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5-4393/2020

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIAN NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Notarized this document is authentic
- registration, the signature sheets and
the endorsement sheets attached with
the document are part of this document

9-1338553/20

District Sub-Registry
Registrar U/S 17(1) of
Registration Act
Alipore, South 24 Parganas

15 OCT 2020

9 OCT 2020

THIS DEVELOPMENT AGREEMENT ALONGWITH
DEVELOPER POWER OF ATTORNEY made this the 15th
day of October Two Thousand and Twenty (2020)
BETWEEN

BETWEEN

[Signature]
Advocate

Ashirbad Reality Pvt.Ltd
[Signature]
Director

Ashirbad Reality Pvt.Ltd
Director


907

06.10.2020

Filed to: Prabhu Kr Mishra (Adv.)
High Court, Cal-1
Supers: SUP

Samiran Das
Stamp Vendor
Allpore Police Court
South 24 Ppg., Kat. 7

 Rani Mishra.


 VCT no 3565

Gouri Rani Mishra

 VCT no 3566



Kimud chandra

 VCT no 3567

Ashirbad Realty Pvt. Ltd
Pradip Kundu
Director

Pradip Kundu
15 OCT 2020

Identified by me:

Samant Mishra
High Court
Calcutta

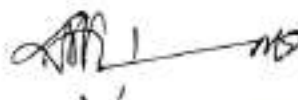
Ashirbad Realty Pvt.Ltd
Pradip Kundu
Director

(1) SMT. GOURI RANI MISHRA, (PAN - BOGPM6024K), (Aadhaar No.7419 0950 6167), wife of Mr. Debes Kumar Misra, by Occupation - Housewife, by faith - Hindu, by Nationality - Indian, residing at 69/1, Baghajatin Place, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086 and (2) SRI KUMUD CHANDRA KAR, (PAN - AHRPK3122H), (Aadhaar No.6290 0296 2967), son Late Hare Krishna Kar, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 129/8, Purbachal Kalitala Road, Police Station - Garfa, Post Office - Haltu, Kolkata - 700 078, hereinafter called the "OWNERS/FIRST PARTIES" (which expression unless repugnant to the context shall mean and include their heir/heirs, executor /executors, assign/ assigns, administrator/ administrators and representative/ representatives) of the ONE PART

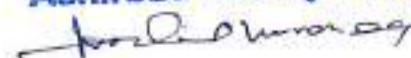
A N D

ASHIRBAD REALITY PRIVATE LIMITED, (PAN-AAQCA5059G), a private Limited company having its office at 6B/28, Mukundapur, 1st Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 7000 99, represented by its Director namely **SRI PRODIP KUMAR DAS**, (PAN - AHPPD1812P), Aadhar No.3089 4498 3168, son of Late Purnendu Sekhar Das, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at 1983, Mukundapur, Satabdi Park, 4th Floor, Post Office - Mukundapur, presently P.S. Panchasayar, formerly Police Station - Purba Jadavpur, Kolkata - 700099, hereinafter called and the "DEVELOPER/ SECOND PARTY" (which expression unless repugnant to the context shall mean and include its heir/ heirs, executor/ executors, administrator/ administrators, assign/ assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **OTHER PART**

WHEREAS one Rajendra Nath Dhara, son of Giri Dhar Dhara since deceased had acquired the right title and interest of different plot of lands and property by virtue of registered Deeds of purchase comprising in R.S. Dag No. 172 and 173, under R.S. Khatian No. 16 measuring land area of 14 Sataks, comprising in R.S. Dag No. 174, under R.S. Khatian No. 16 measuring land area of 11 Sataks, comprising in R.S. Dag No.



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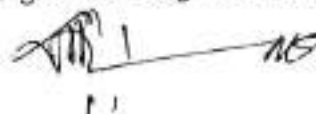


Director

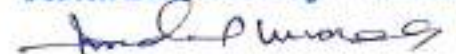
180, under R.S. Khatian No. 82, measuring land area of 34 Sataks and also the other land and property as per R.S. Record of Right measuring land area of 35 Decimals, comprising in R.S. Dag No. 166, 167 and 168, under R.S. Khatian No. 2 and also comprising in R.S. Dag No. 159, under R.S. Khatian No. 77, measuring land area of 27 Sataks totaling land area of 117 Sataks equivalent to 70 (Seventy) Cottahs 15 (Fifteen) Chittacks 40 (Forty) Sq.ft. more or less all the and aforesaid plots of land are situated in Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana- Khaspur, within formerly P.S. Tollygunge Sadar, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur, presently P.S. Panchasayar at present within The Kolkata Municipal Corporation (formerly The Calcutta Municipal Corporation) Ward No. 109.

AND WHEREAS said Rajendra Nath Dhara died intestate leaving behind his only legal heirs and successors namely five sons namely Sri Kanai Lal Dhara, Sri Nirapada Dhara, Sri Shyamapada Dhara since deceased, Sri Nirmal Chandra Dhara, Sri Gostha Dhara and two married daughters namely Smt. Sukhi Porel (Dhara) wife of Gour Porel and Smt. Chhanu Bala Shikari (Dhara), wife of Bhodo Shikari who jointly inherited the existing total property after transfer left by their deceased father each having undivided $1/7^{\text{th}}$ share of the total property as Hindu Succession Act 1956 and said Shayapada Dhara died intestate leaving behind his two sons and one daughter namely Sri Babulal Dhara, Sri Bholanath Dhara and Mangala Dhara as his only successors who jointly inherited the undivided $1/7^{\text{th}}$ share of the total property. It is noted that wife of Rajendra Nath Dhara died previously.

AND WHEREAS by virtue of registered Deed of Partition dated 26.09.2001, registered in the office of District Sub-Registrar-III, Alipore and entered into Book No.1, Deed No. 6403 for the year 2001 legal heirs and successors of said Rajendra Nath Dhara amicably partitioned their entire property into seven different LOTS among themselves and **Kanai Lal Dhara** as the Party of the **First Part** of the said Deed of Partition obtained 'A' Schedule property Marked as LOT-A shown in the annexed partition plan by Red border line measuring demarcated land area of 10 (Ten) Cottahs 5 (Five) Chittacks 20 (Twenty) Sq.ft. comprising in R.S. Dag No. 167 measuring land area of 2



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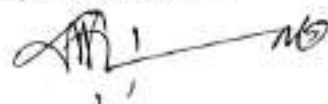


Director

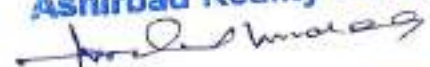
(Two) Cottahs 9 (Nine) Chittacks and in R.S. Dag No. 168 measuring land area of 7 (Seven) Cottahs 12 (Twelve) Chittacks 20 (Twenty) Sq.ft. both under R.S. Khatian No.2 of said Mouza- Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana- Khaspur, within present P.S. Panchasayar (formerly P.S. Purba Jadavpur), within The Kolkata Municipal Corporation Ward No. 109, Kolkata - 700 099 and after Partition said Sri Kanai Lal Dhara was in peaceful possession of his property without any interruption from any body else.

AND WHEREAS thereafter by virtue of registered Deed of Gift dated 07.08.2006, registered in the office of District Sub-Registrar-III Alipore and entered into Book No.1, Volume No.18, Pages No. 1601 to 1614, Deed No. 7183 for the year 2006, the previous Owners namely (1) Sri Subodh Dhara (2) Sri Arun Dhara, and (3) Sri Arabinda Dhara, all are sons of Late Kanai Lal Dhara, all are residing at Nayabad (Daspara), P.O. Mukundapur, P.S. Panchasayar, Kolkata - 700 099, obtained the entire demarcated land and property measuring land area of 10 (Ten) Cottahs 5 (Five) Chittacks 20 (Twenty) Sq.ft. whereon standing tile shed structures measuring an area of 1215 (One thousand two hundred and fifteen) Sq.ft. more or less from their father Kanai Lal Dhara and the said property is situated in R.S. Dag No.167 and 168, under R.S. Khatian No. 2 of Mouza- Nayabad, J.L. No. 25, R.S. No. 3, Touzi no. 56, Pargana- Khaspur, within The Kolkata Municipal Corporation Ward No. 109, under Police Station at present Panchasayar (formerly P.S. Purba Jadavpur).

