

AND

AISHANI INFRA PRIVATE LIMITED, a company within the meaning of the Companies Act, 1956 (No. 1 of 1956), having its Corporate Identity No. **U70102WB2013PTC189779** of 2012/2013 (PAN No. **AALCA4237D**), having its registered office at 14/1A, Monahar Pukur Road, P.O. Kalighat, Police Station Tollygunge, Kolkata 700026, and represented by one of its Director **SRI SUBHOJIT AUDDY (PAN No. AIJPA4605L)** (

) & (Phone No. 9831171600), son of Sri Tapan Auddy, by religion Hindu, by occupation Business, residing at 58/7, Prince Golan Hossain Shah Road, P.O. Jadavpur, Police Station Jadavpur, Kolkata 700032, hereinafter referred and called to as the **DEVELOPER** (Which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successors in office and assigns) of the **OTHER PART**.

HISTORY OF THE TITLE OF THE LAND & PROPERTY

WHEREAS by a Deed of Conveyance dated 07.06.1949 registered at the office of the Sub-Registrar Baruipur at Sonapur, recorded in Book No. 1, Volume No. 42; Pages from 44 to 47; Being No. 3246 for the year 1949 made between Noorjan Bibi therein referred to as the Vendor of the One Part and Sir Harananda Karmakar therein referred to as the Purchaser of the Other Part, the said Vendor for the consideration as mentioned therein sold, transferred and conveyed to the said Purchaser **ALL THAT** piece and parcel of land measuring an area more or less 16.5 Decimals, lying and situated at and comprised in C.S. Khaitan No. 485; C.S. Dag No. 179 & 180; Touji No. 109; J.L. No. 39; Mouza Sonarpur; P.S. Sonarpur, District South 24 Parganas, hereinafter referred to as the First Property. ✓

AND WHEREAS by a Deed of Conveyance 03.11.1949 registered at the office of the Sub-Registrar Baruipur at Sonapur, recorded in Book No. 1, Volume No. 59; Pages from 286 to 288, Being No. 5197 for the year 1949 made between Mossamat Gulshan Nesa Bibi therein referred to as the Vendor of the One Part and Sir Harananda Karmakar therein referred to as the Purchaser of the Other Part, the said Vendor for the consideration as mentioned therein sold, transferred and conveyed to the said Purchaser **ALL THAT** piece and parcel of land measuring an area more or less 10 Decimals, lying and situated at and comprised in C.S. Khaitan No. 483; C.S. Dag No. ✓

BETWEEN

1. **SMT. MANASI KARMAKAR (PAN No. DITPK3794K) & (**
), wife of late Gopal Chandra Karmakar, by Faith Hindu, by
 Occupation House-wife, (Phone No. 9804972991);
2. **SRI KAUSHIK KARMAKAR (PAN No. AVEPK2130Q) & (**
), son of late Gopal Chandra Karmakar, by Faith Hindu, by
 Occupation Service, (Phone No. 9830786281);
3. **SRI SHOUVIK KARMAKAR (PAN No. BRXPK0508E) & (**
), son of late Gopal Chandra Karmakar, by Faith Hindu, by
 Occupation Service, (Phone No. 8240501110);
4. **SMT. MANA KARMAKAR (PAN No. BJQPK1306R) & (**
), wife of late Arabinda Karmakar, by Faith Hindu, by
 Occupation House-wife, (Phone No. 9836738910);
5. **SRI AVIJIT KARMAKAR (PAN No. CGRPK3235J) & (**
), son of late Arabinda Karmakar, by Faith Hindu,
 Occupation Business, (Phone No. 9007599974);
6. **SMT. SUJATA KARMAKAR (DEBNATH) (PAN No. BTHPK6799E) & (**
), wife of Sri Koushik Debnath and daughter
 of late Arabinda Karmakar, by Faith Hindu, by Occupation House-wife,
 (Phone No. 9062815287);
7. **SMT. BIJAYA KARMAKAR (PAN No. DWFPK3959E) & (**
), wife of late Gobinda Sundar Karmakar, by Faith Hindu, by
 Occupation House-wife, (Phone No. 6291294062);
8. **SRI SAPTARSHI KARMAKAR (PAN No. DOZPK5828E) & (**
), son of late Gobinda Sundar Karmakar, by Faith Hindu,
 by Occupation Self-employed, (Phone No. 9830551656); All are residing at
 Paschim Daspara, P.O. & P.S. Sonarpur, Kolakata 700150, and
9. **SMT. SRIJATA KUNDU (PAN No. DWFPK3958E) & (**
), wife of Sri Arindam Kundu and daughter of late Gobinda Sundar
 Karmakar, by Faith Hindu, by Occupation House-wife, (Phone No.
 8697010868); residing at 50/1, Anandapuri D Road, Barrackpur, Titagarh,
 P.O. Nonachandan Pukur, P.S. Titagarh, Kolakata 700122, North 24
 Parganas, hereinafter jointly or collectively called and referred to as the
OWNERS (Which term and expression shall unless excluded by or
 repugnant to the subject or context be deemed to mean and include their
 respective heirs, executors, administrators, legal representatives, nominees
 and assignees etc.) of the **FIRST PART**.

179 & 180; Touji No. 109; J.L. No. 39; Mouza Sonarpur; P.S. Sonarpur, District South 24 Parganas, hereinafter referred to as the Second Property.

AND WHEREAS by a Deed of Conveyance 22.05.1968 registered at the office of the Joint Sub-Registrar Baruipur at Sonarpur, recorded in Book No. I; Volume No. 16; Pages from 290 to 293, Being No. 868 for the year 1968 made between Amin Ali Mondal and Romucha Khatun Bibi therein referred to as the Vendor of the One Part and Sir Harananda Karmakar therein referred to as the Purchaser of the Other Part, the said Vendor for the consideration as mentioned therein sold, transferred and conveyed to the said Purchaser **ALL THAT** piece and parcel of land measuring an area more or less 3.5 Decimals, lying and situated at and comprised in R.S. Khatian No. 540; C.S. Dag No. 173/1254 being R.S. Dag No. 201; Touji No. 109; J.L. No. 39; Mouza Sonarpur; P.S. Sonarpur, District South 24 Parganas, hereinafter referred to as the Third Property.

AND WHEREAS by a Deed of Conveyance 10.08.1970 registered at the office of the Sub-Registrar at Sonarpur, recorded in Book No. I; Volume No. 34; Pages from 294 to 296, Being No. 2701 for the year 1970 made between Sri Asutosh Karmakar therein referred to as the Vendor of the One Part and Sir Harananda Karmakar therein referred to as the Purchaser of the Other Part, the said Vendor for the consideration as mentioned therein sold, transferred and conveyed to the said Purchaser **ALL THAT** piece and parcel of land measuring an area more or less 5 Decimals, lying and situated at and comprised in C.S. Khatian Nos. 483 & 485 being R.S. Khatian No. 1029; C.S. Dag No. 179, 180 & 173/1254; Touji No. 109; J.L. No. 39; Mouza Sonarpur; P.S. Sonarpur, District South 24 Parganas, hereinafter referred to as the Fourth Property.

AND WHEREAS in the manner as stated above the said Harananda Karmakar became seized and possessed of and/or otherwise well and sufficiently entitled to as the absolute Owner in respect of the aforesaid Four(4) properties adjacent to each other and collectively being **ALL THAT** piece and parcel of land measuring more or less an area of 35 Decimals equivalent to 21 Cottahs 03 Chittaks lying and situated at and comprised in C.S. khatian Nos. 483 & 485 being R.S. Khatian Nos. 540 & 1029; C.S. Dag Nos. 179, 180 & 173/1254 being R.S. Dag Nos. 201, 214 & 215; Touji No. 109, J.L. No. 39 in Mouza Sonarpur; P.S. Soanrpur, District South 24 Parganas, hereinafter referred to as the Said Property and was enjoying the same free from all encumbrances.

AND WHEREAS the said Harananda Karmakar, a Hindu, governed by Dayabhaga School of Law died intestate on 21st day of September, 1987 (21.09.1987) leaving behind him surviving his wife namely Kuntalini Karmakar and three sons namely Sri Gobinda Sundar Karmakar, Sri Gopal Chandra Karmakar and Sri Arabinda Karmakar as his only legal heirs, heiress and legal representatives in respect of the property/estate left by him. ✓

AND WHEREAS the said Kuntalini Karmakar died intestate on 7th day of February, 2003 (07.02.2003) leaving behind her three sons namely Sri Gobinda Sundar Karmakar, Sri Gopal Chandra Karmakar and Sri Arabinda Karmakar as his only legal heirs, heiress and legal representatives in respect of the property/estate left by her. ✓

AND WHEREAS thus and in the manner as above by way of inheritance and as per Hindu Succession Act, the aforesaid three sons namely Sri Gobinda Sundar Karmakar, Sri Gopal Chandra Karmakar and Sri Arabinda Karmakar became the Joint-Owners in respect of **ALL THAT** piece and parcel of land measuring more or less an area of 35 Decimals equivalent to 21 Cottahs 03 Chhittaks lying and situated at and comprised in C.S. Khatian Nos. 483 & 485 being R.S. Khatian Nos. 540 & 1029; C.S. Dag Nos. 179, 180 & 173/1254 being R.S. Dag Nos. 201, 214 & 215; Touji No. 109, J.L. No. 39 in Mouza Sonarpur; P.S. Soanrpur, District South 24 Parganas each having undivided equal 1/3rd share of the Said Property.

