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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 269225

10/7/23
E-2135-21024/22

It is certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

K District Sub-Register-III
Alipore, South 24-pargana

10/07/2023
DEVELOPMENT AGREEMENT

AND

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT AND

DEVELOPMENT POWER OF ATORNEY is made on this

10th day of *July*, 2023 (Two thousand and Twenty three)

BETWEEN

6074

10 MAY 2023

1) SRI. SUJIT
5395), S/
having
K

Sl. No. Date

Rs. 100/-

Name. Rajesh Laskar (Adv)

Address. Alipore Police Court, Kol-27

SMRITI BIKASH DAS
Govt. Licence Stamp Vendor
Alipore Police Court
Kol-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
10 MAY 2023

Rajesh Laskar
Adv - Alipore Police Court
Kol-27

1) SRI. SUJIT BOSE, having (PAN. - BEWPB3366R), (Aadhaar No. - 6489 7680 5395), S/o. late Jiban Krishna Bose, by Occupation - Service, 2) GOURI BOSE, having (PAN. - HFBPB4212N), (Aadhaar No. - 2320 9914 4574), W/o. late Jiban Krishna Bose, by Occupation - House wife, both are residing at - 2/H/10, Beligahata Main Road, P.O. & P.S. - Beligahata, Kolkata - 700 085, 3) SMT. TARA RANI DAS having (PAN. - CGUPD3852P), (Aadhaar No. - 4755 5861 4826) W/o. Jiban Chandra Das, by Occupation - House wife, Residing at - 3/1/62, Beligahata Main Road, P. O. & P. S. - Beligahata, Kolkata - 700 085, 4) SMT. DIPALI DAS, having (PAN. - ITZPD 0432B), (Aadhaar No. - 6970 8552 5709), W/o. Sri Goutam Das, by Occupation - House wife, 5) SMT. MITHU DAS, having (Aadhaar No. - 3074 4190 1786), W/o. Sri Rajesh Das m, by Occupation - House wife, 4 & 5 both are residing at - A/9, Garia Government Colony, Kishore Park, P.O. - Garia, P.S. - Banskroni, Kolkata - 700 084, 6) SMT. TULSI BOSE, having (PAN. - CJEPB2209R), (Aadhaar No. - 2694 4505 4009), W/o. late Kanai Lal Bose, by Occupation - House wife, 7) SRI. SOUMEN BOSE, having (PAN. - AMIPB6246K), (Aadhaar No. - 9373 9344 6351), S/o. late Kanai Lal Bose, by Occupation - Service, 8) SRI SANJAY BOSE, having (PAN. - BVDPB5244E), (Aadhaar No. - 6348 2305 1787), S/o. late Kanai Lal Bose, by Occupation - Business, 9) SRI. SUJAY BOSE, having (PAN. - BSNPB2671N), (Aadhaar No. - 8387 9047 0785), S/o. late Kanai Lal Bose, by Occupation - Business, 6 to 9 all are Residing at - 2/H/10, Beligahata Main Road, P.O. & P.S. - Beligahata, Kolkata - 700 085, 1 to 9 all by Faith - Hindu, by Nationality - Indian, hereafter referred to as the OWNERS/FIRST PARTY (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the FIRST PARTY.

A - N - D

PRIYA JEET DEVELOPERS PVT. LTD. a private limited company incorporated under the Companies Act., 1956 having its registered office at - 61/25/1, Manik Bandhopadhyay Sarani, P.O. & P.S. - Regent Park, Kolkata - 700 040, represented by its directors (1) SRI. DIPAK MONDAL, having (PAN. - ANCPM6982G), (Aadhaar

No. - 9579 4207 7999), S/o. late Rash Behari Mondal, Residing at - 34, Kshetra Mohan Naskar Road, P.O. & P.S. - Regent Park, Kolkata - 700 040, (2) **SRI. SAHASRAJIT ROY**, having (PAN. - **BYTPR7907R**), (Aadhaar No. - **5331 7608 2748**), S/o. Sri Dilip Kumar Roy, Residing at - 29, Manik Bandhopadhyay Sarani, P.O. & P.S. - Regent Park, Kolkata - 700 040, All by Faith - Hindu, by Nationality - Indian, By Occupation - Business, hereinafter collectively referred to as the **DEVELOPERS/SECOND PARTY** (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, administrators, legal representative's and/or assigns) of the **THIRD PARTY**.

WHEREAS by an Indenture of sale dated 02/8/1975 registered before the District Sub Register at Alipore and recorded in Book No. - I, Volume No. - 193, Pages 48 to 59 Being No. - 7218 for the year 1975 one Sri Panchanan Ghosh and others jointly mentioned as Vendors therein sold and transferred that entire 06 Satak equivalent to as per local measurement 3 Cottahs 11 Chittaks of land comprised in Dag No. - 544, Khatian No. - 166, Mouza - Kamadhari, J.L. No. - 49, R.S. No. - 200, Touji No. - 14, then Police Station - Jadavpure now Bansdroni, District 24 Parganas, the particular of such property more clearly mentioned in the Schedule thereto and butted and bounded and clearly shown and delineated in the annexed plan thereto in favour of Smt. Asha Lata Bose Wife of Sri Shyamapada Bose mentioned as Vendor therein.

AND WHEREAS after such purchase said Smt Asha Lata Bose duly mutated her name in respect of that entire 06 Satak equivalent to as per local measurement 3 Cottahs 11 Chittaks of land before the Kolkata Municipal Corporation, and the said property now within Ward No. - 111, known and numbered as 87, Subhash Pally, Police Station - Regent Park, Kolkata - 700 084, constructed a structure thereon was paying municipal taxes regularly and enjoying the same free from all encumbrances.

AND WHEREAS said Smt. Asha Lata Bose during her life time on 5/3/1990 executed her last Will and testament wherein and whereby she bequeathed that entire 06 Satak equivalent to as per local measurement 3 Cottahs 11 Chittaks of land with structure now within the Kolkata Municipal Corporation, within Ward No. - 111, known and numbered as 87, Subhash Pally, Police Station - Regent Park, Kolkata - 700 084, being Assessee No. - 311112500873, along with other properties situated at 2, Beliaghata Main Road, in the town of Kolkata in favour of her two sons namely (i) Sri Jibon Krishna Bose and (ii) Sri Kanailal Bose absolutely.

AND WHEREAS said Asha Lata Bose died on 03/12/1994 subsequently said (i) Sri Jibon Krishna Bose and (ii) Sri Kanailal Bose filed an application for grant of Probate in respect of her last Will dated 05/03/1990 before the Ld. District Delegate at Alipore South 24 Parganas vide Act/ 39 Case No. - 190/95 and the Ld. Court was pleased to grant such Probate vide order dated 22/01/1997 in favour of (i) Sri Jibon Krishna Bose and (ii) Sri Kanailal Bose.

AND WHEREAS said (i) Sri Jibon Krishna Bose and (ii) Sri Kanailal Bose thus became the joint owners of that entire 06 Satak equivalent to as per local measurement 3 Cottahs 11 Chittaks of land with structure now within the Kolkata Municipal Corporation, within Ward No. - 111, known and numbered as 87, Subhash Pally, Police Station - Regent Park, Kolkata - 700 084, being Assessee No. - 311112500873, having undivided half share each and administering the said properties peacefully.

AND WHEREAS said Sri Jibon Krishna Bose who was a Hindu, governed by the Bengal School of Hindu Law died intestate on 18/12/2002 leaving behind surviving his wife 1) Smt. Gouri Bose, one son 2) Sri Sujit Bose and three daughter's namely 3) Smt. Tara Bose W/o - late Jibon Chandra das, 4) Smt. Dipali Das W/o - Goutam Das, and 5) Smt. Mithu Das W/o - Rajesh Das as his legal heirs, heiress and successors only.

