

15240/2023

14686/2023



पश्चिम बंगाल WEST BENGAL

AP 828203

Justification: The Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

- 5 OCT 2023

DEVELOPMENT AGREEMENT WITH

Additional Registrar of Assurances-IV, Kolkata

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY is made and/or executed on this 5th day of OCTOBER, 2023 A.D. (Two Thousand and Twenty-three) of the Christian Era.

26 SEP 2023

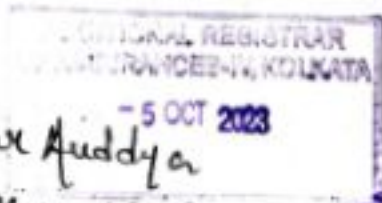
NO. 4254 DATE _____ RS. 100/-
NAME Sujay Chaturbarty
ADDRESS CF-390, Salt Lake
mt-64
ALIPORE JUDGES COURT
A. K. SAMAJPATI
STAMP VENDOR
SIGNATURE A. K. Samajpati



Identified by me,
Sayansita Auddya

Daughter of- Sudip Kumar Auddya

Address - 272 N.B.B. Road Kolkata-39



BETWEEN

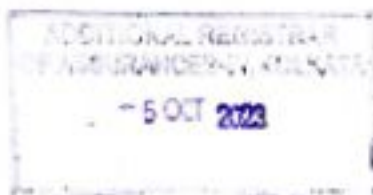
MR. SUJAY CHAKRABORTY [having PAN: ADRPC4128P, Aadhaar No. 2478-4347-2003, Mob No. 8777798703] son of Uday Chakraborty, by faith - Hindu, by Occupation - Business, by Nationality - Indian residing at CF 390, Salt Lake, Sector 1, Post Office - Bidhannagar CC Block, Police Station - Bidhannagar North, Kolkata - 700064, hereinafter called and referred to as the **"LANDOWNER"** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his respective heirs, legal representatives, executors, administrators, successors, nominees and assigns) of the **ONE PART**

AND

DPS NIRMAN PVT. LTD. [PAN No. AAICD8505A] a Private Ltd company, having its registered office at P - 220 B, C.I.T. SCHEME NO IVM, Post Office - Phool Bagan, Police Station - Phool Bagan, Kolkata - 700010 duly represented by its **Director: MR. PAWAN GOMES** [PAN: APGPG1145P, Aadhaar No. 5293-5724-7362, Mob No. 8981704544], son of Mr. Albert Cardinal Gomes, by faith - Christian, by Occupation - Business, by Nationality - Indian, residing at P - 688, Block A, Lake Town, Post Office and Police Station - Lake town, Kolkata - 700089, hereinafter jointly called and referred to as the **"DEVELOPER"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include his



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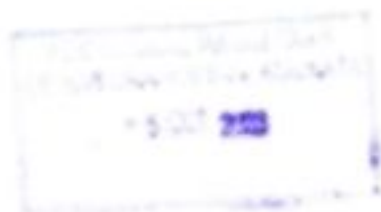


respective heirs, legal representatives, executors, administrators, successors and its successors-in-office and assigns) of the **OTHER PART;**

WHEREAS the Binod Behari Mondal was the recorded owner of the ALL THAT piece and parcel of a plot of land measuring about 88 (Eighty-eight) Sataks under Mouza - Teghoria, J. L. No. 9, R.S. No. 116, Touzi No. 191, R.S. Khatain No. 208, R. S. Dag No. 215, District North - 24 Parganas.

AND WHEREAS while thus the said Binod Behari Mondal absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property died intestate leaving behind his widow Smt. Padmamani Mondal, 7 (seven) daughters namely (1) Smt. Hara Rani Naskar, (2) Smt. Kalyani Dhali, (3) Smt. Radha Rani Mondal, (4) Smt. Hajari Bala Mondal, (5) Smt. Kalpana Sardar; (6) Smt. Laksmi Naskar and (7) Smt. Mangala Bala Gyne and only son namely Sri Panchu Gopal Mondal.

AND WHEREAS while thus after demise of said Binod Behari Mondal his legal heirs (1) Smt. Padmamani Mondal, (2) Smt. Hara Rani Naskar, (3) Smt. Kalyani Dhali, (4) Smt. Radha Rani Mondal, (5) Smt. Hajari Bala Mondal, (6) Smt. Kalpana Sardar, (7) Smt. Laksmi Naskar, (8) Smt. Mangala Bala Gyne and (9) Sri Panchu Gopal Mondal became the absolute owners of the aforesaid property by law of inheritance of his estate.



AND WHEREAS while thus the said the legal heirs of Binod Behari Mondal absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property the said (1) Smt. Hara Rani Naskar, (2) Smt. Kalyani Dhali, (3) Smt. Radha Rani Mondal, and (4) Smt. Hajari Bala Mondal, sold, transferred and conveyed their undivided, proportionate 4/9th share of the said property by law of inheritance in favour of Smt. Koushalya Mondal, measuring about 38 Sataks under Dag No. 217 and 215 on 09.11.1977 which is subsequently registered in the Office of the Sub-Registrar at Cossipore Dum Dum, which is recorded into Book No. 1, Volume No. 138, Pages 115 to 119, Being No. 6175 for the year 1977 forever and absolutely against the consideration stated therein and became the absolute joint owner.

AND WHEREAS subsequently the said Smt. Kalpana Sardar and Smt Laksmi Naskar sold, transferred and conveyed their undivided, proportionate 2/9th share of the said property by law of inheritance in favour of Sri Panchu Gopal Mondal, measuring about 19.50 Sataks under Dag No. 217 and 215 on 02.05.1983 which is subsequently registered in the office of the Sub-Registrar at Cossipore Dum Dum, which is recorded into Book No. 1, Volume No. 116, Pages 91 to 100, Being No. 4414 for the year 1983 forever and absolutely against the consideration stated therein and became the absolute owner.

AND WHEREAS by law of inheritance and by two Deed of Conveyance Panchu Gopal Mondal and Koushalya Mondal both seized and



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Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240245721988

GRN Details

GRN:	192023240245721988	Payment Mode:	SBI Epay
GRN Date:	04/10/2023 19:18:47	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0898262112123	BRN Date:	04/10/2023 19:19:24
Gateway Ref ID:	88601270	Method:	IndusInd Bank NB
GRIPS Payment ID:	041020232024572196	Payment Init. Date:	04/10/2023 19:18:47
Payment Status:	Successful	Payment Ref. No:	2002455947/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Pawan Gomes
Address: P688, Block A, Lake Town, Kol-89
Mobile: 8981704544
Period From (dd/mm/yyyy): 04/10/2023
Period To (dd/mm/yyyy): 04/10/2023
Payment Ref ID: 2002455947/1/2023
Dept Ref ID/DRN: 2002455947/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002455947/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	39970
2	2002455947/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				39998

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

PAID



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



194100232024572198

GRIPS Payment Detail

GRIPS Payment ID:	041020232024572196	Payment Init. Date:	04/10/2023 19:18:47
Total Amount:	39998	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0898262112123	BRN Date:	04/10/2023 19:19:24
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Pawan Gomes
Mobile: 8981704544

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240245721988	Directorate of Registration & Stamp Revenue	39998
Total			39998

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



possessed of and/or otherwise well and sufficiently entitled to the said property and enjoyed the same peacefully, freely, absolutely and without any interruptions and also mutated their names in the record of the local Municipality and Revisional Settlement and recorded into R. S. Khatian No. 114/3 in the name of Sri Panchu Gopal Mondal and Smt. Koushalya Mondal and R. S. Khatian No. 264 & 109 in the name of Sri Panchu Gopal Mondal and is paying municipal taxes upto date against their names as absolute owners and occupiers thereof.

AND WHEREAS while sized and possessed of the aforesaid property said **Sri Panchu Gopal Mondal and Smt. Koushalya Mondal**, sold, conveyed and transferred a portion of ALL THAT piece and parcel of a plot of land measuring about 4 (four) Cottahs 12 (Twelve) Chittacks 26 (Twenty six) Square Feet be the same a little more or less lying and situate under Mouza - TEGHARIA, J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. 258, Kri 114/3 and 264, Dag No. 215, within the local limits of Ward No. 7 of the Rajarhat Gopalpur Municipality, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, under Police Station - Rajarhat, District North - 24 Parganas, unto and in favour of **Sri Sujay Chakraborty** by virtue of registered Deed of Conveyance executed and registered on 27th April, 2001 in the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City and recorded into Book No. I, Volume No. 279, Pages 85 to 103, Being No. 05262 for the year 2001.



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AND WHEREAS, Sri Sujay Chakraborty is absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of plot of DANGA land measuring about **4 (four) Cottahs 12 (Twelve) Chittacks 26 (Twenty six) Square Feet** be the same a little more or less lying and situate under Mouza - TEGHARIA, J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. 258, Kri 114/3 and 264, R.S. Dag No. 215, within the local limits of previously Ward No. 7 of the Rajarhat Gopalpur Municipality now at present Ward No. 6 under Bidhannagar Municipal Corporation, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, under Post Office - Hatiara, Police Station - Rajarhat, Kolkata - 700157, District North - 24 Parganas.

AND WHEREAS the said Sujay Chakraborty, the Landowner No. 2 herein, mutate his name before the Rajarhat-Gopalpur Municipality in respect of Holding No. AS/102/2001 and thereafter said Rajarhat Gopalpur Municipality with other municipalities amalgamated and formed Bidhannagar Municipal Corporation and the Holding Number renumber as AS/148/08 having Holding Address 11, Block A, 148 Teghoria having Assessee Number 20033154669 and also mutated before BLLRO Rajarhat being L.R. Khatian No. 1914 L. R. Dag No. 215.

AND WHEREAS, the said Landowner hereto have decided to develop their aforesaid property morefully and particularly described in the



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FIRST SCHEDULE hereunder written by raising multi-storied building (G + 4) thereon free from all encumbrances in accordance with the building plan as will be sanctioned by the Bidhannagar Municipal Corporation in the name of the Landowner.

