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Content that Signature Sheet Endorsement Sheets Attached herewith are part of this documents.

Addl. Det. Sub-Registrar
UTTARPARA, HOOGHLY

26 JUL 2016

**DEVELOPMENT AGREEMENT WITH
 GENERAL POWER OF ATTORNEY**

THIS INDENTURE is made on this
 the 26th day of July, 2016

B E T W E E N

1) **SRI ANUP KUMAR PAL**, son of Late Siddheswar Pal, by
 faith - Hindu, Citizen - Indian, by occupation - Business, having

क्र. - 753
मन. 2016 / 4th July
केसदार नाम - Anindam Datta Associate
माह - High Court - Calcutta
मूल्य - One thousand Rupees
साक्षर - Anindam Datta
श्री अनिन्दम दाता
प. श्रीरामपुर, दृगदी



Asst. Dist. Sub-Registrar
UTTARPARA - HOOGHLY

29 JUL 2016

Permanent Account Number (PAN) - AFBPP2352Q and
2) **SMT. UTPALA PAL**, wife of Sri Anup Kumar Pal, by faith -
Hindu, Citizen - Indian, by occupation - Housewife, having
Permanent Account Number (PAN) - AFBPP2383R, both are
residing at 3, Baidik Para Ghat Lane, P.O. - Hindmotor, P.S.
Uttarpara, District - Hooghly, PIN - 712233, hereinafter called and
referred to as the "**OWNERS**" (which term or expression shall
unless otherwise excluded by or repugnant to the subject or
context be deemed to mean and include their legal heirs,
successors, executors, administrators and/or assigns) of the
ONE PART.

A N D

M/S. JAI HANUMAN PROJECTS PVT. LTD., a Company
incorporated under the Companies Act, 1956, having its
Registered Office at Room No. 410, Fourth Floor, 21, Hemanta
Bose Sarani, Post Office - G.P.O., Police Station - Hero Street,
Kolkata - 700001, having Permanent Account Number (PAN) -
AADCC1314L, being represented by its Directors namely
a) **Sri Vinod Kumar Jajoo**, son of Sri Phool Raj Jajoo, by faith -
Hindu, Citizen - Indian, by occupation - Business, residing at Flat
No. 30, Third Floor, Radha Gobinda Apartment, 22, R. G. Nagar
Road, Post Office - Hindmotor, Police Station - Uttarpara, District -
Hooghly, PIN - 712233, having Permanent Account Number
(PAN) - ACSPJ1678Q, b) **Sri Moloy Sadhukhan**, son of Sri
Karnal Sadhukhan, by faith - Hindu, Citizen - Indian, by
occupation - Business, residing at 2, Baidikpara Ghat Lane, Post
Office - Hindmotor, Police Station - Uttarpara, District - Hooghly,
PIN - 712233, having Permanent Account Number (PAN) -
AVNPS3386A, c) **Sri Durga Prasad Chowdhuri**, son of Late
Sambal Nath Chowdhuri, by faith - Hindu, Citizen - Indian, by
occupation - Business, residing at 61, Hero Chandra Lane, Post
Office - Bhadrakali, Police Station - Uttarpara, District - Hooghly,

PN - 712233, having Permanent Account Number (PAN) - AYPC5192Q and d) Sri Subhasis Ghosh, son of Late Paresa Chandra Ghosh, by Rith - Hindu, Citizen - Indian, by occupation - Business, residing at, 36, Makhla Ghosh Para, Post Office - Makhla, Police Station - Uttarpara, District - Hooghly, PIN - 712243, having Permanent Account Number (PAN) - ADIPG1137B, hereinafter called and referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, legal representatives, executors, administrators and/or assigns) of the **OTHER PART**.

WHEREAS ALL THAT piece and parcel of Bastu land area measuring more or less 1 (one) Bigha 19 (nineteen) Cottahs 7 (seven) Chitracks 1 (one) Sq. Ft., lying in Mouza - Kotrung, J.L. No. 8, comprised in U.S. Dag Nos. 3615, 3616, 3624, 3625 under R. S. Khatian Nos. 376, 378, corresponding to L. R. Dag Nos. 6612, 6609, 6586, 6585, under L. R. Khatian Nos. 3806, 13673, 48271, having Municipal Holding No. 6 (old 6, 8, 8/1, 9 & 9/1), Balda Para Char Lane, within the ambit of the Uttarpara Kotrung Municipality, P.O. - Hindmotor, P.S. - Uttarpara, A.D.S.R. Office - Uttarpara (previously A.D.S.R. Office - Serampore), District - Hooghly, alongwith all easement rights attached thereto, which is specifically mentioned in the Schedule 'A' herein under written and hereinafter referred to as the "said property" is the absolute property of the Owners herein.

AND WHEREAS all that landed property measuring more or less 1 (one) Bigha 3 (three) Cottahs 3 (three) Chitracks, together with other properties lying in Mouza - Kotrung, J.L. No. 8, comprised in R.S. Dag Nos. 3615, 3616, 3625 under R.S. Khatian Nos. 376, 378, corresponding to L. R. Dag Nos. 6612, 6609, 6585 under

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L.R. Khattar No. 462/1, having Municipal Holding No. 6, Baidh-
Para Ghat Lane, within the ambit of the Uttarpara-Kotrung
Municipality, P.O. - Hindmotor, P.S. - Uttarpara, A.D.S.R. Office -
Uttarpara (previously A.D.S.R. Office - Serampore), District -
Hooghly, was the joint and absolute property of Sri Anukul
Chandra Majumdar and Sri Atul Chandra Majumdar.

AND WHEREAS said Anukul Chandra Majumdar died intestate
leaving behind his 2 (two) sons namely Sri Anil Chandra
Majumdar and Sri Akhil Chandra Majumdar, as his only legal
heirs and successors and they jointly inherited undivided $\frac{1}{2}$ (half)
share of the aforesaid property as per the Hindu Law.

AND WHEREAS said Sri Atul Chandra Majumdar gifted his
undivided $\frac{1}{2}$ (half) share of the aforesaid property to Smt. Kalyani
Devi (Majumdar) and Smt. Divahati Devi (Majumdar) through a
registered Deed of Gift executed on 28.05.1960 and duly
registered at the office of the Sub-Registrar, Serampore, District -
Hooghly, vide Deed No. 5093 for the year 1960.

AND WHEREAS said Smt. Kalyani Devi (Majumdar), Smt. Divahati
Devi (Majumdar), Sri Anil Chandra Majumdar and Sri Akhil
Chandra Majumdar partitioned their entire property including the
aforesaid property through a Registered Deed of Partition duly
registered at the office of the Sub-Registrar, Serampore, District -
Hooghly, vide Deed No. 4546 for the year 1969.

AND WHEREAS said Sri Anil Chandra Majumdar obtained the
aforesaid property measuring land area more or less 1 (one) Bigha
3 (three) Cents 3 (three) Chittacks togetherwith other properties
in his own share through the above mentioned Deed of Partition
vide Deed No. 4546 for the year 1969.

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AND WHEREAS said Anil Chandra Majumdar died intestate in the year 1984 leaving behind his wife Smt. Ashudata Majumdar, 2 (two) sons namely Sri Gobinda Majumdar, Sri Gadadhar Majumdar and 2 (two) daughters namely Smt. Jamuna Banerjee and Smt. Pratima Mukherjee, as his only legal heirs and successors and they jointly inherited the aforesaid property according to the Hindu Succession Act, 1956.

