

- 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-Kotrung 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 fixation and finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents including building 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 building 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.

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- 4. 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 in 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 Complaint, 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 of disposal or transfer of Developer's allocation of the proposed multi-storied building to be constructed over the said property mentioned in the Schedule 'A' 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 doth or caused to be done.

SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of land area measuring more or less 7 (seven) Cottahs 8 (eight) Chittaks 15 (fifteen) Sq. Ft., togetherwith 500 Sq. Ft. R. T. structure standing thereon, 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.

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

R.S.Dag No.	R.S.Kh. No.	L.R.Dag No.	L.R.Kh. No.	Nature of land	Area of land
3615 /	376, 848	6612	136/3, 482/1	Danga	06 K-06 Ch-12 Sft /
3614 /	376, 849	6613	136/3, 482/1	Danga	01 K-02 Ch-03 Sft /
Total :					07 K-08 Ch-15 Sft /

The property is butted and bounded by :

- ON THE NORTH : Property of Kolkata Municipal Corporation.
 ON THE SOUTH : Baidik Para Ghat Lane,
 ON THE EAST : Property of the Owners (6, Baidik Para Ghat Lane).
 ON THE WEST : Property of Debendra Nath Paul & Others.

SCHEDULE - 'B' ABOVE REFERRED TO

The Standard Specification for Flat is mentioned hereinunder :

- | | | |
|-----|---------------------|--|
| 1. | <u>FOUNDATION</u> | R.C.C. Foundation and Frame Structure from Ground to Top Floor. |
| 2. | <u>BRICKWORK</u> | 8" good quality brick walls in the external face. 5" internal walls. |
| 3. | <u>FLOOR</u> | Vitrified tiles flooring with 6" skirting on all sides. |
| 4. | <u>WALLS</u> | Finished with Plaster of Paris. |
| 5. | <u>DOORS</u> | Main Door : Wooden, Toilet : PVC, Other : Commercial Flush Door. |
| 6. | <u>WINDOWS</u> | Alluminium Channel fitted with glass and M.S. Grill. |
| 7. | <u>KITCHEN</u> | Kitchen will be provided with Cooking Platform with Glazed tiles upto 2 ½' height from the platform with sink. |
| 8. | <u>TOILET</u> | Toilet will be provided with Glazed tiles upto 5' height from the skirting with Indian / Western Commode. |
| 9. | <u>ELECTRICITY</u> | Adequate electrical Points. |
| 10. | <u>WATER SUPPLY</u> | Twenty-four hours supply through 6 Nos. water points. |
| 11. | <u>BASIN</u> | One White Basin will be provided in the Dining. |
| 12. | <u>LIFT</u> | One common lift. |

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

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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:

1. Kamalendra Sr.
161, N. S. Rd. Bhadratala,
Hooghly. 712 232.

Amit Kumar Pal
Retpala Pal.

2. Sanjib Janta
Notarpara
Hooghly

Signature of the OWNERS

JAIHANUMAN PROJECTS PVT. LTD. JAIHANUMAN PROJECTS PVT. LTD.

Moloy Sadhukhan
Director Director

JAIHANUMAN PROJECTS PVT. LTD. JAIHANUMAN PROJECTS PVT. LTD.

Durgaprasad chowdhuri Subhasis Ghosh
Director Director

Signature of the DEVELOPER

Moloy

Moloy Sadhukhan

Durgaprasad chowdhuri

Subhasis Ghosh

**Signature of the
ATTORNEY HOLDER**

MEMO OF CONSIDERATION

Received from the within named Developer the said sum of Rs. 25,00,000/- (Rupees Twenty 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 Be.
161, N.S. Rd. Bhadrakali,
Hooghly. 712 282.

*Arund Kumar Pal -
Zitpala Pal.*

Signature of the OWNERS

2. Sanjib Datta
Wardpara, Hooghly

Drafted by :

Arindam Datta
Arindam Datta
Advocate,
High Court, Calcutta.
Enrollment No. WB/499/2000.

Typed by :

Kanima Reha
Kanima Reha,
Bhadrakali, Hooghly.

FORM OF TEN FINGERPRINTS OF BOTH HANDS

Signature of the Executants / Presentants :



Anil Kumar Pal.

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

Signature of the Executants / Presentants :



Utpala Pal.

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

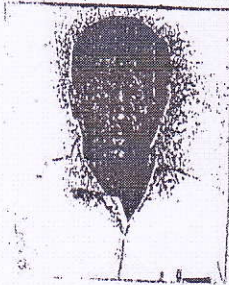
Signature of the Executants / Presentants :



Anil Kumar Pal.

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

Signature of the Executants / Presentants :

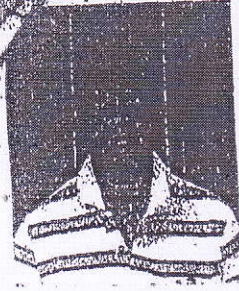


Anil Kumar Pal.

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

FORM OF TEN FINGERPRINTS OF BOTH HANDS

the Executants / Presentants :



Durga Prasad Choudhary

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

Signature of the Executants / Presentants :



Subhasis Ghosh

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

Signature of the Executants / Presentants :

Space for
Photograph

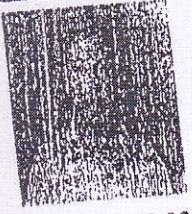
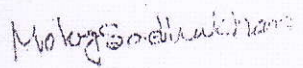
Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				


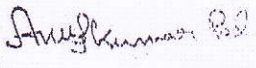
Signature of the Executants / Presentants :

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		Presentant Details	
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Shri Moley Sadhukhan 2. Baldikpara Ghat Lane, P.O:- Hindmotor, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712233		26/07/2016 2:39:06 PM
			26/07/2016 2:39:25 PM

Land Lord Details		Name, Address, Photo, Finger print and Signature	
SL No.	Name, Address, Photo, Finger print and Signature		
1	Shri Anup Kumar Pal Son of Late Siddheswar Pal 3, Baldik Para Ghat Lane, P.O:- Hindmotor, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712233 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFBPP2382Q.; Status : Individual; Date of Execution : 26/07/2016; Date of Admission : 26/07/2016; Place of Admission of Execution : Office		26/07/2016 2:40:55 PM
			26/07/2016 2:41:21 PM

Land Lord Details

No.	Name, Address, Photo, Finger print and Signature
2	<p data-bbox="271 436 790 795">Smt Utpala Pal Wife of Shri Anup Kumar Pal 3. Baidik Para Ghat Lane, P.O:- Hindmotor, P.S:- Uttarpara, 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</p> <div data-bbox="874 436 1045 645"></div> <p data-bbox="837 649 1093 683">26/07/2016 2:41:39 PM</p> <p data-bbox="1141 660 1380 705">26/07/2016 2:41:39 PM</p> <p data-bbox="901 761 1109 840"><i>Utpala Pal</i></p> <p data-bbox="981 851 1244 884">26/07/2016 2:42:08 PM</p>