AND WHEREAS by a Deed of Gift dated 11th day of May, 2009 (11.05.2009) registered at the office of the A.D.S.R. Sonarpur, District South 24 Parganas and recorded in Book No. 1; C.D. Volume No. 15; Pages 1767 to 1779; Being No. 5154 for the year 2009 made and executed by and between Sri Gobinda Sundar Karmakar and Sri Arabinda Karmakar, therein collectively referred to as the Donors of the One Part and Sri Gopal Chandra Karmakar, therein referred to as the Donee of the Other Part, the said Donors, out of natural love and affection, gifted, transferred and conveyed **ALL THAT** piece and parcel of land measuring more or less an area of 04 Cottahs 15 Chhittaks lying and situated at and comprised in R.S. Khatian No. 1029; R.S. Dag Nos. 214 & 215; Touji No. 109, J.L. No. 39 in Mouza Sonarpur; P.S. Soanrpur, District South 24 Parganas, being part and portion of the Said Property unto and in favour of the Sri Gopal Chandra Karmakar. ✓

AND WHEREAS by a Deed of Gift dated 11th day of May, 2009 (11.05.2009) registered at the office of the A.D.S.R. Sonarpur, District South 24 Parganas and recorded in Book No. 1; C.D. Volume No. 15; Pages 1780 to 1798; Being No. 5155 for the year 2009 made and executed by and between ✓

Sri Gobinda Sundar Karmakar and Sri Gopal Chandra Karmakar, therein collectively referred to as the Donors of the One Part and Sri Arabinda Karmakar, therein referred to as the Donee of the Other Part, the said Donors, out of natural love and affection, gifted, transferred and conveyed **ALL THAT** piece and parcel of land measuring more or less an area of 03 Cottahs 15 Chhittaks 15 Sq.ft. lying and situated at and comprised in R.S. Khatian Nos. 540 & 1029; R.S. Dag Nos. 201, 214 & 215; Touji No. 109, J.L. No. 39 in Mouza Sonarpur; P.S. Soanpur, District South 24 Parganas, being part and portion of the Said Property unto and in favour of the Sri Arabinda Karmakar.

AND WHEREAS thus the said Sri Gobinda Sundar Karmakar became the Owner in respect of undivided land measuring an area more or less 07 Cottahs 5.67 Sq.ft. in the Said Property and Sri Gopal Chandra Karmakar became the Owner in respect of undivided land measuring an area more or less 07 Cottahs 13 Chhittaks 33.66 Sq.ft. in the Said Property and Sri Arabinda Karmakar became the Owner in respect of undivided land measuring an area more or less 06 Cottahs 5.67 Sq.ft. in the Said Property aggregating total land measuring an area more or less 21 Cottahs 03 Chhittaks lying and situate at and comprised in R.S. Khatian Nos. 540 & 1029; R.S. Dag Nos. 201, 214 & 215; Touji No. 109; J.L. No. 39 in Mouza Sonarpur; P.S. Sonarpur, Pargana Medanmalla, District South 24 Parganas now known, numbered and distinguished as Holding No. 103; Paschim Daspara, under Rajpur Sonarpur Municipality under Ward No. 12.

AND WHEREAS the said Sri Gopal Chandra Karmakar, a Hindu, governed by Dayabhaga School of Law, died intestate on 10th day of March, 2011 (10.03.2011) leaving behind him surviving his wife namely Smt. Manasi Karmakar and two sons namely Sri Kaushik Karmakar, and Sri Shouvik Karmakar as his only legal heirs, heiress and legal representatives in respect of the property/estate left by him.

AND WHEREAS in the manner as above and thus by way of inheritance and as per Hindu Succession Act, the said Smt. Manasi Karmakar, Sri Kaushik Karmakar, and Sri Shouvik Karmakar became the Joint Owners in respect of **ALL THAT** piece and parcel of undivided land measuring more or less 07 Cottahs 13 Chhittaks 33.66 Sq.ft. out of the Said Property, each having equal 1/3rd share therein.

AND WHEREAS the said Sri Arabinda Karmakar, a Hindu, governed by Dayabhaga School of Law died intestate on 2nd day of July, 2013 (02.07.2013) leaving behind him surviving his wife namely Smt. Mana

Karmakar and one son namely Sri Avijit Karmakar and one daughter namely Ms. Sujata Karmakar as his only legal heirs, heiress and legal representatives in respect of the property/estate left by him.

AND WHEREAS in the manner as above and thus by way of inheritance and as per Hindu Succession Act, the said Smt. Mana Karmakar, Sri Avijit Karmakar and Ms. Sujata Karmakar became the Joint Owners in respect of **ALL THAT** piece and parcel of undivided land measuring more or less 06 Cottahs 05 Chhittaks 5.67 Sq.ft. out of the Said Property, each having equal 1/3rd share therein.

AND WHEREAS thus the said Sri Gobinda Sundar Karmakar, Smt. Manasi Karmakar, Sri Kaushik Karmakar, Sri Shouvik Karmakar, Smt. Mana Karmakar, Sri Avijit Karmakar and Ms. Sujata Karmakar became the Joint Owner in respect of **ALL THAT** piece and parcel of land measuring more or less an area of 35 Decimals equivalent to 21 Cottahs 03 Chhittaks lying and situated at and comprised in R.S. Khatian Nos. 540 & 1029; R.S. Dag Nos. 201, 214 & 215; Touji No. 109, J.L. No. 39 in Mouza Sonarpur; P.S. Soanrpur, District South 24 Parganas now known, numbered and distinguished as Holding No. 103, Paschim Daspara, under Rajpur Sonarpur Municipality under the Ward No. 12 together with structures standing there upon as more fully and particularly described in the First Schedule hereunder written and hereinafter referred to as the Said Land & Property, each having undivided defined therein as mentioned above.

AND WHEREAS the above named Owners with their intentions to develop their Said Property entered into an Agreement on 09.06.2014 with a Company namely "**M/s. Vibrant Nirman Private Limited**", a company registered under the Companies Act, 1956, and having its registered office at Premises No. 58/121, Prince Anwar Shah Road, P.O. & P.S. Jadavpur, Kolkata 700045 which was registered in the office of the District Sub-Registrar – IV of Alipre, South 24 Parganas and recorded in Book No. 1; C.D. Volume No. 24; Pages from 1748 to 1792; Being No. 04273 for the year 2014 with the terms and conditions as written and mentioned therein.

AND WHEREAS the said Sri Gobinda Sundar Karmakar, a Hindu, governed by Dayabhaga School of Law died intestate on 12th day of February, 2015 (12.02.2015) leaving behind him surviving his wife namely Smt. Bijaya Karmakar, one son namely Sri Saptarshi Karmakar, and one daughter namely Smt. Srijata Kundu as his only legal heirs, heiress and legal representatives in respect of the property/estate left by him.

AND WHEREAS in the manner as above and thus by way of inheritance and as per Hindu Succession Act, the said Smt. Bijaya Karmakar, Sri Saptarshi Karmakar, and Smt. Srijata Kundu became the Joint Owners in respect of **ALL THAT** piece and parcel of undivided land measuring more or less 07 Cottahs 5.67 Sq.ft. out of the Said Property, each having equal 1/3rd share therein.

AND WHEREAS in pursuance with and in terms of the said Agreement dated 09.06.2014, the above named/aforesaid Owners also granted and executed a General Power of Attorney on 29.04.2015 in favour of the said Developer namely "**M/s. Vibrant Nirman Private Limited**", which was registered in the office of the District Sub-Registrar – IV of Alipore, South 24 Parganas and recorded in Book No. I; C.D. Volume No. 11; Pages from 3336 to 3357; Being No. 03484 for the year 2015.

AND WHEREAS in terms of the aforesaid Agreement dated 09.06.2014, the said Developer thereafter applied and obtained Sanctioned Building Plan for the new Building Constructions to be constructed in or upon the said land & property written from the Rajpur Sonarpur Municipality being Building Plan No. **1676/CB/13/43** dated **22.03.2016** comprising several Residential Flats, Car Parking Spaces, Show-Rooms, Commercial Spaces and other Spaces at the said Property in accordance with the aforesaid Plan and specifications.

AND WHEREAS the above named the then Developer [**"M/s. Vibrant Nirman Private Limited"**] due to some unavoidable circumstances becomes unable to comply the terms and conditions as well as does not wish or intend to act, deeds and things of the said Agreement dated 09.06.2014 to develop the said property and does not agree and willing to continue the terms and conditions of the aforesaid Agreement dated 09.06.2014 and proposed/ approached the First Party/Owners to cancel/rescind the said Agreement.

AND WHEREAS First Party/Owners herein knowing the aforesaid proposals, reasons and/or intention of the said Developer agreed with the proposal and the afore said parties [the First Party/Owners & the above named the then Developer] made a Deed of Cancellation of the said Development Agreement (dated 09.06.2014) on 24.08.20 which was duly registered in the office of the D.S.R. IV at Alipore and the same is recorded in Book No. —; C.D. Volume No. —; Pages from — to —; Being No. — for the year 20 — and also Deed of Revocation of the said General Power of Attorney on the even date 24.08.20 which was duly registered in the office of the D.S.R. IV at Alipore and the same is recorded in Book No. —; C.D. Volume

Manoj Karmakar

No. ; Pages from to ; Being No.
for the year 20 .

AND WHEREAS in the manner as stated above, the present Owners become sufficiently entitled to deal with the said Property as more fully and particularly described and mentioned in the **First Schedule** hereinafter and is in fee simple possession of the aforesaid property free from all encumbrances, attachments, charges, liens, lispendences, and mortgage or charge has been created and there is no legal impediments or bar, acquisition or requisition and/or any Civil, Criminal Proceeding(s) is/are pending before any court of law under its jurisdiction.

AND WHEREAS the First Party/Owners herein, for better occupancy and/or inhabitation decided/intended to complete the development scheme of their said property and due to paucity of fund and insufficient knowledge accepted the present Developer to do and complete the Development of their said property/ premises as appearing hereunder.

AND WHEREAS at or before the execution of this agreement the said Owners herein represented and assured the Developer as follows: -

- a) That the said premises/property is free from all encumbrances charges, liens, lispendens, mortgage/charge, attachments, trusts, whatsoever or howsoever.
- b) That excepting the said Owners herein nobody has any right, title, interest claim or demand whatsoever or howsoever upon the said premises/property.
- c) That there is no notice of acquisition or requisition pending in respect of the said premises.