AND WHEREAS thus by virtue of a registered Deed of Partition dated 26.09.2001 and thereafter by registered Deed of Gift dated 07.08.2006 said previous Owners namely (1) Sri Subodh Dhara (2) Sri Arun Dhara, and (3) Sri Arabinda Dhara, become the absolute joint owners of the total demarcated land area of 10 (Ten) Cottahs 5 (Five) Chittacks 20 (Twenty) Sq.ft. comprising in R.S. Dag No. 167, under R.S. Khatian No. 2 measuring land area of 2 (Two) Cottahs 9 (Nine) Chittacks and in R.S. Dag No. 168, under R.S. Khatian No. 2 measuring land area of 7 (Seven) Cottahs 12 (Twelve) Chittacks 20 (Twenty) Sq.ft. situated in Mouza- Nayabad, J.L. No.25, R.S. No.3, Touzi No. 56, Pargana- Khaspur, within presently Police Station- Panchasayar (formerly P.S. Purba



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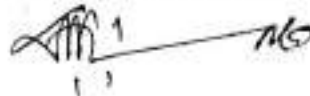


Director

Jadvpur), within The Kolkata Municipal Corporation Ward No. 109 and the said previous Owners namely (1) Sri Subodh Dhara (2) Sri Arun Dhara, and (3) Sri Arabinda Dhara, have been jointly possessing and enjoying the same without let or hindrances, free from all encumbrances

AND WHEREAS due to financial need and also other necessity said previous Owners namely (1) Sri Subodh Dhara (2) Sri Arun Dhara, and (3) Sri Arabinda Dhara, declared to sell their total property excluding the cost of Mutation of B.L. & L.R.O. and mutation of K.M.C. and also conversion of land as Bastu in nature one Alo Nirman Private Limited, a Private Limited Company, having its Office at 1/37, Netai Nagar Colony, Gouri Apartment, 1st Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 700 099, represented by its Director namely Sri Swapan Majumder, son of Sri Amullya Majumder, residing at 1/37, Netai Nagar Colony, Gouri Apartment, 1st Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 700 099, agreed to purchase the same and accordingly said previous Owners namely (1) Sri Subodh Dhara (2) Sri Arun Dhara, and (3) Sri Arabinda Dhara and also the said Alo Nirman Private Limited represented by its Director namely Sri Swapan Majumder entered into an unregistered Agreement for Sale dated 12.06.2018.

AND WHEREAS after execution of Agreement for Sale said Alo Nirman Private Limited represented by its Director namely Sri Swapan Majumder completed the mutation of B.L. & L.R.O. in the names of the said previous Owners namely (1) Sri Subodh Dhara (2) Sri Arun Dhara, and (3) Sri Arabinda Dhara, vide Mutation Case No. 881 of 2018, in the name of Sri Subodh Dhara, Mutation Case No. 882 of 2018 in the name of Sri Arun Dhara and also Mutation Case No. 883 of 2018 in the name of Sri Arabinda Dhara under B.L. & L.R.O. at ATM Kasba by clearing up all the previous outstanding land taxes and as per the B.L. & L.R.O. Record said R.S. Dag No.167, under R.S. Khatian No.2 of said Mouza-Nayabad, J.L. No.25 land Classification is 'Bastu' and also as per the B.L. & L.R.O. Record said R.S. Dag No.168, under R.S. Khatian No.2 of said Mouza-Nayabad, J.L. No.25 land Classification is 'Doba' and immediate thereafter said Alo Nirman Private Limited represented by its Director namely Sri Swapan

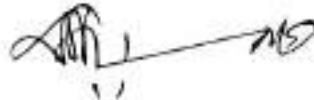


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Director

Majumder converted the part of the land 'Doba' to 'Bastu' vide Conversion Case No. 86(R.S.)/2019, in the name of Sri Subodh Dhara, Conversion Case No.85(R.S.)/2019 in the name of Sri Arun Dhara and also Conversion Case No.84(R.S.)/2019 in the name of Sri Arabinda Dhara From D.L. & L.R.O. Alipore, South 24 Parganas and thereafter said Alo Nirman Private Limited represented by its Director namely Sri Swapan Majumder completed the mutation of The Kolkata Municipal Corporation at its cost by clearing up all previous outstanding taxes in the names of the said previous Owners namely (1) Sri Subodh Dhara (2)Sri Arun Dhara, and (3)Sri Arabinda Dhara, known as K.M.C. Premises No. 1418, Mukundapur, Assessee No.31-109-07-8626-3, under K.M.C. Ward No.109, Police Station- Panchasayar (formerly Police station- Purba Jadavpur), Kolkata – 700 099 and the said Alo Nirman Private Limited represented by its Director namely Sri Swapan Majumder has also cleared up all the previous outstanding K.M.C. taxes in respect of the said unassessed property.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 24.08.2020, registered in the Office of D.S.R. IV, Alipore, and recorded into Book No. 1, Volume No.1604-2020, at Pages 94107 to 94154, Deed No.02596 for the year 2020 said previous Owners namely (1) Sri Subodh Dhara (2)Sri Arun Dhara, and (3)Sri Arabinda Dhara, sold, transferred, conveyed, assigned and granted a demarcated part of the Bastu land i.e. Eastern side (Front side) of the entire land measuring net land area of 7 (Seven) Cotahs 5 (Five) Chittacks 20 (Twenty) Sq.ft. out of the entire land measuring an area of 10 (Ten) Cottahs 5 (Five) Chittacks 20 (Twenty) Sq.ft. together with part of the tile shed structure measuring an area of 827 (Eight hundred and Twenty Seven) Sq.ft. more or less out of the total tile shed measuring an area of 1215 (One Thousand Two hundred and Fifteen) Sq.ft. more or less marked as PLOT NO.1 which is lying and situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, Pargana - Khaspur, comprising in R.S. Dag No.167 measuring land area of 1 (One) Cottah 14 (Fourteen) Chittacks 10 (Ten) Sq.ft. and in R.S. Dag No. 168 measuring land area of 5 (Five) Cottahs 07 (Seven) Chittacks 10 (Ten) Sq.ft. both Dags under R.S. Khatian



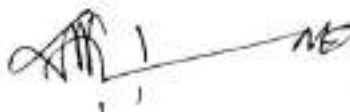
Ashirbad Realty Pvt.Ltd
 Sri Swapan Majumder
 Director

No.2, within formerly P.S. Purba Jadavpur, now P.S. Panchasayar, within District - South 24 Parganas now within the limits of The Kolkata Municipal Corporation **Ward No.109**, known as Part of the **K.M.C. Premises No.1418, Mukundapur**, Kolkata - 700 099, in favour of the present OWNERS herein namely (1) **SMT. GOURI RANI MISHRA** and (2) **SRI KUMUD CHANDRA KAR**.

AND WHEREAS thereafter the present OWNERS herein mutated their names in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.1418, Mukundapur**, within the K.M.C. Ward No.109, vide Assessee No.31-109-07-8626-3, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099 morefully described in the **SCHEDULE-A** below.

AND WHEREAS the present OWNERS herein are the joint owners and seized and possessed of All That the net land area measuring 7 (Seven) Cotahs 5 (Five) Chittacks 20 (Twenty) Sq.ft. together with tile shed structure measuring an area of 827 (Eight hundred and Twenty Seven) Sq.ft. more or less marked as Plot No.1 which is lying and situated in Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, Pargana - Khaspur, comprising in R.S. Dag No.167 measuring land area of 1 (One) Cottah 14 (Fourteen) Chittacks 10 (Ten) Sq.ft. and in R.S. Dag No. 168 measuring land area of 5 (Five) Cottahs 07 (Seven) Chittacks 10 (Ten) Sq.ft. both Dags under R.S. Khatian No.2, known as **K.M.C. Premises No.1418, Mukundapur**, within the K.M.C. Ward No.109, vide Assessee No.31-109-07-8626-3, P.S. Panchasayar, Kolkata - 700 099, and the OWNER has no any fund to erect the proposed building and the present OWNERS are still in possession and have been enjoying their absolute ownership and possession of the said land and free from all encumbrances and the present OWNERS are the joint Owners of the land and property as described in the **SCHEDULE-'A'** below, hereinafter called the said property.

AND WHEREAS the OWNERS are very much desirous to construct a Ground plus Four storied building with lift facility on their said property and to do make construction of a new building upon the said property and upon knowledge of such desire



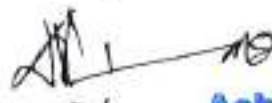
Ashirbad Realty Pvt.Ltd


Director

the **OWNERS** have approached the **DEVELOPER** for development of the said property and the **DEVELOPER** herein has agreed to do so as per the terms and conditions as mentioned hereinafter as the **50% : 50% Ratio**.

