

2193/20

1-02079/20

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 771276

06/10/2020  
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Certified that the document is a true and correct copy of the original. The document is a true and correct copy of the original. The document is a true and correct copy of the original.

07 OCT 2020  
District Sub-Registrar-V  
Alipore, South 24 Parganas

DEVELOPMENT AGREEMENT & DEVELOPMENT  
POWER OF ATTORNEY

THIS INDENTURE is made on this the 06<sup>th</sup> day of  
October, 2020 (Two Thousand Twenty)

BETWEEN

No. 485 Date 11 FEB 2020

Name: Suprakash Dhar

Address: Admla

Alipore Police Court

Kolkata-700 027



Alipore Police Court  
Ker-27

Praveen Maskara



V.C.T.I  
1098

Praveen Maskara



V.C.T.I  
1099

Aditya



V.C.T.I  
1100

Indu Maskara



*[Handwritten Signature]*

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Suprakash Dhar.  
Advocate  
Alipore police court  
Alipore  
Kolkata-700027.

(1) SMT INDU MASKARA (PAN – AEWPM5539E), (Aadhaar No. 8662-6624-0293), wife of Sri Rajendra Prasad Maskara , by faith – Hindu, by Occupation – Housewife , by Nationality – Indian, residing at 19/A, Mandeville Gardens , P.O- Ballygunge, P.S- Gariahat , Kolkata - 700019 ,(2) TODI INFRASTRUCTURE PVT LTD (PAN –AACCT 8548F), a Private Limited Company, incorporated under Indian Companies Act. 1956, having it's Office at 78, Bentinck Street, P.O- G.P.O Kolkata , P.S. Bowbazar, Kolkata 700 001, represented by one it's Director SRI ADITYA TODI ( PAN – ABUPT9283D), ( Aadhaar No. 2089- 8974-3402), son of Late Satya Pal Todi, by faith Hindu, by occupation Business, by Nationality Indian, residing at 49/51, Prince Golam Md. Shah Road , P.O- Tollygunge , P.S- Jadavpur, Kolkata – 700033, hereinafter called and referred to as the "OWNERS"/FIRST PARTY", (which expression shall unless excluded by or otherwise repugnant to the context be deemed to mean and include it's heirs, successors-in-office, successors-in-interest, executors, administrators, legal representatives and assigns) of the FIRST PART;

-AND-



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DERRIS INFRASTRUCTURE PVT LTD. (PAN NO. AACCD5972H), a private Limited company incorporated under the Companies Act 1956 , having it's Office at 2A, Grant Lane, 5<sup>th</sup> Floor , Room No. 5F, P.S. Bow Bazar, P.O- Bow Bazar, Kolkata 700012, represented by one of its Director MR. PRAWEEEN MASKARA ( PAN- AEZPM8355H), (Aadhaar No. 6013-8604-8082), son of Sri Rajendra Prasad Maskara, by Faith-Hindu, by Occupation-Business, by Nationality-Indian residing at 19/A, Mandeville Gardens , P.O- Ballygunge, P.S- Gariahat , Kolkata - 700019, hereinafter referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor in office, successors-in-interest, executors, administrators, legal representatives and assigns) of the SECOND PART;

WHEREAS the party of the first part herein are the joint owners of ALL THAT the piece and parcel of said land, measuring more or less an area of 5 Cottahs 11 Chittaks 40 sq.ft., lying and situated in Mouza Nayabad, comprised in R.S. Dag No. 180, R.S. Khatian No. 82, Touzi No. 56, R.S. No. 3, J.L. No. 25, Police Station - Purba Jadavpur now Panchasayar, within the local limits of Kolkata Municipal Corporation, under Ward No. 109, being KMC Premises No. 3208, Nayabad, Kolkata 700 099, in the District



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of South 24 Parganas, which they got from partition by virtue of a registered Deed of Partition registered in the Office of DSR-III at Alipore and incorporated therein in Book No. I, CD Volume No. 16, Pages 1318 to 1340, Being No. 07615 for the Year 2012 of the said office.

AND WHEREAS after such partitioned the First Part duly mutated the said property in the local K.M.C Authority unto their name and account and the said property known and identified as 3208/1, Nayabad .

AND WHEREAS the First party of the first part herein also are the joint owners of another plot of said land, measuring more or less an area of 1 Cottah 08 Chittacks 20 sq.ft. more or less, lying and situated in Mouza Nayabad, comprised in R.S. Dag No. 179, R.S. Khatian No. 83, Touzi No. 56, R.S. No. 3, J.L. No. 25, Police Station Purba Jadavpur now Panchasayar, within the local limits of Kolkata Municipal Corporation, under Ward No. 109, being KMC Premises No. 3543, Nayabad, Kolkata 700 099, in the District of South 24 Parganas, which they purchased from it's predecessor owner namely Aditya Todi (HUF) and others by virtue of registered deed of sale vide registered in the Office of DSR-III at Alipore and



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incorporated therein in Book No. I, CD Volume No. 21, Pages 209 to 231, Being No. 10450 for the Year 2013 of the said office.

AND WHEREAS in such manner both the properties situated side by side and the present Vendors also amalgamated their respective properties after that Premises No. 3208/1 Nayabad and 3543, Nayabad make into a single plot of land known and indentified as 3208/1, Nayabad by Kolkata Municipal Corporation and the measurement of the said land is 7 Cottahs 04 Chittak 15 sq.ft. more or less under Assessee No. 311090867950.

AND WHEREAS the Owners herein are the absolute Owners in respect of ALL THAT piece and parcel of said land, measuring an area of 7 Cottahs 04 Chittak 15 sq.ft. more or less, being lying and situate in Mouza Nayabad, comprised in R.S. Dag No. 179 and 180 and under R.S. Khatian No.82 and 83 , Touzi No. 56, R.S. No. 3, J.L. No. 25, Police Station Purba Jadavpur now Panchasayar, within the local limits of Kolkata Municipal Corporation, under Ward No. 109, being KMC Premises No. 3208/1, Nayabad, Kolkata 700 099, under Assessee No. 311090867950, in the District of South 24 Parganas, more fully described in the SCHEDULE 'A' hereunder written and hereinafter referred to as the SAID LAND /PREMISES free from all encumbrances of whatsoever in nature.