AND WHEREAS, the said Landowner are now desirous of developing the said land by constructing thereupon G + 4 storied building in accordance with the building plan to be sanctioned by the Bidhannagar Municipal Corporation after amalgamating the land with the adjacent land of his brother namely Tanay Chakraborty. But due to financial stringency and shortage of time and manpower, the Landowner are unable to start the construction of the said building and had been in search of a Developer, who can undertake the responsibility of construction of such building on the said land by affording his/her/their own arrangement and expenses.

AND WHEREAS, knowing the intention of the Landowner hereto, the Developer contacted the Landowner and requested the Landowner to allow them to develop the said land as desired by the Landowner by constructing the proposed multi-storied buildings (G + 4) in accordance with the building to be sanctioned in the name of the Landowner, at their own arrangement, costs and expenses and the Landowner have agreed to allow the Developer to develop on the said land.



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AND WHEREAS at or before the execution of these presents the Landowner herein has assured, declared and represented to the Developer herein as follows:-

- i) The Landowner herein is absolutely entitled to deal with and transact in respect of the respective shares in the SAID LAND and there is no restraining order or injunction by any court of law in that regard.
- ii) That the Landowner herein has marketable interest or authority over the SAID LAND.
- iii) That excepting the Landowner herein nobody else has any right title interest claim or demand whatsoever or howsoever into or upon the respective shares in the SAID LAND.
- iv) That there is no bar or impediment against the Landowner herein transacting in respect of his right, title and interest into or upon the SAID LAND.
- v) That no part of the SAID LAND is subject to any notice of acquisition or requisition or attachment.
- vi) That the Landowner herein have not entered into any Agreement for Sale or transfer or Development Agreement with other or lease or shall not create mortgage, lien, charge and/or whatever name so called in respect of the respective shares in the SAID LAND.



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- vii) That there is no thikha tenancy over and in respect of the SAID LAND.

AND WHEREAS in order to reduce in writing the terms, conditions, enumerations, provisions, covenants and others for the developer providing Landowner' allocation and selling, alienating, transferring, demising, devising, providing and delivering the allotted portions of the developer herein consisting of units, flats, space, car parking space etc. at and under the said multistoried building(s) to be constructed over the proposed land by the developer to the intending purchaser(s) and/or buyer(s) and others as under, the Landowner herein and the developer herein is entering into these presents amongst themselves.

IN THESE PRESENTS UNLESS THERE IS ANYTHING CONTRARY AND/OR REPUGNANT THE FOLLOWING SHALL HAVE THE MEANINGS AND EXPRESSIONS as follows:-

[1] **LANDOWNER** shall mean Sujay Chakraborty son of Uday Chakraborty, residing at CF 390, Salt Lake, Sector 1, Post Office - Bidhannagar CC Block, Police Station - Bidhannagar North, Kolkata - 700064 who is absolutely seized and possessed of or otherwise well and sufficiently entitled to the "First Schedule" property.

[2] **PURCHASER/S** shall mean the person or persons, firm or body corporate as will be named in the Agreement for Sale as Purchaser/s and shall further include the person or persons who have



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intended to purchase the flat/spaces in terms of the present Agreement.

[3] **PROJECT** shall mean shall mean and include all that multi - storied building (G+4) to be constructed on **ALL THAT** piece and parcel of plot of DANGA land measuring about 9 (Nine) Cottahs 11 (Eleven) Chittacks 15 (Fifteen) Square Feet be the same a little more or less lying and situate under Mouza - TEGHARIA, J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. 258, Kri 114/3 and 264, R.S. Dag No. 215, within the local limits of previously Ward No. 7 under Rajarhat - Gopalpur Municipality and now at present Ward No. 6 of the Bidhan Nagar Municipal Corporation, having Municipal Holding Number renumber as AS/149/08 having Holding Address 11, Block A, 149 Teghoria having Assessee Number 20033154671 and Holding Number renumber as AS/148/08 having Holding Address 11, Block A, 148 Teghoria having Assessee Number 20033154669 under Post Office - Hatiara, Police Station - Rajarhat, Kolkata - 700157, District North - 24 Parganas TOGETHER WITH all rights, liberties and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc.

[4] **AMALGAMATED PREMISES** shall mean and include the premises to be formed and/or renumbered by the Bidhan Nagar Municipal Corporation after amalgamating of the land morefully



mentioned in the First Schedule with the portion of land of Tanay Chakraborti having **ALL THAT** piece and parcel of plot of DANGA land measuring about **4 (four) Cottahs 14 (fourteen) Chittacks 29 (Twenty nine) Square Feet** be the same a little more or less lying and situate under Mouza - TEGHARIA, J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. 258, Kri 114/3 and 264, L. R. Khatian No. 1995 R.S. and L. R. Dag No. 215, within the local limits of previously Ward No. 7 of the Rajarhat Gopalpur Municipality now Holding Number renumber as AS/149/08 having Holding Address 11, Block A, 149 Teghoria having Assessee Number 20033154671 at present Ward No. 6 under Bidhannagar Municipal Corporation, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, under Post Office - Hatiara, Police Station - Rajarhat, Kolkata - 700157, District North - 24 Parganas for the development of multistoried building pursuant to necessary application to be made on the part of the respective owners thereof including the owner herein before the Bidhannagar Municipal Corporation.

[5] **THE UNIT/FLAT** shall mean and include the residential flat/ Apartment in the MULTI - STORIED building (G+4) to be constructed in accordance with the sanctioned building plan of the Bidhannagar Municipal Corporation and shall include all fixtures and fittings to be made therein and/or apartment thereto as is hereby agreed to be constructed by the Promoter/Developer.



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[6] **THE COVERED AREA** shall mean the built - up area measured at floor level of any Flat/Unit taking the external dimension of the flat including the built-up area of Balconies/Verandahs there excepting the walls separating one Unit from the other of which 50% (fifty percent) only to be added.

[7] **SUPER-BUILT-UP AREA** shall mean covered area and proportionate share of staircase, common area and utilities of the building.

[8] **THE COMMON AREAS** shall mean the common portions as will be available in the building including roof of the building.

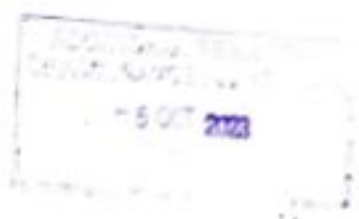
[9] **PROPORTIONATE OR PROPORTIONATE SHARE OR PROPORTIONATELY** shall the Purchaser's share in the land, common portions and in all other common rights and liabilities including common expenses.

[10] **THE COMMON EXPENSES** shall mean the expenses as will be borne by all the co-owners of the building.

[11] **THE BUILDING PLAN** shall mean the plan or plans to be sanctioned by the Bidhannagar Municipal Corporation in the name of Landowner for construction of multistoried buildings on the amalgamated land and shall also, wherever the context permits, such plans, drawings, designs, elevations, specifications as are prepared by



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the Architects including variations/ modifications therein, if any in respect of the project.

[12] **DEVELOPER:** The Developer shall mean **DPS NIRMAN PVT. LTD.** [PAN No. AAICD8505A] a Private Ltd company, having its registered office at P - 220 B, C.I.T. SCHEME NO IVM Kolkata - 700010 duly represented by its **Director: MR. PAWAN GOMES [PAN: APGPG1145P, Aadhaar No. 5293-5724-7362]**, son of Mr. Albert Cardinal Gomes, by faith - Christian, by Occupation - Business, by Nationality - Indian, residing at P - 688, Block A, Lake Town, Post Office and Police Station - Lake town, Kolkata - 700089.

[13] **SALEABLE SPACE** shall mean all the constructed and/or open space of the area which can fetch revenue of the said Project and/or Building(s) available in such part or size or dimension for independent use and occupation and will include the undivided impartible proportionate share in all common parts, portions, lands areas and facilities after making due provisions for the space required for common facilities and amenities.

[14] **LANDOWNER'S ALLOCATION:** On completion of the New Building the Landowner will be entitled to 59% of total constructed area in the New Building TOGETHERWITH the undivided proportionate share in the land comprised in the said land and attributable thereto AND TOGETHERWITH the undivided proportionate share in all common parts, portions, areas and facilities



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5 OCT 2023

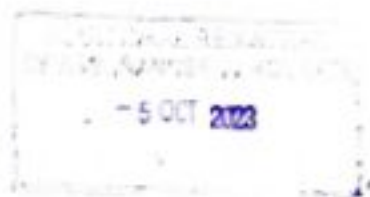
morefully and particularly described under **SECOND SCHEDULE** herein. The developer shall pay @ Ra. 4,800/- per square foot on possession for difference of allocation area to the landowner.

[15] **DEVELOPER'S ALLOCATION** shall mean and include 41% of the total constructed area i.e. the remaining share or portion other than Landowner's Allocation in the land herein out of the total constructed area i.e., open and covered area including total saleable area in the said project to be constructed over the said land morefully and particularly mentioned, described, explained, enumerated, provided and given at and under the **FIRST SCHEDULE** hereunder written and/or given which are applicable to the developer herein in terms of these presents comprising of various flats/units and/or car parking spaces both open and covered togetherwith the undivided proportionate share in the land comprised in the said land and attributable thereto AND togetherwith the undivided proportionate share in all common parts portions areas and facilities, morefully and particularly described under **FORTH SCHEDULE** herein.

[16] **SPECIFICATION** shall mean the specifications required for the purpose of construction, erection, promotion, building and development of the said multistoried building(s) on the land morefully mentioned in the **First Schedule** as may be decided by the Architect as morefully and particularly mentioned, described, explained, enumerated, provided and given in the **SIXTH SCHEDULE** hereunder written and/or given.



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[17] **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of flat/car parking space in the said multistoried building(s) to the intending purchaser(s)/ buyer(s)/ tenant(s).