AND WHEREAS the party of the **SECOND PART/DEVELOPER** herein has agreed to make the construction of the proposed Ground Plus Four storied building with lift facility in flat systems for residential purposes in exchange of getting its cost of construction and his remuneration for supervision of such construction in kind of flats etc. after giving the **OWNERS** herein the **DEVELOPER** shall get 50% of the total sanction Flat area and also 50% total sanction Car Parking Space area of the proposed building and out of which the **OWNERS** herein shall jointly get entire **complete Second Floor Flat area and entire fourth floor Flat area** of the proposed residential building together with 50% of the **Car Parking Space area** on the Ground floor of the proposed building i.e. **OWNERS** shall get six Nos. of **Car Parking Spaces** being Nos.1, 2, 3, 7, 8 and 12 of the proposed building. This is called the **OWNERS' ALLOCATION** as morefully described and mentioned in the **SCHEDULE "B"** hereunder written. The **OWNERS** shall also enjoy the proportionate share of land together with the right of enjoyment of all the common amenities/facilities of the building and the **DEVELOPER** shall enjoy the rest construction of the proposed building to be erected at the cost of the **DEVELOPER**.

AND WHEREAS the **DEVELOPER** herein shall get rest 50% (Fifty percent) of the sanction Flat area of the proposed building i.e. **entire First Floor Flat area and entire Third Floor flat area** of the proposed building as per K.M.C. sanction floor area of the proposed building and rest 50% (Fifty percent) of the sanction **Car Parking Space area** on the Ground floor of the proposed building i.e. **DEVELOPER** shall get six Nos. of **Car Parking Spaces** being Nos.4, 5, 6, 9, 10 and 11 of the proposed building. The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "D"** hereunder written. The **DEVELOPER** shall erect the entire proposed **Ground plus Four storied building** at its cost and its supervision and labour to be erected as per annexed Specification as well as the said sanctioned



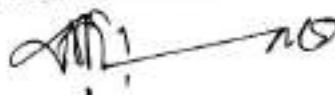
Ashirbad Reality Pvt.Ltd
for & on behalf of the company

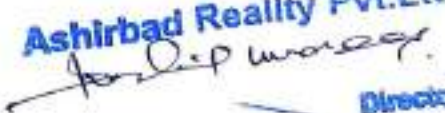
Director

building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats etc. Be it noted that by an amicable settlement between the **OWNERS** and the **DEVELOPER** a Ground Plan has been attached within these presents to show the demarcation of Car parking Spaces allotted to the **DEVELOPER** and the **OWNERS** of the proposed building.

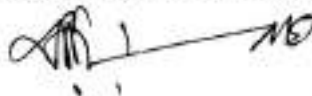
NOW THE AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term:
 - (a) **OWNERS** : shall mean the parties of the **FIRST PART** herein namely (1) **SMT. GOURI RANI MISHRA**, wife of Mr. Debes Kumar Misra, residing at 69/1, Baghajatin Place, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700 086 and (2) **SRI KUMUD CHANDRA KAR**, son Late Hare Krishna Kar, residing at 129/8, Purbachal Kalitala Road, Police Station – Garfa, Post Office – Haltu, Kolkata – 700 078, and their legal heir/heirs, executor/executors, administrator/ administrators, and legal representative/ representatives.
 - (b) **DEVELOPER** : shall mean **ASHIRBAD REALITY PRIVATE LIMITED** represented by its Director namely **SRI PRODIP KUMAR DAS**, Party of the **SECOND PART** herein for the time being and its respective heirs, successors or successors-in-interest, successors-in-office, legal heirs, representatives, administrators and assigns.
 - (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.

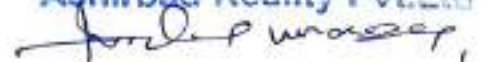


Ashirbad Reality Pvt.Ltd

 Director

- (d) **PREMISES** : shall mean the Property measuring total land area of 7 (Seven) Cottahs 5 (Five) Chittacks 20 (Twenty) Sq.ft. together with tile shed structure measuring an area of 827 (Eight hundred and Twenty Seven) Sq.ft. more or less marked as Plot No.1 which is lying and situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, Pargana - Khaspur, comprising in R.S. Dag No.167 measuring land area of 1 (One) Cottah 14 (Fourteen) Chittacks 10 (Ten) Sq.ft. and in R.S. Dag No. 168 measuring land area of 5 (Five) Cottahs 07 (Seven) Chittacks 10 (Ten) Sq.ft. both Dags under R.S. Khatian No.2, known as K.M.C. Premises No.1418, Mukundapur, within the K.M.C. Ward No.109, vide Assessee No.31-109-07-8626-3, P.S. Panchasayar, Kolkata – 700 099, as mentioned and described in the **SCHEDULE 'A'** hereunder written.
- (e) **BUILDING** : shall mean the proposed building to be constructed on the said premises as per sanctioned residential ground plus Four storied building plan to be sanctioned by The Kolkata Municipal Corporation Borough Office - XII.
- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, landings, stair ways, passages ways, driveways, common toilet and care taker room if any on the ground Floor of the proposed building, pump room, lift, meter space, water and water lines and plumbing lines, underground water reservoir, over head water tank, water pump and motor and other facilities as mentioned in the **SCHEDULE "C"** hereunder written which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat owners who shall purchase the same from the **DEVELOPER**.
- (g) **OWNERS' ALLOCATION** : entire **OWNERS' ALLOCATION** as morefully described and mentioned in the **SCHEDULE "B"** hereunder written. The



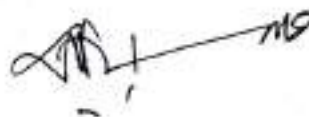
Ashirbad Reality Pvt.Ltd



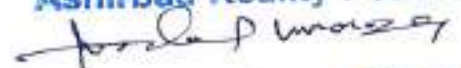
Director

OWNERS shall also enjoy the proportionate share of land togetherwith the right of enjoyment of all the common amenities/facilities of the building.

- (h) **DEVELOPER'S ALLOCATION** : entire **DEVELOPER'S ALLOCATION** as morefully described and mentioned in the **SCHEDULE "D"** hereunder written.
- (i) **THE ARCHITECT** : shall mean such persons who will be appointed by the **DEVELOPER** for both designing and planning the building on the said premises.
- (j) **BUILDING PLAN** : would mean such plan to be prepared by the Planner/Architect for the construction of the building to be sanctioned by The Kolkata Municipal Corporation Borough Office XII at the cost of the **DEVELOPER**.
- (k) **TRANSFER** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.
- (l) **TRANSFeree** : shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
- (J) **PROJECT ADVOCATE** : Mr. Debes Kumar Misra, Advocate, High Court Calcutta shall act as the legal advisor of this project and shall do all the Agreement for Sale, Sale Deed etc. to be executed and registered in favour of the intending Purchaser(s).
2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.



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Director

3. **THE OWNERS JOINTLY DECLARE** as follows:

- (a) That they are the absolute joint Owners and seized and possessed of and/or well and sufficiently entitled to the said property known as **K.M.C. Premises No.1418, Mukundapur**, within the K.M.C. Ward No.109, P.S. Panchasayar, Kolkata – 700 099, as described in the **SCHEDULE 'A'** below.
- (b) That the said property is free from all encumbrances and the **OWNERS** have a good marketable title in respect of the said property as described in the **SCHEDULE 'A'** below.
- (c) That the said property known as **K.M.C. Premises No.1418, Mukundapur**, within the K.M.C. Ward No.109, P.S. Panchasayar, Kolkata – 700 099 is free from all encumbrances, charges, liens lispens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.

4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:

- (a) That the **OWNERS** have hereby granted exclusive right to the **DEVELOPER** to undertake the new construction on the said premises to be constructed by the **DEVELOPER** in accordance with the plan or plans to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**. Before entering into this Agreement the Developer has gone through all the papers and Deeds related to this property and has been satisfied with the title of the same.
- (b)(i) **OWNERS' ALLOCATION** : The **DEVELOPER** shall give the **OWNERS** as the **OWNERS' ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written.
- (ii) **DEVELOPER'S ALLOCATION** has been described in the **SCHEDULE-D** below.



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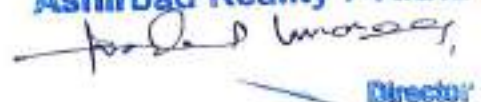
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Director

- (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval and sanction of the building plan and its alternation/ modification/verification of the sanctioned building plan from the appropriate authorities has been prepared signed and submitted by the **DEVELOPER** for and in the names of the **OWNERS** at the cost of the **DEVELOPER** and if any alteration/modification for making further plans as regards the proposed construction are required the **OWNERS** shall give such written permission to the **DEVELOPER** without any interruption and the **DEVELOPER** shall provide the copy of the same to the **OWNERS** herein before submission of the same.
- (d) For that purpose of sanction of Building plan, all applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the **DEVELOPER** shall appear, represent, sign before the concerned authorities on behalf of the **OWNERS** in their names and on their behalf in connection with any or all of the matters aforesaid and the **OWNERS**, in such circumstances, shall give assistance/co-operation/signatures whenever necessary to the **DEVELOPER** for the interest of the proposed project.
- (e) That the **DEVELOPER** company shall erect the building in the said premises as per said sanction building plan to be sanctioned and for the same the **OWNERS** shall put their signature as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the **Developer's Allocation** together with proportionate undivided land share and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER**.