AND WHEREAS said Sri Kanailal Bose who was a Hindu, governed by the Bengal School of Hindu Law died intestate on 14/04/2020 leaving behind surviving his wife 1) Smt Tulsi Bose, three son's namely 2) Sri Soumen Bose, 3) Sanjoy Bose and 4) Sujay Bose as his legal heirs, heiress and successors only.

AND WHEREAS as per law of inheritance thus said (i) Smt. Gouri Bose, (ii) Sri Sujit Bose (iii) Smt. Tara Rani Das, (iv) Smt. DipaliDas, (v) Smt. Mithu Das became the joint owners of all that undivided half share and (vi) Smt. Tulsi Bose, (vii) Sri Soumen Bose, (viii) Sanjoy Bose and (ix) Sujay Bose became the joint owners of all that undivided half share of Premises No. - 87, Subhash Pally, Police Station - Bansdroni, Kolkata - 700 084, being Assessee No. - 311112500873, now seized and possessed of or otherwise and sufficiently entitled to all that landed property situated at the aforesaid premises, the particular of such premises morefully described in the FIRST SCHEDULE hereunder written and administrating the same having good right, marketable title and peaceful possession and enjoying the same without any interruption or interference from any person whomsoever free from all encumbrance.

AND WHEREAS the said owners desire to develop the said property by demolishing the old and dilapidated building as standing thereon but they are not in a position to construct the entire new building at the said premises and by knowing this fact, the Developer herein being sufficiently conversant and adequate financial position approached the owners for making construction of a multi storied building thereof situated at premises No. - 87, Subhash Pally, Police Station - Bansdroni, Kolkata - 700 084 in consideration and on the terms and conditions written hereunder which the Owners and Developers have agreed on the terms and condition as hereunder appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

ARTICLE - I
(DEFINITIONS)

Unless in this presents it is repugnant or inconsistent with :

1. **DEVELOPMENT AGREEMENT:** means this Joint Venture Agreement executed by and between the **Owners** and **Developer** herein on the day month and year first above written.
2. **OWNERS:** shall mean all the parties described hereinbefore as OWNERS/FIRST Party.
3. **DEVELOPERS / BUILDERS:** shall mean **Priya Jeet Developers Private Limited**, having registered office at 61/25/1, Manik Bandyopadhyay Sarani (formerly known as Moore Avenue), Kolkata - 700040 represented by its Managing Directors, **1) Sri Dipak Mondal**, S/o late Rash Behari Mondal, Residing at - 34, Kshetra Mohan Naskar Road, P.O. & P.S. - Regent Park, Kolkata - 700 040, **2) Sri Sahasrajit Roy**, son of Sri Dilip Kumar Roy, residing at 29, Manik Bandyopadhyay Sarani, (formerly known as Moore Avenue), Kolkata- 700 040.
4. **SAID PLOT AND / OR LAND:** shall mean all that piece and parcel of land measuring more or less 06 Satak equivalents to as per local measurement 3 Cottahs 11 Chittaks of land comprised in Dag No. - 544, Khatian No. - 166, Mouza - Kamadhari, J.L. No. - 49, R.S. No. - 200, Touji No. - 14, P.S. - then Jadavpure now Bansdroni, Dristric 24 Parganas, within the limits of the Kolkata Municipal Corporation Ward No.111 being the Municipal Premises No. 87, Subhas Pally, Kolkata - 700 084 more fully and particularly described in the First Schedule hereunder.
5. **ARCHITECT:** shall mean such person or firm who may be appointed as Architect by the Developers.

6. **BUILDING:** shall mean the **Multi Storied Building** so to be constructed at the said plot of land in accordance with the building plans to be sanctioned by the appropriate authority of Kolkata Municipal Corporation with all its variations in accordance with law.

7. **COMMON SPACE AND FACILITIES:** means and shall include corridor, passage, ways, landing, stair-case, roof, lift ,water pump, etc. with electric installation and other spaces and facilities along with the right of easement whatever necessary for the maintenance and management and /or peaceful use of the Building to be constructed and the same is described in the *Fourth Schedule* hereunder..

8. **COMMON EXPENSES:** shall mean and include the cost of operating up-keeping and maintaining, as and when required, the common services and facilities of the building and shall include all taxes, charges, salaries, premium and other expenses payable in respect hereof or incidental thereto as fully described in the FIFTH SCHEDULE hereunder written.

9. **UNDIVIDED SHARE:** shall mean the undivided proportionate share in the land attributable and allocable to the said Units/Flats/Garages/Shop Rooms/Spaces to be constructed.

10. **PLANS:** shall mean such building plan or plans as may be sanctioned by the appropriate authority of Kolkata Municipal Corporation for the construction of the **Multi Storied Building** on the said plot of land more fully and particularly described in the **FIRST SCHEDULE** hereunder written together with all its amendments and modifications as may be done from time to time subject to sanction of the aforesaid Corporation.

11. **OWNERSHIP:** shall mean the said unit to be constructed and erected by the Developer in terms of the agreement and the same shall always belong to and/or

vest in the purchaser/purchasers subject to purchasers making payment of all the amounts payable by the purchasers to Developer in term of the Agreement.

12. **CO-PURCHASER / CO-BUYER / CO-OWNER:** shall mean and include all the persons who will be purchasing or agreed to purchase the respective flat/flats and/or other space to be constructed as garage, shop rooms in the building and/or other occupiers of the respective portions of the building including owner and developers.

13. **TRANSFER:** with its grammatical variations shall include a transfer by possession and by other means adopted for effecting what is understood as a transfer for flat/unit in **Multi Storied Building** to the purchasers.

14. **TRANSFEREES:** shall mean the purchasers of Developers' share to whom any flat and/or, garage and/or shop room and/or commercial space and/or other space in the said building will be transferred.

15. **SPECIFICATIONS:** shall mean the materials and specifications as are recommended by the Architect/Engineer for the time being and the same shall be final conclusive and binding on the Purchasers more fully and particularly described in the *Seventh Schedule* hereunder written.

16. **UNIT:** shall mean flats/apartments and/or commercial space and/or other space or spaces intended to be built-up and constructed by the Developers and/or constructed area capable of being exclusively held or occupied by any Owner /Purchaser/Transferee/ co-owner/co-purchaser/co-buyer.

17. **WORD:** used in singular shall include plural and vice versa and word used in masculine shall include the feminine and neuter gender and vice versa.

ARTICLE-II
(OWNER'S SHARE/ALLOCATION
AND DEVELOPER'S SHARE)

1. **OWNER'S SHARE/ALLOCATION** is more fully and particularly described in the *SECOND SCHEDULE* hereunder written.

The Owners further undertakes that after as per Building Plan being sanctioned by the Kolkata Municipal Corporation if the area of any flat of the Owners' allocation varies, the owners will remain bound to accept the same and the difference in the super built up area, if any will be compensated by consideration money being valued as per Government rate prevailing at the time of delivery of possession of the flats by the Developers to the Owners. Owners will not interfere with any right reserved by the Developer.

2. **DEVELOPER'S SHARE** shall mean the entire portion save and except the Owners' share/allocation of the said building comprised in any floor of the Building to be constructed on the said plot of land comprising of the flat and/or garage and/or Shop room and/or other space along with undivided proportionate share of the said land described in the *First Schedule* together with common area and facilities mentioned in the *Fourth Schedule* hereunder written together with cost and expenses and outgoings and obligations mentioned in the *Fifth Schedule* hereunder written together with several restrictions mentioned in *Sixth Schedule* hereunder written and all other areas including open space, covered space, common area and other rights allotted to the Developer hereinafter referred to as the "**DEVELOPER'S ALLOCATION**" which is more fully and particularly described in the *Third Schedule*.