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AND WHEREAS the Owners herein are very much desirous to construct a multi storied residential building on their said land measuring an area of 7 Cottahs 04 Chittak 15 sq.ft. more or less through the Developer herein and duly proposed to the Developer herein being their nominated Developer, in this regard and the Developer after vivid discussion with the Owners herein expressed it's consent to develop the property as mentioned in the SCHEDULE 'A' written hereunder under the ownership of the Owners herein.

AND WHEREAS the Developer herein, the Party of the OTHER PART has agreed to make the construction of the proposed flat system new building for residential and other purposes in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind of flats etc. after giving the OWNERS' ALLOCATION as more fully described and mentioned in the SCHEDULE 'B' hereunder written and the DEVELOPER shall develop the entire land at it's own cost, experience and efforts and shall enjoy, entire construction of the building except the Owners' Allocation and also except the common areas and facilities as per sanctioned building plan and accordingly both the parties mutually have agreed upon to enter



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into this Agreement for Development on the following terms and conditions:-

DEFINATION & INTERPRETATIONS

NOW THIS AGREEMENT WITNESSETH IT IS HEREBY  
AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

1. OWNERS shall mean the Owners above named and include their respective successors-in-office, successors-in-interest, administrators, legal representatives and assigns.
2. DEVELOPER shall mean the Developer named above and include it's successors, successors-in-interest, successors-in-office administrators, legal representatives.
3. THE LAND shall mean ALL THAT piece and parcel of said land, measuring an area of 7 Cottahs 04 Chittak 15 sq.ft. more or less, being lying and situate in Mouza Nayabad, comprised in R.S. Dag No. 179 and 180 and under R.S. Khatian No.82 and 83 , Touzi No. 56, R.S. No. 3, J.L. No. 25, Police Station Purba Jadavpur now Panchasayar, within the local limits of Kolkata Municipal Corporation, under Ward No. 109, being KMC Premises No.



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3208/1, Nayabad, Kolkata 700 099, under Assessee No. 311090867950, in the District of South 24 Parganas.

4. SALEABLE SPACE shall mean the space and / or spaces in the building to be constructed which is available for independent use and occupation after making due provisions of the Owners' Allocation and for common facilities and the space and / or spaces required therefor.

5. OWNERS' ALLOCATION shall mean the ,

1. TWO NOS. OF FLATS IN THE FIRST FLOOR:-

A) Flat No. B , South- East side ( 3BHK) measuring more or less 1111 Sq.ft. super built up area.

B) Flat No. C , South-West side ( 2BHK) measuring more or less 865 Sq.ft. super built up area .

2. TWO NOS. OF FLATS IN THE THIRD FLOOR:-

A) Flat No. B , South- East side ( 3BHK) measuring more or less 1111 Sq.ft. super built up area.

B) Flat No. C , South-West side ( 2BHK) measuring more or less 865 Sq.ft. super built up area along with 4 (four) nos. covered Car Parking Sapce measuring 120 Sq.ft. each lying on the Ground floor (according to sanction plan) along with undivided proportionate share of land, common areas, facilities attached thereto in the said premises more fully described in the SCHEDULE 'B' mentioned hereunder.



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6. DEVELOPERS' ALLOCATION shall mean the

ONE FLAT IN THE FIRST FLOOR:-

A) Flat No. A , North- West-East side ( 3BHK) measuring more or less 1036 Sq.ft. super built up area.

THREE FLATS ON THE SECOND FLOOR:-

A) Flat No. A , North- West-East side ( 3BHK) measuring more or less 1036 Sq.ft. super built up area.

B) Flat No. B , South-East side ( 3BHK) measuring more or less 1111 Sq.ft. super built up area.

C) Flat No. C , South- West side ( 2BHK) measuring more or less 865 Sq.ft. super built up area.

ONE FLAT IN THE THIRD FLOOR:-

A) Flat No. A , North- West-East side ( 3BHK) measuring more or less 1036 Sq.ft. super built up area along with 5 (five) nos. covered Car Parking Space measuring 120 Sq.ft. each lying on the Ground Floor (according to sanction plan) along with undivided proportionate share of land, common areas, facilities attached thereto in the said premises

7. ARCHITECT shall mean any qualified licensed person or persons, firm and firms as approved by the Kolkata Municipal Corporation appointed or nominated by the Developer as Architect of the building to be constructed at the said premises.



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8. In consideration of the Owners having agreed to entrust to the Developer for development of the said property described in the Schedule "A" hereunder written and to confirm upon the developer the rights, powers, privileges and benefits.

9. This Agreement will not be treated as a partnership between the Owners and the Developer and the Developer is engaged by the Owner to develop the said land as aforesaid.

10. That the Owners hereby indemnify that they are the full and absolute owners of the said property and that the property is not subject matter to any mortgage, charge or any other encumbrance and free from all encumbrances, liens and lispendences.

11. That the Developer shall complete and handover the Owners' Allocation within 36 months + 6 months (grace period six months) from the date of sanctioned building plan by the KMC.

12. a) THE LAND shall mean the land more fully described in the Schedule "A" hereunder written.

b) THE BUILDING shall mean the G Plus Three Storied building comprising of various flats on each floor and other spaces with all common and easement right.

c) COMMON AREAS all the common areas such as path and passages, stair case, landing, lift & lift room open space, boundary wall, septic tank, water reservoir, underground and overhead water tank, corporation water if provided by the KMC,



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ultimate roof and rain and drain water pipe, sewer and sewerage and other common areas with common lights and fittings with the proportionate expenses for the maintenance of the common areas. The land underneath the said property shall remain unpartiable all the time.

d) ADVOCATE – shall mean such advocate as may be appointed by the Developer for this Project.

