

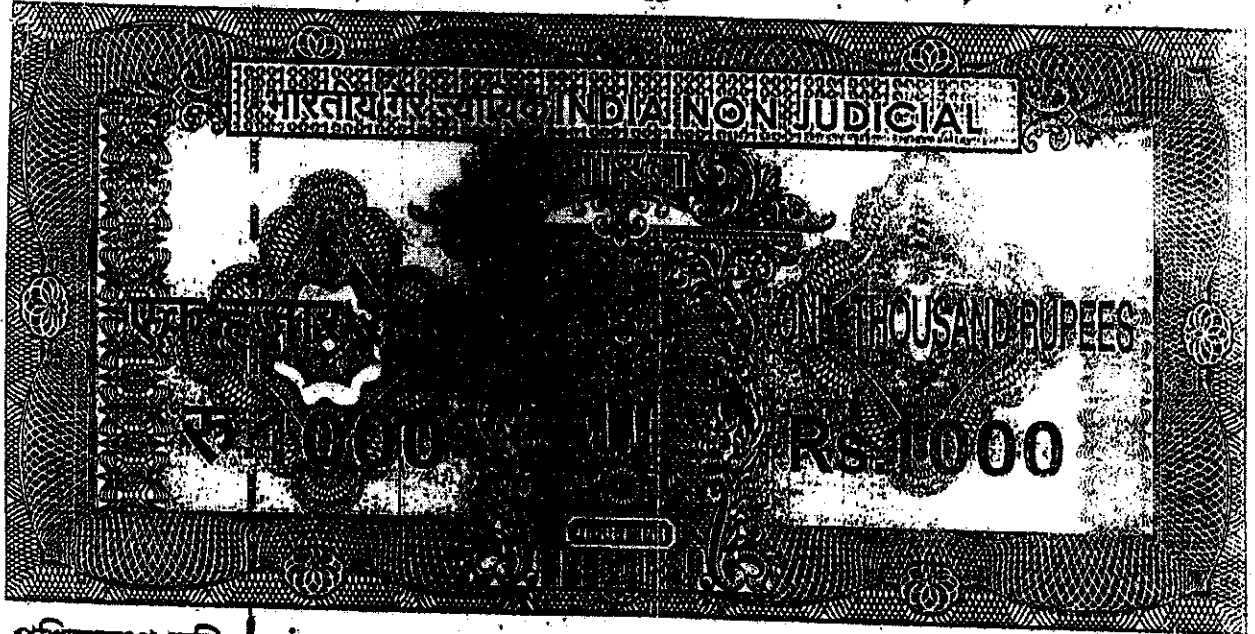
SL NO = 12686/2016

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 5013

6/07/16
 1-24
 01/10/2015
 MW = 2621875/-

Certified that Signature Sheet
 Endorsement and other documents
 herewith are

Adjl. Dist. 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

BETWEEN

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

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নং - 1712

সন - 2016 / 4th July

ক্রেতার নাম - Anindam Datta Associate

সং - High Court Collector

মূল্য - One thousand rupees

স্ট্যাম্প ডেভার - Anindam Datta

শ্রী অনিমেঘ রক্ষিত

সং. শ্রীরামপুর, হুগলী



Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

26 JUL 2016

(2)

Permanent Account Number (PAN) - AFBPP2382Q 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
Basu Sarani, Post Office - G.P.O., Police Station - Here Street,
Kolkata - 700001, having Permanent Account Number (PAN) -
AADCJ1314L, being represented by its Directors namely
a) Sri Vinod Kumar Jajoo, son of Sri Phoos 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, having Permanent Account Number
(PAN) - ACSPJ4673Q, b) Sri Moloy Sadhukhan, son of Sri
Kanailal 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) -
AVNPS3686A, c) Sri Durga Prasad Chowdhuri, son of Late
Sambhu Nath Chowdhuri, by faith - Hindu, Citizen - Indian, by
occupation - Business, residing at 61, Hem Chandra Lane, Post
Office - Bhadrakali, Police Station - Uttarpara, District - Hooghly,