ARTICLE-III (BUILDING)

1. The Developer will at their own cost and expenses construct and complete the **Multi Storied Building** on the said plot within the time specified hereunder in accordance with the sanctioned building plan with materials and specifications as shown in the *Seventh Schedule* hereunder written or as may be specified by the

Architect from time to time which may have extended meaning in future in accordance with the terms and conditions of this Agreement.

2. Subject to the terms and conditions mentioned herein, the decision of the Developer regarding the quality of the materials and/or any specification certified by its Architect/Engineer shall be final and binding between the parties hereto.
3. The Developer at its own cost and expenses shall install and erect the said building and also pump, water storage tank, overhead reservoirs, in the said building. Temporary electric connection without fittings shall be provided in the Building by the Developer at its cost and expenses until permanent electric connection is obtained and other facilities as agreed by the Developer will be provided by the Developer in the building having self contained flat/flats constructed for sale of flat/flats and other spaces but separate electric meters shall however be arranged upon payment of costs as would be required for installations of such meter for supply of electricity in each flat by the respective purchaser/transferee.
4. The Developer shall be authorized in the name of the owner so far as necessary to apply for obtain quotas entitlements and other allocation of or for cement, steel, bricks and other building materials allocable to the owner for the construction of the building and to apply similarly for and obtain temporary and permanent connections of water, electric power, drainage sewerage to the said building and other facilities required for construction or enjoyment of the building for which the owner shall execute in favour of the Developer General Power of Attorney (both registered and unregistered) or other authority or authorities as shall be required by the Developer.
5. The Developer shall at its own cost and expenses construct and complete the **Multi Storied Building** including the owners' allocation in accordance with the sanctioned building plan and as per specification of materials mentioned in the *Seventh Schedule* hereunder written within a period of **36 (Thirty Six) months** from

the date of sanction of the building plan by the Appropriate Municipal Authority or the delivery of vacant possession of the said building whichever will be later.

6. All costs, charges and expenses including Municipal Fees and Architect'/Engineers' Fees during the period of and relating to and/or concerning construction of the building shall be borne and paid by the Developer and the Owner shall not bear any cost and/or expenses in any respect.

**ARTICLE-IV
(COMMENCEMENT AND TERM)**

This agreement will commence on and from the date of signing this agreement and shall remain in force until all the flats and/or other space comprised in the Developers' Share or any other right will be transferred to the transferees and the Developer is responsible to complete the construction of the building and within a period of **36 (Thirty Six)** months from the date of sanction of the building plan by the Appropriate Authority of Kolkata Municipal Corporation or from the date of delivery of vacant possession whichever will be later. Such term of this contract may be extended on account of force majeure or otherwise for unavoidable delay which is beyond the control of the Developer and the Developer will not remain responsible for any such delay.

**ARTICLE-V
(DEVELOPERS' OBLIGATIONS)**

1. The Developer hereby agrees and covenant with the Owners not to do any act deed or thing whereby the owners are prevented from enjoying or selling/assigning and or disposing or otherwise dealing with any of the owners' share/ allocation in the building.
2. The Developer will remain bound to install or effect separate electric connection and/or separate electric meter to each of the flat allotted to the owners at the cost of the owners.

ARTICLE-VI
(OWNERS' OBLIGATIONS)

1. The Owner nos. 1 to 3 have agreed to handover the possession of the undivided proportionate share of the scheduled property under their occupation, more fully and particularly described in the *First Schedule* hereunder written, to the Developer at the time of execution of this agreement.
2. Subject to preceding clauses, the Owner hereby grant exclusive permission to the Developer to construct, erect and complete the proposed Building on the proportionate share of the said plot of land including the owners' allocation of the said proposed building in accordance with the sanctioned building plan as per specification mentioned in the *Seventh Schedule* hereunder written.
3. The Developers' shall be exclusively entitled to the Developers' allocation in the building with the rights to transfer or otherwise deal with or dispose of the same and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developers' allocation by the developer or Developer's purchaser or nominee and Developer will be entitled to all sale consideration of Developer's allocation.
4. The Owners also executing Development Power of Attorney authorizing the Developer to make agreement for sale and conveyance or conveyances to transfer and convey the flat or flats, commercial space, car parking, shop room, etc. of the proposed building comprised in the Developers' allocation only and the Owner will remain responsible to execute and/or sign the Deed of conveyance, if required, by signing on behalf of owner unto and in favor of the intending buyers of the flats including proportionate share of land comprised in the Developer's Share as nominee of the Developer's. The Developer shall be entitled to sell out its/his allotted portion to any purchaser or purchaser's to be selected by the Developer and will be entitled to receive entire sale consideration in its/his own name and will be entitled to sign and execute and register/ transfer necessary Deed of Conveyance or

Conveyances on behalf of the owner and to present the said Deed of Conveyance or Conveyances before any Registrar, Additional Sub-Registrar or Sub-Registrar competent to Registrar the documents and to admit the execution thereof on behalf of the owner.

5. The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said **Multi Storied Building** on the said plot of land by the Developer.
6. The Owners hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer's allocation and/or selecting the person in whose favor the Developer shall sell/transfer the Developer's allocation.
7. The Owners agree and undertake that in the event of any death of anyone of the Owners before completion of the project this Agreement shall subsist and the terms and conditions agreed upon herein between the parties hereto shall be binding upon the legal heir or heirs and successors-in-interest of the owner and they shall do all such acts, deeds and things do and perform and discharge their duties as successors-in-interest of the owner in the terms of this agreement. That in case of death of the Owner the legal heirs and representatives of the said deceased owner shall be bound to execute to the Developer fresh Power of Attorney (Both registered and unregistered) on the same terms and conditions without any change of any terms and conditions or demands mentioned in these presents.
8. That the Owner's undertake that during the continuance of this agreement they must not enter into any agreement with the third party to negotiate in respect of the aforesaid plot of land or any part thereof more fully and particularly described in the **First Schedule** hereunder written in any way whatsoever.
9. The Owners hereby declare that before commencement of the agreement they have not entered into any other agreement or agreements in connection with the *First*

Schedule property and accordingly, they hereby declared that if any such agreement at all be executed, the Owners will be responsible for cancellation of the said Agreement and to furnish a declaration to that effect to the satisfaction of the Developer.

10. The Owner's further undertake and declare that they have furnished the details of co-sharers of the scheduled land by inheritance or otherwise without suppressing any fact and in contrary thereto the Owner's will remain bound to indemnify the Developer against any claim, if any, raised in future by any other person claiming him/her as a legal heir or successor in respect of the scheduled property.
11. It is agreed between the parties that the Owner's will pay all taxes and/or rates due to any authority in respect of the scheduled property up to the date prior to execution of this agreement and it will be sole responsibility of the Developer for payment of such municipal taxes and other statutory outgoings in respect of the aforesaid property till completion of the proposed building at the aforesaid property.
12. The owner shall not be entitled to claim any other portion or portions of the constructed proposed Building other than the owners' allocated share and/or portion mentioned in **Second Schedule** hereunder written. Further the owner shall not be entitled to claim any amount of sale proceeds of the Developer's allocated portion, nor shall be entitled to claim any aforesaid amount of sale proceeds of Developers' allotted portion received by the Developer as Constituted Attorney on behalf of the Owners' herein. The owner, Developer and/or its nominees shall have common right over the land, passage, underground water reservoir overhead water tank, stair, stair case, drainage, septic tank, open spaces, landing, roof etc. mentioned in the *Fourth Schedule* written below in common with the Developer and/or with the purchasers of the flat/unit under developers' allocated portion.
13. The Developer shall be entitled to fix its sign board on the said property, plots of building and flat for advertisement and insertions and insertions in news papers or other advertising media and to choose a name of the new **Multi Storied Building**.