AND WHEREAS said Smt. Ashudata Majumdar, Sri Gobinda Majumdar, Sri Gadadhar Majumdar, Smt. Jamuna Banerjee and Smt. Pratima Mukherjee jointly sold the aforesaid property measuring land area more or less 1 (one) Bigha 3 (three) Cottahs 3 (three) Chittacks to Smt. Utpala Paul, the Owner No. 2 Heroin, through a Registered Deed of Sale executed on 15.02.1992 and duly Registered at the office of the A.D.S.R. - Serampore, District - Hooghly, recorded therein in Book No. 1, Volume No. 14, Pages 403 to 418 vide Being No. 895 for the year 1992.

AND WHEREAS said Smt. Utpala Paul gifted land area measuring more or less 7 (seven) Cottahs 3 (three) Chittacks 34 (thirty four) Sq. Ft. out of her purchased property measuring land area more or less 1 (one) Bigha 3 (three) Cottahs 3 (three) Chittacks to her husband Sri Anup Kumar Paul through a registered Deed of Gift executed on 23.02.2015 and duly registered at the Office of the A.D.S.R. - Serampore, District - Hooghly and recorded therein in Book No. 1, CD Volume No. 3, Pages from 2308 to 2320 vide Being No. 01406 for the year 2015.

AND WHEREAS thereafter said Smt. Utpala Paul gifted another plot of land measuring more or less 2 (two) Cottahs 1 (one) Chittack 10 (ten) Sq. Ft. out of her remaining landed property to her husband Sri Anup Kumar Paul through a registered Deed of Gift executed on 25.02.2015 and duly registered at the office of the A.D.S.R. - Serampore, District - Hooghly and recorded therein in Book No. 1, CD Volume No. 3, Pages from 2338 to 2351 vide Being No. 01527 for the year 2015.

AND WHEREAS after transferring the land area measuring more or less 2 (two) Cottahs 1 (one) Chitrack 10 (ten) Sq. Ft. and land area measuring more or less 7 (seven) Cottahs 3 (three) Chitracks 34 (thirty four) Sq. Ft. i.e. aggregating total land area measuring 9 (nine) Cottahs 4 (four) Chitracks 44 (forty four) Sq. Ft. the Owner No. 2 herein remains the owner in respect of a part of the Schedule 'A' mentioned property measuring land area more or less 13 (thirteen) Cottahs 14 (fourteen) Chitracks 1 (one) Sq. Ft. and she retained her name in the records of the local Uttarpara-Kerang Municipality as well as in the office of the B.L. & L.R.O by paying relevant taxes and rents therein in her own name.

AND WHEREAS a part of the Schedule 'A' mentioned property measuring land area more or less 6 (six) Cottahs 4 (four) Chitracks 21.5 (twenty one point five) Sq. Ft., together with other properties lying in Moza - Kerang, J.L. No. 8, comprised in R.S. Dag No. 2623 under R.S. Kharian No. 848, corresponding to L.R. Dag No. 6585 under L.R. Kharian No. 482/1, having Municipal Holding No. 871, Balak Para Ghat Lane, within the ambit of the Uttarpara-Kerang Municipality, P.O. - Hinamator, P.S. - Uttarpara, A.D.S.R. Office - Uttarpara (previously A.D.S.R. Office - Serampore), District - Hooghly, was the joint and absolute property of Sri Anukul Chandra Majumdar and Sri Anil Chandra Majumdar.

AND WHEREAS said Anukul Chandra Majumdar died intestate leaving behind his 2 (two) sons namely Sri Anil Chandra Majumdar and Sri Akhil Chandra Majumdar, as his only legal heirs and successors and they jointly inherited undivided $\frac{1}{2}$ (half) share of the aforesaid property as per the Hindu Law.

AND WHEREAS said Sri Anil Chandra Majumdar gifted his undivided $\frac{1}{2}$ (half) share of the aforesaid property to Smt. Kalyani Devi (Majumdar) and Smt. Bivabati Devi (Majumdar) through a

registered Deed of Gift executed on 28.05.1960 and duly registered at the office of the Sub-Registrar, Serampore, District - Hooghly, vide Deed No. 5093 for the year 1960.

AND WHEREAS said Smt. Kajrani Devi (Majumdar), Smt. Divabati Devi (Majumdar), Sri Anil Chandra Majumdar and Sri Akhil Chandra Majumdar partitioned their entire property including the aforesaid property through a Registered Deed of Partition duly registered at the office of the Sub-Registrar, Serampore, District Hooghly, vide Deed No. 4546 for the year 1969.

AND WHEREAS said Sri Akhil Chandra Majumdar obtained the aforesaid property measuring land area more or less 6 (six) Cottahs 4 (four) Chitracks 22.5 (twenty two point five) Sq. Ft. together with other properties, in his own share through the above mentioned Deed of Partition vide Deed No. 4546 for the year 1969.

AND WHEREAS said Sri Akhil Chandra Majumdar settled the aforesaid property together with other properties in favour of his sons namely Sri Anjan Majumdar, Sri Anindya Majumdar, Sri Anish Majumdar and Sri Dibankar Majumdar, through a registered Deed of Settlement and duly registered at the office of the Sub-Registrar, Serampore, District - Hooghly, vide Deed No. 5863 for the year 1982.

AND WHEREAS according to the terms and conditions of said Deed of Settlement said Sri Anjan Majumdar and Sri Anindya Majumdar jointly obtained the aforesaid property.

AND WHEREAS said Sri Anjan Majumdar and Sri Anindya Majumdar jointly sold the aforesaid property measuring land area more or less 6 (six) Cottahs 4 (four) Chitracks 22.5 (twenty two point five) Sq. Ft. to Smt. Utpala Paul, the Owner No. 2 herein,

through a registered Deed of Sale executed on 33.04.1992 and duly registered at the office of the A.D.S.R. - Serampore, District Hooghly and recorded therein in Book No. 1, Volume No. 37, Pages 413 to 426 vide Being No. 2335 for the year 1992.

AND WHEREAS after purchasing the above mentioned land area measuring more or less 6 (six) Cottahs 4 (four) Chittacks 22.5 (twenty two point five) Sq. Ft. said Smt. Utpala Paul mutated her name in the records of the Uttarpara-Kotrung Municipality as well as in the office of the B.L. & L.R.O by paying relevant taxes and rents therein in her own name.

AND WHEREAS a part of Schedule 'A' mentioned property measuring land area more or less 6 (six) Cottahs 4 (four) Chittacks 25 (twenty five) Sq. Ft. together with other properties, lying in Mouze - Kotrung, J.L. No. 8, comprised in R.S. Dag No. 3625 under R.S. Khatian No. 848, corresponding to L.R. Dag No. 5585 under L.R. Khatian No. 136/3, having Municipal Holding No. 9, Baidik Para Ghat Lane, within the ambit of the Uttarpara-Kotrung Municipality, P.O. - Hindmorer, P.S. - Uttarpara, A.D.S.R. Office - Uttarpara (previously A.D.S.R. Office - Serampore), District - Hooghly, was the joint and absolute property of Sri Anukul Chandra Majumdar and Sri Atul Chandra Majumdar.

AND WHEREAS said Anukul Chandra Majumdar died intestate leaving behind his 2 (two) sons namely Sri Anil Chandra Majumdar and Sri Akhil Chandra Majumdar, as his only legal heirs and successors and they jointly inherited undivided $\frac{1}{2}$ (half) share of the aforesaid property as per the Hindu Law.

AND WHEREAS said Sri Atul Chandra Majumdar gifted his undivided $\frac{1}{2}$ (half) share of the aforesaid property to Smt. Kalyani Devi (Ma umdar) and Smt. Bivabati Devi (Majumdar) through a

registered Deed of Gift executed on 28.05.1960 and duly registered at the office of the Sub-Registrar, Serampore, District Hooghly, vide Deed No. 5093 for the year 1960.

