, Son of Late SARBESWAR ALIAS SARBESHWAR SARKAR, 15, BRAHMAPUR GOVT COLONY, P.O: BANSDRONI, Thana: Bansdrni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Service, 5. Smt JHARNA SARKAR, Wife of Late PROVASH CHANDRA SARKAR, 15, BRAHMAPUR GOVT COLONY, P.O: BANSDRONI, Thana: Bansdrni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 6. Mr SOUMIK SARKAR, Son of Late PROVASH CHANDRA SARKAR, 15, BRAHMAPUR GOVT COLONY, P.O: BANSDRONI, Thana: Bansdrni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 7. Mr BISWAJIT SARKAR, Son of Late PROVASH CHANDRA SARKAR, 15, BRAHMAPUR GOVT COLONY, P.O: BANSDRONI, Thana: Bansdrni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Indetified by Mr Gosta Gopal Manna, . . Son of Late Radhanath Manna, 224A, N S C Bose Road, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

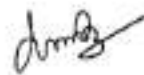
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 05-04-2023 by Mr BAPI DAS, PARTNER, ANGEL PROPERTIES (Partnership Firm), 8/60, NETAJI NAGAR, City:- Kolkata, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Indetified by Mr Gosta Gopal Manna, . . Son of Late Radhanath Manna, 224A, N S C Bose Road, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

Execution is admitted on 05-04-2023 by Mr PRABIR GHOSH, PARTNER, ANGEL PROPERTIES (Partnership Firm), 8/60, NETAJI NAGAR, City:- Kolkata, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

certified by Mr Gosta Gopal Manna, , Son of Late Radhanath Manna, 224A, N S C Bose Road, P.O: Naktala, Thana:
Ballypur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by
profession Service



Tabis Ansari
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 06-04-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28.00/- (E = Rs 28.00/-) and Registration
Fees paid by Cash Rs 7.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/04/2023 2:14PM with Govt. Ref. No: 192023240001944068 on 03-04-2023, Amount Rs: 21/-, Bank: SBI
EPay (SBlePay), Ref. No. 0187592575636 on 03-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 50.00/-,
by online = Rs 7,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 13969, Amount: Rs.50.00/-, Date of Purchase: 23/03/2023, Vendor name:
Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/04/2023 2:14PM with Govt. Ref. No: 192023240001944068 on 03-04-2023, Amount Rs: 7,020/-, Bank:
SBI EPay (SBlePay), Ref. No. 0187592575636 on 03-04-2023, Head of Account 0030-02-103-003-02



Tabis Ansari
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 1605-2023, Page from 19969 to 20023
being No 160500516 for the year 2023.



md

Digitally signed by MD TABIS ANSARI
Date: 2023.04.11 12:26:13 +05:30
Reason: Digital Signing of Deed.

(Tabis Ansari) 2023/04/11 12:26:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)