[18] **TRANSFeree** shall mean person, firm, limited company, association of persons to whom any space/flat in the said project has been transferred, alienated, granted, demised, devised, provided and given.

[19] **THE ARCHITECT** shall mean the Architect as may be appointed by the Promoter/Developer as Architect for the proposed building.

[20] **THE ADVOCATE** shall mean the Advocate as may be appointed by the Promoter/Developer to act on their behalf for the entire project.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto in the following terms and conditions:-

ARTICLE-I: COMMENCEMENT

1.1. The terms of this agreement shall commence and/or shall be deemed to have commenced on and from and with effect from the date of execution of this agreement.



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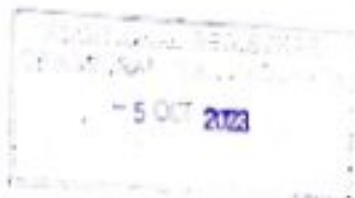
1.2. Unless terminated by mutual consent this agreement shall remain in full force and effect until such time the said project is completed and necessary completion certificate is obtained.

1.3. The Landowner and the Developer have entered into this agreement purely on contractual basis and under no circumstances this shall be treated as a Partnership in between the parties and this Agreement is not for sale of land.

ARTICLE-II: LANDOWNER'S RIGHT AND REPRESENTATION

2.1 At or before entering into these presents the Landowner herein have assured and represented the Developer herein as follows:-

- i. That the Landowner herein in their capacity as the Landowner have clear and marketable title in respect of the SAID LAND morefully mentioned in the First Schedule hereinafter referred to as said land.
- ii. That the said land is free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, trusts, mortgages, debts, dues, acquisitions and requisitions whatsoever without any interference from any authority whomsoever subject to the right of the tenants/occupants, if any, based therein.
- iii. That the Landowner herein are otherwise in uninterrupted and peaceful possession of the said land without any interruption or



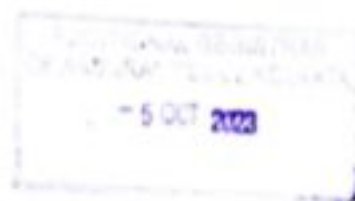
disturbance and/or claim from any person and/or persons in respect of the said land.

- iv. That the Landowner herein have not entered into any agreement for sale, memorandum of understanding, transfer and/or lease and/or development agreement and/or mortgage nor have created any interest with any company and/or Partnership Firm and/or Limited Liability Partnership Firm and/or individual person into or upon the said land or any part or portion thereof.
- v. No acquisition or requisition proceeding/s is/are pending in respect of the said land nor the Landowner herein has received any such notice or have any knowledge in this regard.
- vi. That all municipal rates, taxes, khajna and other payable in respect of the said land up to the date of handing over of the possession of the First Schedule land hereunder written and/or given by the Landowner herein to the developer herein as per the terms of these presents have been paid and/or shall be paid by the Landowner herein and the Landowner herein have agreed to keep the Developer herein, its successor and/or successors-in-interests and assigns saved harmless and fully indemnified from all costs, charges, claims, actions, suits and proceedings arising out of unpaid dues in respect of the said land, if any, till the date of handing over possession.



- vii. Upon handing over possession of the said land for construction, development and promotion, all liabilities regarding the municipality tax, khajna or otherwise as may be applicable, statutory or non-statutory in respect of the said land shall be borne exclusively by the Developer herein.
- viii. After handing over of possession of the Landowner's respective allocations to the Landowner by the Developer, all liabilities regarding municipality tax, rent, khajna, statutory or non-statutory shall be the liabilities of the respective Landowner or their successors-in-interest and transferees of the Landowner's allocation, as the case may be.

2.2. With a view to develop the said land described in the First Schedule hereunder written as may be permitted by all concerned authorities, the Landowner hereby agree to entrust and hand over to the developer the work and right of development of the said land, described in the First Schedule hereunder written, on the terms hereinafter contained. After due diligence and searches the developer herein have accepted the title of the Landowner but in the event of any of the representations being found to be incorrect it shall be the obligation of the Landowner to cause the same to be remedied and/or rectified entirely at their own costs.

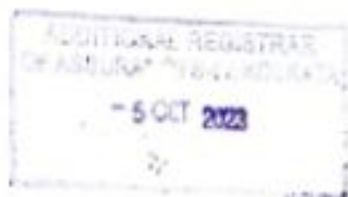


2.3. The Landowner herein agrees to grant right of development to the developer on the condition that the Landowner will not be responsible for bearing the costs and expenses of obtaining sanction of building plans and/or other statutory permissions which may be required for completion of the project together with all costs of constructions whatsoever upto total completion of the project, which be borne exclusively by the developer. However, the Landowner shall always be ready and willing to render necessary assistance and cooperation to the developer for all purposes related to and connected for all other purposes ancillary to development of the land including signing and executing all documents, applications etc. in connection with the same.

2.4. After signing this Agreement the Landowner shall handover all the original documents to the developer including original Title Deed, Porcha, Mutation Certificate, Tax Receipts etc.

ARTICLE-III: DEVELOPER'S REPRESENTATION

3.1 At or before the execution of these presents, copy of all the title deeds, documents and papers concerning the FIRST SCHEDULE land hereunder written and/or given has been inspected by the developer herein and the developer herein are primarily satisfied with regard to the right, title and interest of the Landowner.

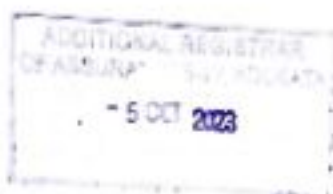


3.2 The Developer herein have assured the Landowner herein that the Developer herein have adequate funds to invest sufficiently at and under the subject project and has enough manpower, technical team, technical expertise and others in order to complete and finish the subject project within the time limit as provided hereunder.

ARTICLE-IV: DEVELOPER'S RIGHTS

4.1. In pursuance of the mutual obligations and also subject to the various terms and conditions herein contained and on the part of the Developer herein to be paid, performed and observed, the Landowner herein have agreed to grant the exclusive right of development for commercial exploitation in respect of the aforesaid land, if required along with the same unto and in favour of the Developer to undertake development of the said land whereby the Developer shall be entitled to undertake the project of residential and/or residential-cum-commercial project and construct erect and complete the multi-storied buildings thereof (Ground plus maximum available upper floors) comprising of several self-contained units/flats/apartments/ car parking space/shops etc. and others to be held and/or enjoyed independent of each other.

4.2. NOTHING in these presents shall be construed as a demise or assignment or conveyance in law by the Landowner herein of the said land or any part thereof to the developer or as treating transfer of any right, title or interest in respect thereof to the Developer herein other



than granting the right to the Developer herein to commercially develop the same in terms hereof and to deal with the developer's allocation in the multistoried building(s) of the said housing and/or residential-cum-commercial complex in the manner hereinafter contained.

4.3. The Developer shall be entitled to publish necessary advertisement in the daily news-papers and/or e-commerce and/or put hoarding, banner at the site of the said project and other place in the city and the Landowner shall not raise any objection in the matter.

4.4. The Developer alone shall have absolute authority to deal with the matter of sale of the flats/garages etc. of the Developer's allocation by virtue of this Agreement for Development to the intending purchaser or purchasers and the Landowner shall have no right to interfere in the matter.

4.5. The Developer shall have right to enter into business and/or commercial agreement with any company and/or Partnership Firm and/or Limited Liability Partnership Firm and/or individual person for construction of the said building.

ARTICLE -V : POSSESSION

5.1. The Landowner deliver the physical possession of the said land morefully mentioned in the First Schedule and the Developer receive the physical possession of the same for the development purposes and



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it is the responsibility of the developer to construct the building as per rule of Bidhannagar Municipal Corporation on the land morefully mentioned in the First Schedule alongwith with the adjacent land after amalgamating the two lands and the Landowner shall render all cooperation and assistance.

ARTICLE -VI : PLANS/PERMISSIONS

6.1 For the purpose of undertaking development of the said land morefully mentioned in First Schedule along with the adjacent land after amalgamation of the two lands, the Developer herein will cause a map or plan to be prepared initially consisting of Ground and various upper floors and will submit the same to the Bidhannagar Municipal Corporation for sanction thereof. The Developer shall subsequently make construction of buildings of the project on the said land, after amalgamation of the two lands, as per the sanctioned building plan with such modification in accordance with law and the Developer herein shall engage and/or appoint Architect, Engineers and other agents for the said purpose and shall make payment of their fees and/or charges. Further the developer herein shall make all endeavours to obtain the maximum F.A.R. In case the sanction plan is required to be modified, revised or fresh plan required to be obtained specifically for the purpose of getting extra floors from the original sanction plan, then in such an event the sanction fee(s), fine and penalty payable to the Bidhannagar Municipal Corporation shall be paid exclusively by the Developer herein. The developer shall be



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authorized by the Landowner herein to obtain the said extra F.A.R. but all the cost charges and expenses including miscellaneous expenses, fees, sanction fees, penalty, architect fees etc. and related cost will be borne by the Developer herein exclusively and it is further clarified that the cost of construction entirely to be borne by the Developer herein. The said extra F.A.R., if sanctioned subsequently, shall be divided proportionately as per the allocation mentioned in this agreement between the Landowner and Developer herein.

6.2. The Developer herein shall take all steps to obtain all permissions approvals and/or sanctions as may be necessary and/or required for sanction of building plan and construction work thereon in accordance with the applicable law relating to Regulation of Real Estate Developments in the State of West Bengal and the Landowner hereby agrees and undertake to sign all papers and/or documents as may be necessary and/or required.

ARTICLE-VII: COMMENCEMENT OF WORK AND SPACE

ALLOCATION

7.1. The Developer herein shall start the work of the said construction, erection, promotion, building and development of the said multi-storied building(s) after amalgamation of the land specifically mentioned in the First Schedule and the adjacent land and thereafter as soon as possible from the date of sanction of the building plan thereof.