Contd. . . . P/3



Addl. Dist. Sub-Registrar
UTTARPARA, HOOGHLY

26 JUL 2016

PIN - 712232, having Permanent Account Number (PAN) ABYPC5192Q and d) Sri Subhasis Ghosh, son of Late Paresh Chandra Ghosh, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at 56, Makhla Ghosh Para, Post Office - Makhla, Police Station - Uttarpara, District - Hooghly, PIN - 712245, having Permanent Account Number (PAN) - ADIPG1137H, 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 7 (seven) Cottahs 8 (eight) Chittaks 15 (fifteen) Sq. Ft., lying in Mouza - Kotrung, J.L. No. 8, comprised in R. S. Dag Nos. 3615, 3614, under R.S. Khatian Nos. 376, 848, 849, corresponding to L. R. Dag Nos. 6612, 6613 under L. R. Khatian Nos. 482/1, 136/3, having Municipal Holding No. 6/1 (old - 6/2/1, 6/1 & 6/2), Baidik 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, 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 joint and absolute property of the Owners herein.

AND WHEREAS a part of Schedule 'A' mentioned property measuring land area more or less 2 (two) Cottahs 40 (forty) Sq. Ft., lying in Mouza - Kotrung, J. L. No. 8, comprised in R.S. Dag No. 3615, under R.S. Khatian Nos. 376, 848, corresponding to L. R. Dag Nos. 6612, under L.R. Khatian Nos. 136/3, having Municipal Holding No. 6/2/1, Baidik 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 absolute property of one
Sri Anil Chandra Majumder.

AND WHEREAS said Anil Chandra Majumder died intestate in the
year 1984 leaving behind his wife Smt Ashalata Majumder two
sons namely Sri Gobinda Majumder, Sri Gadadhar Majumder and
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 Hindu succession
Act 1956.

AND WHEREAS said Smt. Ashalata Majumder, Sri Gobinda
Majumder, Sri Gadadhar Majumder, Smt Jamuna Banerjee and
Smt Pratima Mukherjee jointly sold and transferred the aforesaid
property to Sri Alok Kumar Paul through a Registered Deed of Sale
duly registered at the office of the A.D.S.R. Serampore, District -
Hooghly, vide Deed No. 3172 for the year 1985.

AND WHEREAS said Sri Alok Kumar Paul sold and transferred
the aforesaid property to Sri Pradip De through a Registered Deed
of Sale duly registered at the office of A.D.S.R. Serampore, District
- Hooghly, vide Deed No. 3634 for the year 1990.

AND WHEREAS said Sri Pradip De sold and transferred the
aforesaid property to Sri Anup Kumar Paul, the Owner No. 1
herein, through a registered Deed of Sale executed on 01.12.1992
and duly registered at the office of the A.D.S.R. - Serampore,
District - Hooghly and recorded therein in Book No. 1, Volume No.
108, Pages 11 to 22, Being No. 6644 for the year 1992.

AND WHEREAS after purchasing the aforesaid property measuring land area more or less 2 (two) Cottahs 40 (forty) Sq. Ft., said Sri Anup Kumar Paul, the Owner No. 1 herein, have become absolute owner of the same and he mutated his name in the record of Uttarpara - Kotrung Municipality and also at the office of B.L. & L.R.O by paying relevant taxes and rents in his own name.

AND WHEREAS a part of the Schedule 'A' mentioned property measuring land area more or less 3 (three) Cottahs 4 (four) Chittacks 20 (twenty) Sq. Ft., lying in Mouza - Kotrung, J.L. No. 8, comprised in R.S. Dag Nos. 3614, 3615, under R. S. Khatian Nos. 376, 849, corresponding to L. R. Dag Nos. 6613, 6612, under L. R. Khatian Nos. 482/2, having Municipal Holding No. 6/1, Baidik 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, together with other properties, was the joint and absolute property of Sri Anukul Chandra Majumder and Sri Atul Chandra Majumder.

AND WHEREAS said Sri Atul Chandra Majumder gifted his undivided $\frac{1}{2}$ (half) share of the aforesaid property to Smt. Kalyani Devi (Majumder) and Smt. Bivabati Devi (Majumder), through a Registered Deed of Gift executed on 25.05.1960 and duly registered at the Office of the Sub-Registrar - Serampore, District - Hooghly, vide Deed No. 5093 for the year 1960.

AND WHEREAS said Anukul Chandra Majumder died intestate in the year 1956 leaving behind his two sons namely Sri Anil Chandra Majumder and Akhil Chandra Majumder, 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.