13. THE AGREEMENT shall take effect from the date of execution of this Agreement.

14. THE OWNERS DECLARE as follows:-

a) That the Owners are the absolute owners and seized and possessed of and / or well and sufficiently entitled to the said property as described in the SCHEDULE 'A' below.

b) That the said property is free from all encumbrances charges attachments, trust, acquisition, requisitions.

c) That the Owners hereinbefore had not entered by any agreement with any third party nor the property is a mortgage property with bank or any other institute.

d) The Owners shall sign and execute all the relevant papers for construction work whenever asked for and shall not disturb the Developer to complete the project as per agreement shall not interfere with the work till the construction is over, by any means or



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manner subject to fulfillment of the terms and conditions and specifications as mentioned herein in default the owner shall have every right to interfere with the same and shall not interfere with the work till the construction is over but the owner shall have the full right and authority to interfere in the matter in case of any violation of the terms and conditions and specifications of this agreement .

15. THE DEVELOPER DECLARES as follows:-

- a) That its shall construct the ground plus three storied building on and over the Schedule "A" property at it's own cost and responsibility and the Owners shall not bear a single money for this project.
- b) That the Developer shall handover the Owner's Allocation at first within 36 months + 6 months grace period from the date of sanctioned plan of the proposed building.
- c) That the Developer shall construct the building with first class materials and shall co-operate the Owners for their necessary enquiry.



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d) That the Developer shall be entitled exclusively to manage supervise, control all and every act for the purpose of developing the said property for construction of G + 3 storied building and having right to install hoarding in the site with right to invite Purchasers for the sale of Developer's Allocation through media, agent etc.

16. That this agreement shall stand valid by the heirs and successors of the respective parties as per condition written hereinabove.

17. The Owners shall not cause interference or hindrance whatsoever in the construction of the said building at the said premises by the Developer and not to act or things whereby the Developer may be prevented from selling or assigning or disposing the Developer's Allocation and the common areas by any means and manner.

18. That all the original papers are lying in the Owners custody and if for the process work it will be required for the Developer, then Owners will hand over documents to the developer as and when required and the circumstances demand.



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19. That the Owners and the Developer henceforth in the proposed multistoried building shall enjoy their respective portion without any objection or obligation.

20. That the Developer hereby agreed to develop the said property by constructed G+3 Storied building comprising of three flats in each floor and other arises on the said property in modern style and fashion , already obtain building sanctioned plan , vide No. 2019120181 dated 23.12.2019 from the concerned K.M.C Authority .

21. The GST will be borne by the Developer herein i.e. Derris Infrastructure Pvt. Ltd. Herein for the both allocation as per applicable of the concerned authority.

22. That if the Developer needs a 6 months grace period over the stipulated time on proper reason the owners shall allow such extended period.

23. That if any existing structure on and over the Schedule property shall be taken and away by the Developers at their cost and responsibility.



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24. That after execution of this agreement the development power will be registered in the concerned registration office by and between the parties herein.

25. That during construction period if any unnatural event happens in the schedule premises than Developer will take the entire responsibility to solve the matter with the help of the owners herein.

26. That the owners allocation will be serve by the developer at first being fully habitable and fit for occupancy along with necessary connection of domestic water, sewerage and electric connection and common enjoyment right over the common area of schedule premises and thereafter to deliver possession to the Intending Purchaser/s.

27. The Owners herein shall not be answerable or liable for any mode, part or nature of construction for any materials in course of or relating to erection, construction and completion of the building or any part thereof.

28. The Owners herein shall be entitled to deal, sell, transfer, grant, lease and or any manner dispose of the owners allocation for which no further consent of the developer shall be required and the owners herein will be entitled to receive and or realize and



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collect any/all sale proceeds, issues, rents, license fee, occupational charges, and profits arising there from.

29. The Developer herein shall be entitled to deal, sell, transfer, grant, lease and or any manner dispose of the developer allocation for which no further consent of the owner shall be required and the Developer herein will be entitled to receive and or realize and collect any/all sale proceeds, issues, rents, license fee, occupational charges, and profits arising there from.

30. It is specifically agreed and understood that the owners herein shall not be responsible and or liable for any cost mode and manner of construction, defects, deviations, damages, or any proceedings, if initiated by any persons and or authority relating to and or arising out of erection, construction, or completion of the said new building or any part thereof. All actions, proceeding, and consequences arising thereof shall be attended to, defended, prosecuted and complied with by the developer at it's own cost and expenses, and shall keep the owner herein indemnified from all or any loss, damage, cost and consequence, suffered or incurred there from and even of the owners allocation , the responsibility will be borne by the developer herein.



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COMMON RESTRICTION

The First Party's Allocation in the new building shall be subject to the terms restrictions on transfer and use as are applicable to the Developer's Allocation in the new building intended for common benefit of all occupiers of the new building which shall include the following:-

- i) The Owners will not use or permit to use the First Party's Allocation the New Building any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazard to the First Party occupiers of the new building. The Developer and his nominee / nominees shall also not use or permit to use of the Developer's Allocation in the New building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activities nor use thereof for any purpose which may cause any nuisance hazards to the First Party of the New Building.
- ii) The respective Allottee shall keep their respective allocation in the new building in good working condition and repairs.
- iii) The Developer shall construct the building with standard materials and with good workmanship manner according to specification of constructions mentioned below.



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OWNERS' OBLIGATION

- 1) The Owners hereby agree and covenants with the Developer not to cause any interference or hindrance in the construction of the building at the said property by the Developer.
- 2) The Owners hereby agrees, covenant with the Developer not to do any act or deed or thing hereby the Developer may be prevented from selling, assigning and / or disposing of any part or entire portion of the Developer's Allocated portion in the new building or of the said property.
- 3) The Owners hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and / or charges the allocated portion of the Developers in the construction but shall have all rights, to sell, gift, let out, grant, lease, mortgage and / or charges their allocated portion to any person /persons, company /companies save and except the Developer's Allocation. The Developer also shall not have any right to get, grant, lease, mortgage and / or charges the allocated area of the Owners.

DEVELOPER'S OBLIGATIONS

- A) The Developer shall complete the construction of the new building at First Schedule property within the time as mentioned



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above after obtaining the sanction plan to be sanctioned by the Kolkata Municipal Corporation. The time of completion of the building shall be strictly observed and strictly shall be Essence of Contract, subject to force majeure and unavoidable circumstances.

B) The Developer shall not be entitled to transfer alienate or assign this Agreement to any other person /persons for completion of the building by any manners.

C) Not to violate or contravene any of the provisions or rules applicable for construction of the building.

