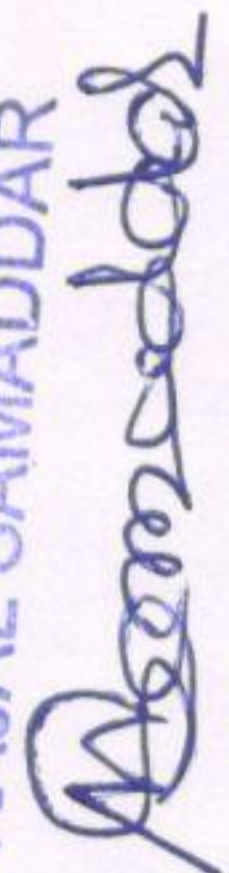


measuring an area 10 Chittacks 14 Sq.Ft. along with structure to the present Executant dated 02/01/2018, which was registered at A.D.S.R. Barrackpore, entered in Book No. I, being No. 18.

AND WHEREAS Sri Arun Uday Bandhopadhyay alias Banerjee gifted the area of land measuring 14 Chittacks 2 Sq.Ft. along with structure to the present Executant dated 01/03/2004, which was registered at A.D.S.R. Barrackpore, entered in Book No. I, being No. 1270 and also gifted the area of land measuring 5 Chittacks 21 Sq.Ft. along with structure to the present Executant dated 11/01/2018, which was registered at D.R. Barasat, entered in Book No. I, being No. 232.

AND WHEREAS Sri Ashim Kumar Banerjee gifted the area of land measuring 8 Chittacks 2 Sq.Ft. to the present Executant dated 01/11/2018, which was registered at A.D.S.R. Barrackpore, entered in Book No. I, Volumn No. 1505 – 2018, Pages from 145175 to 145197, being No. 5000 and also gifted the area of land measuring 4 Chittacks 20 Sq.Ft. to the present Executant dated 01/11/2018, which was registered at A.D.S.R. Barrackpore, entered in Book No. I, Volumn No. 1505 – 2018, Pages from 145198 to 145220, being No. 4997.

AND WHEREAS after obtaining the aforesaid property by way of separate gift Deed and by according to the Will the present Executant

M/S. KAJAL SAMADDAR

Proprietor

became absolute owner of the area of land 4 Cottah 4 Chittacks including common passage along with structure and muted his name in the Barrackpore Municipality, Ward No. 6, Holding No. 46 (28), Thakur Ramkrishna Main Road and paying taxes regularly in the authority concern and has been enjoying each and every part of the said premises absolutely free from all encumbrances, interference and disturbance of any other persons or persons whatsoever.

AND WHEREAS each and every part of the said premises is free from all encumbrances, charges, lines, impendence, attachments, trusts, acquisition and/or requisition etc. whatsoever or howsoever nature and the Executant has good free and clear marketable title of the said premises with right to assign and transfer his title to the Third Parties.

AND WHEREAS the Executant is desirous to developing the said premises by demolition of the existing structure and constructing a multi-storied building in accordance with the sanction building plan to be sanction by Local Barrackpore Municipality.

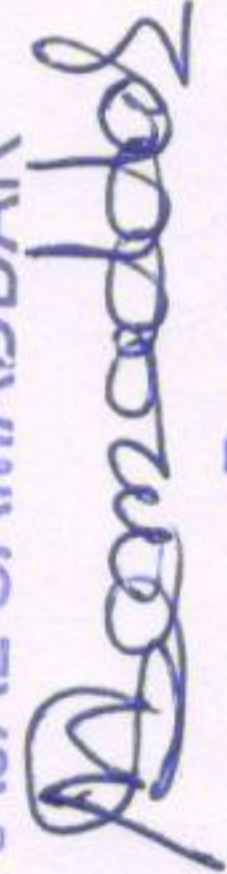
AND WHEREAS upon the aforesaid representation of the Executant and subject to verification of the title of the Executant concerning the said premises, the Developer has agreed to develop the

M/S. KAJAL SAMADDAR
Kajal Samaddar
Proprietor

said premises in accordance with the sanctioned building plan to be sanctioned by Barrackpore Municipality.

AND WHEREAS the Executant executed and registered a Development Agreement with 'M/s KAJAL SAMADDAR' a proprietorship firm having its principal place of business at 3/2, Subhash Nagar Colony 6th Lane, Barrackpore, P.O.- Nona Chandanpukur, P.S. Titagarh, Dist: North 24 Parganas, Kolkata - 700122, being represented by its sole proprietor : SRI KAJAL SAMADDAR, son of Late Rakhal Samaddar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 51, Schoolpara Road, Jafarpur, West Chal Bazar, P.O. Nona-Chandanpukur, P.S. Titagarh, Dist: North 24 Parganas, Kolkata - 700122, dated 08.08.2019 vide no. 103896 for construction of the multi-storied building.

AND WHEREAS I, the executants herein, is desirous of appointing the said 'M/s KAJAL SAMADDAR' a proprietorship firm having its principal place of business at 3/2, Subhash Nagar Colony 6th Lane, Barrackpore, P.O.- Nona Chandanpukur, P.S. Titagarh, Dist: North 24 Parganas, Kolkata - 700122, being represented by its sole proprietor : SRI KAJAL SAMADDAR, son of Late Rakhal Samaddar, by faith - Hindu, by occupation - Business, by nationality - Indian,

M/S. KAJAL SAMADDAR

Proprietor

residing at 51, Schoolpara Road, Jafarpur, West Chal Bazar, P.O. Nona-Chandanpukur, P.S. Titagarh, Dist: North 24 Parganas, Kolkata – 700122, as my true and lawful Attorney to do all such acts, deeds and things as are necessary for making construction works on the said premises and to sell the ownership flats/shops/garages therein to the intending purchaser or purchasers, save and except our (i.e. the executants) allocations, as mentioned in the said Development Agreement between me and the Developer herein.

NOW THIS INDENTURE WITNESSETH that I, **SRI ANADI NATH BANERJEE** alias **ANADI NATH BANDHOPADHYAY PAN** -
son of Late Bhupati Mohan Bandhopadhyay, by faith – Hindu, by nationality - Indian, by occupation - Retired, residing at 46 (28), Thakur Ramkrishna Main Road, Barrackpore, P.O. Nona Chandanpukur, P.S. Titagarh, Dist: North 24 Parganas, Kolkata – 700122, hereby appointing 'M/s **KAJAL SAMADDAR**' a proprietorship firm having its principal place of business at 3/2, Subhash Nagar Colony 6th Lane, Barrackpore, P.O.- Nona Chandanpukur, P.S. Titagarh, Dist: North 24 Parganas, Kolkata – 700122, being represented by its sole proprietor : **SRI KAJAL SAMADDAR**, son of Late Rakhal Samaddar, by faith – Hindu, by occupation - Business, by nationality – Indian, residing at 51, Schoolpara Road, Jafarpur, West Chal Bazar, P.O. Nona-

M/S. KAJAL SAMADDAR

Proprietor