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- (f) The **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a Ground plus Four storied building thereon in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER**.
- (g) The **DEVELOPER** shall make, building construct, supervise and carry out all the acts through contractors and sub-contractors in such manner as may be deemed fit and proper by the **DEVELOPER** company for such construction of the said proposed building by first class building materials according to the building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office referred to in this Agreement on the said Property and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities alongwith installation of quality lift required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement. The **DEVELOPER** shall erect the building by first class building materials and make and complete the entire building with a full habitable condition strictly within the stipulated period.
- (h) That the **DEVELOPER** shall be exclusively entitled to its respective share of the **DEVELOPER'S ALLOCATION** i.e., rest 50% flats area and rest 50% Car Parking Space area etc. (excluding the Owners' Allocation) with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
- (i) The **DEVELOPER** shall apply in the names of the **OWNERS** and represent them before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the **OWNERS** shall not raise any objections for it on



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the contrary the OWNERS shall give full co-operations to the DEVELOPER for doing the proposed project.

- (j) That the DEVELOPER shall at its own costs construct and complete the proposed building at the said premises in accordance with the sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation Office as well as hereby annexed specifications and the DEVELOPER shall take all the responsibility and risk regarding the construction of the proposed building. That the DEVELOPER shall hand over the possession of the OWNER'S ALLOCATION on and within 22 (Twenty two) months from the date of sanctioned building plan and it is also noted that the OWNERS herein shall hand over the vacant possession of the property to the DEVELOPER herein at the time of execution of this Development Agreement and if the DEVELOPER failed to hand over the possession of the Owners' Allocation within the stipulated period as mentioned above then the DEVELOPER shall have to pay the sum of Rs.30,000/- (Rupees Thirty thousand only) per month as penalty to the OWNERS herein for such delay period till the date of handing over the possession of the OWNERS' ALLOCATION.

- (k) That the DEVELOPER shall install in the said building at its own costs pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations of quality lift and other electrical things and also other facilities as are required to be provided in the new building to be constructed the flats etc. therein on Ownership basis and as mutually agreed upon.

5. **THE OWNERS HEREBY AGREE AND CONVENANT WITH THE DEVELOPER as follows:-**

- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the DEVELOPER.


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- (ii) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the **DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.
- (iv) The **DEVELOPER** shall sell the 50% of flats, and 50% garage etc. of the proposed building, as per sanctioned plan, as the **DEVELOPER'S ALLOCATION** has been described in the **SCHEDULE 'D'** hereunder written **TOGETHER WITH** proportionate undivided share of land of the said premises and the common portions, roof of the building proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full i.e. entire consideration money from the intending purchasers of the respective flats of **Developer's Allocation** and/or all other portions of the building from the **DEVELOPER'S ALLOCATION** as per its terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyance, Deeds or Agreement for sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**. Be it noted that whenever the **OWNERS** herein shall sell their allocated portion to the Third Party, the **DEVELOPER** shall be the party in the said Deeds without raising any objection.
- (v) The **OWNERS** shall empower and authorize the **DEVELOPER** to do this project in connection with the said property as described in the schedule hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds to the intending purchaser and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well sewerage plan and drainage plan and to take water or electric connection and also

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

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

The **OWNERS** Namely, (1) **SMT. GOURI RANI MISHRA**, (PAN - **BOGPM6024K**), (Aadhaar No. **7419 0956 6167**), wife of Mr. Debes Kumar Misra, by Occupation - Housewife, by faith - Hindu, by Nationality - Indian, residing at 69/1, Baghajatin Place, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086 and (2) **SRI KUMUD CHANDRA KAR**, (PAN - **AHRPK3122H**), (Aadhaar No. **6290 0296 2967**), son Late Hare Krishna Kar, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 129/8, Purbachal Kalitala Road, Police Station - Garfa, Post Office - Haltu, Kolkata - 700 078, do hereby appoint **ASHIRBAD REALITY PRIVATE LIMITED**, (PAN-**AAQCA5059G**), a private Limited company having its office at 6B/28, Mukundapur, 1st Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 7000 99, represented by its Director namely **SRI PRODIP KUMAR DAS**, (PAN - **AHPPD1812P**), (Aadhar No. **3089 4498 3168**), son of Late Purnendu Sekhar Das, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at 1983, Mukundapur, Satabdi Park, 4th Floor, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099, as their lawful Attorney on their behalf to do the following acts in respect of their property as mentioned in the **SCHEDULE** below:

1. To look after and manage the property on behalf of the **OWNERS/PRINCIPALS**.

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Director

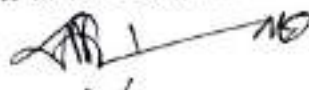
2. To look after and to control all the affairs for the development or the said land and construction of a Ground Plus Four storied building with Lift facility thereon on the said Premises as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the **OWNERS** all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE** below property and register the such document as per requirement for the interest of the proposed project.
3. To cause mutation of our said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on our behalf.
4. To cause mutation and/or conversion of our Property where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O. (ATM) and/or under the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and/or conversion certificate and other necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. (ATM) as and when necessary on our behalf for B.L. & L.R.O. Mutation and/or Conversion purposes.
5. To sign, execute and submit all Development building Plans, revised plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or alteration of sanctioned plan to be sanctioned by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on



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behalf of the landowners/Principals and the attorney shall sign completion plan all of the building and do all the acts related thereto.

6. To appear and represent on behalf of the PRINCIPALS i.e. LAND OWNERS herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal police, necessary Departments of Government of West Bengal, in connection with the sanction, modification and/or alteration of sanctioned building Plan for the above mentioned property and also for the interest of the proposed project and execute and sign all the papers related thereto.
7. To pay fees for obtaining the sanction, modification and such other orders and permissions from the necessary authorities on behalf of land owners as required for sanction, modification and/or alteration of the Development Plan and also to submit the same before the authority concerned and take delivery of all type of, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.
8. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
7. To develop the said property by making construction of such type of building or buildings thereon as per sanctioned building plan as the said Attorney may deem fit and proper and for that purpose to demolish and/or remove any house, building and/or structure of whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.
8. To apply for obtaining electricity-connection from CESC and also gas connection and also for installation of lift in the Premises and to do all the acts related



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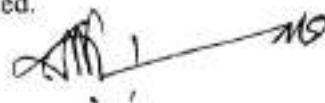
thereto. The Attorney shall take telephone or other connections in the Premises and also install electric transformer in the said property if required and /or to make alteration therein and to disconnect the same and for that purpose our Attorney shall sign, execute and submit all papers, applications, documents on our behalf and shall do all the acts and deeds on our behalf and our attorney shall execute and sign all the papers related thereto.

9. Our Attorney shall sign plans to be submitted before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all papers related thereto for the sanction of such drainage and sewerage connection and also sign internal and external drainage drawing and also the connection of water in the said property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.
10. To apply for and obtain building materials from the concerned authorities for consumption of the proposed building to be erected on the said property as aforesaid at the cost of the attorney and also to pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
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 related thereto as the said Attorney may deem fit and proper.
12. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum only on the **DEVELOPER'S ALLOCATION** as mentioned in the **Schedule D** of this registered **Development Agreement** excluding the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE B** of the said registered Development Agreement. The DEVELOPER shall do all the acts on Developer's Allocation on behalf of the Owners.



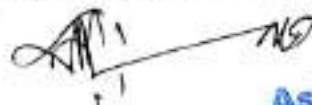
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13. To collect advance or part payment or full consideration from the intending purchasers of flats, Car Parking Spaces etc. alongwith proportionate share of land and/or enter into Agreement for Sale and to execute and register Deed of Conveyance, Deed of Rectification, Deed of Declaration and/or collect the I.G.R. and/or Deed from the registering authority on our behalf on the DEVELOPER'S ALLOCATION as mentioned in the SCHEDULE D of the said registered Development Agreement excluding the OWNERS' ALLOCATION as mentioned in the SCHEDULE B of the said registered Development Agreement and grant receipt in favour of the interested persons/ persons who are interested to take possession of the flat/flats and Car parking Space etc. in lieu of satisfactory consideration to be fixed by the Developer.
14. To advertise in different news papers and display, hording in different places, and also to engage agency or agencies for giving possession of the flats on DEVELOPER'S ALLOCATION as mentioned in the SCHEDULE D of the said registered Development Agreement excluding the LAND OWNERS' ALLOCATION alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the DEVELOPER'S ALLOCATION to any Third Party or parties at any consideration price to be fixed up only by the DEVELOPER.
15. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/space including proportionate land share on said DEVELOPER'S ALLOCATION of the said proposed building alongwith the proportionate share of land at our said Premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per the registered Development Agreement.
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.