AND WHEREAS said Smt. Kalyani Devi (Majumdar), Smt. Bivabati Devi (Majumdar), Sri Anil Chandra Majumdar and Sri Anil Chandra Majumdar, partitioned their entire property including the aforesaid property through a Registered Deed of Partition duly registered at the office of the Sub-Registrar, Serampore, District Hooghly, vide Deed No. 4546 for the year 1969.

AND WHEREAS said Smt. Kalyani Devi (Majumdar) obtained the aforesaid property measuring land area more or less 6 (six) Guntas 4 (four) Chittacks 25 (twenty five) Sq. Ft., together with other properties, in his own share through the above mentioned Deed of Partition vide Deed No. 4546 for the year 1969.

AND WHEREAS said Smt. Kalyani Devi (Majumdar) sold the aforesaid property measuring land area more or less 6 (six) Guntas 4 (four) Chittacks 25 (twenty five) Sq. Ft. to Sri Anup Kumar Paul, the Owner No. 1 heretofore, through a registered Deed of Sale executed on 01.10.1999 and duly registered at the office of the A.D. S.R. - Serampore, District - Hooghly and recorded therein in Book No. 1, Volume No. 33, Pages 87 to 98 vide Being No. 1279 for the year 2000.

AND WHEREAS after purchasing the aforesaid property said Sri Anup Kumar Paul mutated his name in the records of the Uttarpara-Koerung Municipality as well as in the office of the D.L. & L.R.O by paying relevant taxes and rents therein in his own name.

AND WHEREAS a part of the Schedule 'A' mentioned property measuring land area more or less 6 (six) Cottars 51 (eleven) Chittacs 20 (twenty) Sq. Ft., together with other properties, lying in Mouza Kotrung, J.L. No. 8, comprised in R.S. Dag No. 3624 under R.S. Khatian No. 848, corresponding to L.R. Dag No. 6386 under L.R. Khatian No. 482/1, having Municipal Holding No. 9/1, Balik Para Ghat Lane, within the ambit of the Uttarpara Kotrung Municipality, P.O. - Hindrator, P.S. - Uttarpara, A.D.S.R. Office - Uttarpara (previously A.D.S.R. Office - Serampore) District - Hooghly, was the joint and absolute property of Sri Anukul Chandra Majumdar and Sri Atul Chandra Majumdar.

AND WHEREAS said Anukul Chandra Majumdar died intestate leaving behind his 2 (two) sons namely Sri Anil Chandra Majumdar and Sri Akhil Chandra Majumdar as his only legal heirs and successors and they jointly inherited undivided $\frac{1}{2}$ (half) share of the aforesaid property as per the Hindu Law.

AND WHEREAS said Sri Atul Chandra Majumdar gifted his undivided $\frac{1}{2}$ (half) share of the aforesaid property to Smt. Kalyani Devi (Majumdar) and Smt. Bivabati Devi (Majumdar) through a registered Deed of Gift executed on 28.05. 1960 and duly registered at the office of the Sub-Registrar, Serampore, District - Hooghly, vide Deed No. 8093 for the year 1960.

AND WHEREAS said Smt. Kalyani Devi (Majumdar), Smt. Bivabati Devi (Majumdar), Sri Anil Chandra Majumdar and Sri Akhil Chandra Majumdar, partitioned their entire property including the aforesaid property through a Registered Deed of Partition duly registered at the office of the Sub-Registrar, Serampore, District - Hooghly, vide Deed No. 4546 for the year 1969.

AND WHEREAS said Smt. Kalyani Devi (Majumdar) obtained the aforesaid property measuring land area more or less 6 (six) Cottahs 11 (eleven) Chittacks 20 (twenty) Sq. Ft. together with other properties, in her own share through the above mentioned Deed of Partition vide Deed No. 4546 for the year 1959.

AND WHEREAS said Smt. Kalyani Devi (Majumdar) sold the aforesaid property to Smt. Utpala Paul, the Owner No. 2 herein, through a Registered Deed of Sale executed on 01.10.1999 and duly registered at the office of the A.D.S.R. - Serampore, District - Hooghly and recorded therein in Book No. 7, Volume No. 33, Pages 99 to 110 vide Deed No. 1288 for the year 2000.

AND WHEREAS after purchasing the aforesaid property said Smt. Utpala Paul became the absolute owner of land measuring more or less 6 (six) Cottahs 11 (eleven) Chittacks 20 (twenty) Sq. Ft. and she mutated her name in the records of the Uttarpara-Kotrung Municipality as well as in the office of the B.L. & L.R.O. by paying relevant taxes and rents therein in her own name.

AND WHEREAS a part of Schedule 'A' mentioned property measuring more or less 6 (six) Cottahs 4 (four) Chittacks 22.5 (twenty two point five) Sq. Ft., together with other properties, lying in Mouza - Kotrung, J.L. No. 8, comprised in R.S. Dag No. 3605 under R.S. Khatian No. 848, corresponding to L.R. Dag No. 5585 under L.R. Khatian No. 136/3, having Municipal Holding No. 8, Balck Para Ghat Lane, within the ambit of the Uttarpara-Kotrung Municipality, P.O. - Hindmotor, P.S. - Uttarpara, A.D.S.R. Office - Uttarpara (previously A.D.S.R. Office - Serampore), District - Hooghly, was the joint and absolute property of Sri Anukul Chandré Majumdar and Sri Atul Chandré Majumdar.

AND WHEREAS said Atukul Chandra Majumdar died intestate leaving behind his 2 (two) sons namely Sri Anil Chandra Majumdar and Sri Akhil Chandra Majumdar, as his only legal heirs and successors and they jointly inherited undivided $\frac{1}{2}$ (half) share of the aforesaid property as per the Hindu Law.

AND WHEREAS said Sri Anil Chandra Majumdar gifted his undivided $\frac{1}{2}$ (half) share of the aforesaid property to Smt. Kaiyari Devi (Majumdar) and Smt. Bivabati Devi (Majumdar) through a registered Deed of Gift executed on 28.05.1960 and duly registered at the office of the Sub-Registrar, Serampore, District - Hooghly, vide Deed No. 8093 for the year 1960.

AND WHEREAS said Smt. Kaiyari Devi (Majumdar), Smt. Bivabati Devi (Majumdar), Sri Anil Chandra Majumdar and Sri Akhil Chandra Majumdar partitioned their entire property including the aforesaid property through a Registered Deed of Partition duly registered at the office of the Sub-Registrar, Serampore, District - Hooghly, vide Deed No. 4546 for the year 1959.

AND WHEREAS said Sri Akhil Chandra Majumdar obtained the aforesaid property measuring land area more or less 6 (six) Guntas 4 (four) Chittacks 22.5 (twenty two point five) Sq. Ft., together with other properties, in his own share through the above mentioned Deed of Partition vide Deed No. 4546 for the year 1959.

AND WHEREAS said Sri Akhil Chandra Majumdar settled the aforesaid property in favour of his sons namely Sri Anjan Majumdar, Sri Anindya Majumdar, Sri Alish Majumdar and Sri Dipankar Majumdar, through a registered Deed of Settlement, which was duly registered at the office of the Sub-Registrar Serampore, District - Hooghly, vide Deed No. 5863 for the year 1982.

AND WHEREAS said Sri Anish Majumdar and Sri Dipanker Majumdar jointly obtained the aforesaid property measuring land area more or less 6 (six) Cottahs 4 (four) Chitracks 22.5 (twenty two point five) Sq. Ft. and they mutated their names in the records of the Uttarpara-Kotrung Municipality as well as in the office of the B.L. & L.R.O. by paying relevant taxes and rents therein in their own names.