14. It is agreed that the Developer shall be entitled to enter into any agreement for sale in respect of the Developer's Allocation (except the Owner allocation) with different prospective buyers and simultaneously sell out Developer's allotted flats or other spaces to the prospective buyers against such monetary consideration which shall be determined solely by the Developer in which the Landowner shall not interfere in any manner whatsoever for the purpose of execution of the deed of conveyance in respect of the different portion in favor of different buyers and for that the Developer will be entitled to sign on behalf of the owner.
15. Simultaneously with the execution of these presents the Developer shall demolish the existing old dilapidated building and remove the debris. The debris and all other rubbish and other materials coming out from the existing building shall be the property of the Developers.
16. After execution of this Agreement, the Developer shall fully responsible for construction of the building thereon and the Owner's will not interfere with such right of the Developer in any way and subject to satisfaction of the Owner's, they agreed to accept the delivery of possession of the Owner's allocation in the proposed building within one month from the date of obtaining completion certificate from the Appropriate Authority by the Developer.
17. The Owners will remain bound to provide their addresses to the Developer after being shifted to the new address. If the notice for delivery of possession be dispatched to the address mentioned herein or supplied by the owners and if the notice remains unclaimed or refused to be accepted by any of the owners that will amount to be served upon the concerned owner.

ARTICLE-VII
(OWNER RIGHT)

The owner shall be entitled to transfer and otherwise deal with the owner's allocation in the building in the manner they like more fully and particularly

described in the *Second Schedule* hereunder written. The Owners will not have any right to interfere or raise any objection to the right reserved by the Developer.

**ARTICLE-VIII
(CONSIDERATION)**

In Lieu Owner's allotted portion mentioned above and on payment of some consideration as stated hereunder the owner do hereby grant, exclusive right to the Developer to construct **Multi Storied Building** on the land described in the *First Schedule* and also authorize Developer herein to sell its (i.e. developer) allotted portion to the intending purchaser or purchasers to be selected by the Developer.

**ARTICLE-IX
(DEVELOPERS' RIGHT)**

1. The Developer will hold possession of the said plot of land and the Developer shall have the authority to construct the **Multi Storied Building** on the said plot of land of the said premises mentioned in the *First Schedule* written below, sanctioned by Kolkata Municipal Corporation as per terms and conditions of this agreement.
2. If any amendment or modification is to be required in the said building plans the same shall be made by the Developer at its own cost and expenses on behalf of the Owner and the Developer will pay and bear all fees including Architect's fees and Corporation charges and expenses required to be paid or deposited, for such amendment and/or modification of the building plans.
3. The Developer will be entitled to enter into agreement with the intending Purchaser for selling their (Developers') allotted portion (excluding to Owners' share) and shall settle terms with the prospective buyers of flats and will be entitled to execute the Agreement or Agreements by signing on behalf of the owner in favour prospective purchaser or purchasers in respect of Developer's Allotted portion and Developer will be entitled to sell its/his allotted portion with the proportionate share of the said land to the said intending buyers and will be entitled receive the earnest money

and/or part payment and also the entire sale consideration of Developer's Allotted portion. The Developer will be entitled to deliver the flat or flats of Developer's allotted portion to any intending purchaser or purchasers to be nominated by it/him.

4. The Developer reserves its right to use or to make further construction on the roof in accordance with law and in that case the extended construction will be considered as the part of the building and will be included in all definitions or clauses mentioning the term "Building" mentioned herein and the roof upon the extended construction will be considered as roof as common space. The owners and/or any person claiming through the owners or any purchaser will have no right to interfere or raise any objection to the right reserved by the Developer.
5. The Developer shall also be entitled to accept and receive the entire sale consideration price of the said flats, car parking, commercial space, shop room etc. from the prospective buyers relating to Developer's allocated share in the said proposed Building referred to as the saleable area and can issue receipt acknowledging such amount.

ARTICLE-X
(MISCELLANEOUS)

1. The Owner and Developer have entered in this Agreement purely for construction and development of the said land mentioned in the *First Schedule* hereunder by constructing Building.
2. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds/acts and things not herein specified may be required to be done by the Developer and for which Developer may need the authority of the owner's and various applications and other document may be required to be signed or made by the owner relating to which specified provisions may not have been mentioned herein. The Owner hereby undertake to do all such acts, deeds, matters and things and

the Owners, if necessary, shall execute necessary papers, forms, documents, additional power of attorney or attorneys, writing, writings as may be required by the Developer for the purpose and the Owners also undertake to sign perform and execute all such acts, deeds, matters and things which will be required for the purpose of satisfaction of this agreement.

1. Any notice required to be given by the Developer shall be deemed to have been served upon the owner if delivered by hand and duly acknowledgement or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served to the Developers, if delivered by hand and duly acknowledge or sent by prepaid registered post with acknowledgement due to the Developer at its/his above named address.
2. Any dispute or difference which may arise between the parties regarding the construction meaning and effect of this Agreement or any part thereof, or respecting the construction or any other matters relating to the construction shall be in accordance with law in any courts at Alipore.
3. The Developer /Parties will have right to amalgamate the different plots, if necessary.
4. Amendments of this Agreement may be made on mutual consent of the parties.
5. If any clause of the Agreement will be declared illegal/invalid by any court of law, the agreement excluding that clause will remain in force.
6. Over and above the terms and conditions as mentioned herein, all other terms and conditions of this Development Agreement, however, shall be governed by the West Bengal Real Estate (Regulatory and Development) Act 2016 and the same shall be binding upon the parties.

ARTICLE-XI

(OWNERS' REPRESENTATION AND INDEMNITY)

1. The Owners hereby undertake that the Developer will be entitled to the sale consideration and shall enjoy Developer's allocation without any interference or disturbance from the owner.
2. The Owners also further declare that they will never execute any instrument or their predecessor-in-interest never executed any instrument in respect of the property under this agreement and even if so the said instruments have no force at all and no-body including their inheritance cannot in anyway take advantage of the said instruments.
3. The owners declare that the said property is free from all encumbrances, charges and lis-pendence and no one excepting owners is having right, title, interest over the property and the owner's are entitled to enter into this agreement with the developer and owners do hereby keep indemnified the developer for any losses may be suffered by the developer due to defect in the title of the owner or any sort of misrepresentation made by the Owners.
4. The Owners also declare that there is no other Development Agreement in force with any third party in respect of the property mentioned in the *First Schedule*.
5. The Owners declare that they will have no right to interfere with the right reserved by the Developer.

ARTICLE-XII

(DEVELOPER'S REPRESENTATION AND INDEMNITY)

1. The Developer hereby undertakes to keep the owner indemnified from against all third party's claim and actions arising out of any part of the act or commission of the Developer in or relating to the construction of the said building.
2. The Developer undertakes to comply with all the formalities the obligations stated herein for the purpose of Development and/or construction of the said building within the stipulated period and shall hand over the peaceful and vacant possession

of the owner's allocation to the owner after completion of the building and having the Completion certificate forthwith.

3. The Developer reserves its right to use or to make further construction on the roof in accordance with law and in that case the extended construction will be considered as the part of the building and will be included in all definitions or clauses mentioning the term "Building" mentioned herein and the roof upon the extended construction will be considered as roof as common space. The owners and/or any person claiming through the owners or any purchaser will have no right to interfere or raise any objection to the right reserved by the Developer.