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7.2. That the Developer herein shall be entitled to transfer or otherwise deal with the Developer's allocated area as mentioned hereinbefore in the said project and accordingly the Landowner herein shall be entitled to transfer or deal with the Landowner's allocated area.

7.3. That the Developer herein shall be entitled to transfer and/or assign its allocated portion to any third party on or before the completion of construction of the building and the developer is entitled to enter into agreement(s) for sale and/or transfer in respect of their allocation with different purchaser(s), buyer(s) or their nominee(s) and further shall be entitled to receive all advances and full consideration for the said developer's allocated area, as morefully mentioned in THIRD SCHEDULE. Similarly, the Landowner herein if wishes shall be entitled to enter into agreement(s) for sale and/or transfer of any manner in respect of his allocation with different purchaser(s), buyer(s) or their nominee(s) and further shall be entitled to receive all advances and full consideration for the said Landowner's allocated area, as morefully mentioned and described in SECOND SCHEDULE hereunder written independent of the developer or any other party whomsoever. Be it mentioned herein the Landowner herein shall have no liability and obligation as regards the agreement for sale to be executed by and between the developer herein and the intending purchaser(s) and/or the buyer(s) thereof in any manner whatsoever in respect of the developer's allocated area. Similarly the developer



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herein shall have no liability and obligation as regards the agreement for sale to be executed by and between the Landowner herein and the intending purchaser(s) and/or the buyer(s) thereof in any manner whatsoever in respect of the Landowner's allocated area.

7.4. That in so far as necessary, the dealings, namely, submission, sanction, revision, modification of plan for the subject construction including sale, alienation, transfer, demise, devise and grant of the Developer's allocation, obtaining electricity connection, water, drainage, sewerage connections and other such facilities and utilities and others by the Developer herein in respect of the said project shall be in the name of the Landowner herein for which purpose the Landowner undertakes to give the Developer the Power-of-Attorney in a form and manner as is reasonably required. It being however agreed that such dealing shall not in any manner fasten or create any financial liability upon the Landowner or affect the right, title or interest of the Landowner's land or Landowner's allocation in the said project in the said land.

7.5. The Landowner herein undertakes that as per the request of the developer herein, if required on exceptional condition the Landowner herein shall execute the Deed of Conveyance or conveyances or any other Deed(s) of like nature of transfer unto and in favour of the Developer herein or its nominee or nominees at the costs and charges of the Developer herein or its nominee or nominees and the Landowner herein agrees to join as the Vendor in the said Deed(s)



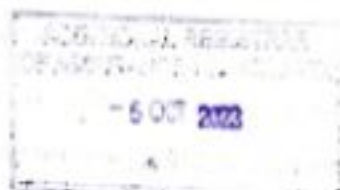
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of Conveyance to be executed in respect of the transfer of Flats and/or Car Parking Spaces alongwith undivided proportionate share of the land underneath attributable to the Developer's allocation unto and in favour of the transferee and the Developer herein shall join as Confirming Party receiving consideration therein in the said Deed(s) of Conveyance. The Developer herein shall be entitled to sell, transfer, demise, devise, grant and provide its allocation by the Power-of-Attorney conferred herein.

7.6. Upon sanction of the plan pursuant to and in terms of these presents, the specific allocation of the Parties herein shall be demarcated and/or depicted as per the sanction plan and the same may be further revised, as per the applicability, if any, according to the revision(s) and/or modification(s) thereof in proportion to the respective allocations between the Parties herein and thereupon the Landowner herein shall provide a further registered Power-of-Attorney which may be further supplemented and/or further executed as per the applicability, if any, according to the revisions and/or modifications of the sanctioned plan in proportion to the respective allocation between the parties herein.

ARTICLE-VIII: SAID PROJECT

8.1. That the Landowner shall deliver the physical possession of the said land mentioned, described, explained, enumerated, provided and given at the FIRST SCHEDULE and after receiving the physical



possession of the said land, the landowner shall make every endeavor to amalgamate his land with the adjacent land owned by his brother namely Tanay Chakraborty and particularly mentioned hereinafter. After completion of Amalgamation of the two lands the Developer will apply for sanction of the plan of the building to be construct on the amalgamated land and after sanction of building plan the Developer herein shall construct erect and complete the said project over the said amalgamated land in accordance with the building plan with good and standard materials as specified in the SIXTH SCHEDULE including the portion of the Landowner' allocation.

8.2. The Developer shall install electric meter, water pump, lift and other apparatus at their own costs and expenses to facilitate the construction of the project but cost of individual electric meter will be borne by the intending buyer or buyers for the developer's allocation and the landlord for landlord' s allocation.

ARTICLE - IX: PROCEDURE

9. The Landowner execute Development Power(s) of Attorney herein in favour of the developer and/or its nominee and/or nominees as may be required for the purpose of obtaining necessary permission(s) approvals and sanctions from different authorities in connection with the construction of the said projects and also for pursuing and following up with the Bidhannagar Municipal Corporation, the Urban Land (Ceiling and Regulation) Act, 1976, Fire



Department, West Bengal Building (Construction and Transfer by Promoters) Act, Pollution and Environment control Authorities, Directorate or etc obtaining Sewerage Connection, Water, Electricity supply and charges plan and for obtaining the completion and occupancy certificate and other authorities and for booking and/or entering into agreement for sale and to execute and register necessary deed(s) of conveyance in favour of the intending purchaser or purchasers in respect of saleable area of the said flats of the developer's allocations.

ARTICLE X: BUILDING

10.1. The developer shall at its own costs construct, erect and complete the Project on the said amalgamated land in accordance with the sanctioned plan as per the specifications more fully and particularly mentioned, described, explained, enumerated, provided and given in the SIXTH SCHEDULE hereunder written and/or given and the common facilities and amenities hereinbefore mentioned as may be certified by the Architect of the said Project and the same shall be completed within the said completion date.

10.2. Subject as aforesaid the decision of the Architect regarding the quality of the materials shall be final and binding between the parties hereto.



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10.3. It is made clear that all the flat/unit and/or car parking spaces buyers shall share in common the proportionate charges for payments, deposits made to WBSEDCL for H.T./L.T. Line charges, all cable installations, contractor's remuneration, transformer, meters, sub-meters and cables and their installation charges and accessories and payments in respect thereof shall be made to the developer according to their respective allocated areas.

10.4. To apply for and obtain temporary and permanent connection of water, electricity, power, drainage, drainages and/or gas to the project and other inputs and facilities required for the better enjoyment of the building but all the costs and expenses shall be borne by the developer herein without creating any financial liabilities on the Landowner herein for which purpose the Landowner shall execute in favour of the developer or its nominee necessary power(s) of attorney conferring such powers and other authorities as shall be required by the developer. Such Power of Attorney will remain in force until the Bidhannagar Municipal Corporation and/or statutory authorities issues necessary completion certificate.

10.5. The developer herein shall at its own costs and expenses and without creating any financial and other liability on the Landowner herein construct and complete the project of various units/flats/car parking space(s) therein in accordance with the sanctioned building plan and any amendment thereto or modification thereof made or



caused to be made by the Developer as per specification described in the SIXTH SCHEDULE hereunder written and/or given.

10.6. All costs charges and expenses including Architect's Structural Engineers' fees shall be discharged by the Developer and the Landowner herein shall bear no responsibility in this context.

10.7. The Landowner herein shall not cause any obstruction or interference to the developer continuing with the construction erection and completion of the said project as well as ensure that no one else is claiming any right title interest through or behalf of the Landowner, obstruction or creating any problem or difficulty in such construction. Landowner shall have the right to inspect as and when they shall think fit to see quality of jobs and materials.

ARTICLE-XI: COMPLETION

11.1. Unless prevented by circumstances beyond the control of the developer and/or circumstances amounting to force majeure as hereinafter appearing the said project shall be constructed erected and completed within a period of 24 months from the date of sanctioned building plan with a grace period of 6(six) months hereinafter referred to as the COMPLETION DATE. For the purpose of completion, the certificate of concerned department of the Bidhannagar Municipal Corporation shall be final conclusive and binding on the parties.



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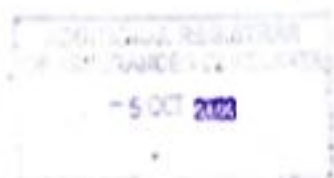
11.2. That the Developer shall construct the said proposed building/s in time and shall hand over physical possession of the Landowner's Allocation on time and the Landowner shall not demand and/ or claim any extra benefit save and except clearly mentioned by these presents.

11.3. That the Developer will punctually and faithfully construct the said building in time and hand over the construction as Landowner's allocation to the Landowner along with completion certificate of the proposed building.

ARTICLE-XII : DEVELOPER'S OBLIGATIONS AND INDEMNITY

12.1. The Developer shall:

- i. Install all electricity line, wiring, water, and shall ensure that the same connect directly to the mains.
- ii. Remain responsible for any accident and/or mishap taking place while constructing erecting and completing the said project and/or buildings in accordance with the said plan and has agreed to keep the Landowner herein save harmless and fully indemnified from and against all the costs, charges, claims, penalties actions, suits and proceeding(s) thereof.



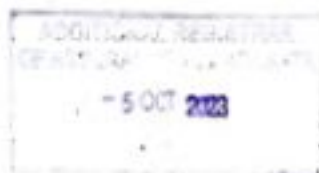
- iii. Incur all costs, charges and expenses for the purpose of constructing erecting and completing the said building(s) whatsoever in accordance with the sanctioned building plan.
- iv. Not to allow any person to encroach or permit any encroachment by any person and/or persons into or upon the said amalgamated land or any part or portion thereof.
- v. The Developer shall not without the written consent of the Landowner assign this agreement in favour of any Third Party.
- vi. The Developer shall not encumber the land or the Landowner's allocation in any manner whatsoever.
- vii. The Developer herein declare and undertake that before starting of construction, the Developer shall comply with all formalities and obtain necessary permissions from the authorities concerned.