AND WHEREAS relying on the aforesaid representation and believing the same to be true and acting on good faith thereof and on the Owners agreeing to sell, assign and transfer undivided share or interest in the said land and property being the Developer's share as more fully hereinafter mentioned and/or get the said land and property developed through the Developer herein, the Developer has become agreed to do and complete the development of the said land and property as mentioned in the First Schedule for the consideration and on the terms and conditions as hereinafter appearing.

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

ARTICLE -I : DEFINITION

- 1) **OWNERS/FIRST PARTY** shall mean (i) SMT. MANASI KARMAKAR (ii) SRI KAUSHIK KARMAKAR (iii) SRI SHOUVIK KARMAKAR (iv) SMT. MANA KARMAKAR (v) SRI AVIJIT KARMAKAR (vi) SMT. SUJATA KARMAKAR(DEBNATH) (vii) SMT. BIJAYA KARMAKAR (viii) SRI SAPTARSHI KARMAKAR (ix) SMT. SRJATA KUNDU and their respective heirs, executors, administrators, legal representatives and assigns.
- 2) **DEVELOPER/SECOND PARTY** shall mean the said **AISHANI INFRA PRIVATE LIMITED**, a company within the meaning of the Companies Act, 1956 (No. 1 of 1956), having its Corporate Identity No. **U70102WB2013PTC189779** of 2012/2013 (**PAN No. AALCA4237D**), having its registered office at 14/1A, Monahar Pukur Road, Police Station Tollygunge, Kolkata 700026, and represented by one of its Director **SRI SUBHOJIT AUDDY** (Pan No. **ALJPA4605L**), son of Sri Tapan Auddy, by religion Hindu, by occupation Business, residing at 58/7, Prince Golam Hossain Shah Road, Police Station Jadavpur, Kolkata 700032, and its successor(s)-in-interest, nominee(s) and assign(s).
- 3) **THE SAID LAND & PROPERTY** shall mean and include **ALL THAT** piece or parcel of Land as more fully and particularly described in **THE FIRST SCHEDULE** hereunder written.
- 4) **NEW BUILDING** shall mean the building or buildings to be constructed and completed at the Said Land and Property in accordance with the aforesaid Plan(s) sanctioned by the Rajpur Sonarpur Municipality and/or other appropriate authority or authorities.
- 5) **COMMON FACILITIES AND AMENITIES** shall mean roof, corridors, stairways, passageways, driveways, lift and lift room,

common lavatories, underground and overhead water tank, water pump and motor and other facilities which may be provided in the New Building as may be mutually agreed upon between the parties and as may be required for the establishment, enjoyment, maintenance and/or management of the New Building.

6) ALLOCABLE SPACE shall mean the space in the New Building available for independent use and occupation after making due provisions for common facilities and space required therefore.

7) OWNERS' ALLOCATION shall mean on completion of the building: -

- a. After exclusion of the F.A.R. sanctioned for Commercial use and Car Parking areas in the Ground Floor of the said new building, the Owners herein shall be entitled to get more or less 35% out of 100% of the remaining F.A.R. together with proportionate right over the common areas, facilities and amenities as may be provided. The Owners shall have the right to own, use and occupy and/or dispose of and/or enter into any agreement or agreements as they may deem fit and proper in their absolute discretion in respect of the Owner's Allocation but without disturbing the Developer's Allocation;
- b. The Owners herein shall be entitled to get 36.5% out of 100% Car Parking areas in the Ground Floor of the said new building;
- c. The Owners herein shall be entitled to get 3 Shops equal to 40% of the Total Shop Area as mentioned in the Table hereunder written;
- d. The Owners herein shall also be entitled to undivided impartible share of the land underneath of the said new building together with equal rights on all Common Areas and Facilities including all amenities attached to the said new building including right to use the Open Terrace/Roof of the said building to the extent as more fully written and mentioned heretofore;
- e. The Owners herein shall be entitled to Rs. 11,61,000/- (Rupees Eleven Lac and Sixty-One Thousand) + Rs.

45,00,000/- (Rupees Forty-Five Lacs) only as fortified amount to be paid by the Developer to the Owners. And this amount is not refundable or not to be adjusted in any manner. This amount is to be paid in the manner as more fully and particularly mentioned hereunder:

- i) Rs. 45,00,000/- (Rupees Forty-Five Lacs) only as fortified amount is hereby transferred to the Account of "M/s. Vibrant Nirman Private Limited" by the Developer in accordance with the directions of the Owners and the Owners herein accepted and acknowledge the same;
 - ii) Rs. 11,61,000/- (Rupees Eleven Lacs and Sixty One Thousand) only to be paid by the Developer to the Owners at the time of delivery of Owners Allocations after adjusting charges for Transformer; Generator(if any); Maintenance Charges for One Year proportionately & other Government Taxes
- f. That the Owners herein shall not be entitled to any additional consideration or any other amount save and except as specifically mentioned and written heretofore and also mentioned hereinafter in the Table named "**OWNERS ALLOCATION**" given hereunder;
- g. That the Owners herein also agreed, assured to extend their full co-operations to the Developer and shall also take each and every steps as may be expedient/necessary for the purpose of the said Development at their own cost.

That it is pertinent to mention herein that the Owners Allocation as written heretofore to be allotted to the Owners as consideration for permitting the Developer herein to develop the said property and commercially exploit the same, which is more fully and particularly described in the **Table** hereunder written.

OWNERS ALLOCATION:-

FLATS/UNITS: -

Block	Flat	Type	Super built up
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			area
A	1C	2BHK	895
A	2A	2BHK	899
A	2B	2BHK	903
A	2C	2BHK	895
A	2D	3BHK	1141
B	1C	2BHK	901
B	3A	2BHK	829
B	3B	2BHK	866
B	3C	2BHK	901
B	3D	3BHK	1199
B	3E	3BHK	1111

CAR PARKING NOs:- 11.

P-2; P-4; P-5; P-7; P-8; P-14; P-24; P-25; P-26; P-27; P-28

SHOPS:-

Block	Shop No.	Area
A	S-4	257
A	S-5	317
A	S-6	295

8) DEVELOPER'S ALLOCATION shall mean all the remaining share/area in the New Building in the New Building as more fully mentioned in Table named "DEVELOPERS ALLOCATION"

hereunder written to be constructed and developed by the Developer under this Agreement together with proportionate right over the common areas, facilities and amenities as may be provided. The Developer shall have the right to own, use and occupy and/or sell, dispose of and/or enter into any agreement or agreements as it may deem fit and proper in its absolute discretion in respect of the Developer's Allocation but without disturbing the Owner's Allocation.

DEVELOPERS ALLOCATION:-

FLATS/UNITS:-

Block	Flat	Type	Super built up area
A	1A	2BHK	899
A	1B	2BHK	903
A	1D	3BHK	1141
A	1E	3BHK	1195
A	2E	3BHK	1195
A	3A	2BHK	899
A	3B	2BHK	903
A	3C	2BHK	895
A	3D	3BHK	1141
A	3E	3BHK	1195
B	1A	2BHK	829
B	1B	2BHK	866
B	1D	3BHK	1199
B	1E	3BHK	1111

B	2A	2BHK	829
B	2B	2BHK	866
B	2C	2BHK	901
B	2D	3BHK	1199
B	2E	3BHK	1111

CAR PARKING NOs:- 19.

P-1; P-3; P-6; P-9; P-10; P-11; P-12; P-13; P-15; P-16;

P-17; P-18; P-19; P-20; P-21; P-22; P-23; P-29; P-30

SHOPS:-

Block	Shop No.	Area
A	S-1	234
A	S-2	220
A	S-3	294
A	S-7	288
A	S-8	268

- 9) **SANCTION PLAN** shall mean the Building Plan sanctioned by the Rajpur Sonarpur Municipality being Building Plan No. **1676/CB/13/43** dated 22.03.2016 including the elevation, design, drawings and specification of the building as prepared by the Architect with variation, addition and alteration therein as may be necessary for the better economic advantage and beautification and/or to conform with the building Rules as may be in vogue from time to time by the Rajpur Sonarpur Municipality, if any made with

the approval of the Architect and the Rajpur Sonarpur Municipality and shall include renewal thereof and/or regularized by the Rajpur Sonarpur Municipality and/or other authority or authorities. ✓

- 10) **UNIT** shall mean and include the individual unit or units and/or area in the New Building available for independent use and occupation for residential and/or commercial purpose by the prospective buyer or buyers including the Owners/Developer and their respective nominee or nominees together with the proportionate share in the common facilities and amenities. ✓
- 11) **TRANSFeree** shall mean a person, firm, limited company, association or person to whom any Unit/area in the New Building will be transferred by separate deed of agreement, transfer/conveyance. ✓
- 12) Words importing singular shall include plural and vice versa. ✓
- 13) Words importing Masculine Gender shall include Feminine and Neutral Genders, likewise words importing Feminine Gender shall include Masculine and Neutral Genders. ✓

ARTICLE -II : COMMENCEMENT

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

ARTICLE -III : SCOPE OF THE AGREEMENT

The Developer shall develop erect and construct the New Building in accordance with the Sanctioned Plan upon the land of the Said Land & Property and allocate to the Owners, the Owner's Allocation, firstly mentioned herein, and in lieu thereof the Owners have agreed to sell, assign and/or transfer, the undivided (proportionate) share in the land attributable to the Developer as per its share by executing and registering the Deed(s) of transfer in favour of the Developer and/or its ✓

nominee or nominees. The cost, charges and expenses for all such transfers in favour of the Developer and/or its nominee or nominees shall be borne by the Developer and/or its nominee or nominees.