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



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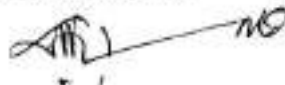
24. To deposit and withdraw fee, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

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

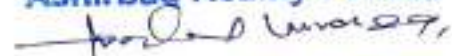
AND We hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming and other works.

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

- (i) The **DEVELOPER** shall submit the Building Plan for its sanction before the K.M.C. immediate after B.L.& L.R.O. mutation of the total property.
- (ii) To get maximum sanction area from The Kolkata Municipal Corporation the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at **DEVELOPER'S** cost.
- (iii) It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered, such delays shall not be counted and the **DEVELOPER** shall have liberty to extend the time after mutual discussion of both the parties herein.
- (iv) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- (v) Not to do any act, deed or thing from the part of the **OWNERS** whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of



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any of the **DEVELOPER'S ALLOCATION** in the said building.

(vi) That the **DEVELOPER** shall have to bear any kind of Govt. expenditure, all types of K.M.C. tax with any arrears during construction of the building, cost of the soil test, local cost, political assistance, local club, syndicate dispute, alongwith entire expenditure for construction of the proposed building (including Flat and Car parking to be completed in all respects) including each and every expenditures and expenses shall be borne by the Developer only and the **OWNERS** herein shall not be liable for the same and even the **OWNERS** shall regarding any labour problem, any kind accident or any types of natural calamity etc..

(vii) That after handing over the entire **Owners' Allocation** by the **DEVELOPER** herein the **OWNERS** herein shall have to pay their proportionate taxes to the concerned authority.

(ix) The annexed-specification of the building shall be part of the agreement.

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

(i) The **OWNERS** hereby undertake that the **DEVELOPER** shall be entitled to the rest proposed 50% of the total construction excluding the **Owners' Allocation** and shall enjoy its Allocation without interference or disturbances from the **Owners' end**, provided the **DEVELOPER** shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.

(ii) The **OWNERS** are executing and registering a Development Power of Attorney in favour of the **DEVELOPER** within these presents to complete the project and the **DEVELOPER** shall have right to execute and register the Deed of Conveyance in favour of the intending Purchasers on the **DEVELOPER'S ALLOCATION**. Besides the **DEVELOPER** shall be empowered by the **Owners** to take sanction of the building Plan or any other revised or completion Plan from



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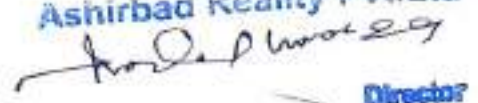
Director

K.M.C. after prior approval of the OWNERS and to take drainage sewerage connection in the Premises and also sell the Developer's Allocation to the Third Party.

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



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

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

8. **JURISDICTION OF THE COURT:**

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

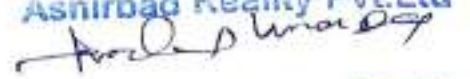
SCHEDULE OF THE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)
SCHEDULE - 'A'

ALL THAT piece and parcel of the total 'Bastu' land measuring an area of 7 (Seven) Cottahs 5 (Five) Chittacks 20 (Twenty) Sq.ft. together with a tile shed residential structure standing thereon measuring an area of 827 (Eight hundred and Twenty Seven) Sq.ft. more or less having cemented floor marked as Plot No.1 whereon a Ground Plus Four storied building is being erected as per sanction building plan to be sanctioned by K.M.C. after demolishing the existing structure, lying and situated in Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, Pargana - Khaspur, comprising in R.S. Dag No.167 measuring land area of 1 (One) Cottah 14 (Fourteen) Chittacks 10 (Ten) Sq.ft. and in R.S. Dag No. 168 measuring land area of 5 (Five) Cottahs 07 (Seven) Chittacks 10 (Ten) Sq.ft. both Dags under R.S. Khatian No.2, known as K.M.C. Premises No.1418, Mukundapur, (Zone - Mukundapur More - Daspara/Chakgaria), within the K.M.C. Ward No.109, vide Assessee No.31-109-07-8626-3, P.S. Panchasayar, Kolkata - 700 099, and the entire property is butted and bounded by :

<u>ON THE NORTH</u>	:	12'-0" wide Common Passage ;
<u>ON THE SOUTH</u>	:	Plot of Sri Madan Dhara and also other property ;
<u>ON THE EAST</u>	:	20'-0" wide K.M.C. Black Top Road;
<u>ON THE WEST</u>	:	Premises No.1418/1, Mukundapur.



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

The OWNERS herein shall get 50% of the total sanction Flat area and also 50% total sanction Car Parking Space area of the proposed building out of which the OWNERS herein shall jointly get entire complete Second Floor and flat area entire fourth floor Flat area of the proposed residential building each Second Floor and 4th Floor shall consist of three Flats according proposed building plan to be sanctioned by cost of the DEVELOPER togetherwith 50% of the Car Parking Space area on the Ground floor of the proposed building i.e. OWNERS shall get six Nos. of Car Parking Spaces being Nos.1, 2, 3, 7, 8 and 12 of the proposed building. The OWNERS shall also enjoy the proportionate share of land togetherwith the right of enjoyment of all the common amenities/facilities of the building.

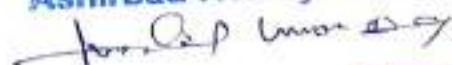
SCHEDULE – 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

Stair-case & landings common passage, water lines and water, electricity main line and its wiring, land and boundary wall, fixtures and fittings vacant spaces, roof, and mumpy roof, lift, lift lobby, lift well and lift room, stair, main gate and entrance, Caretake'sr Room and proportionate land, pump and motor, septic tank, water reservoir and water tank.

SCHEDULE – 'D' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT the DEVELOPER herein shall get rest 50% (Fifty percent) of the sanction Flat area of the proposed building i.e. entire First Floor flat area and entire Third Floor flat area of the proposed building as per K.M.C. sanction floor area of the proposed building and rest 50% (Fifty percent) of the sanction Car Parking Space area on the Ground floor of the proposed building i.e. DEVELOPER shall get rest six Nos. of Car Parking Spaces being Nos.4, 5, 6, 9, 10 and 11 of the proposed building. The entire building shall be constructed by the DEVELOPER at its cost as per sanctioned building plan to be sanctioned by K.M.C. at its cost and also as per annexed specification. The DEVELOPER shall enjoy undivided proportionate land share out of total land as mentioned in the SCHEDULE – "A" hereinabove alongwith the benefit of all the common facilities as mentioned in the SCHEDULE – 'C'.

Ashirbad Reality Pvt.Ltd



Director

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

WITNESSES:

1. Abhijit Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700086

1. Soumi Ranji Mishra.
2. Kumud Chandra Kar

SIGNATURE OF THE OWNERS

Ashirbad Reality Pvt. Ltd

[Signature]

Director

[Signature]
[Signature]
[Signature]

SIGNATURE OF THE DEVELOPER

PREPARED & DRAFTED BY :

[Signature]

(DEBES KUMAR MISRA)

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

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-86

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

Email: debeskumarmisra@gmail.com

9051446430 (Somesh),

Email: mishrasomesh08@gmail.com

9836115120 (Tapes),

Email: tapes.mishra85@gmail.com

HIGH COURT, CALCUTTA.