ARTICLE-XIII: LANDOWNER'S OBLIGATIONS

- 13. The Landowner herein has agreed:-
 - i) To co-operate with the Developer in all respect for development of the said amalgamated land in terms of these presents.



- ii) To execute all deeds documents and instruments as may be necessary and/or required from time to time.
- iii) For the purpose of obtaining all permissions approvals and/or sanctions to sign and execute all deeds documents and instruments as may be necessary and/or required to enable the Developer to undertake construction of the project and/or Buildings in accordance with the said sanction plan.
- iv) To execute and register Development Power of Attorney in favour of the Developer or its nominee and/or nominees at the request and expenses of the developer as and when deemed necessary by the developer.
- v) Upon request of the developer and on exceptional condition, the Landowner shall execute the Deed of Conveyance in respect of the various constructed portion unto and in favour of the intending purchaser acquiring units/apartments constructed spaces and car parking spaces falling in the developer's allocation in the manner as stated above.
- vi) In view to avoid any future complication the Landowner herein undertakes that they will not cancel these presents Development Agreement and/or revoke the Development Power of Attorney granted by them subject to the fact that the developer herein shall perform and act in terms of these



presents to the best satisfaction of the Landowner in respect of all the terms and conditions hereof.

ARTICLE-XIV: MISCELLANEOUS

14.1. The Landowner hereby authorizes the Developer to sell, transfer, demise, devise, grant, provide and deliver all the portions to all the prospective purchaser(s), buyer(s) and/or transferee(s) in respect of the Developer's allocation only.

14.2. The Landowner herein hereby agrees and undertakes that they shall handover the documents regarding title of the said land on signing of this agreement and undertakes that the Landowner herein shall not create any charge or mortgage in respect of the FIRST SCHEDULE land hereunder written and/or given in any manner whatsoever.

14.3. That the Landowner shall have the right to make objection in the matter of construction in case of wrong/poor workmanship or using poor quality materials.

14.4. The Landowner will have full right to enter into said building and to inspect the construction work carried out by the Developer.

14.5. It is agreed by and between the parties hereto that the Developer herein and the Landowner herein shall be entitled to enter into Agreement(s) for Sale, Transfer and/or Lease in respect of their respective allocated area in their own name and it will not be



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obligatory for the developer and/or Landowner to be confirming parties and by this agreement both the developer and the Landowner herein give his consent in that respect.

14.6. It is also specifically agreed that all this allocation of area and/or space mentioned herein or its definition or part thereof shall be in conformity with the definitions and descriptions laid down as per Real Estate Regulation Law applicable to the State of West Bengal.

14.7. That the Landowner shall have the right to make objection in the matter of construction in case of wrong / poor workmanship or using poor quality materials. The Landowner will have full right to enter into said building and to inspect the construction work carried out by the Developer.

14.8. All disputes and differences arising out of this agreement regarding the construction or interruption of any of the terms and conditions shall be referred to the appropriate forum or court having jurisdiction.

ARTICLE - XV: POWER OF ATTORNEY

15.1 It is necessary, for the purpose of ensuring smooth and proper completion of the development project pursuant to the terms as recorded hereunder and for commercial utilization of the developer's allocation in the proposed G+4 building that the owner duly authorize and empower the developer and/or its nominee and/or nominees as



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may be required for the purpose of obtaining necessary permission(s) approvals and sanctions from different authorities in connection with the construction of the said projects and also for pursuing and following up with the Bidhan Nagar Municipal Corporation, the Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, West Bengal Building (Construction and Transfer by Promoters) Act, Pollution and Environment control Authorities, Directorate obtaining Sewerage Connection, Water, Electricity supply and charges plan and for obtaining the completion and occupancy certificate and other authorities and for booking and/or entering into agreement for sale and to execute and register necessary deed(s) of conveyance in favour of the intending purchaser or purchasers in respect of saleable area of the said premises of the developer's allocations.

15.2 For the reasons as stated above, the owner does hereby hereunder nominate, appoint and constitute and have nominated, appointed and constituted **MR. PAWAN GOMES [PAN: APGPG1145P, Aadhaar No. 5293-5724-7362]**, son of Mr. Albert Cardinal Gomes, by faith - Christian, by Occupation - Business, by Nationality - Indian, residing at P - 688, Block A, Lake Town, Post Office and Police Station - Lake town, Kolkata - 700089 as the true and lawful Attorney to act jointly or severally for and on their behalf to do and execute all or any of the following acts, deeds and things, that is to say:-



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1. To look after and manage the property on behalf of the OWNER/LANDLORD.
2. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate side of High Court Courts, Supreme Court, any judicial and quasi judicial commission and forum and also in the Registration Offices, and in any other Office of Government, in the Office of the Bidhan Nagar Municipal Corporation or any other Municipality, Panchayat, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, or any other office or Local Authority on behalf of us and for such purpose our said Attorney may accept service of any summons or any notice issued by any authority, shall be received by our Lawful Attorney.
3. To sign and verify the plaint, written statements, petition of claim and objection, memorandum of appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the Schedule hereunder written in any such Court or Office.
4. To execute Deed of Amalgamation and represent us before Registering authority for amalgamation of my land with the adjacent land of my Tanay Chakraborty and also to represent



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me before concern authority including Bidhan Nagar Municipal Corporation and Rajarhat BLLRO for amalgamation.

5. To appoint, engage on our behalf any Advocate, Pleader, Solicitors or any other legal practitioner whenever our said Attorney shall think proper to do so and to discharge and/or terminate their appointments.
6. To cause mutation of our Property where necessary effected in the revenue and/or in the record of The Bidhan Nagar Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Bidhan Nagar Municipal Corporation as and when necessary on our behalf.
7. To demarcate or delineate our said properties that be necessary for the said purpose by virtue of Deed of Boundary Declaration or Deed of Rectification to be registered and to sewer any affidavit thereto.
8. To deposit the revenue and/or fee for our said property in The Bidhannagar Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.



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9. To sign building Plan and/or modified Plan and/or revised Building Plan for our said property and all the papers thereto and to sign the same on our behalf or file the said Building Plan or modified or revised Plan before The Bidhan Nagar Municipal Corporation for sanction and then to get delivery the same on our behalf from The Bidhan Nagar Municipal Corporation and execute any affidavit thereto and also execute and registered any Deed of Declaration to be required for the same.
10. To sign drainage and sewerage Plan for the Bidhan Nagar Municipal Corporation in respect of the Premises and to sign all the papers related thereto.
11. To sign the Plan for taking water connection from the Bidhan Nagar Municipal Corporation in respect of the said Premises as mentioned in the Schedule below and also to sign all the papers thereto.
12. To look after and to control all the affairs for the development of the said land and construction of a Ground Floor plus Three Storied Building building thereon on the said Premises as per sanctioned Building Plan sanctioned by The Bidhan Nagar Municipal Corporation or other government Authority at the cost of the Developer and the Developer shall sign and execute on behalf of the owner all the Declaration Deed or any other



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Declaration as mentioned in the Schedule below and register such documents as per requirement for interest of the proposed project.

13. To execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowner.
14. To appear and represent on behalf of the PRINCIPALS, i.e. LAND OWNER herein on or before any necessary authorities including, The Bidhan Nagar Municipal Corporation, Fire brigade, West Bengal police, necessary Departments of Government of West Bengal, in connection with the sanction, modification and/or alteration of Development plans for the above mentioned property and also for the interest of the proposed project.
15. To pay fees for obtaining the sanction and modification of plan and such other orders and permissions from the necessary authorities on behalf of the landowner as required for sanction, modification and/or alteration of the Development Plan and also to submit and take delivery of titles, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities



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and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our attorney shall think fit and proper.

16. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the building plans to be sanctioned from the authority or authorities.
17. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper and for that purpose to demolish and/or remove any house, building and/or structure of whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.
18. To apply for obtaining electricity, sewerage, drainage, telephone, lift, or other connections or obtaining electric meter or any other utility to the said property and/or make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto before the concerned authority/authorities for such connection of electric, drainage and sewerage, water, telephone, connection etc and to execute and sign all paper plan for sanction drainage and sewerage connection of the said entire property and to do all such other



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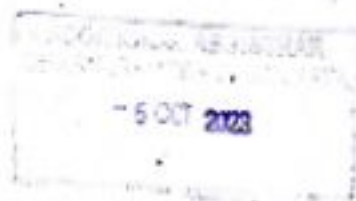
acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.

19. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
20. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
21. To appear and represent us before all authorities for fixation and/or finalisation of the annual valuation of the said property and for that purpose to sign that purpose 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.
22. To negotiate with others for giving possession of the flats etc, in lieu of proper consideration sum against the Developer's Allocation and the DEVELOPER shall get all the acts in the Premises and the DEVELOPER shall get the Developer's Allocation as mentioned in the Third Schedule hereinbelow.
23. To collect advance or part payment or full consideration from the intending persons of the Developer's Allocation alongwith the proportionate share of land and grant receipt in favour of

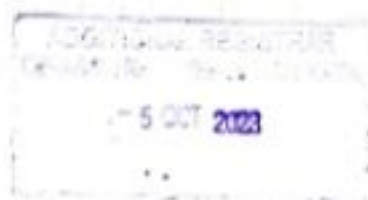


the interested person/persons who are interested to take possession of flat/flats etc in lieu of satisfactory consideration.

24. To advertise in different news-papers and display, hoarding in different places, and also to engage agency or agencies for selling flats and car parking spaces of the Developer's Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sale the Developer's Allocation as mentioned in the Third Schedule of this to any Third Party or Parties at any consideration price to be fixed up only by the DEVELOPER.
25. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/ Car Parking Space including proportionate land share of the said Developer's Allocation alongwith the proportionate share of land at our aforesaid premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per said registered Development Agreement.
26. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.