**ARTICLE-XIII
(FORCE MAJEURE)**

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performances of the relating obligations prevented by the existence of the force majeure and shall be suspended from the obligation during the durations of the force majeure.
2. Force majeure shall mean epidemic, earthquake, riot, war, storm, tempest civil commotion which in beyond the control of any of the parties.

**ARTICLE-XIV
(TITLE DEED)**

The original papers of the said land, more fully and particularly described in the *First Schedule* hereunder written, during the continuation of this Agreement and shall be kept with the Developer till completion of the sale of the flats comprised in the Developer's allocation and all interested person shall be entitled to have inspection and make extract there from.

**ARTICLE-XV
(JURISDICTION)**

The Owners shall have the right to sue the Developer or make complain before the Appropriate Statutory Authority against the Developer for specifically performing their obligations of delivery of Owners' allocated portion in the proposed building by them within the stipulated time as stated herein before. Similarly the Developer shall also have the option to enforce their right against the Owners as contained in this Development Agreement.

DEVELOPMENT POWER OF ATTORNEY

1) **SRI. SUJIT BOSE**, having (PAN. - **BEWPB3366R**), (Aadhaar No. - **6489 7680 5395**), S/o. late Jiban Krishna Bose, by Occupation - Service, 2) **GOURI BOSE**, having (PAN. - **HFBPB4212N**), (Aadhaar No. - **2320 9914 4574**), W/o. late Jiban Krishna Bose, by Occupation - House wife, both are residing at - 2/H/10, Beligahata Main Road, P.O. & P.S. - Beligahata , Kolkata - 700 085, 3) **SMT. TARA RANI DAS** having (PAN. - **CGUPD3852P**), (Aadhaar No. - **4755 5861 4826**) W/o. Jiban Chandra Das, by Occupation - House wife, Residing at - 3/1/62, Beligahata Main Road, P. O. & P. S. - Beligahata, Kolkata - 700 085, 4) **SMT. DIPALI DAS**, having (PAN. - **ITZPD0432B**), (Aadhaar No. - **6970 8552 5709**), W/o. Sri Goutam Das, by Occupation - House wife, 5) **SMT. MITHU DAS**, having (Aadhaar No. - **3074 4190 1786**), W/o. Sri Rajesh Das m , by Occupation - House wife, 4 & 5 both are residing at - A/9, Garia Government Colony, Kishore Park, P.O. - Garia, P.S. - Banskroni, Kolkata - 700 084, 6) **SMT. TULSI BOSE**, having (PAN. - **CJEPB2209R**), (Aadhaar No. - **2694 4505 4009**), W/o. late Kanai Lal Bose, by Occupation - House wife, 7) **SRI. SOUMEN BOSE**, having (PAN. - **AMIPB6246K**), (Aadhaar No. - **9373 9344 6351**), S/o. late Kanai Lal Bose, by Occupation - Service, 8) **SRI SANJAY BOSE**, having (PAN. - **BVDPB5244E**), (Aadhaar No. - **6348 2305 1787**), S/o. late Kanai Lal Bose, by Occupation - Business, 9) **SRI. SUJAY BOSE**, having (PAN. - **BSNPB2671N**), (Aadhaar No. - **83879047 0785**), S/o. late Kanai Lal Bose, by Occupation - Business, 6 to 9 Residing at 2/H/10, Beligahata Main Road, P.S.- Beligahata, Kol- 700085, owners no 1 to 9

all by Faith - Hindu, by Nationality- Indian,, Hereinafter called and referred to as the "OWNERS" of ALL THAT piece and parcel of land measuring more or less 06 Satak equivalents to as per local measurement 3 Cottahs 11 Chittaks of land comprised in Mouza- Kamadhari, J. L. No. - 49, R.S. No. - 200, Touji No. - 14, R.S. Khatian No. - 166 at R.S. Dag No. - 544 under the then Police Station - Jadavpure now Bansdrani, District - South 24 Parganas, within the limits of the Kolkata Municipal Corporation Ward No. - 111 being the Municipal Premises No. - 87, Subhas Pally, Kolkata - 700 084, being Assessee No. - 311112500873, morefully described in schedule hereunder written do hereby nominate, constitute and appoint (1) SRI. DIPAK MONDAL, having (PAN. - ANCPM6982G), (Aadhaar No. - 9579 4207 7999), S/o. late Rash Behari Mondal, Residing at - 34, Kshetra Mohan Naskar Road, P.O. & P.S. - Regent Park, Kolkata - 700 040, (2) SRI. SAHASRAJIT ROY, having (PAN. - BYTPR7907R), (Aadhaar No. - 5331 7608 2748), S/o. Sri Dilip Kumar Roy, Residing at - 29, Manik Bandhopadhyay Sarani, P.O. & P.S. - Regent Park, Kolkata - 700 040, All by Faith - Hindu, by Nationality - Indian, By Occupation - Business directors of PRIYA JEET DEVELOPERS PVT. LTD. a private limited company in corporeted under the Companies Act., 1956 having its registered office at - 61/25/1, Manik Bandhopadhyay Sarani, P.O. & P.S. - Regent Park, Kolkata - 700 040, as our true and lawful **ATTORNEY** to construct the proposed building and to act in our names, on our behalf and in place of us and in our stead to do the following acts, deeds and things in respect of the under mentioned **First Schedule** property, that is to say:

AND WHEREAS the said (1) SRI. DIPAK MONDAL, having (PAN. - ANCPM6982G), (Aadhaar No. - 9579 4207 7999), S/o. late Rash Behari Mondal, Residing at - 34, Kshetra Mohan Naskar Road, P.O. & P.S. - Regent Park, Kolkata - 700 040, (2) SRI. SAHASRAJIT ROY, having (PAN. - BYTPR7907R), (Aadhaar No. - 5331 7608 2748), S/o. Sri Dilip Kumar Roy, Residing at - 29, Manik Bandhopadhyay Sarani, P.O. & P.S. - Regent Park, Kolkata - 700 040, All by Faith -

Hindu, by Nationality - Indian, By Occupation - Business directors of **PRIYA JEET DEVELOPERS PVT. LTD.** a private limited company incorporated under the Companies Act, 1956 having its registered office at - 61/25/1, Manik Bandhopadhyay Sarani, P.O. & P.S. - Regent Park, Kolkata - 700 040 as per terms of the instant Development Agreement requested to the Executants herein to execute and register a Development Power of Attorney in their names so that the Developer herein can construct the proposed building and execute and register the Agreement for Sale and Sale Deed and other transfer in respect of Developer's allocation in respect of the Flat or Flats, space or spaces along with undivided proportionate share of land and common areas and facilities attached thereto.


AND WHEREAS (1) SRI. DIPAK MONDAL and (2) SRI. SAHASRAJIT ROY as our true and lawful Attorney for us and on our behalf in respect of the First Scheduled property to execute and to do the following acts and things, deeds hereinafter mentioned that is to say:-

To represent us, to sign on our behalf in respect of the below Schedule mentioned property as is required for the purpose of Development.

To attend before the Registrar of any Registration Office either jointly or severally to execute and register Deed of Sale or Agreement for Sale or any other transfer for Registration on our behalf and also to do all acts on our behalf as permissible in the eye of law of land for the transfer of the "Developer's allocation" morefully described in Third Schedule in the above noted Development agreement to the intending Purchaser/ Purchasers.

To sign, execute and submit all papers, applications, documents, statements, Deed of Sale/Deed of Conveyance undertakings, declarations and supplementary plans as may be required for having the plan or plans on the said premises, re-sanctioned by the Kolkata Municipal Corporation/appropriate authority and/or any other authority or other authorities.