Ashirbad Reality Pvt. Ltd

[Signature]

Director

SPECIFICATIONSALIENT FEATURE OF THE BUILDING

1. The name of the building shall be decided by consent of the parties.
2. **STRUCTURE:** Building structure R.C.C. Column, Beam, Roof, Pillar, Tie-beam as per structure design approved by the competent authority, outside brick wall 8" thickness. Inside partition wall 5" and 3" as per Engineer's direction.
3. **LIFT :** One lift shall be installed for common users, Lift power will be taken from the common service meter.
4. **FLOORING :** Toilet floor shall be fully Anti skid vitrified tiles (2' X 2') finish and other floors of all bed rooms, dining-cum-living, balconies and stairs shall have vitrified tiles finish and skirting 5" and kitchen and toilets shall be finished by vitrified tiles.
5. **WLL OF TOILET :** The toilet Door height with glaze colour tiles.
6. **KITCHEN :** On the gas-table installed the granite stone and sink and shelves and back wall upto ceiling height finished with gazed tiles over and above the cooking platform to protect the oil spot.
7. **TOILET :** In one toilet Western type commode with P.V.C. cistern another toilet Indian Type Pan P.V.C. cistern and one basin will be installed at dining space in toilets taps, shower etc. shall be of standard quality.
8. **WINDOW :** All Aluminum sliding window frame and palla with M.S. design grill and Panel of the palla fitted with one way glass.
9. **DOOR :** All door frame will be standard quality sal wood and all palla will be commercial Flush door with both side enamel paint and main door one side teak wood paste.
10. **WATER SUPPLY :** Water supply round the clock is assured for which necessary deep tube-well and pump shall be installed.
11. **PLUMBING :** Inside of the all Toilet pipe line will be concealed.
12. **ELECTRIC :** Full concealed copper wiring with light points, Fan points, Plug Points, Telephone point, Cable TV point, AC line in bed room, Owner will obtain individual electric meter at his own cost.
13. **TOILET :** Both the toilets should be of western type commode with PVC toilet and cistern, the toilet should be finished by taps, shower, commode shower etc. of standard quality.
14. **COMMON SERVICE AND UTILITIES AREA :** One common toilet, meter space, under ground water tank and one pump space, common passage and terrace etc.
 - (a) **PAINTING :** Inside wall shall have only paris finish.
 - (b) All window and doors frame and palla painted with primer.
15. Roof and Car Parking Space shall be finished by Roof tiles and parking tiles respectively.
16. Any extra finishing apart from these specification shall be borne by the Owner.

Ashirbad Reality Pvt.Ltd

Director

Gouri Rani Mishra
Kumud chandra Kar

Ashirbad Reality Pvt. Ltd

Director

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

Name

Signature



Gouri Rani Mishra

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

Name GOURI RANI MISHRA

Signature *Gouri Rani Mishra*



Kumud Chandrakar

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

Name KUMUD CHANDRA KAR

Signature *Kumud Chandrakar*



Prodip Kumar Das

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

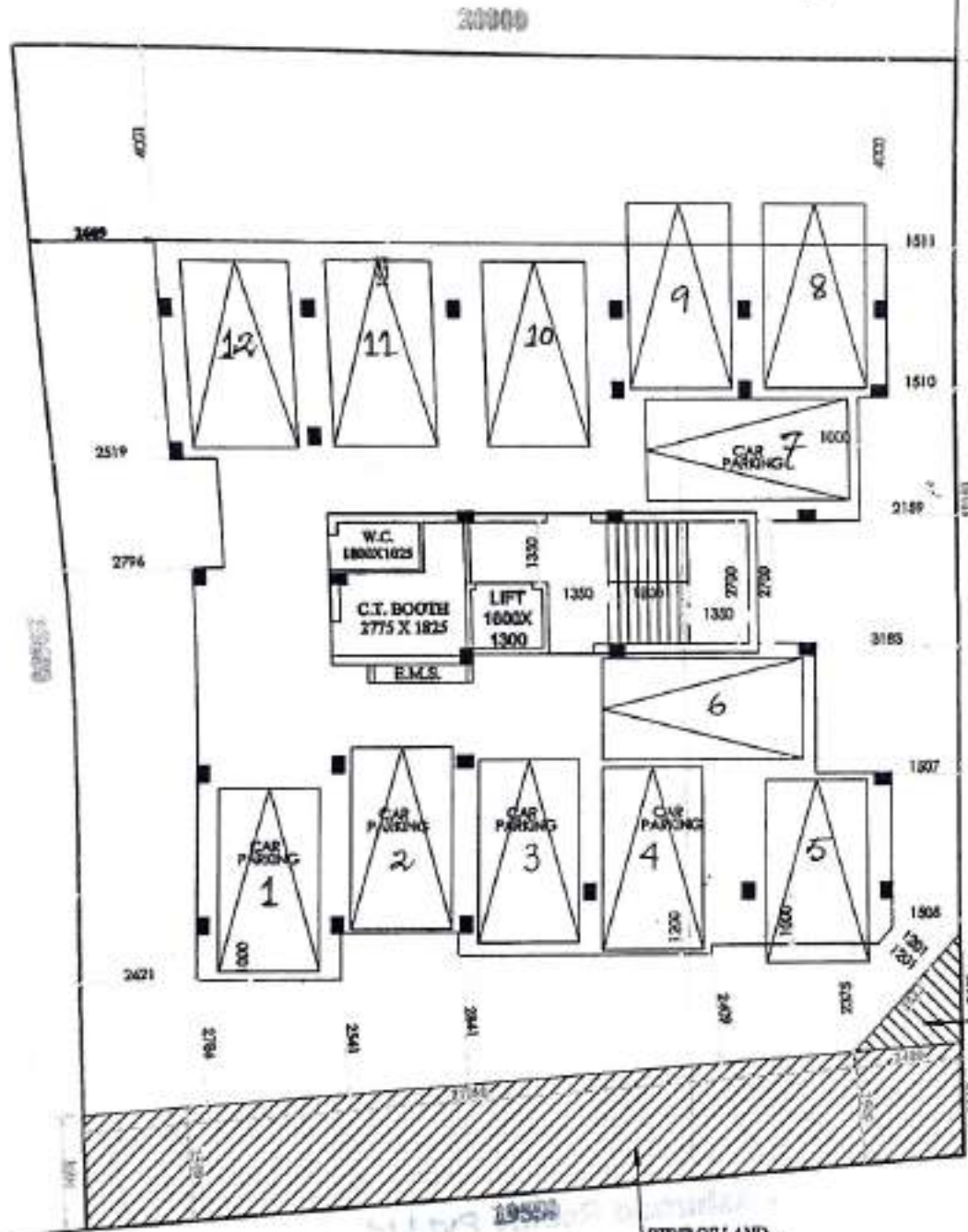
Name PRODIP KUMAR DAS

Signature *Prodip Kumar Das*

Ashirbad Realty Pvt.Ltd
Prodip Kumar Das
 Director

EM.NO. 1418, MUKUNDAPUR, WARD NO. 109, P.S. PANCHASAYAR
 KOLKATA - 700099

FOR PARKING SPACE NOS. 1, 2, 3, 7, 8 & 12 FOR THE OWNERS
 & CAR PARKING SPACE NOS. 4, 5, 6, 9, 10 & 11 FOR THE
 DEVELOPER AS PER AMICABLE
 SETTLEMENT



3657 (12'-0") WIDE COMMON PASSAGE

6096 (20'-0") WIDE BLACK -TOP ROAD

Kumud chandra Ksh Gowri Rami Mishra

Ashirbad Realty Pvt. Ltd
 Project Number 29

Ashirbad Realty Pvt. Ltd
Kumud chandra

PROPOSED
 GROUND FLOOR PLAN

DRAWING & DESIGN BY



224, P. HAZARDEWIS ROAD,
 KOLKATA - 70
 PHONE NO. - 24224115

MS Advanor



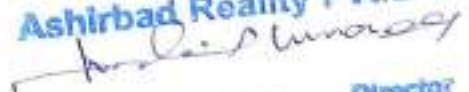
Government of West Bengal

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 16042001338453/2020

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mrs Gouri Rani Mishra 69/1 Baghajatin Place, P.O:- GPO, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN - 700086	Land Lord			Gouri Rani Mishra 15/10/2020
2	Mr Kumud Chandra Kar 129/8, Purbachal Kalitala Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078	Land Lord			Kumud chandra Kar 15/10/2020
3	Mr PRODIP KUMAR DAS 1983, Mukundapur, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN - 700099	Represent ative of Developer [ASHIRBA D Realty Private Limited]			Prodip Kumar Das 15/10/2020

Ashirbad Reality Pvt.Ltd

Director

Major Information of the Deed

Deed No :	I-1604-04393/2020	Date of Registration	13/11/2020
Query No / Year	1604-2001338453/2020	Office where deed is registered	
Query Date	12/10/2020 10:24:42 PM	1604-2001338453/2020	
Applicant Name, Address & Other Details	Somesh MISHRA HC,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9051446430, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,18,20,932/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 53/- (Article: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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (Mukundapur More -- Daspara/Chak Garia) , Premises No: 1418, , Ward No: 109 Pi 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 5 Chatak 20 Sq Ft	1/-	1,15,72,832/-	Width of Approach Road: 20 Ft.,
Grand Total :				12.1115Dec	1 /-	115,72,832 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	827 Sq Ft.	1/-	2,48,100/-	Structure Type: Structure
Gr. Floor, Area of floor : 827 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		827 sq ft	1 /-	2,48,100 /-	