ARTICLE -IV ; CONSIDERATION

In consideration of the Developer having agreed to develop, erect, construct and complete the New Building and to commercially exploit the Said Land & Property in accordance with the plan to be sanctioned by the Rajpur Sonarpur Municipality and/or other competent authority or authorities and to allocate the Owners' Allocation free of cost as mentioned herein above, the Owners have agreed to sell, assign and/or transfer the undivided (proportionate) share or interest in the Said Land & Property attributable to the Developer's Allocation, to the Developer and/or its nominee or nominees in such part or portions as may be desired by the Developer.

That the Developer shall pay in Totally Rs. 23,500/- (Rupees Twenty Three Thousand and Five Hundred) only for rent to be paid within 7th day of each month of alternative rented accommodation for shifting of the Owners for the period from the delivery of vacant possession of the Said Land & Property till the delivery of possession of the Owners' Allocation and as per instructions of the Owners the aforesaid amount has to be paid in the manner as follows;-

Kaushik Karmakar to be paid Rs. 6,500/- only; ✓

Shouvik Karmakar to be paid Rs. 5,500/- only and ✓

Saptarshi Karmakar to be paid Rs. 11,500/- only. ✓

The Developer shall be at the sole liberty to engage various professionals like Legal Advisors, Architects, R.C.C. Consultants and/or Constructors, Contractors or any other professionals of their own choice as may be required from time to time and they shall take steps on behalf of the Developer in respect of the constructional work of the said New Building at the Said Land & Property.

The Owners shall be entitled to realize, on behalf of the Developer, the cost of construction from the prospective buyer or buyers in respect of the Owners Allocation. Similarly, the Developer shall be entitled to realize, on behalf of the Owners, the cost of land from the prospective buyer or buyers in respect of the Developer's Allocation and the amounts so realized by the Owners towards cost of construction in respect of the Owners' Allocation shall be adjusted against the amounts realized by the Developer towards the cost of the land in respect of the Developer's Allocation and in the manner aforesaid the accounts between the parties regarding the cost of construction and cost of land are hereby settled for ever.

ARTICLE -V : DEVELOPER'S/OWNERS' OBLIGATIONS

The Owners shall co-operate with the Developer for smooth running of the construction work of the New Building⁵ at the Said Land & Property and agree to sign all papers and documents as may be required from time to time for the said purpose.

In consideration of terms and conditions of this agreement, the Owners shall grant to the Developer and/or its nominee or nominees General Power of Attorney which is required inter alia for the purpose of obtaining sanctions and in connection with the construction of the New Building and for entering into Agreement(s) for transfer, dealing with and/or disposing of the Developer's Allocation as mentioned herein above. The said Power of Attorney shall not and cannot be revoked till the completion of the entire project and transfer and registration of the Developer's Allocation and all costs, charges, expenses and stamp duty for the same shall be borne, paid and discharged by the Developer.

Goods & Service Tax as applicable on the Owners' Allocation shall be paid/ discharged by the Owners.

Goods & Service Tax as applicable on the Developer's Allocation shall be paid/ discharged by the Developer.

ARTICLE -VI ; DEVELOPERS RIGHTS AND OBLIGATIONS

The Owners hereby grant, subject to what has been provided herein, an exclusive right to the Developer to do all such acts, deeds and things as may be necessary for the Development of the Said Land & Property including construction of the New Building and also to commercially exploit the same by entering into agreement for sale, transfer and/or conveyance in respect of the Developer's Allocation as mentioned in these presents and to construct and provide the necessary common facilities and amenities in terms of the sanctioned building plan, lay outs and specifications, with or without modifications as may be made or caused to be made and duly approved by the competent sanctioning authority.

All further applications, plans and other papers and documents as may be required by the Developer from time to time for the purpose of obtaining additional/revised/modified building Sanction Plan from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners at its own costs and expenses and the Developer shall pay and bear all further fees including Architect's fees, charges and expenses required to be paid or deposited for the said purpose **PROVIDED HOWEVER** that the Developer shall be exclusively entitled to refunds of all payments and/or deposits made by the Developer.

The Developer shall be entitled to demolish the existing structures through its own contractor at its own costs and expenses. The salvage materials arising there from shall belong to the Developer who shall be free to deal with the same in the manner it may deem fit and proper.

That the Developer shall, subject to unavoidable circumstances, handover the possession of the Owner's Allocation within a period of Twenty Four (24) months from the date of this Agreement.

The Developer, upon completion of the New Building and/or on receiving the Occupancy Certificate shall give notice to the Owners to take possession of the Owners' Allocation within a period of 15 days and thereafter the Developer shall be deemed to have delivered the possession of the Owners' Allocation to the Owners and thereafter the Developer shall be entitled to deliver physical possession to the purchaser(s) of the Developer's Allocation and from such date onwards the Owners shall be solely liable and responsible for payments of all proportionate maintenance charges, taxes, khaznas, and all other outgoings in respect of the Owners' Allocation.

The Developer shall be entitled to sell, assign and transfer, convey and part with possession of its Allocation and to enter into such agreement or agreements and for such consideration, premium, or rent as it may in its absolute discretion deem fit and proper and realize and appropriate the consideration money, premium, rent and earnest money as it may deem fit and proper.

The Developer shall be entitled to obtain the Deed of Conveyance or Transfer in respect of undivided proportionate impartible share of land in respect of the Said Land & Property allocable and/or attributable to the Developer's Allocation in favour of the Developer and/or its nominee or nominees in such parts or portions as may be required by the Developer.

The Developer shall be entitled to and the Owners doth hereby agree to grant to the Developer and/or its nominee or nominees, irrevocable General Power of Attorney which is required for the purpose of obtaining necessary permissions and sanctions from the Rajpur Sonarpur Municipality and/or other competent authority, or authorities in connection with the construction of the New Building at the Said Land & Property and for giving effect to this Agreement including execution and registration of the Agreement for Sale, Deed of Conveyance/Transfer in respect of the Developer's Allocation in favour of the intending purchaser or purchasers of the Developer's Allocation.

ARTICLE - VII : OWNER'S RESTRICTIONS

The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the transferring and/or parting with possession of the Developer's allocation and in construction of the said New Building at the Said Land & Property by the Developer.

The Owners have not entered into and shall not enter into any agreement for sale, transfer, let out or lease out or development agreement or any other agreement whatsoever with any other person or persons in respect of the Said Land & Property and the Owners hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from constructing, selling, assigning and/or disposing of the Developer's Allocation in the New Building or at the Said Land & Property.

The Owners hereby agree and covenant with the Developer not to let out, grant lease, mortgage and/or charge any portion of the Said Land & Property other than out of the Owners' Allocation as detailed herein above, PROVIDED ALWAYS that for creation of mortgage and/or charge on any part of the Owners' Allocation during the pendency of this agreement, the Owners shall obtain prior written consent of the Developer with a view to assure that no obstruction is created in the performance of the Developer's obligation under these presents for such acts of the Owners.

ARTICLE - VIII : BUILDING

The New Building at the Said Land & Property will be constructed in accordance with the Sanction Plan and as per the specifications mentioned in THE SECOND SCHEDULE hereunder written with the best quality of materials.

The Developer shall also construct, erect and complete at its own costs, all amenities and common facilities in the New Building.

The Developer shall, at its own cost, install and erect in the New Building lift, pump, water storage tank, overhead reservoir, drainage, sewerage, sanitary facilities, electrification, permanent electric connection from CESC/WBSEDCL, as per specifications and drawings provided by the Architect and sanctioned by the appropriate authorities. It is further agreed that until permanent electric connection from CESC/WBSEDCL is obtained, temporary electric connection shall be provided as are required to be provided in a building having self contained units and constructed for prospective occupants of the flats/offices/shops thereon on Ownership basis on mutually agreed terms. The Developer shall be entitled to realize and appropriate the proportionate expenses for electric connection and meters and for other facilities and amenities as may be provided in the New Building and also deposits for various expenses, in respect of the Owners' Allocation from the Owners and/or his/her/their nominee(s) and may also realize the same from the prospective buyers of the Developer's Allocation.

ARTICLE - IX : TITLE DEEDS

The Owners shall, at the time of execution of this agreement, deliver the Original Title Deeds of the Said Land & Property to the Developer for which the Developer shall give the Owners an accountable receipt. The said Title Deeds and documents shall be retained by the Developer for the purpose of fulfillment of this Agreement.

ARTICLE - X : MISCELLANEOUS

The Developer hereby agrees and covenants with the Owners not to do any act deed or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of any part of the Owners' Allocation in the New Building.

The Developer shall be liable to pay and bear all costs of property taxes, dues and outgoings in respect of the Said Land & Property, from the date of receiving possession until the construction of the New

Building in terms of this Agreement is completed and/or possession of the unit(s) in respect of the Owner's Allocation are handed over to the Owners. On and from the date of handing over possession of the Owner's Allocation to the Owners and/or the prospective purchaser or purchasers all taxes dues and outgoing corresponding individual unit(s) will be paid and borne by the Owners and/or respective purchaser or purchasers.

The Developer doth hereby agrees and covenants with the Owners not to let out, grant lease, transfer, mortgage and/or charge any portion of the newly constructed building and/or corresponding common facilities other than out of the Developer's Allocation as mentioned herein above.

After the completion of the construction of the New Building, the Developer shall frame the Scheme for the maintenance and management of the said New Building and the Said Land & Property. The Owners and the Developer and/or their respective nominees or assignees shall be bound to abide by the rules and regulations as may be framed for the maintenance of the New Building and the Said Land & Property by the Association/Society to be formed.

The Owners' Allocation in the New Building shall be subject to the same restrictions and use so far as applicable to the Developer's Allocation in the New Building intended for common benefits for all occupiers of the New Building.

Neither party shall use, nor permit the use of the area of their respective Allocation in the New Building, nor any portion thereof, for any purpose which may cause any hazard to the other occupiers of the New Building.

ARTICLE - XI : INDEMNITY

The Developer undertakes to indemnify the Owners against all damages costs and other financial consequences in the event of any claim being made by any statutory authority or by any third party on account of any breach of rules, law or regulations or on account of any damage caused to third party in the course of construction.