AND WHEREAS said Sri Anish Majumdar and Sri Dipanker Majumdar jointly sold and transferred the aforesaid property to Sri Anup Kumar Paul, the proprietor of M/s. R.N.R. Brick Field, through a registered Deed of Sale executed on 04.03.1996 and duly registered at the office of the A.D.S.R. - Serampore, District - Hooghly and recorded therein in Book No. 1, Volume No. 30, Pages 55 to 68 vide Being No. 2064 for the year 1996.

AND WHEREAS said Sri Anup Kumar Paul, the proprietor of M/s. R.N.R. Brick Field, sold and transferred the aforesaid property to Smt. Utpala Paul, the Owner No. 1 herein, through a registered Deed of Sale executed on 18.02.2015 and duly registered at the office of the A.D.S.R. - Serampore, District - Hooghly and recorded therein in Book No. 1, CD Volume No. 3, Pages from 1719 to 1734 vide Being No. 01267 for the year 2015.

AND WHEREAS by virtue of the aforesaid Deed of Sale vide Being No. 01267 for the year 2015 said Smt. Utpala Paul became the absolute owner of land measuring more or less 6 (six) Cottahs 4 (four) Chitracks 22.5 (twenty two point five) Sq. Ft. and she mutated her name in the records of the Uttarpara-Kotrung Municipality as well as in the office of the B. L. & L. R. O. by paying relevant taxes and rents therein in her own name.

AND WHEREAS the Owners herein have amalgamated their aforesaid five separate properties having Municipal Holding Nos. 5, 8, 5/1, 9 & 9/1, Baidik Para Ghat Lane, into one holding and after such amalgamation, the Authority of the Uttarpara-Kemung Municipality allotted new Municipal Holding No. 6, Baidik Para Ghat Lane, in respect of the Schedule 'A' mentioned property.

AND WHEREAS the Owners herein hereby declare that the said property is free from all sorts of encumbrances and attachments, whatsoever and they have absolute and joint possession of the same by exercising each of their right, title and interest thereon without any interruption from any corner, whatsoever.

AND WHEREAS the Owners herein have decided and agreed to develop the said property, which is mentioned in the Schedule 'A' written hereinafter, by constructing multi-storied buildings upon it through and at the costs and expenses of the Developer herein.

AND WHEREAS the Developer herein has also agreed to get the said property developed by constructing multi-storied buildings upon the said land at its own costs and expenses under the terms and conditions stipulated in this agreement.

IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :

1. (a) **Owners :** Owners shall mean 1) **SRI ANUP KUMAR PAL**, son of Late Siddhaswar Pal, by faith - Hindu, Citizen - Indian, by occupation - Business and 2) **SMT. UTPALA PAL**, wife of Sri Anup Kumar Pal, by faith - Hindu, Citizen - Indian, by occupation - Housewife, both are residing at 3, Baidik Para Ghat Lane, P.O. - Hindmotor, P.S. - Uttarpara, District - Hooghly, PIN - 712233, and include their legal heirs, successors, executors, administrators and/or assigns.

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- (b) **Premises** : shall mean and include Municipal Holding No. 6, Bazik Para Ghat Lane, within the ambit of the Uttarpara-Kotrung Municipality, P.O. - Bhadrakali, P.S. - Uttarpara, District - Hooghly.
- (c) **Developer** : shall mean the aforesaid **M/S. JAI HANUMAN PROJECTS PVT. LTD.**, a Company incorporated under the Companies Act, 1956, having its Registered Office at Room No. 4-C, Fourth Floor, 21, Hemanta Basu Sarani, Post Office - G.P.O., Police Station - Here Street, Kolkata - 700001, and its successors-in-office, legal representatives, executors, administrators and assigns.
- (d) **Building** : shall mean the buildings to be constructed at the aforesaid holding over the land mentioned in the Schedule 'A' herein under in accordance with the Building plan sanctioned by the Uttarpara-Kotrung Municipality.
- (e) **Common Facilities and Amenities** : Corridor, Stairways/Staircase, Passage and Pathways, Front Side and Back Open Space, Overhead Tank, Water Pump and Motor, drainage pipe lines, septic tank and other facilities which may be mutually agreed upon between the parties and required for establishment, maintenance and/or management of the building.
- (f) **Owners' Allocation** : shall mean total 11087 Sq. Ft. covered area to be situated in different floors of 4 (four) multi-storied buildings/Blocks (Block No. B, C, D & E) out of 5 (five) multi-storied buildings/Blocks to be constructed over the Schedule 'A' mentioned land and total monetary consideration of Rs. 1,35,00,000/- (Rupees One Crore Thirty Five Lac) only.

That out of Owners' Allocated 11087 Sq. Ft. covered area the Owners shall receive their allocated portion in the manner mentioned herein below:

- i) Car Parking Space of 340 Sq. Ft. covered area in Ground Floor and entire Fourth Floor having total covered area of 2684 Sq. Ft. (consisting of 5 (five) residential Flats being Flat No. A, B, C, D & E) in the Block 'E'.
- ii) Car Parking Space of 340 Sq. Ft. covered area in Ground Floor and entire Third Floor having total covered area of 2444 Sq. Ft. (consisting of 4 (four) residential Flats being Flat No. A, B, C & D) in the Block 'D'.
- iii) Car Parking Space of 343 Sq. Ft. covered area in Ground Floor and entire Second Floor having total covered area of 4356 Sq. Ft. (consisting of 7 (seven) residential Flats being Flat No. A, B, C, D, E, F & G) in the Block 'C'.
- iv) One residential Flat being Flat No. D having covered area 800 Sq. Ft. situated on the First Floor towards North-Eastern side of Block 'B'.

That the Developer has paid the said monetary consideration of Rs. 1,35,00,000/- (Rupees One Crore Thirty Five Lacs) only on or before execution of this agreement in manner mentioned in the Mode of Consideration hereinbelow.

[g] **Developer's Allocation** : shall mean total constructed area of the proposed multi storied (G+4) buildings upon the Schedule 'A' mentioned land, except the Owners' allocated area as mentioned hereinabove.

[h] **Time for Completion** : will be for 48 (forty eight) months from the date of sanction of building plan or further period mutually extended.

2. That this agreement shall be deemed to have commenced on the date with effect from the day of execution of this present agreement.
3. The Developer shall develop the said property more fully described in the Schedule 'A' hereunder written by constructing multi-storied buildings on it as per the building plan sanctioned by the Uttarpur-Kotting Municipality.
4. The Developer shall arrange for and obtain necessary permissions as may be required from time to time for development of the said property at the costs and expenses of the Developer and the Developer shall be at liberty to engage engineer, architect, masons, labour's etc. at its own cost and Owners shall have no liability in this regard but the Owners shall provide their best co-operation to the Developer.
5. The Developer shall during the construction and development of the said property follow the laws, rules and regulations of the Government, statutory or local bodies and other concerned authority in this regard.