27. To appear and represent us before any notary, Registrar of Assurances, District Sub-Registrar, Additional District Sub-Registrar and other office or offices or Authority or Authorities having jurisdiction and to present for registration and complete for registration and to acknowledge and complete for registration and to acknowledge and register or have registered and performed any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Rectification, Deed of Declaration and/or any kind of instrument which shall be executed and signed by the said Attorney in any manner after taking permission from the Authority concerned if it is required concerning the said property in respect of the entire constructed building area.
28. To sign and execute sale agreement and sale deed and take necessary steps for registration of the Developer's Allocation as mentioned in the Third Schedule hereinbelow.
29. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
30. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of or to be institute preferred by or any person or persons in respect of the said property.



31. To compromise suits, withdraw suits, appear or other legal proceedings in any Court, Tribunals or other authority whatsoever and to sign and verify the application thereof in respect of the entire premises.
32. To sign declare and/or affirm any complaints, written statements petitions, affidavits, verifications, vokalatnama, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
33. To deposit and withdraw free, documents and moneys in and from any Court or Courts and/or other person or persons or authority and given valid receipts and discharge thereof.

15.3 AND GENERALLY TO act as my attorney in relation to all matters touching the said property and on my behalf to do all instruments, acts, nature, deeds and things as fully and effectually as I would do if I would personally present.

15.4 AND I hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue at these present including such confirming and other works till the completion of the whole deal/transaction as per said registered Development Agreement.



ARTICLE-XVI : FORCE MAJEURE

16. The developer herein shall not be treated to have committed a default and the developer's obligations and covenant will be suitably extended under the Force Majeure clause. Force Majeure shall include lockdown, natural calamities, Act of God, flood, tidal waves, earthquake, riot, war, storms, tempest, fire, civil commotion, air raid, strikes (including by contractor/construction agencies) lock out, transport, strike notice or prohibitory order from Municipal Corporation or any other statutory body or any court, Receiver, Government Regulations, new and/or changes in any Municipal or other rules, laws or policies effecting or likely to affect the project or any part or portion thereof, shortage of Essential Commodities and/or any circumstances beyond the control or reasonable estimation of the parties herein.

THE FIRST SCHEDULE ABOVE REFERRED TO

(THE SAID LAND)

ALL THAT piece and parcel of plot of DANGA land measuring about **ALL THAT** piece and parcel of plot of DANGA land measuring about **4 (four) Cottahs 12 (Twelve) Chittacks 26 (Twenty six) Square Feet** be the same a little more or less lying and situate under Mouza - TEGHARIA, J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. 258, Kri 114/3 and 264, L. R. Khatian No. 1914 R. S. and L. R. Dag No. 215, within the local limits of previously Ward No. 7 of the



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Governing Suits

Hatiara Road

Rajarhat Gopalpur Municipality now Holding Number renumber as AS/148/08 having Holding Address 11, Block A, 148 Teghoria having Assessee Number 20033154669 at present Ward No. 6 under Bidhannagar Municipal Corporation, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, under Post Office - Hatiara, Police Station - Rajarhat, Kolkata - 700157, District North - 24 Parganas within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, District North - 24 Parganas TOGETHER WITH all rights, liberties and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc. and the land is butted and bounded as follows:

ON THE NORTH : Land of under Dag No. 215, 216, and 177;
 ON THE SOUTH : Land of Tanay Chakraborty;
 ON THE WEST : 20 feet wide road;
 ON THE EAST : 12 feet wide road;

THE SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNER'S AL LOCATION)

The Landowner will be entitled 59% of total constructed area in the New Building TOGETHERWITH the undivided proportionate share in the land comprised in the said land and attributable thereto AND TOGETHERWITH the undivided proportionate share in



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all common parts, portions, areas and facilities morefully and particularly described under FIRST SCHEDULE herein.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The Developer will be entitled to 41% of the total constructed area to be constructed over the said land morefully and particularly mentioned, described, explained, enumerated, provided and given at and under the FIRST SCHEDULE hereunder written and/or given which are applicable to the developer herein in terms of these presents comprising of various flats/units and/or covered car parking spaces and togetherwith the undivided proportionate share in the land comprised in the said land and attributable thereto AND togetherwith the undivided proportionate share in all common parts portions areas and facilities, morefully and particularly described under FOURTH SCHEDULE herein.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON RIGHTS AND SERVICES OF THE BUILDING)

Common areas and facilities shall mean all those areas, passages and facilities situated outside the net area of the flat, which is necessary for the enjoyment of the flat by the Landowner. They are as follows:-



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1. Main Entrance Gate and Entrance corridors on ground floor and Landing and corridor on each floor, stair-cases with stairways on all the floors of the said building and Stair-case of the building leading towards the vacant roof and stair room on the roof and Common passages from the main entrances on the ground floor leading to the top floor vacant roof of the building.
2. All common services and upon common spaces and undivided proportionate share of land and rights, liberties, easement and privileges and appendages and appurtenances to be enjoyed by the Co-owners.
3. Water ways including main Ferule, Pump Room/space, Water pump and motor with corresponding electrical connections, overhead water tank, Semi Underground Reservoir, Septic Tank and all water supply line and plumbing lines.
4. Electric meter space and Common electric meter with corresponding main switch, common main line wirings, Security light in and around the building.
5. Drainages and sewerages and soil lines with pits and master trap within the main land within which the building is situated.



6. Boundary walls and main gate and vacant roof for the purpose of services.
7. Such other common parts, equipment, installations, fixtures, and fittings and open spaces in or about the said building.
8. Roof top of the building with parapet walls, columns, railing and pipes.
9. Vacant space of the ground floor including sitting area.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES AND EXPENDITURES TO BE PAID BY EACH
OF THE PARTIES)

1. The expenses of maintaining, repairing, redecorating, etc the main structure, roof with parapet wall and/or fittings, cutters and pipes of the building, Motor Pump, water pipes and installations in under and upon the building, boundary wall of the building compound, the cost of cleaning and lighting the passage, landing staircase, other parts of the building which are to be enjoyed and are to be used by other co-owners and/or occupier of the building.
2. All cost of maintenance, operating and replacing Lift, whitewashing, painting, repairing and lighting the common parts, roof and also the other parts of the said building.



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3. All charges and deposit for supplies of common utilities.
4. Cost of salaries of caretaker, guard man, sweepers, etc, if any.
5. The taxes and other outgoings save and except those are separately assessed for the respective unit.

THE SIXTH SCHEDULE ABOVE REFERRED TO

CIVIL WORK SPECIFICATION

PILLING

1. R.C.C. AUGUR or DMC Pile Foundation in M20-M25 concrete as per the Structural Drawing & Specifications supplied by the Architect/ Employer. - all casting work to be done using spot mixing or RMC depend on the actual mobility access of the site conditions

FOUNDATION

1. R.C.C. Foundation shall be done for Ground + 4 Storied Building (as per design), casting will be done properly with M250-M25 Grade using Mixture/RMC and vibrator, etc. for pile-cap, tie beam, columns & lift-pit-walls all complete.
2. Pre-Anti termite treatment shall be properly in foundation.

SUPER STRUCTURE

1. R.C.C. Structure with M20-M25 Grade Concrete and FE-500 Grade TMT Bars (ISI marked) as per the Architect/Structural design for columns, stairs, lift walls, roof slab & beam casting.
2. 200mm thick external AAC Block work/1st class Red Bricks



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(as per the Architect /Structural specific design) with chemical adhesive/ cement mortar.

3. Machine mix M20 Reinforced Cement Concrete work for all other RCC work.
4. 125/75mm thick internal blockwork/brickwork (1:4) ratio.
5. 15mm thick internal plastering (1:5) ratio.
6. 15/20mm thick external plastering (1:5) ratio.
7. Elevation work as per the drawing & design given by the Architect.
8. Common Areas as per the drawing & design given by the Architect.

MATERIALS SPECIFICATION

1. **STEEL:** DURGAPUR FE 500 ISI MARK VSP BRAND OR EQUIVALENT(UPTO 65/KG)
2. **CEMENT:** AMBUJA/ULTRATECH -(BASE PRICE-350/-BAG)
3. **AGGREGATES:** SIZES ¾" & 5/8 down (BASE PRICE-RS. 80/- CFT)
4. **COARSE SAND:** Full Coarse Sand & Medium Coarse (Base Price- 65/- sft)
5. **BRICKS:** 1st class Red Bricks (BASE PRICE RS. 11/- PC)

FINISHING ITEMS SPECIFICATION

DOORS:

1. **Frames:** Sal wood 100mm x 75mm as per drawings & design
2. **Main Door:** Flush door with teak veneer cladding on both sides as per drawing & design (**Cost-10000/- Max**)
3. **Internal Doors:** 32mm block board both side paint finish (CENTURY/ Globe/Mars or equivalent make (Base Price Rs. 120/- sq. ft.)



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4. **Toilet Doors:** 32mm waterproof flush door phenol bonded with one side paint finish and internal side with 1mm thick lamination not exceed Rs. 1000/- sheet size 8x4 feet or 37mm hick PVC panel shutter door with fittings.

Main Door:

1. Godrej Ultra vertibolt Texture 1CK (Brown)
2. 1 pair decorative handle (Unit price Rs. 300/-)
3. 1 no's Stainless Tower bolt. (Unit price Rs. 150/-)
4. 1 no's 250mm stainless steel hasp bolt (Unit price Rs. 200/-)
5. 1 no's Door stopper (Unit price Rs. 120/-)
6. 1 no's Rubber Buffer

Internal Doors:

- 1 no's Mortise Lock with Handle (Unit price Rs. 650/-)
- 1 no's 250mm S.S. Tower Bolt (Unit price Rs. 150/-)
- 1 no's Door stopper (Unit price Rs. 120/-)
- 1 no's Rubber Buffer.