The Developer also agrees to indemnify the Owners against all claims that may be made by its employees working at the Said Land & Property, engaged for construction work and at no point of time such employees of the Developer shall be treated or become employees of the Owners.

Similarly the Owners doth hereby agree and undertake to indemnify the Developer or its nominee for any loss and damages that may be suffered by the Developer for any act or omission of the Owners.

ARTICLE - XII : FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the force majeure and shall be suspended from the obligation during the force majeure.

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-out, suits, legal disputes, clearance from authority concerned, and delay in obtaining completion certificate and/or any other act or omission beyond the control of the parties hereto.

ARTICLE - XIII : DEEDS AND DOCUMENTS

With regard to the deeds and documents to be executed between the Owners and/or the Developer and the intending purchaser(s) for sale, transfer and assignment of their respective Allocation, the Owners and

the Developer shall join/enter in the Deed of Agreement/Conveyance of the said transfer.

All deeds and documents including agreements for sale shall be done on standard format as shall be prepared by the Advocate of the Developer on behalf of both the parties.

ARTICLE - XIV : ARBITRATION

That in case of any disputes or differences between the parties, arising out of or in connection with this Agreement, the same shall be referred as per the provisions of Arbitration & Conciliation Act 1996, to a panel of Three Arbitrators, one to be appointed by each party and the said Two Arbitrators shall jointly appoint a third Arbitrator which shall construe the Arbitral Tribunal and the decision of the said Arbitrators shall be final conclusive and binding upon the parties and the venue of the said Arbitration shall be at Kolkata.

ARTICLE - XV: JURISDICTION

The High Court at Calcutta and The District Judge Court shall have the jurisdiction to try and entertain all disputes relating to this Agreement and in connection with the construction work and related matters.

THE FIRST SCHEDULE ABOVE REFERRED TO

(The Said Land & Property)

ALL THAT piece and parcel of ~~B. 100~~^{vacant} land measuring an area more or less 35 Decimals equivalent to 21 Cottahs 03 Chhittaks lying and situated at and comprised in R.S. Khatian Nos. 540 & 1029; R.S. Dag Nos. 201, 214 & 215; Touji No. 109; J.L. No. 39; in Mouza Sonarpur, P.S. Soanrpur, Pargana Medanmalla, District South 24 Parganas, now known, numbered and distinguished as Holding No. 103, Paschim Daspara, Kolkata 700150, under Rajpur Sonarpur Municipality under Ward No. 12, being butted and bounded as follows:

Krishan Dasg.
Advocate.

ON THE NORTH: By Plot of R.S. Dag Nos. 214(P) & 215(P);

ON THE SOUTH: By Plot of R.S. Dag No. 201(P);

ON THE EAST: By 18'4" wide Road; —

ON THE WEST: By Plot of R.S. Dag No. 213.

THE SECOND SCHEDULE ABOVE REFERRED TO
(Specification)

Structure:	R.C.C. Frame Structure.
Super Structure:	200 mm. external Brick walls & 75 mm. internal Brick walls.
Elevation:	Unique blend of oriental and modern architecture with weather proof Paint.
Flooring:	Vitrified Tiles.
Kitchen:	Green marble stone kitchen table top with stainless steel sink & ceramic glazed tiles up to 2' height above kitchen table top and anti-skid ceramic tiles flooring.
Toilets:	Ceramic tiles up to door height on walls, anti-skid ceramic tiles flooring, White European style WC & Wash Basin, CP fittings of Essco or equivalent make.
Windows:	Anodized Aluminum sliding windows with clear glass panes.
Doors:	Good quality flush doors. Main entrance door fitted with magic eye and night latch.
Electrical:	Concealed copper wiring with semi modular switches.

Communication:	T.V. points in drawing room and master bed room.
Elevator:	Lift of Adams/Royale/Bigboss or equivalent make.
Pavement:	Driveway & Pavement of R.C.C. crazy flooring/checkered tiles with well illuminated surroundings.
Internal Finish:	Plaster of Paris finish on internal walls.
Roof:	Water proofing treatment at roof with Roof Tiles/crazy flooring.

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM BY THESE PRESENT SHALL COME WE

- 1) **SMT. MANASI KARMAKAR (PAN No. DITPK3794K) & (**
), wife of late Gopal Chandra Karmakar, by Faith Hindu, by
Occupation House-wife. (Phone No. 9804972991);
- 2) **SRI KAUSHIK KARMAKAR (PAN No. AVIPK2130Q) & (**
, son of late Gopal Chandra Karmakar, by Faith Hindu, by
Occupation Service. (Phone No. 9830786281);
- 3) **SRI SHOUVIK KARMAKAR (PAN No. BRXPK0508E) & (**
, son of late Gopal Chandra Karmakar, by Faith Hindu, by
Occupation Service. (Phone No. 8240501110);
- 4) **SMT. MANA KARMAKAR (PAN No. BJQPK1306R) & (**
, wife of late Arabinda Karmakar, by Faith Hindu, by
Occupation House-wife. (Phone No. 9836738910);
- 5) **SRI AVIJIT KARMAKAR (PAN No. CGRPK3235J) & (**
, son of late Arabinda Karmakar, by Faith Hindu, by
Occupation Business. (Phone No. 9007599974);
- 6) **SMT. SUJATA KARMAKAR (DEBNATH) (PAN No. BTIIPK6795F) & (**
, wife of Sri Koushik Debnath and daughter
of late Arabinda Karmakar, by Faith Hindu, by Occupation House-wife.
(Phone No. 9062815287);
- 7) **SMT. BIJAYA KARMAKAR (PAN No. DWFPK3959E) & (**
, wife of late Gobinda Sundar Karmakar, by Faith Hindu,
by Occupation House-wife. (Phone No. 6291294062);
- 8) **SRI SAPTARSHI KARMAKAR (PAN No. DOZPK5828E) & (**
No. 6413 4104 0333), son of late Gobinda Sundar Karmakar, by Faith
Hindu, by Occupation Self-employed, (Phone No. 9830551656); All are
residing at Paschim Duspara, P.O. & P.S. Sonarpur, Kolakata 700150, and
- 9) **SMT. SRIJATA KUNDU (PAN No. DWFPK3958F) & (**
, wife of Sri Arindam Kundu and daughter of late Gobinda
Sundar Karmakar, by Faith Hindu, by Occupation House-wife. (Phone No.
8697010868); residing at 50/1, Anandapuri D Road, Barrackpur, Titagarh,
P.O. Nonachandan Pukur, P.S. Titagarh, Kolakata 700122, North 24
Parganas, hereinafter collectively called and referred to as the OWNERS/
EXECUTANTS of these presents "SEND GREETINGS" and We are well
and sufficiently entitled to in equity and law of ALL THAT piece and
parcel of land measuring an area more or less 35 Decimals equivalent to 21
Cottahs 03 Chhittaks lying and situated at and comprised in R.S. Khatian
Nos. 540 & 1029; R.S. Dag Nos. 201, 214 & 215; Touji No. 109; J.L. No.
39; in Mouza Sonarpur, P.S. Soanrpur, Pargana Medanmalla, now known,
numbered and distinguished as Holding No. 103, Paschim Daspara, Kolkata

700150, under Rajpur Sonarpur Municipality under Ward No. 12, District South 24 Parganas, which is more fully and particularly described in the Schedule herein above written and hereinafter called and referred to as the "SAID PROPERTY".

AND WHEREAS WE, the above named **OWNERS/EXECUTANTS**, have entered into a Development Agreement on 24.08.2020 with **AISHANI INFRA PRIVATE LIMITED**, a company within the meaning of the Companies Act, 1956 (No. 1 of 1956), having its Corporate Identity No. **U70102WB2013PTC189779** of 2012/2013 (PAN No. **AALCA4237D**), having its registered office at 14/1A, Monahar Pukur Road, P.O. Kalighat, Police Station Tollygunge, Kolkata 700026, and represented by one of its Director **SRI SUBHOJIT AUDDY** (PAN No. **ALJPA4605L**) (**_____**) & (Phone No. **9831171600**), son of Sri Tapan Auddy, by religion Hindu, by occupation Business, residing at 58/7, Prince Golan Hossain Shah Road, P.O. Jadavpur, Police Station Jadavpur, Kolkata 700032, for promotion and development by raising proposed multi-storied building on our above referred property hereinafter called and referred to as the "SAID BUILDING" as per rules and regulations of the Rajpur Sonarpur Municipality.