To appear and represent us before the appropriate authorities including the Kolkata Municipal Corporation in connection with the sanction, modification and/or alteration of the plan.



To pay fees, obtain sanction and such orders and permissions from the authorities in our name as be expedient for sanction, modification and/or alteration of the plan and other papers and documents as may be required or necessary by the proper authorities.

To receive of the excess amount of fees if any paid for the purpose of sanction, modification and / or alteration of the plan and/or for the purpose related thereto from any authority or authorities, on my behalf.

To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other nature in the said premises and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans to do all other acts deeds and things as may deem fit and proper by the said Attorney.

To apply for and obtain necessary license, quota from the concerned authorities.

To execute and register the deeds like deed of conveyance, agreement, agreement for sale, deed of lease, deed of gift to Kolkata Municipal

Corporation before the Registrar and shall also have right to receive the consideration money for the same against receipt on our behalf in respect of Developer's allocation morefully described in Third Schedule in the above noted Development agreement.

To appear, present and sign on our behalf before all authorities including those under the Kolkata Municipal Corporation for fixing and/or finalization of the annual valuation of the said premises and for that to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

To appear and represent and/or sign on our behalf before and Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction to be executed and signed by the said Attorney.



To compromise suits, appeals or other legal proceedings in any court, tribunal, authority, whatsoever and sign and verify applications thereof for the said purpose in respect of the said premises.

To receive the registered letters or any other documents in respect of the said property and to grant proper and effectual receipts in respect thereof on our behalf.

To deposit and withdraw fees, documents and moneys in Court or Courts and / or any other person or authority and give valid receipts and discharges therefore in connection with the plan.

For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit all papers, deeds and documents.

And We, do hereby agree to ratify and confirm all or whatsoever, other act or acts which us said Attorney shall lawfully do execute or, permit or cause to done executed or performed in connection with all the acts and deeds stated herein before.

FIRST SCHEDULE ABOVE REFERRED TO:

[DESCRIPTION ON ENTIRE LAND]

ALL THAT piece and parcel of land measuring more or less 06 Satak equivalents to as per local measurement 3 Cottahs 11 Chittaks of land comprised in Mouza-Kamadhari, J. L. No. - 49, R.S. No. - 200, Touji No. - 14, R.S. Khatian No. - 166 at R.S. Dag No. - 544 under the then Police Station - Jadavpure now Bansdroni, District - South 24 Parganas, within the limits of the Kolkata Municipal Corporation Ward No. - 111 being the Municipal Premises No. - 87, Subhas Pally, Kolkata - 700 084, being Assessee No. - 311112500873, which is butted and bounded by as follows :-

- | | |
|---------------------|---------------------------------------|
| ON THE NORTH | : By 16'ft. wide K.M.C. Road. |
| ON THE SOUTH | : By 20'ft. wide K.M.C. Road. |
| ON THE EAST | : By remaining land in Dag No. - 544. |
| ON THE WEST | : By remaining land in Dag No. - 544. |

SECOND SCHEDULE ABOVE REFERRED TO:

[OWNER'S ALLOCATION]

OWNER'S SHARE/ALLOCATION: shall mean all that jointly get entire constructional areas in the "Third Floor" to be constructed as per sanctioned building plan to be obtained from the Kolkata Municipal Corporation in respect of Premises No. - 87, Subhash Pally, Police Station - Banskroni, Kolkata - 700 084,

District south 24 Parganas as part of total consideration of the said land and premises, and Apart such allotted areas the Developer shall pay sum of Rs. 20,000/- (Rupees Twenty Thousand) only as non refundable amount as per total consideration of the said land and premises.

THIRD SCHEDULE ABOVE REFERRED TO:

[DEVELOPER'S ALLOCATION]

ALL THAT remaining portion of the newly constructed Building excluding the Owners' Share / Allocation and comprised in several floor to be constructed on the said plot of land comprising of the flat, car parking, commercial space and/or other space along with undivided proportionate share of said land together with common area and facilities mentioned in the *Fourth Schedule* hereunder written together with cost and expenses and outgoings and obligations mentioned in the *Fifth Schedule* hereunder written together with several restrictions mentioned in *Sixth Schedule* hereunder written and all other areas including open space, covered space, common area and all right of easement and/or other right as required for peaceful enjoyment of the same.

FOURTH SCHEDULE ABOVE REFERRED TO:

[COMMON AREAS AND FACILITIES]

The common areas and the common parts mentioned in this agreement:

- a) Staircase on all the floors.
- b) Staircase landing on all floors including the roof of the building.
- c) Water tank, water pipes and other common plumbing installations.³

- d) Electrical wiring meters.
- e) General common elements of all appurtenance and facilities and other items which are not part of the "Said Unit".
- f) All land and premises described in the Second Schedule hereinabove written whether improved or unimproved.
- g) Exterior conducts utility lines and underground storage tanks.
- h) Public connection meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services and located outside the complex.
- i) Exterior lighting and other facilities necessary to the upkeep and safety of the said building.
- j) All elevations including shafts walls machine rooms and apartments facilities.
- k) All other facilities of elements or any improvement outside the unit but upon the said building which is necessary for convenient to the existence management operation maintenance and safety of the building or normally in common use.
- l) The foundation fittings columns girders beams supports exterior walls of the "SAID UNIT", side or interior load bearing walls within the complex or concrete floor slab except the roof slab and all concrete ceiling and all stair cases in the said buildings.
- m) Conduits utility lines telephone and electrical systems contained within the said building.

FIFTH SCHEDULE ABOVE REFERRED TO:

[COSTS EXPENSES AND OUTGOINGS AND OBLIGATIONS FOR WHICH ALL PURCHASERS ARE TO CONTRIBUTE PROPORTIONATELY:]

- a) The expenses for maintaining, repairing, decorating act, of the main structure and in particular the matter pit and drains, water pipes, electric wires in and under or upon the building and enjoyed or used by the owner in common with the other occupiers other Vendors and the main stair case, entrance, passage, landing associations room of the building and the boundary walls etc.
- b) The costs of cleaning and lighting the passage landings staircase and other common parts of the building as enjoyed or used by the intending purchaser and/or co-sharer in common with the owner as aforesaid.
- c) The cost of decorating the exterior of the building.

- d) The cost of working and maintenance of electrical installations and over lights, service charges.
- e) Municipal Taxes and other Taxes/Levies.
- f) The flat owner association may determine other incidental expenses for the maintenance of the building.

SIXTH SCHEDULE ABOVE REFERRED TO

- a) Not to carry on or permit to be carried on upon the "said unit" any offensive of unlawful business whatsoever not to do or permit to be done anything in the said unit which may be illegal or forbidden under any law forth time being in force.
- b) Not to demolish or cause to be demolished or damaged the "said unit" or any part thereof.
- c) Not to do or permit to be done any deed or thing which may render void or void able any insurance of any flat/unit or any part thereof or cause any increased premium to be payable in respect thereof.
- d) Not to claim division or partition of the said land and / or the common areas.
- e) Not to decorate the exterior of the building unit/flat which will be harmful for the Unit Structure of the Building.
- f) Not to throw of accumulate any dirt rubbish or other refuse or permit the same to be thrown or accumulated in his said unit or any portion of the building.

SEVENTH SCHEDULE ABOVE REFERRED TO:

- 1. **Foundation** : The building is designed of R.C.C. footings and frame.
- 2. **Walls** : All the external wall shall be 200 mm thick brick wall with cement plaster. All internal partition walls shall be 75 mm thick brick wall with both side cement plaster. Walls between two flats 125 mm thick.
- 3. **Doors** : All Sal/Hillock wood frames and all door shutters shall be 32 mm thick flash doors with commercial ply. Verandah door will be flash door with water proof ply & bathroom door will be of PVC door.
- 4. **Window** : All the windows shall be Aluminum channel sliding with grill
- 5. **Verandah Grills** MS : Verandah will be covered with grill up to a height of 1m.