6. The Owners have absolutely seized and possession of and/or otherwise well and sufficiently entitled to the said property. The Owners declare that the said property is free from all sorts of encumbrances, charges, demands, liens, attachments and Espondences of whatsoever nature and the same is not affected by any scheme or proceedings or notice for acquisition or requisition by the Central or State Government or any local body or authorities or Municipal Authority.
7. There is no impediment of any nature whatsoever for the Owners to entrust to the Developer herein with the development of the said property in the manner herein agreed and/or the construction of the said buildings as per the building plan sanctioned by the Ullarpara-Kotrung Municipality.
8. The Owners hereby confirm that they are not presently binding themselves with any Agreement for Sale and/or Development Agreement in respect of the said property or any part or portion thereof with any person or party.
9. The Owners after execution of this Agreement shall not in any manner encumber, mortgage, sell or transfer or let out or otherwise deal with or dispose of the said property or any part or portion thereof but on completion of the construction of the proposed multi-storied buildings the owners shall have every right to transfer their allocated portion as mentioned hereinabove to any Third Party.
10. The Owners herein declare and confirm that there is no order of injunction pending or contemplated before any Court of Law, concerning or relating to the said property of the Owners.

11. That during the work of construction, if any accident occurs, the Developer will be solely responsible/liable for the same and the Owners shall not have any responsibility whatsoever in this regard.
12. That within 30 (thirty) days from the date of execution of this Agreement the Owners shall give all facilities to the Developer for entry, peaceful and vacant possession of the said property for the purpose of carrying out demolition and/or implementation and/or construction of the buildings upon the said property in terms of this Agreement.
13. The Owners shall not do or cause to be done any act, deed, thing or matter nor permit any one to do any act, deed or thing which may in any manner cause obstruction and/or interference in the development of the said property over the land under the Developer Agreement and/or construction of the said multi-storee buildings.
14. The Developer agrees to bear all Municipal and/or other rents and taxes in respect with the Schedule 'A' mentioned property.
15. The Developer shall subject to force majeure complete the said development and construction of the buildings in all respect in a most habitable condition including the Owners Allocated area upon the said property as per the building plan sanctioned by the Uttara Para Kottang Municipality within 48 (forty eight) months from the date of sanctioning of building plan.
16. That hereinafter if situation so demands the Owners herein shall execute Deed of Conveyance/Conveyances in favour of the prospective buyers of the areas fall within the Developer's allocation.

17. The Developer is hereby authorized and empowered by the Owners at all times during subsistence of this Agreement in relation to the said construction work so far as may be necessary to apply and obtain temporary and permanent connection of water, electricity and/or gas to the buildings and other facilities required for construction of the buildings.
18. That the Owners shall pay the Service Tax, at the applicable rate and as assessed by the concerned Assessing Department in respect of the flats that fall under the Owners' Allocation, through the Developers or their agents, subordinates, against proper money receipts/discharges.
19. The Owners shall not do any acts, deeds or things whereby the Developer shall be prevented from construction and completion of the said buildings and shall render all co-operation and assistance to the Developer as may be required from time to time for the purpose of construction and completion of the buildings upon the said property including sanction, extension and/or revision of the building plan from the local municipal authority.
20. That all the original documents of title including Title Deeds, Pancha, Municipal Tax Receipt, Agreements etc. in respect of the said property as described in the Schedule - 'A' heron der written shall always be kept harmless in the custody of the Developer.
21. The Developer shall be entitled to display its Sign Board on the said property describing its name, address and other particulars and also shall have right to advertise in the media both print & audio visual for self-publicity and in relation to sale of flats, shops and car-parking spaces.
22. The Developer herein i.e. M/s. Jai Hanuman Projects Pvt. Ltd. shall not engage, nominate or appoint any other person(s), company or firm as its co-associate / partner in connection with the development of the Schedule 'A' mentioned property by constructing multi-storied buildings thereon.

23. The Developer shall finish and / or complete the work of construction in a most habitable manner / conditions and complete the same in each and every respect within the time frame certified in Clause 1. (h) of this presents.
24. That immediate after completion of the proposed multi-storied buildings, the Developer shall be liable to handover the Owners allocated area with reference to Clause 1. (b) of this presents.
25. To facilitate the uninterrupted construction of the buildings by the Developer various deeds, matters and things not herein specified may be required to be done or executed by the Developer and for which the Developer may need and seek the authority of the Owners and various applications and other documents which may be required to be signed or made by the Owners relating to which specific provisions may not have been framed herein, the Owners hereby undertake to do all such deeds, matters and things and the Owners shall execute any such additional authorization as may be required by the Developer for this purpose.
26. In the event of undivided and undemarcated property or the property is amalgamated with other property entire over which the buildings would be built up, all the Owners shall have to partition their share by registering proper instrument to become the owner of the separated property within the buildings to be built by this agreement.
27. It is to be mentioned that through this present agreement the Developer shall not obtain any title over the Schedule A mentioned property but the Developer shall transfer the Developer's Allocation mentioned herein above through the General Power of Attorney and in this respect the Owners shall not raise any objection.

28. That the Developer shall have no right to sell the Owners allocated / earmarked portion.

We, 1) **SRI ANUP KUMAR PAL**, son of Late Siddheswar Pal, by faith - Hindu, Citizen - Indian, by occupation - Business and 2) **SMT. UTPALA PAL**, wife of Sri Anup Kumar Pal, by faith - Hindu, Citizen - Indian, by occupation - Housewife, both are residing at 3, Baidik Para Ghat Lane, P.O. - Hindmotor, P.S. - Uttarpara, District - Hooghly, PIN - 712233, SEND GREETINGS

NOW KNOW BY THESE PRESENTS that We do hereby nominate, constitute and appoint a) **Sri Vinod Kumar Jajoo**, son of Sri Phool Raj Jajoo, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at Flat No. 3D, Third Floor, Radha Gobinda Apartment, 22, R. G. Nagar Road, Post Office - Hindmotor, Police Station - Uttarpara, District - Hooghly, PIN - 712233, b) **Sri Mokey Sadhukhan**, son of Sri Kanaila Sadhukhan, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at 2, Baidikpara Ghat Lane, Post Office - Hindmotor, Police Station - Uttarpara, District - Hooghly, PIN - 712233, c) **Sri Durga Prasad Chowdhuri**, son of Late Satish Chandra Chowdhuri, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at 61, Hem Chandra Lane, Post Office - Bhadrakali, Police Station - Uttarpara, District - Hooghly, PIN - 712232 and d) **Sri Subhasis Ghosh**, son of Late Forest Chandra Ghosh, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at 66, Makhla Ghosh Para, Post Office - Makhla, Police Station - Uttarpara, District - Hooghly, PIN - 712245, all are the Director of above mentioned **M/S. JAI HANUMAN PROJECTS PVT. LTD.**, as our true and lawful Attorney and Agent for us, in our names and on our behalf, to execute and perform all or any of the following acts, deeds, matters and things as mentioned hereinafter.

Contd. ... P/22

- A. To pay all rents, taxes, charges, expenses and other outgoings whatsoever payable for and on behalf of the said property or any part thereof.
- B. To appear and represent us before all authorities including those under the Uttarpara-Kolrung Municipality and Government Department and / or Officers and also all other State, Executive, Judicial or quasi-judicial authorities for having the mutation if necessary, effected in all public records and with all authorities and / or persons and for Exation and finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents including buildings plan and to do all other acts, deeds and things as our said Attorney may deem it fit and proper.
- C. To appear and to sign and represent us before any Notary Public, Registrar of Assurances, District Sub-Registrar, Additional District Sub-Registrar and other officer or officers or Authority or Authorities having jurisdiction and to execute, present for registration and to acknowledge and register or have registered and perfected all deeds, instruments and writings which shall be executed and signed by our said Attorney in any manner concerning different units of the Developer's Allocation of the proposed multi storied buildings to be constructed over the said property.
- D. To commence, prosecute, enforce, defend, answer and oppose all actions and other proceedings and demands touching any of the matters concerning the said property or any part thereof including those relating to acquisition and / or requisition and / or tenancies and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgement or become non-suited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue, including the Rent Controller.