AND WHEREAS WE, being the **OWNERS/EXECUTANTS** herein have decided to complete and construct the proposed multi-storied building in or upon the said property in accordance with the building plan sanctioned by the Rajpur Sonarpur Municipality being Building Plan No. **1676/CB/13/43** dated 22.03.2016 and for the purpose of management of construction of the said building and others, it has been considered essential for us to appoint and/or engage an **ATTORNEY** on our behalf and that is why We grant this **POWER OF ATTORNEY** in favor of the said **AISHANI INFRA PRIVATE LIMITED**, a company within the meaning of the Companies Act, 1956 (No. 1 of 1956), having its Corporate Identity No. **U70102WB2013PTC189779** of 2012/2013 (PAN No. **AALCA4237D**), having its registered office at 14/1A, Monahar Pukur Road, P.O. Kalighat, Police Station Tollygunge, Kolkata 700026, and represented by one of its Director **SRI SUBHOJIT AUDDY** (PAN No. **ALJPA4605L**) (**_____**) & (Phone No. **9831171600**), son of Sri Tapan Auddy, by religion Hindu, by occupation Business, residing at 58/7, Prince Golan Hossain Shah Road, P.O. Jadavpur, Police Station Jadavpur, Kolkata 700032, to be our true and lawful **ATTORNEY** for us and on our behalf to do or perform from time to time and at all times the development works and also to sell, convey and transfer the **DEVELOPER'S ALLOCATION**

exclusively of the said building to be constructed and also to do or perform any of the following acts, deeds and/or things as follows:-

- 1) To enter upon, take charge, look after, manage, possess and occupy the said property, more fully described in the Schedule here in above written for the purposes as mentioned in the said agreement and to do deeds, matters and things as the said **ATTORNEY** shall think fit and proper under prevailing circumstances.
- 2) To appoint Chartered Engineers, Architects, Valuers, Surveyors, Observers, Civil Contractors, Engineers, Manager, Supervisors, Masons, Durwans, Chowkidars, Labouers and other employees and staffs for the construction of the proposed new building and discharge or release or terminate any of them at his own desire and also to pay their salaries, wages, remunerations, fees and other charges as the said **ATTORNEY** shall think fit and proper.
- 3) To sign and apply to the Rajpur Sonarpur Municipality and/or other equivalent Authority(ies) for Sanction of the new Building Plan(s) and any addition or alteration thereof for the Development of the said property in the form of proposed new building and also to prepare and submit map, drawing and design and any modification or amendment thereof for the proposed building, if necessary for the approval, sanction, certifications from the appropriate Authority(ies) like to the Rajpur Sonarpur Municipality, Fire Brigade, Health Development, Police Station(s) and/or Office(s) and other Government Authority(ies) and/or Departments for the purpose of development of the said property by raising/constructing proposed new building; and upon the said purpose to make affirm, verify and submit all necessary Application(s), Petition(s), Map(s)/Plan(s), Elevation(s), Document(s), Diagram(s), Sketch(es), Bond(s), Declaration(s), Indemnity(ies), Security(ies) and other Paper(s) and Document(s) as the said **ATTORNEY** shall think fit and proper.
- 4) To sign and make application(s) for Cement and Steel and other Building Materials for construction of the proposed new building and to take Delivery(ies) of the same also to apply for and to get Connection(s) of Sewerage, Water, Electricity, Telephone, Cable T.V, etc. and other necessary connections for the said building from the appropriate Authority(ies).
- 5) To appear before the concerned officers of the Government of West Bengal and other appropriate Government authorities and/or departments and to sign, execute and submit all necessary applications, petitions, declarations, bonds and other papers and documents as may from time to time be

necessary.

- 6) To appear and present on behalf of the **OWNERS/EXECUTANTS** herein before the appropriate Police authority and other authorities and also to make or lodge complaints and diaries concerning disputes and differences arising out of the said proposed construction as may from time to time be necessary or required.
- 7) To appoint any Attorney(s), Solicitor(s), Advocate(s), Barrister(s), Revenue Agent(s) and to sign and delivery any warrant or warrants of Attorney, Vakalatnamas and to sign and execute all documents, returns, forms, plaints, objections, written statements, affidavits and all other papers as may be necessary to be submitted before any Authority(ies) in connection with the said property or in connection with the development thereof or for construction of the proposed new building, apartments, flats/units and other spaces thereon and to pay and deposit all fees, levies, fines, penalties, municipal taxes, annual rents, and other rents and taxes, other charges and on account therefore or relating to the said property from time to time be necessary or required.
- 8) To enter into compromise or settlement with regard to any suit or other litigation or any dispute or differences concerning or relating to or arising out of the said property and/or development thereof and/or the construction of the proposed new building or other constructions in or upon the said property on such terms and conditions as the said **ATTORNEY** shall think fit and proper.
- 9) To select prospective as well as intending Buyers and/or Purchasers only for the "**DEVELOPER'S ALLOCATION**" in terms of the aforesaid "**DEVELOPMENT AGREEMENT**" either individually or in group as the said **ATTORNEY** shall think fit and proper.
- 10) To receive, collect and realize payments as Advance/Earnest or Booking Money, Sale Price either in full or in part thereof for the Flats/Units, Apartments, Shops, Car parking spaces and/or other spaces from the prospective or intending Buyers/Purchasers in respect of the **DEVELOPER'S ALLOCATION** exclusively including the undivided proportionate share of land underneath of the proposed building and to sign, execute and make registered the Deed(s) of Agreement(s), Contract(s), Conveyance(s) or other necessary Deeds, Documents and Papers as may from time to time as necessary or required as the said **ATTORNEY** shall think fit and proper.

- 11) To sign on our behalf and present any such Deed(s) or Agreement(s), Contract(s), Conveyance(s) or other necessary Deeds, Documents and papers for registration, to admit execution and receipt of consideration before the sub-registrar or the registrars having authority for and to have said Conveyance(s) registered and to do all acts, deed and things which the **ATTORNEY** shall consider necessary for conveying the flats/units, shops, car parking spaces and other spaces and also delivery of possession in respect of **DEVELOPER'S ALLOCATION** exclusively of the proposed new building together with undivided proportionate share of the land and/or common areas/space/spaces and/or facilities.
- 12) For further and more effectually doing effecting and performing any of the several matters and things as aforesaid We do hereby give and grant unto and in favor of our said **ATTORNEY** full power and authority/authorities from time to time to appoint one or more substitute(s) and to remove such substitute(s) at his/her pleasure and to appoint other/others in his/her place/places for all or any one of them or the matters as aforesaid upon such terms and conditions as may be the said **ATTORNEY** shall think proper and expedient generally concerning or relating to the said property and/or development thereof and/or construction of the proposed new building and/or transfer the **DEVELOPER'S ALLOCATION** exclusively.

AND GENERALLY, to do and perform all and every such further and other lawful or reasonable acts, deeds and things touching and concerning the matter as aforesaid as fully and effectually to all intents and purposes as might could do if We personally were present and from our behalf and We do hereby ratify and confirm and agree to ratify and confirm whatsoever our said **ATTORNEY** to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day of the month of the year herein first above written.

SIGNED, SEALED & DELIVERED

By the Parties at Kolkata
in presence of the Witnesses

1. *Utkarsh*
246 Uttar Kanthas
KOL 103

2. *Bijay*
101 Chalan cut -
100-27

1. Manasi Karmakar.

2. Kaushik Karmakar

3. Shauvik Karmakar

4. *Shruti*

5. Avijit Karmakar

6. Sujata Karmakar (Debnath)

7. Bijaya Karmakar

8. Suprim Kamal

9. Soujita Kundu.

SIGNATURES OF THE OWNERS

Aishani Infra Pvt. Ltd.

S. S. S. S.
Director

Drafted by
Krishann Ghosh.
Advocate.
Sn:- NO/103/2003.
Alipore Judges Court,
Kolkata - 700027.

SIGNATURE OF THE
DEVELOPER

MEMO OF CONSIDERATION

RECEIVED from the within named Developer, the within mentioned sum of Rs. 45,00,000/- (Rupees Forty-Five Lac) only in terms of the Agreement in the following manner for and on behalf of all of us jointly as follows; -

Date	Cheque/RTGS No.	Bank	Amount
12.08.2020	SBINR12020081200061583	SBI	Rs. 10,00,000/-
24.08.2020	SBINR12020082400059500	SBI	Rs. 10,00,000/-
24.08.2020	Cheque No. 987675	SBI	Rs. 10,00,000/-
24.08.2020	Cheque No. 987676	SBI	Rs. 10,00,000/-
24.08.2020	Cheque No. 987677	SBI	Rs. 5,00,000/-
TOTAL			Rs. 45,00,000/-

IN TOTAL RUPEES FORTY-FIVE LAC ONLY

SIGNED, SEALED & DELIVERED












By the OWNERS at Kolkata
in presence of the Witnesses

1. Vikas Kumar

2. Prasenjit












1. Manasi Karmakar
2. Kaushik Karmakar
3. Shaunik Karmakar
4. মাতা সঞ্জিতা
5. Avijit Karmakar
6. Sujata Karmakar (Debnath)
7. Bijaya Karmakar
8. Indrani Karmakar
9. Srijata Kundu

SIGNATURES OF THE OWNERS

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

Name

Signature *Manasi Karmakar*

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











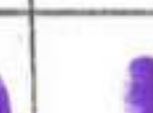
Name

Signature *Kaushik Karmakar*

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












Name

Signature *Shaunik Karmakar*

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












Name

Signature *Smita Karmakar*

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

Name

Signature *Srijata Kumar*

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

Name *SUBHOJIT Auddy*

Signature *S. Subhojit Auddy*

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

Name

Signature

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

Name

Signature



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

2635/2020

GRN: 19-202021-006620758-8
GRN Date: 24/08/2020 11:31:59
BRN: 2702283056812
SBI ePay txn No.: CHE2650484
Payment Mode: Net Banking-SELF
Payment Gateway: SBI EPay-State Bank of India
BRN Date: 24/08/2020 11:34:25
SBI ePay txn Date: 24/08/2020 11:32:45

DEPOSITOR'S DETAILS

Name: AISHANI INFRA PRIVATE LIMITED
Contact No: 980155894
E-mail: AISHANINFRA@GMAIL.COM
Address: 141A MONOHAR PUKUR ROAD KOLKATA
User Type: Buyer/Claimants
Id No.: 2000922622/6/2020
Mobile No: +91 9831171600

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	2000922622/6/2020	Property Registration- Registration Fees	0030-03-104-001-18	4087
2	2000922622/6/2020	Property Registration- Stamp duty	0030-03-103-003-02	4001
			Total Amount	85088

In Words: Rupees Eighty Five Thousand Eighty Eight Only









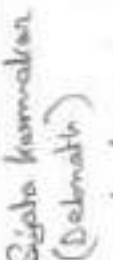
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042000922622/2020







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	MANASI KARMAKAR PASCHIM DASPARA, P.O.- SONARPURE, P.S.- Sonarpur, Rajpur- sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150	Principal			Manasi Karmaakar 24/08/2020
2	KAUSHIK KARMAKAR PASCHIM DASPARA, P.O.- SONARPUR, P.S.- Sonarpur, Rajpur- sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150	Principal			Kaushik Karmaakar 24/08/2020
3	SHOUVIK KARMAKAR PASCHIM DASPARA, P.O.- SONARPURE, P.S.- Sonarpur, Rajpur- sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150	Principal			Shouvik Karmaakar 24/08/2020