#### OWNERS INDEMNIFY

The Owners hereby undertake that the Developer shall be entitled to the said constructions and shall enjoy their allocated space without any interference and / or disturbance provided the Developer performs and fulfill all the terms and conditions herein contained and / or their part to be observed and performed.

#### DEVELOPER'S INDEMNIFY

1) The Owners hereby undertake that the developer shall be entitled to the said constructions and shall enjoy their allocated spaces without any interference and / or disturbance provided the



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Developer performs and fulfill all the terms and conditions herein contained and / or their part to be observed and performed.

2) The Developer hereby undertakes to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that any arise out of the Developer's Allocation with regard to the Development of the said premises and / or in the matter of construction of the said building and / or any defect therein.

#### MISCELLANEOUS

1. The Owners and the Developer shall enter into the Agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Owners.

2. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the owners of the said property or any part thereof to the Developer or as creating any right, title and interest in respect thereof in the Developer other than an exclusive license to the Developer to "Commercially Exploit" the same in the terms thereof, provided, however, the Developers shall be entitled to borrow money from any bank /banks without creating



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any Financial liability on the Owners of effecting and their estate shall not be encumbered and / or be liable for payment of any dues or such bank /banks and for that purpose the developer shall keep the owners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

#### FORCE MAJEURE

1) The parties hereto shall not in considered to be liable for any obligations hereunder to the extended that the performance of the relative obligations was prevented by any force majeure and this construct shall remain suspended during the duration of such majeure, if any.

2) Force Majeure shall mean floods, earth quake, riot, storm, tempest, civil commotion, strikes, lock out and / or any other act or commission beyond the control of the parties hereto.

#### ARBITRATION

In case of any disputes or differences on any question arising between the parties hereto with regard to this Agreement the same shall be referred to Arbitration under the provision of the



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Arbitration and Reconciliation Act, 1996 and / or any other statutory modification and / or enactment and among two Arbitrators.

### JURISDICTION

All the Courts, within the limits of Alipore and High Court at Calcutta notwithstanding for the provisions, the right to sue for specific performance of contract by one part against the other parts per the terms and conditions of this agreement shall remain unaffected.

### SCHEDULE "A"

#### (Description of Entire Land)

ALL THAT piece and parcel of said vacant land, measuring an area of 7 Cottahs 04 Chittak 15 sq.ft. more or less, being lying and situate in Mouza Nayabad, comprised in R.S. Dag No. 179 and 180 and under R.S. Khatian No.82 and 83 , Touzi No. 56, R.S. No. 3, J.L. No. 25, Police Station Purba Jadavpur now Panchasayar, within the local limits of Kolkata Municipal Corporation, under Ward No. 109, being KMC Premises No. 3208/1, Nayabad, Kolkata 700 099, under Assessee No. 311090867950, in the District of South 24 Parganas, which is butted and bounded as follows:-

ON THE NORTH By R.S Dag No. 180.



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ON THE SOUTH By R.S Dag No.181

ON THE WEST By 5.15 meter common passage and plot no. 3208 /2, Nayabad

ON THE EAST By R.S.Dag No. 179.

SCHEDULE "B"  
(OWNERS ALLOCATON )

OWNERS' ALLOCATION shall mean the ,

1. TWO NOS. OF FLATS IN THE FIRST FLOOR:-

A) Flat No. B , South- East side ( 3BHK) measuring more or less 1111 Sq.ft. super built up area.

B) Flat No. C , South-West side ( 2BHK) measuring more or less 865 Sq.ft. super built up area .

2. TWO NOS. OF FLATS IN THE THIRD FLOOR:-

A) Flat No. B , South- East side ( 3BHK) measuring more or less 1111 Sq.ft. super built up area.

B) Flat No. C , South-West side ( 2BHK) measuring more or less 865 Sq.ft. super built up area along with 4 (four) nos. covered Car Parking Sapce measuring 120 Sq.ft. each on Ground Floor (according to sanction plan) along with undivided proportionate share of land, common areas, facilities attached thereto in the said premises

SCHEDULE "C"  
(DEVELOPERS' ALLOCATION)

DEVELOPERS' ALLOCATION shall mean the

ONE FLAT IN THE FIRST FLOOR:-

A) Flat No. A , North- West-East side ( 3BHK) measuring more or less 1036 Sq.ft. super built up area.



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THREE FLATS ON THE SECOND FLOOR:-

A) Flat No. A , North- West-East side ( 3BHK) measuring more or less 1036 Sq.ft. super built up area.

B) Flat No. B , South-East side ( 3BHK) measuring more or less 1111 Sq.ft. super built up area.

C) Flat No. C , South- West side ( 2BHK) measuring more or less 865 Sq.ft. super built up area.

ONE FLAT IN THE THIRD FLOOR:-

A) Flat No. A , North- West-East side ( 3BHK) measuring more or less 1036 Sq.ft. super built up area along with 5 (five) nos. covered Car Parking Sapce measuring 120 Sq.ft. each on Ground Floor (according to sanction plan) along with undivided proportionate share of land, common areas, facilities attached thereto in the said premises

SCHEDULE "D"Specification of the BuildingFOUNDATION:

Building is designed on RCC column foundation

DOORS AND WINDOWS:

- All doors will be flush door with commercial ply on both sides.
- Main door will have one side teak ply or Laminate with Godrej night latch.
- All doors will have handle, tower bolt, buffer.
- Aluminum Windows without grill
- 24" x 24" vitrified tiles of ivory color or similar color.
- Kitchen and bathroom anti skid tiles of 12" x 12".



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- Granite stone on counter top in kitchen with white glazed tiles upto 2'ft. height above the counter top and stainless steel sink.
- Lift from reputed Company
- Stairs case in Marble/Tiles.

#### ELECTRICAL:-

- Concealed electric copper wiring.
- 2 lights and 1 fan point in all rooms.
- One A.C. point in Master bedroom.
- Point for exhaust fan, water filter electric point, refrigerator, and one power line in kitchen.
- Geyser & exhaust point in all bathrooms.
- Calling bell point at main door.
- Concealed telephone and T.V in drawing room.