M.S. GRILLS & GATES:

1. 12mm square bar Window grills (1.5kg /sft) or 20mm x 6mm flat bar as painted black or white over 2 coat of primer as per the approved design in windows & balconies.
2. Collapsible Grill Gate to be provide at the mumty Room & Main building entrance.
3. Collapsible Grill Gate at each Flat Main Door (Cost Rs. 10000/- each)
4. M.S. Railing on balconies up-to 4ft height max
5. M.S. Grill Gate as per the approved plan.
6. Stainless Steel 304 Grade Hand Railing in staircase.



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WINDOWS & BALCONY

1. Powder coated White Anodized aluminum sliding windows with 1.5mm thick track medium section with 4mm clear/ transparent/ smoke white figured glass as per size mentioned in the drawings.

OR

White UPVC windows with 4-5mm clear glass. **Polysash** Make
Base Price @Rs 550/- sft)

ELECTRICALS

Concealed electrical wiring through fire proof PVC Conduit
(**Havel's / Finolex / MESAB / POLYAB**) with M.S. boxes &
Acrylic boards.

White colour Modular switches (**Havel's / Legrand / Anchor
/ Gold Medal or equivalent brand**).

DB with 12-16 ways MCB for all circuits. (Havel's/ Anchor).

64 a main switches for each flat (Havel's / Anchor / Gold
Medal).

Three phase supply to each flat & common area.

1.5 sq.mm for lights / Fan points.

2.5 sq.mm for 5A Points (T.V / Music system/ water purifier
etc)

4 sq. mm for 15A Points (AC / Main line / Geyser/ washing
machine etc) single line from DB to Points.

Proper electrical earthlings as per the ISI specification.

Include Electrical arrangements for pump, generators, lift etc.

Include lighting as per the specification



MASTER BEDROOM:

BOARD 1 (12 MODULE)

1. (Two) nos Light points. (Note: Additional point shall be given upto maximum 1 extra free of cost).
2. 1 (One) Fan point with regulator.
3. 1 (One) plug point (5 AMP & 16 Amp Combined).
4. 4 Nos spare

BOARD 2 (8 MODULE T.V.)

1. 2 Nos.5 amp plug with switch (T.V)
2. 1 No. cable point.
3. 1 spare.

BOARD 3 (8 MODULE Computer)

- 2 Nos.5 amp plug with switch (Comp.)
2 spare.

BOARD 4 (4 MODULE Bedside)

1. No. 5 amp + switch
2. 1 spare.

BOARD 5 (4 MODULE Bedside)

- No. 5 amp + switch
1 spare.

BOARD 6 (2 MODULE Bedside)

1. 1 No.15 amp plug for AC.
2. 1 spare.

BOARD 7 (2 MODULE AC)

1. Northwest starter for AC

BOARD 8 (6 MODULE-BALCONY)

1. 2 Nos lights
2. 1 No. plug + switch
3. 1 spare



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BOARD 9 (6 MODULE ATTACH TOILET)

1. 1 No. Geyser starter
2. 1 No. Exhaust fan point
3. 2 Nos. light points
4. 1 spare

BEDROOM 1:-

BOARD 1 (12 MODULE)

1. (Two) nos Light points. (Note: Additional point shall be given upto maximum 1 extra free of cost).
2. 1 (One) Fan point with regulator.
3. 1 (One) plug point (5 AMP & 16 Amp Combined).
4. 4 Nos spare

BOARD 2 (8 MODULE T.V.)

1. 2 Nos.5 amp plug with switch (T.V)
2. 1 No. cable point.
3. 1 spare.

BOARD 3 (8 MODULE Computer)

1. 2 Nos.5 amp plug with switch (Comp.)
2. 2 spare.

BOARD 4 (4 MODULE Bedside)

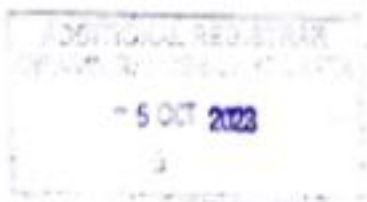
1. No. 5 amp + switch
2. 1 spare.

BOARD 5 (4 MODULE Bedside)

1. No. 5 amp + switch
2. 1 spare.

BOARD 6 (2 MODULE Bedside)

1. 1 No.15 amp plug for AC.
2. 1 spare.



BOARD 7 (2 MODULE AC)

1. Northwest starter for AC

LIVING/DRAWING & DINNING:-

BOARD 1 (12 MODULE DRAWING ROOM)

1. (Two) nos Light points. (Note: Additional point shall be given upto maximum 1 extra free of cost).
2. 1 (One) Fan point with regulator.
3. 1 (One) plug point (5 AMP & 16 Amp Combined).
4. 4 Nos spare

BOARD 2 (12 MODULE DINNING ROOM)

1. 2 nos Light Point
2. 1 nos. Fan Point

BOARD 3 (12 MODULE)

1. 3 nos 5AMP plug with Switch
2. 1 nos TV.
3. 2 nos Spare

BOARD 4 (8 MODULE COMMON TOILET)

1. 1 nos Light
2. 1 nos Exhaust Fan.
3. 1 no. 5 amp plug with switch.

BOARD 6 & 7 (4 MODULE SOFA SIDE UNIT)

1. 1 no. 5 amp plug with switch.
2. 1 nos Spare switch.

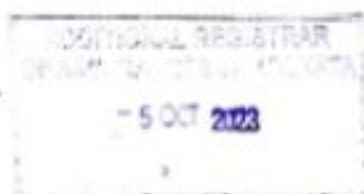
BOARD 8 (4 MODULE FRIDGE)

1. 1 no. 5 amp plug with switch.

KITCHEN:-

BOARD 1 (8 MODULE)

1. 1 no. 5 amp plug with switch.



2. 4 No. Switch (Chimney/Water filter/Micro oven/Grinder)
3. 1 Spare

BOARD 2

1. 1nos 15AMP Socket (Chimney)

BOARD 2

1. 1nos 15AMP Socket (Water-Filter)

BOARD 3

1. 1nos 15AMP Socket (Micro-wave)

BOARD 4

1. 1nos 15AMP Socket (Micro-wave)

BOARD 5

1. 1nos 15AMP Socket (Grinder Toaster/1 no 15Amp for Dishwasher)

TOILET 1

1. 1nos 5amp plug with switch. (Basin) one spare 5 amp
2. 1 No.15 amp for geyser.

TOILET 2

1. 1 No. 5 amp plug with switch.
2. 1 No.15 amp for geyser.
3. 1 Nos Fan

BALCONY (4 Module-Washing Machine)



1. 1 No. 5 amp plug with switch.
2. 1 No Spare switch

BOARD 2 (4 Module)

1. 1 No. 5 amp plug with switch
2. 1 No Spare switch

COMMON/OTHER AREAS

1. 2 (Two) Calling bell point.
2. 1 (One) light point in each landing of staircase
3. 20(Twenty)+5(Five) maximum light points for Car Park areas, Gate light, roof areas & passages
4. 7(Seven) no's 5/16 Amp plug point & 2 (Two) Fan points.
5. In each flat there will be inverter line for running of 7 Lights & 4 fans only.

OTHERS

1. Electrical arrangements for pump room, generator room etc.
2. Proper electrical facility in Ground floor room & toilet.
3. Generator changeover switch.
4. Individual DB (TPN) & 16WAY MCB in each floor area & 1(One) DB (TPN) & 6WAY MCB for common area & Lift.
5. Electrical points for common areas & Lift.
6. Meter Box with locking arrangement for installation of



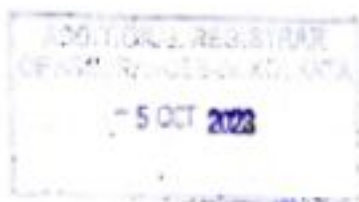
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Sub-meter.

SANITARY & PLUMBING

1. All plumbing lines will be concealed line for all toilets with UPVC PIPES (Supreme/Oriplast, Skipper, Astral/Ashirwad)
2. High density PVC pipes for water line & soil lines.
3. 100 mm dia PVC pipe for rainwater line.
4. CP fittings for all toilets (Parryware/ Hindware/Jaguar)
5. Toilets will be with 1 Western Commode European style white or ivory colour (Parryware/ Hindware or equivalent quality) with lowdown P.V.C cistern, white BASIN (Parryware/Hindware or equivalent quality).
6. 1 No's Commode Shower each toilet.
7. 2 in 1 wall mixture and one shower all chrome plated brush of (Parryware/Marc) standard fitting.
8. Stainless steel sink size 24"x18"x9" with cock with tap point in kitchen.
9. Water purifier point at the required position.
10. 6" dia sewerage line with necessary manholes, inspection chambers and master trap covered surface drain along the boundary wall.
11. One basin with tap in living/dinning room



TILES WORK (FLOORING & WALLS)

LIVING/DINNING/BEDROOM/BALCONY

1. Marble or KAJARIA / NITCO / JHONSON similar approved vitrified tile 2'-8" X 2'-8" slab laid in edgeless joints as per specification and design given by the Architect/ Employer (Shade/Colour to be approved by the Architect/ Employer) Natural Marble have to be fitted in all Window and balcony sills. [Base take off price of vitrified tile / marble to be considered as Rs. 50-60/-/- per SQFT for drawing and dining area and Rs. 55/- Sqft for Rooms.

TOILETS (Flooring & Walls)

1. Ceramic Tiles - Approved quality Ceramic Tiles of 24"X12" size(Kajaria / Jhonson / Nitco or similar approved) to be fitted in the wall along the entire length of the counter slab upto a height of 4'-0' above the counter (colour and design of tiles to be approved by the architect/ employer). (Base take off price Rs. 40/- sqft).

KITCHEN (FLOOR, WALLS, PLATFORM)

1. KAJARIA / NITCO similar approved vitrified tile "anti - skid" 2'-8" X 2'-8" slab laid in edgeless joints as per



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specification and design given by the Architect/
Employer (Shade/Colour to be approved by the
Architect/ Employer) Natural Marble have to be fitted in
all Window and balcony sills. [Base take off price of
vitrified tile / marble to be considered as Rs . 55/- per
SQFT.