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	MANA KARMAKAR PASCHIM DASPARA, P.O.- SONARPURE, P.S.- Sonarpur, Rajpur- sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150	Principal			 24/8/2020
5	AVIJIT KARMAKAR PASCHIM DASPARA, P.O.- SONARPURE, P.S.- Sonarpur, Rajpur- sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150	Principal			 24/8/2020
6	SUJATA KARMAKAR PASCHIM DASPARA, P.O.- SONARPURE, P.S.- Sonarpur, Rajpur- sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150	Principal			 24/08/2020

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	BLIAYA KARMAKAR PASCHIM DASPARA, P.O.- SONARPURE, P.S.- Sonarpur, Rajpur- sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150	Principal			Bliaya Karmakar 24.8.2020
8	SAPTARSHI KARMAKAR PASCHIM DASPARA, P.O.- SONARPUR, P.S.- Sonarpur, Rajpur- sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150	Principal			Saptarshi Karmakar 24.08.2020
9	SRIJATA KUNDU 50/1 ANANGAPURI D ROAD BARRACKPUR TITAGARH, P.O.- TITAGARH, P.S.- Titagarh, Titagarh, District-North 24- Parganas, West Bengal, India, PIN - 700122	Principal			Srijata Kundu 24.08.2020

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
10	SUBHOJIT AUDDY 58/7 PRINCC GOLAM HOSSAIN SHAH ROAD, P.O.- JADAVPUR, P.S.- Jadavpur, District-South 24-Parganas, West Bengal, India, PIN - 700032	Represent ative of Attorney [AISHANI INFRA PRIVATE LIMITED]			 24/08/2020
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr BIKROM ROY Son of Mr SWARAJ CHANDRA ROY ALIPURE JUDGES COURT, P.O.- ALIPURE, P.S.- Alipore, District- South 24-Parganas, West Bengal, India, PIN - 700027	MANASI KARMAKAR, W KARMAKAR, SHOUVIK KARMAKAR, MANA KARMAKAR, AVIJIT KARMAKAR, SUJATA KARMAKAR, BIJAYA KARMAKAR, SAPTAR KARMAKAR, SRIJATA SUBHOJIT AUDDY			 24.08.2020

(Pradipta Kishore Guha)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2000922622/2020	Office where deed will be registered
Query Date	09/08/2020 9:36:42 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BIKROM ROY ALIPURE Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433207122 Status : Advocate	
Transaction	Additional Transaction	
[0139] Sale, Development Power of Attorney	[4002] General Power of Attorney [Rs : 0/-] [4305] Declaration [No of Declaration : 2] [4310] Security Bond [Rs : 1,00,000/-] [4311] Receipt [Rs : 45,00,000/-]	
Set Forth value	Market Value	
Rs. 50,00,000/-	Rs. 1,74,28,997/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,121/- (Article 46(g))	Rs. 45,035/- (Article E, E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: PASCHIM DASPURA, Mouza: Sonarpur, Premises No: 103, , Word No: 12 JI No: 39, , Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed	UserROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-201	RS-540	Bastu	Bastu	21 Katha 3 Chatak	50,00,000/-	1,74,28,997/-	Width of Approach Road: 19 Ft.
Grand Total :					34.9594Dec	50,00,000 /-	174,28,997 /-	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	MANASI KARMAKAR Wife of Late GOPAL CHANDRA KARMAKAR, PASCHIM DASPURA, P.O- SONARPURE, P.S- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India. PIN - 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. DITPK3794K, , Aadhaar No: 54xxxxxxxx2412 Status : Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self



Query No: 2000922622 of 2020, Printed On: Aug 12 2020, 5:47PM
Generated from: wbregistration.gov.in

2	<p>KAUSHIK KARMAKAR Son of Late GOPAL CHANDRA KARMAKAR,PASCHIM DASPARA, P.O.- SONARPUR, P.S.- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. AVEPK2130Q, , Aadhaar No.: 31xxxxxxxx8169Status: Individual, Executed by: Self , To be Admitted by: Self</p>	Individual	Executed by: Self , To be Admitted by: Self
3	<p>SHOUVIK KARMAKAR Son of Late GOPAL CHANDRA KARMAKAR,PASCHIM DASPARA, P.O.- SONARPURE, P.S.- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. BRXPK0508E, , Aadhaar No.: 38xxxxxxxx8930Status: Individual, Executed by: Self , To be Admitted by: Self</p>	Individual	Executed by: Self , To be Admitted by: Self
4	<p>MANA KARMAKAR Wife of Late ARABINDA KARMAKAR,PASCHIM DASPARA, P.O.- SONARPURE, P.S.- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. BJQPK1306R, , Aadhaar No.: 48xxxxxxxx7615Status: Individual, Executed by: Self , To be Admitted by: Self</p>	Individual	Executed by: Self , To be Admitted by: Self
5	<p>AVIJIT KARMAKAR Son of Late ARABINDA KARMAKAR,PASCHIM DASPARA, P.O.- SONARPURE, P.S.- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. CGRPK3235J, , Aadhaar No.: 46xxxxxxxx8733Status: Individual, Executed by: Self , To be Admitted by: Self</p>	Individual	Executed by: Self , To be Admitted by: Self
6	<p>SUJATA KARMAKAR Wife of Late ARABINDA KARMAKAR,PASCHIM DASPARA, P.O.- SONARPURE, P.S.- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. BTHPK6795F, , Aadhaar No.: 66xxxxxxxx5147Status: Individual, Executed by: Self , To be Admitted by: Self</p>	Individual	Executed by: Self , To be Admitted by: Self
7	<p>BLIAYA KARMAKAR Wife of Late GOBINDA SUNDAR KARMAKAR,PASCHIM DASPARA, P.O.- SONARPURE, P.S.- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. DWFPK3959E, , Aadhaar No.: 25xxxxxxxx8176Status: Individual, Executed by: Self , To be Admitted by: Self</p>	Individual	Executed by: Self , To be Admitted by: Self
8	<p>SAPTARSHI KARMAKAR Son of Late GOBINDA SUNDAR KARMAKAR,PASCHIM DASPARA, P.O.- SONARPUR, P.S.- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of India, PAN No. DOZPK5628E, , Aadhaar No.: 64xxxxxxxx0333Status: Individual, Executed by: Self , To be Admitted by: Self</p>	Individual	Executed by: Self , To be Admitted by: Self



9	SRIJATA KUNDU Wife of ARINDAM KUNDU, 50/1 ANANDAPURI D ROAD BARRACKPUR TITAGARH, P O - TITAGARH, P S - Titagarh, Titagarh, District -North 24-Parganas, West Bengal, India, PIN - 700122 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. DWFPK3958P, Aadhaar No. 43xxxxxxxx5707 Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	AISHANI INFRA PRIVATE LIMITED 14/1A MONAHAR PUKUR ROAD, P.O. - KALIGHAT, P.S. - Tollygunge, District -South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AALCA4237D, Aadhaar No Not Provided by UIDAI Status: Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	SUBHOJIT AUDDY Son of TAPAN AUDDY 58/7 PRINCC GOLAM HOSSAIN SHAH ROAD, P.O. - JADAVPUR, P.S. - Jadavpur, District -South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJPA4605L, Aadhaar No.: 56xxxxxxxx9674	AISHANI INFRA PRIVATE LIMITED (as PRIVATE LIMITED)

Identifier Details :

Name & address
Mr BIKROM ROY Son of Mr SWARAJ CHANDRA ROY ALIPURE JUDGES COURT, P.O. - ALIPURE, P.S. - Alipore, District -South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of MANASI KARMAKAR, KAUSHIK KARMAKAR, SHOUVIK KARMAKAR, MANA KARMAKAR, AVIJIT KARMAKAR, SUJATA KARMAKAR, BIJAYA KARMAKAR, SAPTARSHI KARMAKAR, SRIJATA KUNDU, SUBHOJIT AUDDY

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 08-09-2020) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 08-09-2020)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.



Query No: 2000922622 of 2020, Printed On: Aug 12 2020, 5:47PM,
Generated from: eRegistration.gov.in

7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SONARPUR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ALJA4605L



नाम/Name
SUSHMITA ALDHY

पिता का नाम/Father's Name
TAPAN ALDHY

कार्ड का क्रमांक/
Card No. PAN
19/07/1984

भारत सरकार
GOVT. OF INDIA

27/02/2019

यदि कार्ड खो जाये/यदि यह कार्ड खो जाये/यदि कार्ड
खो जाये, तो इसे
पता: आयकर विभाग, 30/31, 30/31,
महल, कोलकाता, ईस्ट बंगाल, भारत।
फोन - 4111111

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

Income Tax PAN Services Unit, NLI,
30 Floor, Market Square,
Plot No. 30/31, Survey No. 9773,
Mahal Colony, Near Deep Bangaloo Check,
Phone - 4111111

Tel: 91 30 2722 8000, Fax: 91 30 2721 8001
e-mail: pan@incometax.gov.in



आयकर विभाग

INCOME TAX DEPARTMENT

SRIJATA KUNDU

GOBINDA SUNDAR KARMAKAR

07/07/1979

DWFPIK3953F

Srijata Kundu



भारत सरकार

GOVT. OF INDIA



2020/07/08

लायकर विभाग

INCOME TAX DEPARTMENT

BAPTARSHI KARMAKAR

GOBINDA SUNDAR KARMAKAR

31/07/1974

Pr. Karu. No. 10/2000-01/1000000

DOZPK5828E

Septima Karan...