- E. To sign in any agreement for sale and in such other document relating to the said property and to take earnest money/advance and/or part or full consideration money and also to sign the Sale Deed, Lease Deed or any other transfer documents on our behalf in respect of Developer's Allocation.
- F. To sign declares and/or affirm any Plaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant, Memorandum of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
- G. To pay all outgoings, including Municipal Tax, Urban Tax, Rent, Revenue and Other Charges whatsoever, payable for and on account of the said property and receive refunds and other moneys.
- H. To receive or accept consideration money or sell proceeds arising out of and/or in connection with disposal or transfer of Developer's allocation of the proposed multi-storied buildings to be constructed over the said property mentioned in the Schedule W below.

AND WHEREAS the said Attorney shall have the power to do all such other acts, deeds and things relating to the said property, in all manners whatsoever, on our behalf as we could have lawfully done or executed, if personally present.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or caused to be done.

Contd. . . . P/25

SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of land area measuring more or less 1 (one) Bigha 19 (nineteen) Cottaks 7 (seven) Chitacks 1 (one) Sq. Ft. together with 500 Sq. Ft. R. S. structure standing thereon, lying in Mouza - Kotrang, J.L. No. 8, comprised in R.S. Dag Nos. 3616, 3624, 3625 under R. S. Khatian Nos. 376, 348, corresponding to L. R. Dag Nos. 6612, 6609, 6386, 6585 under L. R. Khatian Nos. 3806, 136/3, 482/1, being Municipal Holding No. 6 (old S. S. 8/1, 9 & 9/1), Baidik Para Ghat Lane, within the ambit of the Uttarpara-Kotrang Municipality, P.O. - Hindmoot, P.S. - Uttarpara, A.D.S.R. Office - Uttarpara (previously A.D.S.R. Office - Serampore), District - Hooghly, alongwith all easement rights attached thereto.

That the total land area is divided as per the Dag No. and Khatian No. written hereibelow :

R.S. Dag No.	R.S.Kh. No.	L.R. Dag No.	L.R.Kh. No.	Nature of land	Area of land
3515 ✓	376 348	6612	136/3 482/1	Daggs	23 K. 1 Ch. 33 Sq. ✓
3616 ✓	376 348	6609	482/1	Viti	07 K. 03 Ch. 20 Sq. ✓
3624 ✓	376	6386	482/1	Wd	26 K. 11 Ch. 20 Sq. ✓
3625 ✓	348	6585	136/3	Wd	5 K. 01 Ch. 08 Sq. ✓
Total:					01 K. 19 Ch. 01 Sq. ✓

The property is huffed and bounded by :

- ON THE NORTH : Property of Kolkata Municipal Corporation.
 ON THE SOUTH : Baidik Para Ghat Lane & Property of the Owners.
 ON THE EAST : Property of Kolkata Municipal Corporation.
 ON THE WEST : Property of Kolkata Municipal Corporation.

SCHEDULE - 'B' ABOVE REFERRED TO

The Standard Specification for Flat is mentioned hereinafter :

1. FOUNDATION R.C.C. Foundation and Frame Structure from Ground to Top Floor.
2. BRICKWORK 8" good quality brick walls in the external face. 5" internal walls.
3. FLOOR Vitrified tiles flooring with 6" skirting on all sides.
4. WALLS Finished with Plaster of Paris.
5. DOORS Main Door : Wooden, Toilet : PVC, Other : Commercial Flush Door.
6. WINDOWS Aluminium Channel fitted with glass and M.S. Grill.
7. KITCHEN Kitchen will be provided with Cooking Platform with Glazed tiles upto 2 1/2' height from the platform with sink.
8. TOILET Toilet will be provided with Glazed tiles upto 5' height from the skirting with Indian / Western Commode.
9. ELECTRICITY Adequate electrical Points.
10. WATER SUPPLY Twenty-four hours supply through 6 Nos. water points.
11. BASIN One White Basin will be provided in the Dining.
12. LIFT One common lift.

Extra payment shall be paid in advance for any extra work other than standard specification mentioned hereinabove.

IN WITNESSES WHEREOF the Parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In presence of:-

WITNESSES:

Kamakhanda Co.
161, N.S. Rd. Bhadrakali
Hoghtly 712 232.

Anand Kumar Pal
Vijaya Pal.

Signature of the OWNERS

Sanjit Datta
Wardara
Hoghtly

JAIHANUMAN PROJECTS PVT. LTD.
Gopal
Director

JAIHANUMAN PROJECTS PVT. LTD.
Moloy Sathukhan
Director

JAIHANUMAN PROJECTS PVT. LTD.
Dangaprasad choudhury
Director

JAIHANUMAN PROJECTS PVT. LTD.
Subhasis Ghosh
Director

Signature of the DEVELOPER

Gopal
Moloy Sathukhan
Dangaprasad choudhury
Subhasis Ghosh

Signature of the ATTORNEY HOLDER

MEMO OF CONSIDERATION

Received from the within named Developer the said sum of Rs. 1,35,00,000/- (Rupees One Crore Thirty Five Lac) only being total monetary consideration as per memorandum below.

payment made by Cheques & R.T.G.S. on different dates.

WITNESSES :

1. Kamalendra Sen.
161, V. & R. Rd., Bhadrakali,
Hooghly - 712 232.

Anand Kumar Pal
Utpala Pal

2. Sanjay Bhatta
Muttarpara, Hooghly

Signature of the OWNERS

Drafted by :

Anand Kumar Pal
Advocate
High Court, Calcutta.
Enrollment No. WB/499/2000.

Typed by :

Karima Rahee
Karima Rahee,
Bhadrakali, Hooghly.

EXHIBITS - I. FINGERPRINTS OF BOTH HANDS

Executants / Presentants :



Thumb	Index	Middle	Ring	Little
(LEFT HAND)				
Thumb	Index	Middle	Ring	Little
(RIGHT HAND)				

S. Kumar Lal

of the Executants / Presentants :



Little	Ring	Middle	Index	Thumb
(LEFT HAND)				
Thumb	Index	Middle	Ring	Little
(RIGHT HAND)				

Utpala Lal

of the Executants / Presentants :



Little	Ring	Middle	Index	Thumb
(LEFT HAND)				
Thumb	Index	Middle	Ring	Little
(RIGHT HAND)				

Ujwal

of the Executants / Presentants :



Little	Ring	Middle	Index	Thumb
(LEFT HAND)				
Thumb	Index	Middle	Ring	Little
(RIGHT HAND)				

Sadhukhan

FORM OF TEN FINGERPRINTS OF BOTH HANDS

Signature of the Executants / Presentants :



Durga Prasad Reddy

(LEFT HAND)				
(RIGHT HAND)				

Signature of the Executants / Presentants :



Sankar Das

(LEFT HAND)				
(RIGHT HAND)				

Signature of the Executants / Presentants :

Space for
Photograph

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				

Signature of the Executants / Presentants :


Space for
Photograph

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				

Seller, Buyer and Property Details

Land Lord & Developer Details

Presentent Details

Sl. No.	Name, Address, Photo, Finger print and Signature of Presentent
1	<p>Shri Anup Kumar Pal Son of Late Siddheswar Pal 3, Badik Para Ghat Lane, P.O:- Hindmotor, P.S:- Uta para District-Hooghly, West Bengal, India, PIN - 712253</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  26/07/2016 2:56:58 PM </div> <div style="text-align: center;">  LT 26/07/2016 2:58:07 PM </div> </div> <p align="center">  26/07/2016 2:58:28 PM </p>