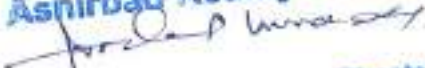
Government of West Bengal




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 16042001338453/2020

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2	Mr Kumud Chandra Kar 129/8, Purbachal Kalitala Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078	Land Lord			Kumud chandra Kar 15/10/2020
3	Mr PRODIP KUMAR DAS 1983, Mukundapur, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN - 700099	Represent ative of Developer [ASHIRBA D REality Private Limited]			Prodip Kumar Das 15/10/2020

Ashirbad Reality Pvt.Ltd

Director

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Somesh Mishra Son of Mr D K Mishra H C, P.O:- Gpo, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001	Mrs Gouri Rani Mishra, Mr Kumud Chandra Kar, Mr PRODIP KUMAR DAS			

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

Ashirbad Reality Pvt.Ltd
[Handwritten Signature]
Director

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

4393/2020

19-202021-011774526-1

Payment Mode Online Payment

IN Date: 15/10/2020 18:56:22

Bank : State Bank of India

URN : CKO1367976

BRN Date: 15/10/2020 18:56:47

DEPOSITOR'S DETAILS

Id No. : 2001338453/6/2020
(Query No./Query Year)

Name : PRODIP KUMAR DAS

Contact No. :

Mobile No. : +91 9051446430

E-mail :

Address : 1983 MUKUNDAPUR KOLKATA 700099

Applicant Name : Mr Somesh MISHRA

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	2001338453/6/2020	Property Registration- Stamp duty	0030-02-103-003-02	19520
2	2001338453/6/2020	Property Registration- Registration Fees	0030-03-104-001-16	53
Total				19573

In Words : Rupees, Nineteen Thousand Five Hundred Seventy Three only

Ashirbad Reality Pvt.Ltd
(Signature)
Director



सत्यमेव जयते

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

Query No / Year	2001338453/2020	Office where deed will be registered
Query Date	12/10/2020 10:24:42 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh MISHRA HC,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9051446430, Status :Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 1,18,20,932/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 500/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (Mukundapur More -- Daspara/Chak Garia) , , Premises No: 1418, , Ward No: 109, P Code : 700099

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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Grand Total :				12.1115Dec	1/-	115,72,832 /-	

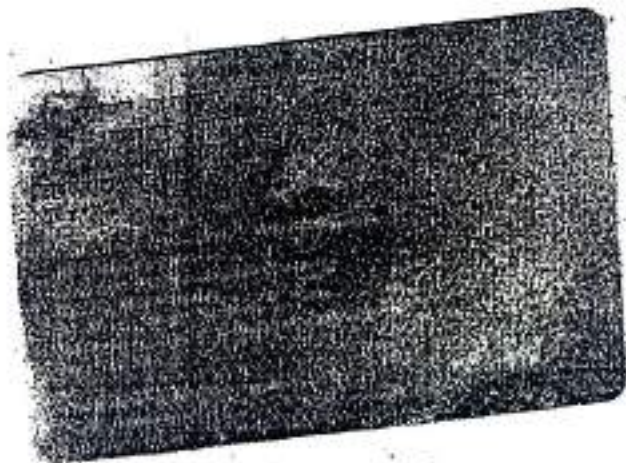
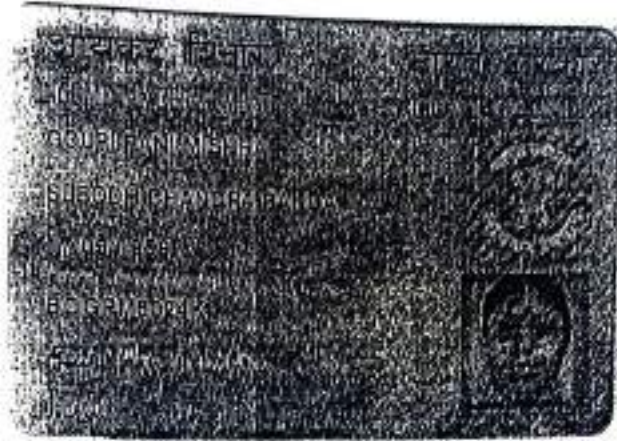
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	827 Sq Ft.	1/-	2,48,100/-	Structure Type: Structure
Gr. Floor, Area of floor : 827 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed, Extent of Completion: Complete					
Total :		827 sq ft	1/-	2,48,100 /-	



Query No: 2001338453 of 2020, Printed On : Oct 15 2020 12:18AM, Generated from wregistration.gov.in

Ashirbad Reality Pvt.Ltd
[Signature]
Director



Gouri Rani Mishra.

Ashirbad Reality Pvt.Ltd

[Handwritten signature]

Director



ভারত সরকার
 Unique Identification Authority of India
 GOVERNMENT OF INDIA

ভাষিকাহুক্তির আই ডি/Enrollment No.: 1040/19567/03469

To
 গৌরী রানী মিশ্র
 Gouri Rani Mishra
 69/1 BAGHA JATIN PLACE
 BAGHA JATIN KOLKATA
 Baghajatin Kolkata
 West Bengal 700008
 9830867523

0235063

MN123518635DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7419 0950 6167

আধার - সাধারণ মানুষের অধিকার



GOVERNMENT OF INDIA

গৌরী রানী মিশ্র
 Gouri Rani Mishra
 পিতা : সুবোধ চন্দ্র পণ্ডা
 Father / Subodh Ch Panda
 জন্ম বর্ষ / Year of Birth : 1959
 মহিলা / Female



7419 0950 6167

আধার - সাধারণ মানুষের অধিকার

Gouri Rani Mishra

Ashirbad Reality Pvt.Ltd

[Signature]

Director

PERMANENT ACCOUNT NUMBER
AMRPK3122H

NAME
KUMUD CHANDRA KAR

FATHER'S NAME
HAREKRISHNA KAR

DATE OF BIRTH
15-06-1959

SIGNATURE
Kumud chandra kar


COMMISSIONER OF INCOME TAX, W.B.

This card is valid only for the purpose of
 filing returns of income and for the purpose of
 claiming tax relief under section 139A of the
 Income Tax Act, 1961.


For more information, please contact the
 Joint Commissioner of Income Tax, W.B. at
 Chatterjee Street,
 Calcutta-700 005.

Kumud chandra kar


Ashirbad Reality Pvt.Ltd
Ashirbad Reality
Director



~~कुमुद चन्द्रा कार~~
~~कुमुद चन्द्रा कार~~



Kumud Chandra Kar
 Kumud Chandra Kar
 Date of Birth / DOB : 15/06/1959
 Male / MALE



6290 0296 2967

Aadhaar - Aam Aadmi ka Adhikar



~~कुमुद चन्द्रा कार~~ प्रधान प्रधिकरण
~~कुमुद चन्द्रा कार~~ प्रधान प्रधिकरण

Address:
 126/8, Purbachal Kalibala
 Road, Near State Bank Of
 India Kalkapur, Kasba, Hattu
 S.O, Kolkata, West Bengal,
 700078

Address:
 126/8, Purbachal Kalibala Road,
 Near State Bank Of India
 Kalkapur, Kasba, Hattu S.O,
 Kolkata, West Bengal, 700078



 1847
 1800 301 1847

 1847@state.gov.in

 www.state.gov.in

 P.O. Box No.1847,
 Bangalore-560 501

Kumud chandra Kar

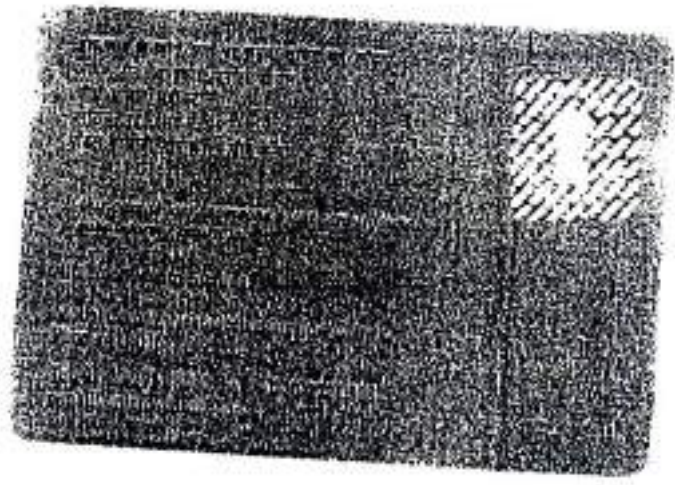
Ashirbad Reality Pvt.Ltd

Anand Kumar

Director



Ashirbad Reality Pvt



Ashirbad Reality Pvt
Ashirbad Reality Pvt

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAQCA5059G



नाम / Name
ASHIRBAD REALITY PRIVATE
LIMITED

एम्बोस / एम्बोस की तारीख
Date of Issue/Embossing / Date of Issue
28/11/2018

Ashirbad Reality Pvt. Ltd

Director

यह कार्ड के लोने / याने पर कृपया सुरक्षित रखें। शीर्षक
जर्नलिंग एन सेवा इकाई, एन एस डी एल
5 वी भवन, नवी स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, टोप संजयल पोस्ट के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDC
5th Floor, Marathi Building,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deccan Bungalow Chowk,
Pune - 411 016.