Signature



भारत सरकार

GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

BIJAYA KARMAKAR

BALAKAM BISWAS

04/11/2019

Income Tax Department, Mumbai

DWF/PK3853E

Signature



भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANASI KARMAKAR
NARENDRA NATH KARMAKAR



14/05/1952
Permanent Account Number

DITPK3794K



Manasi KarMAKAR
Signature

जायकर विभाग
TSCM/TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAUSHIK KARMAKAR
GOPAL CHANDRA KARMAKAR
07/08/1974
Permanent Account Number
AVEPK2130Q



Kaushik Karmarkar
Signature

आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

SHOUVIK KARMAKAR
GOPAL CHANDRA KARMAKAR
17/02/1978

(Permanent Account Number)

BRXPK0508E


Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANA KARMAKAR
JITEN MONDAL

20/08/1970

Permanent Account Number

BJQPK1306R

माना कर्मकार

Signature



इस कार्ड को खोने / अपने पर सूचना सूचित करें / खोने पर
आयकर सेवा केंद्र को सूचित करें, एवं एक को एक
कॉपी भेजें।
कोलकाता टेलीफोन एक्सचेंज
कोलकाता - 700 045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Service Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 3069, Fax: 91-20-2721 8081
e-mail: taxinfo@nsdl.co.in

माना कर्मकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AVIJIT KARMAKAR
ARABINDA KARMAKAR

12/00/1990
Permanent Account Number

CGRPK3235J

Avijit Karmakar
Signature



To give the card a test, please kindly return / renew it.

Issuing Tax PAN Service Unit, CIT(CS)

Plot No. 2, Sector 11, Connaught

New Market - 400 014

आयकर विभाग, सीटी(सीएस)

प्लॉट नं. 2, सेक्टर 11, कान्नाउट

न्यू मार्केट - 400 014

वॉशिंग्टन - 400 014

Avijit Karmakar

आयकर विभाग
INCOME TAX DEPARTMENT
SUJATA KARMAKAR
ARABINDA KARMAKAR
11/05/1995
Permanent Account Number
BTHPK6795F
Signature
Sujata Kar

भारत सरकार
GOVT. OF INDIA



Sujata Debnath Kar

Major Information of the Deed

Deed No :	I-1604-02635/2020	Date of Registration	26/08/2020
Query No / Year	1604-2000922622/2020	Office where deed is registered	
Query Date	09/08/2020 9:36:42 AM	1604-2000922622/2020	
Applicant Name, Address & Other Details	BIKROM ROY ALIPURE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433207122, Status :Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than immovable Property, Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-], [4311] Other than Immovable Property, Receipt [Rs : 45,00,000/-]		
Set-Forth value	Market Value		
Rs. 50,00,000/-	Rs. 1,74,28,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,121/- (Article:48(g))	Rs. 45,067/- (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.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: PASCHIM DASPORA, Mouza: Sonarpur, Premises No: 103, , Ward No: 12 JI No: 39, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-201	RS-540	Bastu	Bastu	21 Katha 3 Chatak	50,00,000/-	1,74,28,997/-	Width of Approach Road: 19 Ft.,
Grand Total :					34.9594Dec	50,00,000 /-	174,28,997 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MANASI KARMAKAR (Presentant) Wife of Late GOPAL CHANDRA KARMAKAR PASCHIM DASPORA, P.O:- SONARPURE, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No :- D1xxxxxx4K, Aadhaar No: 54xxxxxxxx2412, Status :Individual, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Pvt. Residence

2	<p>KAUSHIK KARMAKAR Son of Late GOPAL CHANDRA KARMAKAR PASCHIM DASPARA, P.O:- SONARPUR, P.S:- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AVxxxxxx0Q, Aadhaar No: 31xxxxxxxxx6169, Status :Individual, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Pvt. Residence</p>
3	<p>SHOUVIK KARMAKAR Son of Late GOPAL CHANDRA KARMAKAR PASCHIM DASPARA, P.O:- SONARPURE, P.S:- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BRxxxxxx8E, Aadhaar No: 38xxxxxxxxx8930, Status :Individual, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Pvt. Residence</p>
4	<p>MANA KARMAKAR Wife of Late ARABINDA KARMAKAR PASCHIM DASPARA, P.O:- SONARPURE, P.S:- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BJxxxxxx6R, Aadhaar No: 48xxxxxxxxx7615, Status :Individual, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Pvt. Residence</p>
5	<p>AVIJIT KARMAKAR Son of Late ARABINDA KARMAKAR PASCHIM DASPARA, P.O:- SONARPURE, P.S:- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CGxxxxxx5J, Aadhaar No: 48xxxxxxxxx8733, Status :Individual, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Pvt. Residence</p>
6	<p>SUJATA KARMAKAR Wife of Late ARABINDA KARMAKAR PASCHIM DASPARA, P.O:- SONARPURE, P.S:- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BTxxxxxx5F, Aadhaar No: 66xxxxxxxxx5147, Status :Individual, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Pvt. Residence</p>
7	<p>BIJAYA KARMAKAR Wife of Late GOBINDA SUNDAR KARMAKAR PASCHIM DASPARA, P.O:- SONARPURE, P.S:- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DWxxxxxx9E, Aadhaar No: 25xxxxxxxxx8176, Status :Individual, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Pvt. Residence</p>
8	<p>SAPTARSHI KARMAKAR Son of Late GOBINDA SUNDAR KARMAKAR PASCHIM DASPARA, P.O:- SONARPUR, P.S:- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No.:: DOxxxxxx8E, Aadhaar No: 64xxxxxxxxx0333, Status :Individual, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Pvt. Residence</p>

9 SRIJATA KUNDU

Wife of ARINDAM KUNDU 50/1 ANANDAPURI D ROAD BARRACKPUR TITAGARH, P.O:- TITAGARH, P.S:- Titagarh, Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700122 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DWxxxxxx9F, Aadhaar No: 43xxxxxxx5707, Status :Individual, Executed by: Self, Date of Execution: 24/08/2020
 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/08/2020
 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AISHANI INFRA PRIVATE LIMITED 14/1A MONAHAR PUKUR ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.: AAxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUBHOJIT AUDDY Son of TAPAN AUDDY 58/7 PRINCC GOLAM HOSSAIN SHAH ROAD, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AXxxxxxx5L, Aadhaar No: 56xxxxxxx9674 Status : Representative, Representative of : AISHANI INFRA PRIVATE LIMITED (as PRIVATE LIMITED)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIKROM ROY Son of Mr SWARAJ CHANDRA ROY ALIPURE JUDGES COURT, P.O:- ALIPURE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027			
Identifier Of MANASI KARMAKAR, KAUSHIK KARMAKAR, SHOUVIK KARMAKAR, MANA KARMAKAR, AVIJIT KARMAKAR, SUJATA KARMAKAR, BIJAYA KARMAKAR, SAPTARSHI KARMAKAR, SRIJATA KUNDU, SUBHOJIT AUDDY			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: PASCHIM DASPARA, Mouza: Sonarpur, Premises No: 103, , Ward No: 12 JI No: 39, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 201, RS Khatian No:- 540		

On 14-08-2020

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,74,28,997/-

Elaha

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 24-08-2020

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

Presented for registration at 16:06 hrs on 24-08-2020, at the Private residence by MANASI KARMAKAR, one of the Executants.

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

Execution is admitted on 24/08/2020 by 1. MANASI KARMAKAR, Wife of Late GOPAL CHANDRA KARMAKAR, PASCHIM DASPARA, P.O: SONARPURE, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife, 2. KAUSHIK KARMAKAR, Son of Late GOPAL CHANDRA KARMAKAR, PASCHIM DASPARA, P.O: SONARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Service, 3. SHOUVIK KARMAKAR, Son of Late GOPAL CHANDRA KARMAKAR, PASCHIM DASPARA, P.O: SONARPURE, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Service, 4. MANA KARMAKAR, Wife of Late ARABINDA KARMAKAR, PASCHIM DASPARA, P.O: SONARPURE, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife, 5. AVIJIT KARMAKAR, Son of Late ARABINDA KARMAKAR, PASCHIM DASPARA, P.O: SONARPURE, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 6. SUJATA KARMAKAR, Wife of Late ARABINDA KARMAKAR, PASCHIM DASPARA, P.O: SONARPURE, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife, 7. BIJAYA KARMAKAR, Late GOBINDA SUNDAR KARMAKAR, PASCHIM DASPARA, P.O: SONARPURE, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife, 8. SAPTARSHI KARMAKAR, Son of Late GOBINDA SUNDAR KARMAKAR, PASCHIM DASPARA, P.O: SONARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Private Service, 9. SRIJATA KUNDU, Wife of ARINDAM KUNDU, 50/1 ANANDAPURI D ROAD BARRACKPUR TITAGARH, P.O: TITAGARH, Thana: Titagarh, , City/Town: TITAGARH, North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by Profession House wife

Indetified by Mr BIKROM ROY, . . Son of Mr SWARAJ CHANDRA ROY, ALIPURE JUDGES COURT, P.O: ALIPURE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 24-08-2020 by SUBHOJIT AUDDY, PRIVATE LIMITED, AISHANI INFRA PRIVATE LIMITED, 14/1A MONAHR PUKUR ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr BIKROM ROY, , Son of Mr SWARAJ CHANDRA ROY, ALIPURE JUDGES COURT, P.O: ALIPURE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 25-08-2020

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 45,067/- (B = Rs 45,000/- ,E = Rs 35/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 45,067/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/08/2020 11:34AM with Govt. Ref. No: 192020210066207588 on 24-08-2020, Amount Rs: 45,067/-, Bank: SBI EPay (SBiePay), Ref. No. 2702283056812 on 24-08-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,121/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 40,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1882, Amount: Rs.100/-, Date of Purchase: 24/08/2020, Vendor name: A K Samajpati

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/08/2020 11:34AM with Govt. Ref. No: 192020210066207588 on 24-08-2020, Amount Rs: 40,021/-, Bank: SBI EPay (SBiePay), Ref. No. 2702283056812 on 24-08-2020, Head of Account 0030-02-103-003-02

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