2. Ceramic Tiles - Approved quality Ceramic Tiles of
24"x12" size(Kajaria / Jhonson / Nitco make) to be
fitted in the wall along the entire length of the counter
slab upto a height of 4'-0" above the counter (colour and
design of tiles to be approved by the architect/
employer). (Base take off price Rs. 40 per sqft).
3. Counter Slab - Granite (black) counter slab 22" wide to
be fitted as per the direction of the architect along with
sufficient black stone shelves under the counter with
provision for storage for gas cylinder. Granite price - Rs.
175/- SQFT.

FLOORING IN CAR PARK & MANDATORY OPEN SPACES.

1. A floating coat of cement slurry over 3" thick (average)
cement concrete (1:2:4) with 12mm down graded stone
aggregate (laid in slope) over 75 thick FBS. Kota stone
flooring in car park or equivalent anti skid tiles flooring.
Base takes off price of Kota Stone or anti skid tiles Rs.



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40/- Sqft.

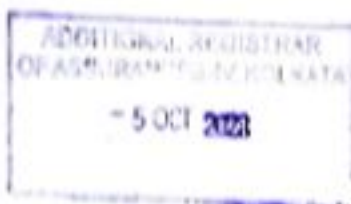
FLOORING IN STIRCASE/ LANDING & LOBBY ETC.

1. Double Molding Green / White Marble combined laid as per specification and design given by the Architect / Employer (Marble to be approved by the Architect / Employer) [Base take off price of marble to be considered as Rs 60/- Per SQFT.

PAINTING

1. 2 coats of Exterior Weather coat Paint (Asian/Dulux)
2. 1 Coats of cement primer over Birla Putty in all common areas.
3. White wash to inside lift well
4. 2 Coats of exterior paint inside boundary wall & all common areas over plastering.
5. Birla putty over all internal walls of the flats.
6. Birla putty over all external walls of the flats.
7. Staircase with plastic paint (Asian/Dulux)
8. All types of grills will be painted with 2 coats of synthetic enamel paint.

COMMON WORK



1. RCC UGWR with net cementing inside outside as per the drawing & design approved by Architect & structural.
2. Over-head Tank as per drawing & design approved by Architect & structural.
3. 125mm thick boundary wall of required height as per plan.
4. 1 No's of B.E. pump (2HP) with all suctions & delivery lines.
5. 1(one) loft will be provided in each flat.
6. The contractor will do civil work of the lift.
7. Servant quarter room shall be made as per the specification of Architect design & approval.

AMENITIES

1. CCTV CAMERA SURVIELENCE
2. VIDEO DOOR PHONE & INTERCOM SYSTEM
3. ENTRANCE LOBBY WITH SITTING AREA
4. AUTOMATIC LIFT (BLT Brilliant / Tech Ultimo)
5. BACK-UP POWER
6. FIRE EXTINGUSIHERS WITH FIRE ALARAM SYSTEM IN COMMON AREAS.



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
- 5 OCT 2023

IN WITNESS WHEREOF, the Parties of the **FIRST PART AND SECOND PART** herein put their respective hands and seals the day, month and year first above written.

SIGNED AND DELIVERED by the
abovenamed parties in presence
of:-

WITNESSES:

1. *Arthajit Chakraborty*
B.F. 7/20 D.B. Nagar, Baguipara
Kolkata - 59

Sunil Kumar

LANDOWNER

2. *Sanjay Banik*
10/1 J.C. Bose Road
P.O. New Barracks
Kolkata - 700131

DPS NIRMAN PVT. LTD.

S.P. Ghosh

Director

DEVELOPER

Prepared and drafted by:-

Abhishek Chakraborty
ABHISHEK CHAKRABORTY
Advocate

WB/435/2009
Alipore Judges' Court
Bar Association Room No. 9
Kolkata - 700027.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

- 5 OCT 2023

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 <i>Sutish Choudhary</i>	 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little
	 <i>S. S. Ganes</i>	 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little



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ADDITIONAL REGISTRAR
OF ASSURANCES - S-IV, KOLKATA
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Major Information of the Deed

Deed No.	1-1984-14686/2023	Date of Registration	05/10/2023
Query No./Year	1984-2002A55947/2023	Office where deed is registered	
Query Date	25/09/2023 4:46:24 PM	A/R - V HCLUATA, District Kolkata	
Applicant Name, Address & Other Details	Abhinav Chakraborty Address: 255B Ratanmangla Thana, Ratanmangla, District: South 24-Parganas, WEST BENGAL, PIN - 700115, Mobile No. 9830277755, Status: Applicant		
Transaction	Additional Transaction		
(B118) Sale, Development Agreement or Construction agreement	4000 Power of Attorney, General Power of Attorney, Rep. ED-4, 4000 Other than immovable Property, Declaration No. of Declaration: 2		
Set forth value	Market Value		
Rs. 1,000/-	Rs. 1,55,79,246/-		
Stamp duty Paid(SD)	Registration Fee/Paid		
Rs. 45,070/- Article 48(g)	Rs. 112/- Article 55 & 5		
Remarks	Received Rs. SD+ RFT only from the applicant for issuing the agreement sets, under seal		

Land Details :

District: North 24-Parganas, P.S.-Raipur, Municipality: SONAMNAGAR MUNICIPALITY CORPORATION, Road: Masters Road, Mouza: Tegpara, Holding No: 45+4608.1 No. 5, Pin Code: 700107

Sl. No.	Plot Number	Khatian Number	Land Use	Area of Land (sqm)	Set forth Value (Rs.)	Market Value (Rs.)	Other Details
1	LN-19 NO. LN-19/14	8004	Bara Danga	4 Katta 10 Chak 28 Sq. ft.	1,000/-	1,55,79,246/-	Property is of Road Adjoining Main Road.
Grand Total:				7.8871 Hect	10,000/-	1,55,79,246/-	

Land Lord Details :

Sl. No.	Name, Address, Photo, Finger print and Signature	Photo	Finger Print	Signature
1	Mr. SUJAY CHAKRABORTY Son of Mr. UDAY CHAKRABORTY Executed by: Self, Date of Execution: 15/10/2023 Admitted by: Self, Date of Admission: 15/10/2023, Place: Office			
		05/10/2023	05/10/2023	05/10/2023

CF-390, Salt Lake, Sector-1, City:- Bidhannagar, P.O:- Bidhannagar CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADXXXXXX8P, Aadhaar No: 24XXXXXXX2003, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023, Admitted by: Self, Date of Admission: 05/10/2023, Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DPS NIRMAN PRIVATE LIMITED P-220 B, C I T SCH IV M, City:- Not Specified, P.O:- PhoolBagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, PAN No.: AXXXXXX5A, Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Pawan Gomes (Presentant) Son of Mr Albert Cardinal Gomes Date of Execution - 05/10/2023, , Admitted by: Self, Date of Admission: 05/10/2023, Place of Admission of Execution: Office		 Captured	
P - 686, Block A, Lake Town, City:- Dum Dum, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India, , PAN No.: APXXXXXX6P, Aadhaar No: 52XXXXXXX7362 Status : Representative, Representative of : DPS NIRMAN PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sayanwita Auddya Daughter of Mr Sudip Auddya 272, N.D.S. Road, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039		 Captured	
05/10/2023	05/10/2023	05/10/2023	05/10/2023

Identifier Of Mr SUJAY CHAKRABORTY, Mr Pawan Gomes

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr SUJAY CHAKRABORTY	DPS NIRMAN PRIVATE LIMITED-7.89708 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S.-Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road:
Hatiara Road, Mouza: Tegharia, . Holding No:AS/148/08 Ji No: 9, Pin Code: 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
1.1	LR Plot No - 215, LR Khatian No - 1914	Owner: s/s card# Gurdian: 2/s Address: /s/ . Classification: /s/ Area 0.08000000 Acre.	Mr SUJAY CHAKRABORTY

On 05-10-2023

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.

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

Presented for registration at 13.52 hrs on 05-10-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Pawan Gomes

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 1,50,76,249/-

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

Execution is admitted on 05/10/2023 by Mr SUJAY CHAKRABORTY, Son of Mr UDAY CHAKRABORTY, CF-390, Salt Lake, Sector-1, P.O. Bidhannagar CC Block, Thana: North Bidhannagar, City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business

Identified by Mr Sayanwita Auddya, Daughter of Mr Sudip Auddya, 272, Road: N.D.B. Road, P.O: Tijala, Thana: Tijala, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Student

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

Execution is admitted on 05-10-2023 by Mr Pawan Gomes, Director, DPS NIRMAL PRIVATE LIMITED (Private Limited Company), P-220 B, C I T SCH IV M, City:- Not Specified, P.O.- PhoolBagan, P.S.-Phool Bagan, District-South 24-Parganas, West Bengal, India, PIN:- 700010

Identified by Mr Sayanwita Auddya, Daughter of Mr Sudip Auddya, 272, Road: N.D.B. Road, P.O: Tijala, Thana: Tijala, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Student

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 112.00/- (E = Rs 28.00/-, I = Rs 55.00/-, M(a) = Rs 25.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 28/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/10/2023 7:19PM with Govt. Ref. No: 192023240245721988 on 04-10-2023, Amount Rs: 28/-, Bank: SBI
EPay (SBIPay), Ref. No. 0898262112123 on 04-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,970/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4254, Amount: Rs.100.00/-, Date of Purchase: 26/09/2023, Vendor name: A K SAMAJPATI
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/10/2023 7:19PM with Govt. Ref. No: 192023240245721988 on 04-10-2023, Amount Rs: 39,970/-, Bank: SBI
EPay (SBIPay), Ref. No. 0898262112123 on 04-10-2023, Head of Account 0030-02-103-003-02


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 800133 to 800208

being No 190414686 for the year 2023.



Digitally signed by MOHUL MUKHOPADHYAY

Date: 2023.10.09 12:44:20 +05:30

Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 09/10/2023

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.