Tel: 91 20 2611 1111
e-mail: pan@nsdc.gov.in

Ashirbad Reality Pvt.Ltd

Director



भारत सरकार
GOVERNMENT OF INDIA



Prodip Kumar Das
DOB: 24/12/1972
MALE



3089 4498 3168

আমার আধার, আমার পরিচয়

Prodip Kumar Das



भारतीय वित्तीय पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Purnendu Shekhar Das, 1983,
MUKUNDAPUR COLONY, DASPORA, Halty,
Kolkata,
West Bengal - 700078

3089 4498 3168



1947
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Das No. 1947,
Bengaluru-560 001

Ashirbad Reality Pvt.Ltd

Prodip Kumar Das

Director

and Lord Details :

Sl. No	Name & address	Status	Execution Admission Details :
1	Mrs Gouri Rani Mishra Wife of Mr. Debes Kumar Misra, 69/1 Baghajatin Place, P.O:- GPO, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BOxxxxxx4K, Aadhaar No.: 74xxxxxxxx6167, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Kumud Chandra Kar Son of Late Hare Krishna Kar, 129/8, Purbachal Kalitala Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx2H, Aadhaar No.: 62xxxxxxxx2967, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl. No	Name & address	Status	Execution Admission Details :
1	ASHIRBAD REality Private Limited (Private Limited Company) .6B/28, Mukundapur, 1st Floor, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 PAN No. AAxxxxxx9G, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl. No	Name & Address	Representative of
1	Mr PRODIP KUMAR DAS Son of Late Purnendu Sekar Das 1983, Mukundapur, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx2P, Aadhaar No.: 30xxxxxxxx3168	ASHIRBAD REality Private Limited (as director)

Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr D K Mishra H C, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mrs Gouri Rani Mishra, Mr Kumud Chandra Kar, Mr PRODIP KUMAR DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Gouri Rani Mishra	ASHIRBAD REality Private Limited-6.05573 Dec
2	Mr Kumud Chandra Kar	ASHIRBAD REality Private Limited-6.05573 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Gouri Rani Mishra	ASHIRBAD REality Private Limited-413.5 Sq Ft
2	Mr Kumud Chandra Kar	ASHIRBAD REality Private Limited-413.5 Sq Ft



ASHIRBAD REality Pvt.Ltd

Director

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090786263 Premises No. : 1418 Ward No. : 109 Street Name : MUKUNDAPUR	Reference Deed No. : I-2596/20 Date of Registration. : Aug 24, 2020 Office Where Registered : 24/08/2020	Owner Name : SMT. GOURI RANI MISHRA & SRI KUMUD CHANDRA KAR Owner Address : 1418, MUKUNDAPUR , P.O.- MUKUNDAPUR , P.S.- PANCHASAYAR , KOLKATA-99 Pin No. : 700099	Character of Premises: Total Area of Land: 07 Cottah, 05 Chatak, 20 SqFeet.

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 11-11-2020) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 11-11-2020)
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.
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 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. SEALDAH, 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

Ashirbad Realty Pvt.Ltd

[Signature]

Director



and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Gouri Rani Mishra (Presentant) Wife of Mr Debes Kumar Misra 69/1 Baghajatin Place, P.O:- GPO, P.S:- Patuli, District:-South 24-Parganas, W Bengal, India, PIN - 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BOxxxxxx4K, Aadhaar No: 74xxxxxxx6167, Status :Individual, Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Pvt. Residence
2	Mr Kumud Chandra Kar Son of Late Hare Krishna Kar 129/B, Purbachal Kalitala Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: Indi PAN No.:: AHxxxxxx2H, Aadhaar No: 62xxxxxxx2967, Status :Individual, Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Pvt. Residence

Developer Details :

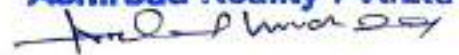
Sl No	Name,Address,Photo,Finger print and Signature
1	ASHIRBAD REality Private Limited 6B/28, Mukundapur, 1st Floor, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 , PAN No.:: AAxxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr PRODIP KUMAR DAS Son of Late Purnendu Sekar Das 1983, Mukundapur, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx2P, Aadhaar No: 30xxxxxxx3168 Status : Representative, Representative of : ASHIRBAD REality Private Limited (as director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somesh Mishra Son of Mr D K Mishra H C, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
Identifier Of Mrs Gouri Rani Mishra, Mr Kumud Chandra Kar, Mr PRODIP KUMAR DAS			

Ashirbad Reality Pvt.Ltd

Director

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Gouri Rani Mishra	ASHIRBAD REality Private Limited-6.05573 Dec
2	Mr Kumud Chandra Kar	ASHIRBAD REality Private Limited-6.05573 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Gouri Rani Mishra	ASHIRBAD REality Private Limited-413.50000000 Sq Ft
2	Mr Kumud Chandra Kar	ASHIRBAD REality Private Limited-413.50000000 Sq Ft

Ashirbad Reality Pvt.Ltd

[Handwritten Signature]

Director

On 15-10-2020

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

Presented for registration at 21.05 hrs on 15-10-2020, at the Private residence by Mrs Gouri Rani Mishra, one of the Executants.

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 1,18,20,932/-

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

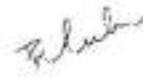
Execution is admitted on 15/10/2020 by 1. Mrs Gouri Rani Mishra, Wife of Mr Debes Kumar Misra, 69/1 Baghajatin Place, P.O: GPO, Thana: Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 2. Mr Kumud Chandra Kar, Son of Late Hare Krishna Kar, 129/8, Purbachal Kalitala Road, P.O: Haltu, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Indetified by Mr Somesh Mishra, Son of Mr D K Mishra, H C, P.O: Gpo, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-10-2020 by Mr PRODIP KUMAR DAS, director, ASHIRBAD REALITY Private Limited (Private Limited Company), 6B/26, Mukundapur, 1st Floor, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099

Indetified by Mr Somesh Mishra, Son of Mr D K Mishra, H C, P.O: Gpo, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate


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

On 13-11-2020

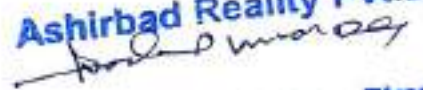
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/10/2020 6:56PM with Govt. Ref. No: 192020210117745261 on 15-10-2020, Amount Rs: 53/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKO1367976 on 15-10-2020, Head of Account 0030-03-104-001-16


Ashirbad Reality Pvt.Ltd
Director

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 500/-
by online = Rs 19,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 467, Amount: Rs.500/-, Date of Purchase: 06/10/2020, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/10/2020 6:56PM with Govt. Ref. No: 192020210117745261 on 15-10-2020, Amount Rs: 19,520/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKO1367976 on 15-10-2020, Head of Account 0030-02-103-003-02

Pradipta Kishore Guha

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

Ashirbad Reality Pvt.Ltd

Ashirbad Reality Pvt.Ltd

Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2020, Page from 158322 to 158370

being No 160404393 for the year 2020.



Pradipta

Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2020.11.13 16:18:25 +05:30
Reason: Digital Signing of Deed.

Ashirbad Reality Pvt.Ltd

Ashirbad Reality Pvt.Ltd

Director

(Pradipta Kishore Guha) 2020/11/13 04:18:25 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

DATED THIS DAY OF OCTOBER 2020

BETWEEN

SMT. GOURI RANI MISHRA & ANR.

OWNERS

AND

**ASHIRBAD REALITY PRIVATE
LIMITED**

represented by its Director

SRI PRODIP KUMAR DAS

DEVELOPER

**DEVELOPMENT
AGREEMENT
ALONGWITH POWER OF
ATTORNEY**

**MR. DEBES KUMAR MISRA WITH
SOMESH MISHRA & TAPESH**

MISHRA

ADVOCATES'

HIGH COURT CALCUTTA

69/1, BAGHAJATIN PLACE,

KOLKATA - 700086

PHONE NO. 2425-0490

MOB.9830236148

MOB.9836115120

MOB.9051446430

Ashirbad Reality Pvt.Ltd

Prodip Kumar Das
Director