Contd. . . . P/6

AND WHEREAS said Smt. Kalyani Devi (Majumder), Smt. Bivabati Devi (Majumder), Sri Anil Chandra Majumder and Sri Akhil Chandra Majumder, become the joint and absolute owners of the aforesaid property partly by way of the above mentioned Deed of Gift and partly by way of inheritance.

AND WHEREAS said Smt. Kalyani Devi (Majumder), Smt. Bivabati Devi (Majumder), Sri Anil Chandra Majumder and Sri Akhil Chandra Majumder partitioned their aforesaid property togetherwith other properties 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 Majumder obtained the aforesaid property togetherwith other properties in his own share through the above mentioned Deed of Partition vide Deed No. 4546 for the year 1969.

AND WHEREAS said Anil Chandra Majumder died intestate in the year 1984 leaving behind his wife Smt. Ashalata Majumder, two sons namely Sri Gobinda Majumder, Sri Gadadhar Majumder and 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 provisions of the Hindu Succession Act, 1956.

AND WHEREAS said Smt. Ashalata Majumder, Sri Gobinda Majumder, Sri Gadadhar Majumder, Smt. Jamuna Banerjee and Smt. Pratima Mukherjee, jointly sold and transferred the aforesaid property to Sri Debdas Paul, through a Registered Deed of Sale duly registered at the office of the A.D.S.R. - Serampore, District - Hooghly, vide Deed No. 6162 for the year 1985.

Contd. . . . P/7

AND WHEREAS said Sri Utpala Paul sold and transferred the aforesaid property measuring land area more or less 3 (three) Cottahs 4 (four) Chittaks 20 (twenty) Sq. Ft. to Smt. Utpala Paul, the Owner No. 2 herein, through a registered Deed of Sale executed on 04.10.2002 and duly registered at the office of the A.D.S.R. - Serampore, District - Hooghly and recorded therein in Book No. I, CD Volume No. 1, Pages from 10990 to 11007 vide Being No. 00548 for the year 2006.

AND WHEREAS after purchasing the aforesaid property said Smt. Utpala Paul, the Owner No. 2 herein, become the absolute owner of the same 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 the Schedule 'A' mentioned property measuring land area more or less 2 (two) Cottahs 3 (three) Chittacks, lying in Mouza - Kotrung, J.L. No. 8, comprised in R.S. Dag Nos. 3614, 3615, under R.S. Khatian Nos. 376, 849, corresponding to L.R. Dag Nos. 6612, 6613 under L.R. Khatian Nos. 482/1, having Municipal Holding No. 6/2, Baidik 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, together with other properties, was the joint and absolute property of Sri Anukul Chandra Majumder and Sri Atul Chandra Majumder.

AND WHEREAS said Sri Atul Chandra Majumder gifted his undivided $\frac{1}{2}$ (half) share of the aforesaid property to Smt. Kalyani Devi (Majumder) and Smt. Bivabati Devi (Majumder), through a Registered Deed of Gift executed on 25.05.1960 and duly registered at the office of the Sub-Registrar - Serampore, District - Hooghly vide Deed No. 5095 for the year 1960.

AND WHEREAS said Anil Chandra Majumder died intestate in the year 1956, leaving behind his two sons namely Sri Anil Chandra Majumder and Sri Akhil Chandra Majumder, 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 Smt. Kalyani Devi (Majumder), Smt. Bivabati Devi (Majumder), Sri Anil Chandra Majumder and Sri Akhil Chandra Majumder, become the joint and absolute owners of the aforesaid property partly by way of the above mentioned Deed of Gift and partly by way of inheritance.

AND WHEREAS said Smt. Kalyani Devi (Majumder), Smt. Bivabati Devi (Majumder), Sri Anil Chandra Majumder and Sri Akhil Chandra Majumder, partitioned their aforesaid property togetherwith other properties 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 Majumder obtained the aforesaid property togetherwith other properties in his own share through the above mentioned Deed of Partition vide Deed 4546 for the year 1969.

AND WHEREAS said Anil Chandra Majumder died intestate in the year 1984 leaving behind his wife Smt. Ashalata Majumder, two sons namely Sri Gobinda Majumder, Sri Gadadhar Majumder and 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 Hindu succession Act 1956.