#### WATER SUPPLY:-

- Overhead reservoir with electrical pump to supply water to over head reservoir from the semi under ground reservoir or borewell.

#### SANITARY AND PLUMBING:-

- Hot and Cold water provision in all bathrooms.
- Concealed Pipe Line in all bathrooms.
- All bathrooms will be provided with wash basin facility commode with low down PVC Cistern and C.P. Fittings. All sanitary fittings will be of white colour.
- Wash basin and commode of Hindware make or similar.



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- All C.P. Fittings provided of Jaquar make or similar.
- White Glazed tiles upto 6'-0" height on the interior walls of the bathroom.

INTERIOR AND EXTERIOR PAINTS:

- All doors, door frames, will be finished by enamel paints.
- Interior walls will be finished with plaster of paris/putty.
- Exterior walls will be painted with water proof paint, staircase plaster of paris
- All common area plaster of paris

SCHEDULE 'E'

(Common Expenses)

1. All costs of maintenance, operations, repairs, replacements, services and white washing painting, rebuilding, re-constructing, decorating, redecorating of all other common areas /parts its fixtures, fittings, electrical wiring and equipments in under the building enjoyment or used common by the occupiers of the building.
2. The salaries and other expenses incurred for and payable to any person employed for common purposes including security,



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District Sub-Registry-IV  
Alibor, South 24 Parganas

06 OCT 2020

electrician, maintenance, plumber, administration of the building, accountant, clerks, gardeners, sweepers etc.

3. Insurance premium for insuring the building and installation and every part thereof against earthquake, damages, fire lightening, mob violence, civil commotions etc. if incurred.

4. Expenses for supplied for common utilities, electricity, water charges etc. payable to any concerned authorities and /or organization and payment of all charges incidental thereto.

5. Municipal and other rates and taxes and levies and all others outgoings save those would be separately assessed and / or incurred in respect of any unit or portion of land.

6. Costs and establishment and operation charges of the Developer of the association of the co-operation society or private limited company relating to common purposes.

7. All such other expenses and outgoings as are deemed by the Developer and /or the association or co-operative society or private limited company to be necessary for or incidental thereto.

8. Electricity Expenses for lighting all the common parts outer walls of the building parking space and for operation of all the common areas.



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District Sub-Registrar-V  
Alipore, South 24 Taluque

06 OCT 2020

**DEVELOPMENT POWER OF ATTORNEY**

**WE**, the OWNERS/ONE PART herein namely (1) SMT INDU MASKARA (PAN – AEWPM5539E), (Aadhaar No. 8662-6624-0293), wife of Sri Rajendra Prasad Maskara , by faith – Hindu, by Occupation – Housewife , by Nationality – Indian, residing at 19/A, Mandeville Gardens , P.O- Ballygunge, P.S- Gariahat , Kolkata - 700019 ,(2) TODI INFRASTRUCTURE PVT LTD. (PAN –AACCT 8548F), a Private Limited Company, incorporated under Indian Companies Act. 1956, having it's Office at 78, Bentinck Street, P.O- G.P.O Kolkata , P.S. Bowbazar, Kolkata 700 001, represented by one it's Director SRI ADITYA TODI ( PAN – ABUPT9283D), ( Aadhaar No. 2089- 8974-3402), son of Late Satya Pal Todi, by faith Hindu, by occupation Business, by Nationality Indian, residing at 49/51, Prince Golam Md. Shah Road , P.O- Tollygunge , P.S- Jadavpur, Kolkata – 700033, do hereby constitute and appoint the DEVELOPER/OTHER PART herein namely DERRIS INFRASTRUCTURE PVT. LTD. PAN- AACCD5972H, a Private Limited Company having its office at 2A, Grant Lane, Fifth Floor , Room No. 5F, Bowbazar , P.S. Bow Bazar, P.O – Bow Bazar, Kolkata 700 012, represented by one of its Director Sri Praween Maskara son of Sri Rajendra Prasad Maskara, by faith Hindu, by



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District Sub-Registrar-V  
Alipora, South 24 Parganas

06 OCT 2020



occupation Business, by Nationality Indian, of 19A, Mandeville Gardens, P.S. Gariahat, Kolkata 700 019, as our ATTORNEY for and on behalf of US for the acts, deeds and things in respect of our said vacant land, measuring an area of 7 Cottahs 04 Chittak 15 sq.ft. more or less, being lying and situate in Mouza Nayabad, comprised in R.S. Dag No. 179 and 180 and under R.S. Khatian No.82 and 83 , Touzi No. 56, R.S. No. 3, J.L. No. 25, Police Station Purba Jadavpur now Panchasayar, within the local limits of Kolkata Municipal Corporation, under Ward No. 109, being KMC Premises No. 3208/1, Nayabad, Kolkata 700 099, under Assessee No. 311090867950, in the District of South 24 Parganas, more fully mentioned in the SCHEDULE-A herein before :-

1. To look after, manage; supervise the said land / premises on our behalves.
2. To look after and to control all the affairs for the development of the said land and construction of a multi storied building thereon as per building plan to be sanctioned by the Kolkata Municipal Corporation, at the cost of the Developer and the Developer shall sign and execute on our behalves upon all the Declaration Deed for construction and completion of the project in the said premises



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as mentioned in the Schedule below and registrar the such document as per requirement for the interest of the proposed project.

3. To execute, sign and submit all development plans, documents statements, papers, undertakings, declarations, as may be required for necessary sanction, modification and / or alteration of sanctioned plan by the appropriate authority and other appropriate authorities on our behalves.

4. To appear and represent on our behalves as the Principals being Land Owners herein on or before any necessary authorities including, Kolkata Municipal Corporation, Fire brigade, West Bengal Police, Kolkata Police, necessary Departments of Government of West Bengal, in connection with the sanction, modification and / or alteration of Development plan for the Schedule mentioned property and also for the interest of the proposed project.

5. To pay fees for obtaining sanction, modification and such other orders and permissions from the necessary authorities on our behalves as required for sanction, modification and / or alteration of the Development Plan and also to submit and take delivery of title, deeds concerning the said property and also take other papers and



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District Sub-Registrar-V  
Alipore, South 24 Parganas

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documents as may be required by the necessary authorities and appoint engineers, architects and other agents and sub-contractor for the aforesaid purposes as our said attorney shall think fit and proper.

6. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and / or alteration of the sanctioned plan to any authority or authorities.

7. To develop the said property by making construction of such type of building or buildings thereon as our said Attorney may deem fit and proper and for that purpose to demolish and / or remove any house, building and /or structure of whatsoever nature if standing in the said property, as our said Attorney shall think fit and proper.

8. To apply for obtaining electricity gas, water sewerage, drainage, telephone or other connections or obtaining electric meter or any other utility to the said property and / or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans before the concerned authority /authorities for such connection of electric drainage and sewerage etc. and execute and



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District Sub-Registrar-V  
Alipore, South 24 Parganas

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sign all papers, plans for sanction drainage and sewerage connection of the said entire property and to do all such other acts, deeds and things as may deem fit and proper by our said Attorney on our behalves.

9. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid on our behalves.

10. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof.

11. To appear and represent us before all authorities for fixation and / or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

12. To negotiate with the Intending Purchaser or Purchasers for giving possession of the flats etc. against proper considerations only from the Developer's Allocation only as mentioned in the said Development Agreement excluding the Owners' Allocation.



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Alipore, South 24 Parganas

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13. To collect advance or part payment or full consideration from the Intending Purchaser or Purchasers of flats, car parking space etc. alongwith the proportionate share of land on our behalves as per said registered Development Agreement from the Developer's Allocation only excluding the Owner's Allocation as mentioned in the said registered Development Agreement and grant receipt in favour of the said Purchaser or Purchasers on our behalves.

14. To advertise in different news papers and display, hoarding in different places and also to engage agency or agencies for sale of the flats out of the Developer's Allocation only excluding our Allocation being Owners' Allocation alongwith the proportionate share of land and to sell the Developer's Allocation to any Intending Purchaser or Purchasers at any consideration price to be fixed up only by the Developer.

15. To enter into Agreement for Sale with any Intending Purchaser or Purchasers and to sell the flats / car parking spaces, etc. out of the Developer's Allocation only (excluding the Owner's Allocation in terms of the said registered Development Agreement) to the Intending Purchaser or Purchasers at the price or consideration money as shall be fixed by our said Attorney and to received the entire earnest/consideration money or sale proceeds



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District Sub-Registrar-V  
Alipate, South

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thereof and also to present, execute and register the Agreement for Sale, Deed of Conveyance or other instruments relating to such transfer out of the Developer's Allocated portion of the said property before any registering Officer within the registering jurisdiction of the property mentioned in the Schedule written hereinunder on our behalves.

16. To file and submit declaration, statements, application and / or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.

17. To receive part or full consideration sum against the entire Developer's Allocation from the Intending Purchasers and acknowledge the receipt of the same on our behalves.

18. To appear and represent us before any Notary, Registrar of Assurances, District Registrar, Additional District Sub Registrar and other office or offices or authority or authorities having jurisdiction and to present for registration and complete for registration and to acknowledge and register or have registered and performed any kind of deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Declaration for Amalgamation



District Sub-Registrar-V  
Alipore, South 24 Parganas

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instruments and or any kind of instrument writing executed and signed by the said Attorney in any manner after taking permission from the authority concerned if it is required concerning the said property as per said registered Development Agreement in connection with the Developer's Allocation only.

19. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof on our behalves.

20. To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalves or to be institute preferred by any person or persons in respect of the said property.

21. To compromise suits, appears or other legal proceedings in any Courts, tribunals or other authority whatsoever and to sign and verify applications thereof.

22. To sign declare and / or affirm any plaints, written statements petitions, affidavits, verifications, Vokatnama, warrant of Attorney , Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.



District Sub-Registrar-V  
Alipore, South 24 Parganas

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23. To deposit and withdraw fees, documents and moneys in and from any Court or Courts and / or other person or persons or authority and given valid receipts and discharged thereof.

24. To install lift in the building of the premises if required and sign and execute all the papers in connections with the such installation of lift in the building.

AND GENERALLY to act, as our Attorney, in relation to all matters pertaining to our said property and on our behalves to do all instruments, acts, matters, deeds and things as fully and effectually as we could do if we would personally present.



District Sub-Registrar-V  
Alipore, South 24 Parganas

06 OCT 2020



IN WITNESS WHEREOF parties hereunto have put their respective signs and seals and signatures on this the day, month and year first above written.

WITNESSES:-

- 1) Suprakash Dhar.  
Alipore police  
court, Kol-700027.
- 2) Partha Dasgupta  
Alipore police court,  
Kol- 27.

Indee Maskala

Todi Infrastructure Pvt. Ltd.

Asst. Secy.

Director

=====

SIGNATURE OF THE OWNERS

**DERRIS INFRASTRUCTURE PVT. LTD.**

Parveen Maskala  
Director

=====

SIGNATURE OF THE  
DEVELOPER

Drafted by me as per instruction of the client.

Suprakash R. Dhar.

Suprakash Dhar  
WB No. 622/01  
Advocate  
Alipore Police and Judges Court,  
Kolkata - 700 027.

Typed by me:

Chandan Chowdhury  
Alipore Police Court, Kolkata - 700027



District Sub-Registrar-V  
Alipore, South 24 Parganas

06 OCT 2020

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

38

Signature .....

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

	left hand					
	right hand					

Name INDU MASKARA

Signature Indu Maskara

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

	left hand					
	right hand					

Name PRAVEEN MASKARA

Signature Praveen Maskara

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

	left hand					
	right hand					

Name ADITYA TOPI

Signature Aditya Topi



*[Handwritten signature]*

District Sub-Registrar, V  
Alipore, S...