Land Lord Details

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<p>Shri Anup Kumar Pal Son of Late Siddheswar Pal 3, Badik Para Ghat Lane, P.O - Hindmotor, P.S - Uta para, District-Hooghly, West Bengal, India, PIN - 712253 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AFBPP2882Q, Status: Individual, Date of Execution: 26/07/2016, Date of Admission: 26/07/2016, Place of Admission of Execution: Office</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  26/07/2016 2:56:58 PM </div> <div style="text-align: center;">  LT 26/07/2016 2:58:07 PM </div> </div> <p align="center">  26/07/2016 2:58:28 PM </p>

Land Lord Details

SL No. Name, Address, Photo, Finger print and Signature

2 Smt Upara Pal
 Wife of Shri Anup Kumar Pal
 3, Badk Para Ghat Lane, P.O.- Hnombor, P.S.-
 Jitpara, District-Hooghly, West Bengal, India.
 PIN - 712233 Sex: Female, By Caste: Hindu,
 Occupation: House wife, Citizen of India, PAN
 No. AFBPP2383R, Status: Individual, Date of
 Execution: 26/07/2016, Date of Admission:
 26/07/2016, Place of Admission of Execution:
 Office



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Smt Upara Pal

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Developer Details

Name, Address, Photo, Fingerprint and Signature

MS JAI HANUMAN PROJECTS PVT. LTD

Room No.410,4th Floor,21, Hehenita Basu, Sarani, P.O.-G.P.O. P.S:- Hare Street, District: Kolkata, West Bengal India, P.N - 700001 PAN No. AACCG1674L; Status: Organization Represented by representatives as given below -

(1)

Shri Vinod Kumar Jajoo

Radha Gobinda Apartment: 22,R.G.Nagar Road, Flat No. 3D, 3rd Floor, P.O:-Hindimotor, P.S.- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712233 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. ACGP448730, Status: Representative, Date of Execution: 28/07/2016; Date of Admission: 28/07/2016; Place of Admission of Execution Office



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Signature

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(2)

Shri Malay Sachukhan

2, Balukhara Ghat Lane, P.O:- Hindimotor, P.S.- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712233 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AVNPS32856A, Status: Representative, Date of Execution: 26/07/2016; Date of Admission: 26/07/2016; Place of Admission of Execution Office



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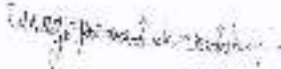





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Signature

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Developer Details

Sl. No.	Name, Address, Photo, Fingerprint and Signature
13)	<p>Sri Durga Prasad Chowdhuri 61 Hem Chandra Lane, P.O. - Bhadrakal, P.S. - Uterpara, District-Hooghly, West Bengal, India, PIN - 712232 Sex: Male, By Caste: Hindu Occupation: Business, Citizen of India, PAN No. ABYPC5102Q, Status: Representative, Date of Execution: 26/07/2016; Date of Admission: 26/07/2016; Place of Admission of Execution: Office</p>
	  26/07/2016 2:34:26 PM 26/07/2016 2:34:51 PM  26/07/2016 2:34:53 PM
14)	<p>Sri Subhasis Ghosh 65, Makha Ghosh Para, P.O. - Makha, P.S. - Uterpara, District-Hooghly, West Bengal, India, PIN - 712245 Sex: Male, By Caste: Hind, Occupation: Business, Citizen of India, PAN No. AD1FC1127H, Status: Representative, Date of Execution: 26/07/2016; Date of Admission: 26/07/2016; Place of Admission of Execution: Office</p>
	  26/07/2016 2:35:17 PM 26/07/2016 2:35:20 PM  26/07/2016 2:35:29 PM

1. Identifier Details

Identifier Details			
Sl. No.	Identifier Name & Address	Identifier of	Signature
1	<p>Sri Sanjay Dutta Son of Late Sri Nalin Dutta Uttarpara, P.O.-Uttarpara, P.S.- Uttarpara, District-Hooghly, West Bengal, India, PIN - 712258 Sex: Male By Caste: Hindu, Occupation: Service Citizen of India,</p>	<p>Sri Anup Kumar Pal, Smt Utsala Pal, Sri Vinod Kumar Jajoo, Sri Moley Sachukhen, Sri Durga Prasad Chowdhuri, Sri Subhasis Ghosh</p>	 26/07/2016 2:37:46 PM

2. Transacted Property Details

Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Hooghly P.S- Uttarpara, Municipality: UTTARPARA- KOTRUNG, Road: Baikik Para Ghat Lane - 1st/2nd/3rd, Mouza: Kotrung, Holding No:6	RS Plot No- 3616 RS Khatian No- 376	3 Katha 11 Chatak 35 83 Ft	12,65,270/-	12,65,270/-	Proposed Use: Residential, ROR: MTC, Property is on Road
L2	District: Hooghly P.S- Uttarpara, Municipality: UTTARPARA- KOTRUNG, Road: Baikik Para Ghat Lane - 1st/2nd/3rd, Mouza: Kotrung, Holding No:6	RS Plot No- 3310 RS Khatian No- 376	7 Katha 5 Chatak 31 83 Ft	24,47,790/-	24,47,790/-	Proposed Use: Residential, ROR: MTC, Property is on Road
L3	District: Hooghly P.S- Uttarpara, Municipality: UTTARPARA- KOTRUNG, Road: Baikik Para Ghat Lane - 1st/2nd/3rd, Mouza: Kotrung, Holding No:6	RS Plot No- 3324 RS Khatian No- 848	8 Katha 11 Chatak 20 80 Ft	22,73,420/-	22,73,420/-	Proposed Use: Residential, ROR: MTC, Property is on Road
L4	District: Hooghly P.S- Uttarpara, Municipality: UTTARPARA- KOTRUNG, Road: Baikik Para Ghat Lane - 1st/2nd/3rd, Mouza: Kotrung, Holding No:6	RS Plot No- 3626 RS Khatian No- 845	1 Bigha 1 Katha 12 Chatak 5 83 Ft	73,63,520/-	73,63,520/-	Proposed Use: Residential, ROR: MTC, Property is on Road

Structure Details

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	G+ Floor	500 Sq Ft	0/-	0/-	Residential Use, Covered Floor, Age of Structure: 0 Year, Roof Type: Tile Shed, Extent of Completion: Complete
S1	On Land L2	500 Sq Ft	1,50,000/-	1,50,000/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area (in%)
L1	Shri Anub Kumar Pa	M/S JAI HANUMAN PROJECTS PVT. LTD	3.08223	49
	Shri Itiba Pa	M/S JAI HANUMAN PROJECTS PVT. LTD	2.08223	49

Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area (sq ft)
L2	Sri Anup Kumar Pal	M/S. JAI HANUMAN PROJECTS PVT. LTD.	5.90521	50
	Smt Utpala Pal	M/S. JAI HANUMAN PROJECTS PVT. LTD.	6.92571	50
L3	Sri Anup Kumar Pal	M/S. JAI HANUMAN PROJECTS PVT. LTD.	5.6401	50
	Smt Utpala Pal	M/S. JAI HANUMAN PROJECTS PVT. LTD.	5.6401	50
L4	Sri Anup Kumar Pal	M/S. JAI HANUMAN PROJECTS PVT. LTD.	17.9496	50
	Smt Utpala Pal	M/S. JAI HANUMAN PROJECTS PVT. LTD.	17.9496	50

Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area (sq ft)
S1	Sri Anup Kumar Pal	M/S. JAI HANUMAN PROJECTS PVT. LTD.	250.56 Sq Ft	50
	Smt Utpala Pal	M/S. JAI HANUMAN PROJECTS PVT. LTD.	250.56 Sq Ft	50

D. Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	Arindam Datta
Address	28, Charakchanga Street, Thana - Uttarpara, District - Hooghly, W.B. BENGAL, P. N - 712288
Applicant's Status	Advocate

Office of the A.D.S.R. UTTARPARA, District: Hooghly

Enforcement Fee Deed Number : 1 - 062102582 / 2016

Query No/Year : 06210001009003/2016 Serial no/Year : 062100269 / 2016
Deed No/Year : 062102582 / 2016
Transaction : [0110] Sale, Development Agreement or Construction agreement
Name of Presentant : Shri Anup Kumar Pal Presented At : Office
Date of Execution : 26-07-2016 Date of Presentation : 28-07-2016

Remarks

On 26/07/2016

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped and affixed to 14 (four) number (46g) of Indian Stamp Act 1895.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs. 1,48,503/- (Rs. 1,48,503/-) (Rs. 1,48,503/-) and Registration Fees paid by Cash Rs. 0/-, by online = Rs. 1,48,503/-

Description of Online Payment Using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 1,48,503/- is paid, by online on 26/07/2016 - 8:00AM with Govt. Ref. No. 192016161700-54923114 on 26-07-2016, Bank: Union Bank of India (UBIN0530166), Ref. No. 60518868 on 26/07/2016, Head of Account: 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,051/- and Stamp Duty paid by Stamp Rs. 1,000/- by online = Rs. 19,051/-

Description of Online Payment Using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 19,051/- is paid, by online on 26/07/2016 - 9:20AM with Govt. Ref. No. 192016170013392311 on 26-07-2016, Bank: Union Bank of India (UBIN0530166), Ref. No. 60518868 on 26/07/2016, Head of Account: 0030-02-103-003-02

Presentation (Under Section 52 & Rule 22A, 2149(1), W.B. Registration Rules, 1962)

Presented for registration at 13:40 hrs. on : 26/07/2016, at the Office of the A.D.S.R. UTTARPARA by Shri Anup Kumar Pal, one of the Executors.

Certificate of Market Value (WB BUVT rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 1,25,00,000/-

Admission of Execution (Under Section 55, W.B. Registration Rules, 1962)

Executor is admitted on 26/07/2016 by

Shri Anup Kumar Pal, Son of Late Siddheswar Pal, J. Baikil Para Ghat Lono, P.O: Hindimora, Thana Uttarpara, Hooghly, WEST BENGAL, India. PIN - 712205, By caste Hindu. By Profession Business

Indefied by Shri Sanjib Duta, Son of Late Shib Nath Duta, Uttarpara, P.O: Uttarpara, Thana: Uttarpara, Hooghly WEST BENGAL, India, PIN - 712258, By caste Hindu, By Profession Service.

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

Execution is admitted on 26/07/2016 by

Smt Utpale Pal, Wfa of Shri Anup Kumar Pal, 3, Baick Para Ghat Lane, P.O: Hindmotor, Thana: Uttarpara, Hooghly, WEST BENGAL, India, PIN - 712233, By caste Hindu, By Profession House wife
Indefied by Shri Sanjib Duta, Son of Late Shib Nath Duta, Uttarpara, P.O: Uttarpara, Thana: Uttarpara, Hooghly WEST BENGAL, India, PIN - 712258, By caste Hindu, By Profession Service

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

Execution is admitted on 26/07/2016 by

Sri Vinod Kumar Jaisoo Director, M/S. JAI HANUMAN PROJECTS PVT. LTD., Room No.410,4th Floor,21 Hemanta Basu Sarani, P.O:- G.P.O, P.S.- Hara Street, District-Kolkata, West Bengal, India, PIN- 700001 Sri Vinod Kumar Jaisoo, Son of Shri Phooe Raj Jaisoo, Radha Gobinda Apartment, 22 R G Jaisoo Road Flat No. 3D, 3rd Floor, P.O: Hindmotor, Thana: Uttarpara, Hooghly WEST BENGAL, India, PIN - 712233, By caste Hindu, By profession Business
Indefied by Shri Sanjib Duta, Son of Late Shib Nath Duta, Uttarpara, P.O: Uttarpara, Thana: Uttarpara, Hooghly WEST BENGAL, India, PIN - 712258, By caste Hindu, By Profession Service

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

Execution is admitted on 26/07/2016 by

Shri Mojoy Sadhukhan Director, M/S. JAI HANUMAN PROJECTS PVT. LTD., Room No.410,4th Floor,21 Hemanta Basu Sarani, P.O:- G.P.O, P.S.- Hara Street, District-Kolkata, West Bengal, India, PIN- 700001 Sri Mojoy Sadhukhan, Son of Shri Kanofai Sadhukhan, 2, Baickpara Ghat Lane, P.O: Hindmotor Thana: Uttarpara, Hooghly WEST BENGAL, India, PIN - 712233, By caste Hindu, By profession Business
Indefied by Shri Sanjib Duta, Son of Late Shib Nath Duta, Uttarpara, P.O: Uttarpara, Thana: Uttarpara, Hooghly WEST BENGAL, India, PIN - 712258, By caste Hindu, By Profession Service

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

Execution is admitted on 28/07/2016 by

Sri Durga Prasad Chowdhuri Director, M/S. JAI HANUMAN PROJECTS PVT. LTD., Room No.410,4th Floor,21 Hemanta Basu Sarani, P.O:- G.P.O, P.S.- Hara Street, District-Kolkata, West Bengal, India, PIN- 700001 Sri Durga Prasad Chowdhuri, Son of Late Samohi Nath Chowdhuri, 61, Hem Chandra Lane, P.O: Bhadrakali Thana: Uttarpara, Hooghly WEST BENGAL, India, PIN - 712232, By caste Hindu, By profession Business
Indefied by Shri Sanjib Duta, Son of Late Shib Nath Duta, Uttarpara, P.O: Uttarpara, Thana: Uttarpara, Hooghly WEST BENGAL, India, PIN - 712258, By caste Hindu, By Profession Service

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

Execution is admitted on 28/07/2016 by

Sri Subhasis Ghosh Director, M/S. JAI HANUMAN PROJECTS PVT. LTD., Room No.410,4th Floor,21 Hemanta Basu Sarani, P.O:- G.P.O, P.S.- Hara Street, District-Kolkata, West Bengal, India, PIN- 700001 Sri Subhasis Ghosh, Son of Late Parash Chandra Ghosh, 56, Madhe Ghosh Para, P.O: Meikla
26/07/2016 Query No: 08210001000903 / 2016 Deed No:1-082102552 / 2016, Document is digitally signed.

Uttara, Hooghly WEST BENGAL, India, PIN - 712245, By caste Hindu, By profession Business
identified by Shri Sanjib Datta, Son of Late Shri Nath Datta, Uttara, P.O. Uttara para, Thana Uttara,
Hooghly, WEST BENGAL, India, PIN - 712258, By caste Hindu, By Profession Service

Payment of Stamp Duty

Certifies that realized Stamp Duty payable for this document is Rs. 20 00/- and Stamp Duty paid by Stamp Fee
1,000/- by date = Rs 19/06/16

Description of Stamp

Rs 1,000/- is paid on impressed type of Stamp, Serial no 801817, Purchased on 04/07/2016, Vendor name
Dr



(Anish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. UTTARA
Hooghly, West. Bengal

Registration under section 60 and Rule 69.

Certificate Book - I

Registration number 0621-2016, Page from 64960 to 65000

Volume no 062102582 for the year 2016.



Digitally signed by ASISH GOSWAMI
Date: 2016.07.29 11:10:04 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 29/07/2016 11:10:03 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. UTTARPARA
West Bengal.

(This document is digitally signed.)