6. **Flooring** : All the flooring shall be in complete in Vitrified Tiles, skirting in 100 mm high kitchen and bath with privy and W.C. flooring complete anti skid tiles. The toilet shall have 6'-0" high glazed tiles (white printed or designed or colored) as per developers choice over skirting on all sides, Kitchen shall have a table of 5'x2'6" Granite top with stainless steel sink along with glazed tiles up to a height of 2'6" on black stone top.
7. **Internal Finish** : All internal walls and ceiling of living rooms and verandah completely finished with Putti.
8. **Sanitary Plumbing** & : All the internal horizontal soils and waste water pipe shall be 50 mm & 100 mm dia C.I./PVC pipes joint in cement. All the vertical soil, vent and waste pipes shall be 50 mm, 100 mm dia polythene pipes joint with cement mortar and exposed to wall. All rain water pipes shall be 100 mm dia in polythene. All the water supply pipes shall be G.I./PVC exposed to walls. All the sanitary and each toilet of 1 no. white European/Indian commode with low downplasto cistern, 1 non white basin would be provided and shower with cold water provision. All bathroom fittings such as stop cock, bib cock, pillar cock etc. will be of reputed brand.
9. **Roof** : Roof tiles with water proofing.
10. **Water Supply** : Each flat will be provided water supply line from over head tank. Overhead tank shall be fitted up by water pump from underground (semi) water reservoir for all the flats K.M.C. water will be provided.
11. **Extra Charges** : Extra charges shall be applicable for transformer, Power backup and Mother Meter.
12. **Extra Work** : The developer will charge for all extra works other than the specification above.



SIGNED, SEALED AND DELIVERED

By the OWNER at Kolkata


In the presence of :-

WITNESSES :

1) Rajes Kumar
Asst. Dir. of Police
101-27

2) Madhurima Saha
Alipore police court
101-27

 10/2/09
Pulsi Bose
By the pen of
Rajes Kumar

 10/2/09
Gov. by the
pen of Rajes
Kumar

Tara Rani Das.

Dipani Das
Mitha Das.

Sujay Bose

Sujit Bose

Soumya Bose
Soumen Bose.

SIGNATURE OF THE OWNERS

For PRIYA JEET DEVELOPERS (P) LTD

Dipak Mandal
DIRECTOR

For PRIYA JEET DEVELOPERS (P) LTD

Satoshjit Ray
DIRECTOR

SIGNATURE OF THE DEVELOPER

Drafter by

Rajes Kumar
Advocate 485 294/09

—

RECEIPT

RECEIVED a sum of Rs. 20,000/- (Rupees Twenty Thousand Only) as non refundable consideration from the herein named owner.

MEMO OF CONSIDERATION

SLNO	NAME	BANK	CHEQUENO	DATE	AMOUNT
1.	Sujit Bose and Others	X	CASH	09/07/2010	Rs.20,000/-
TOTAL-					Rs.20,000/-

(Rupees Twenty Thousand Only)

 *Signature of Talsi Bose by the pen of Rajesh Kumar*

WITNESSES :

- 1) *Rajesh Kumar*
- 2) *Harshurima Saha*

 *Signature of Tara Rani Das Bose by the pen of Rajesh Kumar*

*Tara Rani Das
Mithu Das
Sujay Bose
Dipanku Das
Sujit Bose
Sanjay Bose
Soumen Bose.*

SIGNATURE OF THE OWNERS

←



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Right Hand					

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Left Hand					

SIGNATURE Sahasrajit Ray









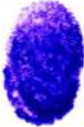



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SIGNATURE Dipak Mandal



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SIGNATURE Mith Day.

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SIGNATURE





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SIGNATURE Dipani Das



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SIGNATURE Sujit Basu



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SIGNATURE

*LOD of Anurag Bose
 for the year of 2018-19*



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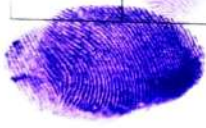
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SIGNATURE
Tarca Rani Das.



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Right Hand					

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*2 PL of Pulse Base
by the pen of David Cesar*

SIGNATURE



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boamen Bost.
SIGNATURE



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SIGNATURE Sujay Bose



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SIGNATURE Sujay Bose



भारत सरकार

भारत सरकार

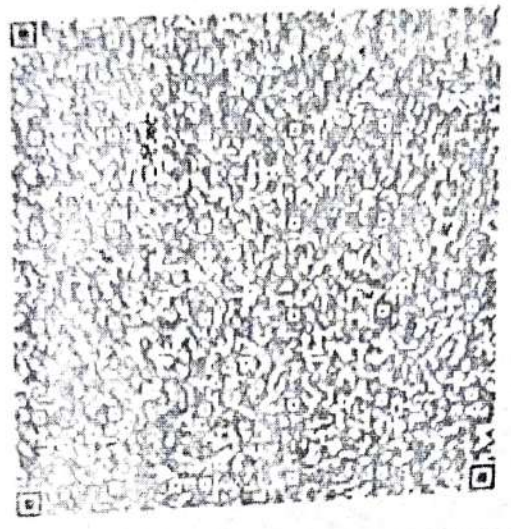
वित्त विभाग

GOVT. OF INDIA

वित्त विभाग

Account Number Card

AKHPL3119N



03062019

नाम / Name

RAJESH LASKAR

पिता का नाम / Father's Name

MUJIBUDDIN LASKAR

जन्म तिथि /

DATE OF BIRTH

08/02/1984

R. Gesh Laskar
वित्त विभाग / Signature

Major Information of the Deed



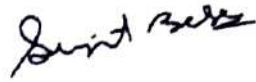


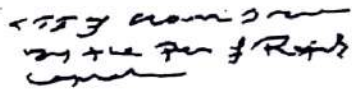



Deed No :	I-1603-09971/2023	Date of Registration	10/07/2023
Query No / Year	1603-2003521034/2022	Office where deed is registered	
Query Date	13/12/2022 7:03:52 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Madhurima Saha Chakdah Mahespukur, Thana : Regent Park, District : South 24-Parganas, WEST BENGAL, PIN - 700093, Mobile No. : 7980463801, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,000/-]		
Set Forth value	Market Value		
Rs. 20,000/-	Rs. 34,84,689/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,171/- (Article:48(g))	Rs. 260/- (Article:E, E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		









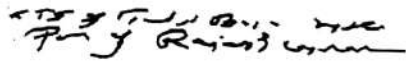


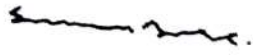
Land Details :

District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SUBHASH PALLY, , Premises No: 87, , Ward No: 111 Pin Code : 700084