06 OCT 2020



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

39

GRN: 19-202021-010083732-1

Payment Mode Online Payment

GRN Date: 01/10/2020 10:57:29

Bank : HDFC Bank

BRN : 1245210206

BRN Date: 01/10/2020 11:02:36

DEPOSITOR'S DETAILS

Id No. : 2001155187/12/2020

[Query No./Query Year]

Name : DERRIS INFRASTRUCTURE PVT LTD

Contact No. : Mobile No. : +91 9830084906

E-mail :

Address : 2A GRANT LANEKOLKATA 700012

Applicant Name : Mr SUPRAKASH DHAR

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 12

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2001155187/12/2020	Property Registration- Stamp duty	0030-02-103-003-02	20020
2	2001155187/12/2020	Property Registration- Registration Fees	0030-03-104-001-16	28

Total

20048

In Words : Rupees Twenty Thousand Forty Eight only





ভারত সরকার  
Government of India



প্রসেন মস্করা  
Prasenjit Maskara  
বিতা : ২০১৫-১০-১৯  
Father: RAJENDRA PRASAD MASUKRA  
জন্মদিন / DOB : 09/04/1988  
লিঙ্গ / Male

40



6013 8604 8082

আধার - সাধারণ মানুষের অধিকার

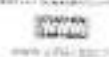
Prasen Maskara



ভারতীয় চিহ্নিতকরণ কর্তৃপক্ষ  
Unique Identification Authority of India

ঠিকানা	Address
তালিকা : ডি. এ. সারথী/ রাস্তা/	Building: 14 A Street Road/over
বাস - মডেলিলা গার্ডেন	MANDEVILLE GARDENS,
গ্রাম/উপগ্রাম/শহর: বালিগুঙ্গা	Village/Town/City: Ballygunge
জেলা: কোচকাটা, পোস্ট অফিস: ডিস্ট্রিক্ট: কোচকাটা, পি.ও. -	District: Kolkata, P.O. - Ballygunge
বালিগুঙ্গা, রাজ্য: পশ্চিম বঙ্গ,	State: West Bengal, PinCode:
বিহুংগা: 700019	700019

6013 8604 8082



১৯২৪ ৯০১ ১৩৮

Prasen@uidai.gov.in

www.uidai.gov.in





**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**PRAWEN MASKARA**  
**RAJENDRA PRASAD MASKARA**  
**09/04/1969**  
 Permanent Account Number  
**AEZPM8355H**

  
 Signature

  
 27030010

इस कार्ड को खोने / खोने पर कृपया सूचित करें / लौटाएं  
 आयकर सेवा इकाई, एनएसई, एनएसई की एए  
 टॉवर्नशिप, अंधाबाद रोड  
 बानेर टेलिफोन एक्सचेंज के नजदीक  
 बानेर, पुणे - 411045

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 please inform / return to:-  
 Income Tax PAN Services Unit, NSDL  
 3rd Floor, Saffron Chambers,  
 Near Baner Telephone Exchange,  
 Baner, Pune - 411045

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

Prawn Maskara



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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ADITYA TODI

SATYAPAL TODI

26/03/1974  
Permanent Account Number

ABUPT9283D

*Aditya Todi*  
Signature



1405 3740

*Aditya Todi*





भारतीय विशिष्ट पहचान प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India



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नामांकन क्रमांक/Enrolment No.: 2016/00594/00229

Date: 14/12/2016

Aditya Todi (आदित्य तोड़ी)  
 S/O: Satyapal Todi, 49/51, Prince Gulam Md Shah  
 Road, Tollygunge, Kolkata,  
 West Bengal - 700033

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

**INFORMATION**

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

**2089 8974 3402**



मेरा आधार, मेरी पहचान



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- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार सामान्य दर्जे का पत्र ही आवश्यक है।
- कृपया अपना वर्तमान मोबाइल नंबर तथा ई-मेल पता इसे प्रमाण, इसमें आपको विभिन्न सुविधाएं प्राप्त करने में सहायक होंगी।
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भारतीय विशिष्ट पहचान प्राधिकरण  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA



आदित्य तोड़ी  
 Aditya Todi  
 जन्म तिथि/DOB: 26/03/1974  
 पुरुष / MALE



पता:

आत्मज: सत्यपाल तोड़ी,  
 49/51, प्रिन्स गुलाम मद शाह  
 रोड, तोलीगुंजे, कोलकाता,  
 पश्चिम बंगाल - 700033

Address:

S/O: Satyapal Todi, 49/51,  
 Prince Gulam Md Shah Road,  
 Tollygunge, Kolkata,  
 West Bengal - 700033

2089 8974 3402

2089 8974 3402

मेरा आधार, मेरी पहचान

MERA AADHAAR, MERI PEHACHAN

Todi Infrastructure Pvt. Ltd.

Director



आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVERNMENT OF INDIA
DEHRADUN INFRASTRUCTURE PRIVATE LIMITED	
06/02/2007 AACC059728	

DEHRADUN INFRASTRUCTURE PVT. LTD.

*Ramesh Maskekar*  
Director





45



Todi Infrastructure Pvt. Ltd.


*Aashish Patel*

Director



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वर्ग शून्य शून्य / PERMANENT ACCOUNT NUMBER  
AEWPM5539E



श्री नाम  
INDU MASKARA

श्री श्री नाम / FATHER'S NAME  
HARIRAM BAJLA

श्री दिनांक / DATE OF BIRTH  
19-10-1951

श्री हस्ताक्षर / SIGNATURE  
S. Maskara

*B. Das*  
श्री दिनांक / DATE  
COMMISSIONER OF INCOME-TAX, W.B. - XI

Indu Maskara



इस कार्ड के रद्दी / फिल होने पर कृपया जारी करने  
वाले अधिकारी को सूचित / वापस कर दें ।  
संयुक्त आयकर आयुक्त(पट्टि एवं तकनीकी),  
फे-7,  
चौरंगी चौक,  
कलकत्ता - 700 069.

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Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta-700 069.

भारत सरकार  
Government of India





ইন্ডু মাস্করা  
Indu Maskara  
পিতা : হরিরাম বাজা  
Father: HARRAM BAJA  
জন্মদিন / DOB: 19/10/1951  
স্বামি / Female



8662 6624 0293

আধার - সাধারণ মানুষের অধিকার

Indu Maskara

ভারত সরকার  
Unique Identification Authority of India





ঠিকানা:  
ঘরনং: 19 A, বাড়ী/ রাস্তা/  
বাড়ি, মন্ডেভিলা গার্ডেন,  
গ্রাম/উপগ্রাম/নগর: বালিগঞ্জ,  
জেলা: কোকড়া, পোস্ট অফিস:  
বালিগঞ্জ, গ্রাম: বদিন বঙ্গ,  
পিন কোড: 700019

Address  
Building: 19 A, Street/Road/Lane:  
MANDEVILLE GARDENS,  
Village/Town/City: Ballyganga,  
District: Kokata, P.O.: Ballyganga,  
State: West Bengal, PinCode:  
700019

8662 6624 0293

  
1800 300 1547

  
app@uidai.gov.in

  
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ALIPORE CRIMINAL COURT  
BAR ASSOCIATION  
Affiliated under  
BAR COUNCIL OF WEST BENGAL

68

**IDENTITY CARD**



**SUPRAKASH DHAR**  
ADVOCATE

P-53, Unique Park, Kol-34  
Enrolment No- WB/622/2001



Secretary












Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16302001155187/2020

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	INDU MASKARA 19/A, Mandeville Gardens, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Land Lord			<i>Indu Maskara</i> 6/10/2020
2	ADITYA TODI 49/51, Prince Golam Md. Shah Road, P.O:- Tollygunge, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700033	Representative of Land Lord [TODI INFRASTRUCTURE PRIVATE LIMITED]			<i>Aditya Todi</i> 6/10/2020
3	PRAWEN MASKARA 19/A, Mandeville Gardens, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019.	Representative of Developer [DERRIS INFRASTRUCTURE PRIVATE LIMITED]			<i>Prawen Maskara</i> 6/10/2020



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Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Suprakash Dhar Son of Mr R.R. Dhar Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District- South 24-Parganas, West Bengal, India, PIN - 700027	INDU MASKARA, ADITYA TODI, PRAWEEEN MASKARA			<i>Suprakash Dhar. 06/10/20</i>

(Krishnendu Talukdar)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
V SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



### Major Information of the Deed

Deed No :	I-1630-02079/2020	Date of Registration	07/10/2020
Query No / Year	1630-2001155187/2020	Office where deed is registered	
Query Date	19/09/2020 7:03:21 PM	1630-2001155187/2020	
Applicant Name, Address & Other Details	SUPRAKASH DHAR ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830470459, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,34,40,860/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Furba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3208/1, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 4 Chatak 15 Sq Ft	1/-	1,34,40,860/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				<b>11.9969Dec</b>	<b>1 /-</b>	<b>134,40,860 /-</b>	

#### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>INDU MASKARA</b> Wife of Rajendra Prasad Maskara 19/A, Mandeville Gardens, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AExxxxxx9E, Aadhaar No: 86xxxxxxxx0293, Status :Individual, Executed by: Self, Date of Execution: 06/10/2020 , Admitted by: Self, Date of Admission: 06/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/10/2020 , Admitted by: Self, Date of Admission: 06/10/2020 ,Place : Pvt. Residence
2	<b>TODI INFRASTRUCTURE PRIVATE LIMITED</b> 78, Bentinck Street, P.O:- GPO, P.S:- Bowbazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001 , PAN No.: AAxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>DERRIS INFRASTRUCTURE PRIVATE LIMITED</b> 2A, Grant Lane, 5th Floor , Room No. 5F, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ADITYA TODI</b> Son of Late Satya Pal Todi 49/51, Prince Golam Md. Shah Road, P.O:- Tollygunge, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx3D, Aadhaar No: 20xxxxxxxx3402 Status : Representative, Representative of : TODI INFRASTRUCTURE PRIVATE LIMITED (as as Director)
2	<b>PRAWEEEN MASKARA (Presentant )</b> Son of Rajendra Prasad Maskara 19/A, Mandeville Gardens, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx5H, Aadhaar No: 60xxxxxxxx8082 Status : Representative, Representative of : DERRIS INFRASTRUCTURE PRIVATE LIMITED (as as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Suprakash Dhar</b> Son of Mr R.R. Dhar Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			

Identifier Of INDU MASKARA, ADITYA TODI, PRAWEEEN MASKARA

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	INDU MASKARA	DERRIS INFRASTRUCTURE PRIVATE LIMITED-5.99844 Dec
2	TODI INFRASTRUCTURE PRIVATE LIMITED	DERRIS INFRASTRUCTURE PRIVATE LIMITED-5.99844 Dec





**On 21-09-2020**

**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 1,34,40,860/-



**Krishnendu Talukdar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 06-10-2020**

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

Presented for registration at 17:05 hrs on 06-10-2020, at the Private residence by PRAWEEEN MASKARA ,

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

Execution is admitted on 06/10/2020 by INDU MASKARA, Wife of Rajendra Prasad Maskara, 19/A, Mandeville Gardens, P.O: Ballygunge, Thana: Gariahat, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife

Identified by Suprakash Dhar, , Son of Mr R.R. Dhar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-10-2020 by ADITYA TODI, as Director, TODI INFRASTRUCTURE PRIVATE LIMITED (Private Limited Company), 78, Bentinck Street, P.O:- GPO, P.S:- Bowbazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001

Identified by Suprakash Dhar, , Son of Mr R.R. Dhar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 06-10-2020 by PRAWEEEN MASKARA, as Director, DERRIS INFRASTRUCTURE PRIVATE LIMITED (Private Limited Company), 2A, Grant Lane, 5th Floor, Room No. 5F, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700012

Identified by Suprakash Dhar, , Son of Mr R.R. Dhar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



**Krishnendu Talukdar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 07-10-2020**

**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 60/- ( E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 01/10/2020 11:02AM with Govt. Ref. No: 192020210100837321 on 01-10-2020, Amount Rs: 28/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1245210206 on 01-10-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 20,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 485, Amount: Rs.50/-, Date of Purchase: 11/02/2020, Vendor name: Pijus Kanti Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 01/10/2020 11:02AM with Govt. Ref. No: 192020210100837321 on 01-10-2020, Amount Rs: 20,020/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1245210206 on 01-10-2020, Head of Account 0030-02-103-003-02



**Krishnendu Talukdar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2020, Page from 77503 to 77559

being No 163002079 for the year 2020.



Digitally signed by KRISHNENDU  
TALUKDAR  
Date: 2020.10.14 18:37:03 +05:30  
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2020/10/14 06:37:03 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)