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	3 Katha 11 Chatak	20,000/-	34,84,689/-	Width of Approach Road: 20 Ft.,
Grand Total :				6.0844Dec	20,000 /-	34,84,689 /-	

and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SUJIT BOSE Son of Late Jiban Krishna Bose Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office	 10/05/2023	 LTI 10/05/2023	 10/05/2023
2-H-10, Beligahata Main Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BExxxxxx6R, Aadhaar No: 64xxxxxxxx5395, Status :Individual, Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office				
2	Mrs GOURI BOSE Wife of Late Jiban Krishna Bose Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office	 10/05/2023	 LTI 10/05/2023	 10/05/2023
2-H-10, Beligahata Main Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: hfxxxxxx2n, Aadhaar No: 23xxxxxxxx4574, Status :Individual, Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office				
3	Mrs TARA RANI DAS Wife of Mr Jiban Chandra Das Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office	 10/05/2023	 LTI 10/05/2023	 10/05/2023
3-1-62, Beligahata Main Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CGxxxxxx2P, Aadhaar No: 47xxxxxxxx4826, Status :Individual, Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
Mrs DIPALI DAS Wife of Mr Goutam Das Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office	 10/05/2023	 LTI 10/05/2023	 10/05/2023
A-9, Garia Government Colony, Kishore Park, City:- Not Specified, P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: itxxxxxx2b, Aadhaar No: 69xxxxxxxx5709, Status :Individual, Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
Mrs MITHU DAS Wife of Mr Rajesh Das Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office	 10/05/2023	 LTI 10/05/2023	 10/05/2023
A-9, Garia Government Colony, Kishore Park, City:- Not Specified, P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: TExxxxxx6T, Aadhaar No: 30xxxxxxxx1786, Status :Individual, Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
Mrs TULSI BOSE Wife of Late Kanai Lal Bose Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office	 10/05/2023	 LTI 10/05/2023	 10/05/2023
2-H-10, Beligahata Main Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CJxxxxxx9R, Aadhaar No: 26xxxxxxxx4009, Status :Individual, Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
Mr SOUMEN BOSE Son of Late Kanai Lal Bose Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office	 10/05/2023	 LTI 10/05/2023	 10/05/2023

2-H-10, Beligahata Main Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx6K, Aadhaar No: 93xxxxxxxx6351, Status :Individual, Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SANJAY BOSE Son of Late Kanai Lal Bose Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office	 10/05/2023	 LTI 10/05/2023	 10/05/2023

2-H-10, Beligahata Main Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BVxxxxxx4E, Aadhaar No: 63xxxxxxxx1787, Status :Individual, Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office




Name	Photo	Finger Print	Signature
Mr SUJAY BOSE Son of Late Kanai Lal Bose Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office	 10/05/2023	 LTI 10/05/2023	 10/05/2023

2-H-10, Beligahata Main Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BSxxxxxx1N, Aadhaar No: 83xxxxxxxx0785, Status :Individual, Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office

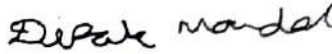
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRIYA JEET DEVELOPERS 61-25-1, Manik Bandhopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: ANxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Name, Address, Photo, Finger print and Signature




Name	Photo	Finger Print	Signature
Mr SAHASRAJIT ROY Son of Mr Dilip Kumar Roy Date of Execution - 10/05/2023, , Admitted by: Self, Date of Admission: 10/05/2023, Place of Admission of Execution: Office			
	May 10 2023 3:41PM	LTI 10/05/2023	10/05/2023

29, Manik Bandhopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BYxxxxxx7R, Aadhaar No: 53xxxxxxxxx2748 Status : Representative, Representative of : PRIYA JEET DEVELOPERS (as Director)

Name	Photo	Finger Print	Signature
Mr DIPAK MONDAL (Presentant) Son of Late Rash Behari Mondal Date of Execution - 10/05/2023, , Admitted by: Self, Date of Admission: 10/05/2023, Place of Admission of Execution: Office			
	May 10 2023 3:39PM	LTI 10/05/2023	10/05/2023

34, Kshetra Mohan Naskar Road, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx2G, Aadhaar No: 95xxxxxxxxx7999 Status : Representative, Representative of : PRIYA JEET DEVELOPERS (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJESH LASKAR Son of Mr Nuruddin Laskar Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	10/05/2023	10/05/2023	10/05/2023

Identifier Of Mr SUJIT BOSE, Mrs GOURI BOSE, Mrs TARA RANI DAS, Mrs DIPALI DAS, Mrs MITHU DAS, Mrs TULSI BOSE, Mr SOUMEN BOSE, Mr SANJAY BOSE, Mr SUJAY BOSE, , Mr SAHASRAJIT ROY, Mr DIPAK MONDAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUJIT BOSE	PRIYA JEET DEVELOPERS-0.676042 Dec
2	Mrs GOURI BOSE	PRIYA JEET DEVELOPERS-0.676042 Dec
3	Mrs TARA RANI DAS	PRIYA JEET DEVELOPERS-0.676042 Dec
4	Mrs DIPALI DAS	PRIYA JEET DEVELOPERS-0.676042 Dec
5	Mrs MITHU DAS	PRIYA JEET DEVELOPERS-0.676042 Dec
6	Mrs TULSI BOSE	PRIYA JEET DEVELOPERS-0.676042 Dec
7	Mr SOUMEN BOSE	PRIYA JEET DEVELOPERS-0.676042 Dec
8	Mr SANJAY BOSE	PRIYA JEET DEVELOPERS-0.676042 Dec
9	Mr SUJAY BOSE	PRIYA JEET DEVELOPERS-0.676042 Dec

On 10-05-2023

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

Presented for registration at 15:17 hrs on 10-05-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr DIPAK MONDAL ,.

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 34,84,689/-

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

Execution is admitted on 10/05/2023 by 1. Mr SUJIT BOSE, Son of Late Jiban Krishna Bose, 2-H-10, Beligahata Main Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession Service, 2. Mrs GOURI BOSE, Wife of Late Jiban Krishna Bose, 2-H-10, Beligahata Main Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession House wife, 3. Mrs TARA RANI DAS, Wife of Mr Jiban Chandra Das, 3-1-62, Beligahata Main Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession House wife, 4. Mrs DIPALI DAS, Wife of Mr Goutam Das, A-9, Garia Government Colony, Kishore Park, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 5. Mrs MITHU DAS, Wife of Mr Rajesh Das, A-9, Garia Government Colony, Kishore Park, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 6. Mrs TULSI BOSE, Wife of Late Kanai Lal Bose, 2-H-10, Beligahata Main Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession House wife, 7. Mr SOUMEN BOSE, Son of Late Kanai Lal Bose, 2-H-10, Beligahata Main Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession Service, 8. Mr SANJAY BOSE, Son of Late Kanai Lal Bose, 2-H-10, Beligahata Main Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession Business, 9. Mr SUJAY BOSE, Son of Late Kanai Lal Bose, 2-H-10, Beligahata Main Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession Business

Indetified by Mr RAJESH LASKAR, , Son of Mr Nuruddin Laskar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 10-05-2023 by Mr SAHASRAJIT ROY, Director, PRIYA JEET DEVELOPERS (Private Limited Company), 61-25-1, Manik Bandhopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr RAJESH LASKAR, , Son of Mr Nuruddin Laskar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 10-05-2023 by Mr DIPAK MONDAL, Director, PRIYA JEET DEVELOPERS (Private Limited Company), 61-25-1, Manik Bandhopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr RAJESH LASKAR, , Son of Mr Nuruddin Laskar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 260.00/- (B = Rs 200.00/- ,E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2022 6:57PM with Govt. Ref. No: 192022230217313401 on 15-12-2022, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1981507063 on 15-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by online = Rs 6,920/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/12/2022 6:57PM with Govt. Ref. No: 192022230217313401 on 15-12-2022, Amount Rs: 6,920/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 1981507063 on 15-12-2022, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 10-07-2023

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 : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 260.00/- (B = Rs 200.00/- ,E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 239/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/07/2023 4:58PM with Govt. Ref. No: 192023240123975841 on 10-07-2023, Amount Rs: 239/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKX4021867 on 10-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 151/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6074, Amount: Rs.100.00/-, Date of Purchase: 10/07/2023, Vendor name: S B Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/07/2023 4:58PM with Govt. Ref. No: 192023240123975841 on 10-07-2023, Amount Rs: 151/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKX4021867 on 10-07-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 276956 to 277002

being No 160309971 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.07.11 12:20:30 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/07/11 12:20:30 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)