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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Signature Sheet and Endorsement Sheet are the Part & Parcel of the Document

**DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY**

This DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY is made on this 3<sup>rd</sup> APRIL 2025.

**BETWEEN**

District Sub-Registrar  
Kiroghly

03 APR 2025

*[Handwritten signature]*

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ক্রম ..... ৩৫০ ..... তার ০২/৪/২৫  
স্বাক্ষরকারীর নাম ..... (স্বাক্ষর) .....  
পাঠ ..... বানা .....  
স্থান (৩৫০) .....  
স্বাক্ষর .....  
স্বাক্ষরকারীর নাম



ভেদার শ্রী সুব্রত মল্লিক  
মোকাম চন্দননগর বোর্ড

৩৫০০০



District Sub-Registrar-1  
Hooghly

03 APR 2025

**(1) SRI KAUSIK PANDA**(PAN AFXPP4477Q)(Aadhar no 3979 8240 8154), Son of Sri Digambar Panda, by faith Hindu, by occupation Business, by Nationality Indian, resident of 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist Hooghly, Pin 712201, West Bengal, **(2) SRI ANSHUMAN ROY**(AHUPR4118F)(Aadhar no 5512 8096 9556), Son of Dilip Kumar Roy, by faith Hindu, by occupation business, by Nationality Indian, residing at Mankundu Station Road, GarerDhar, P.O. & P.S Chandannagar, Dist Hooghly, Pin 712136, West Bengal, (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives, successors and assigns), hereinafter called "**THE OWNERS**" (which term or expressions shall mean unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, representatives, successors and assigns) of the **FIRST PART**.

**AND**

**M/S UNANIMOUS CONSTRUCTION PRIVATE LTD** (PAN AACCU2356E) a private Limited Company duly incorporated under the Companies Act having its registered office at 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist Hooghly, Pin 712201, West Bengal, Represents by its authorized director namely- **SRI KAUSIK PANDA** (PAN AFXPP4477Q)(Aadhar no 3979 8240 8154), Son of Sri Digambar Panda, by faith Hindu, by occupation business, residing at 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist. Hooghly, Pin. 712201, West Bengal, hereinafter jointly called **THE DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors, successors in office and assigns) of the **SECOND PART**.

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**WHEREAS**, the below "**Scheduled -A**", property along with other properties previously belonged to Surendra Nath Mukhopadhyay, now deceased, and there after Sri Indra Narayan Mukhopadhyay and others inherited the aforesaid property along with other properties as undivided joint property, as per Hindu Succession Act. Thereafter, the younger brother of Sri Indra Narayan Mukhopadhyay, namely Sri Phani Bhusan Mukhopadhyay, filed a Partition Suit being no 15 of 1971 in the Court of the Ld. 1<sup>st</sup> Civil Judge, Hooghly and all the Parties therein executed a Sole Nama and the Ld. Court passed a decree as per the Sole Nama filed by all the Parties of the suit, Dated 03/08/1971. And as per the Partition Decree, the said Indra Narayan Mukhopadhyay, became the owner of the above-mentioned property along with other properties and all these properties have been written in the said Sole Nama as Schedule 'Gha' and 'Cha' and demarcated in the Partition Deed plan as number '6'.

**AND-WHEREAS**, the said Indra Narayan Mukhopadhyay, executed a Registered Deed of Sale and sold and transferred an area measuring more or less 01 Bigha 09 katha 00 chatak 00 sq.ft or 0.478 sahasrangsa 'Bagan' land due to his urgent need of money in favour of Smt Sudha Chanda, Wife of Sri Sachindra Nath Chanda, and the said Sale Deed was executed in the office of Joint Sub Registrar of Serampore, at Chandannagar, being Deed no 842 for the year 1976, Registered in Book no 1, volume no 20, pages 129 to 132, and the land has been written and marked as plot no '6' in the Scheduled of the said Deed.

**AND-WHEREAS**, the said Smt Sudha Chanda, Wife of Sri Sachindra Nath Chanda became the owner of the 'Bagan' land measuring 01 bigha 09 katha 00 chatak 00 sq.ft or 0.478 sahasrangsha, and she mutated her name before the competent authorities and paying taxes and rents and thereafter she executed a Deed of Sale in favour of Sri Sachindra Nath Chanda, Son of Surendra Nath Chanda, being Deed no 2632 for the year

1982, registered in Book no 1, volume no 49, pages 70 to 74, executed at the Office of A.D.S.R Chandannagar, Hooghly and she transferred the 'Bagan' land measuring more or less 05 katha 00 chatak 27 sq.ft or 0.083 Acre in favour of Sri Sachindra Nath Chanda.

**AND-WHEREAS**, the said Sachindra Nath Chanda, mutated his name before the competent authorities and paying taxes and rents regularly and during his life time he executed a registered Deed of Will, in favour of his only son Sri Samit Chanda, the present owner herein, being Deed no 00007/2005(registered in book no III, volume no 1, pages from 52 to 60), executed at the office of ADSR Chandannagore, Hooghly, regarding the Scheduled below property and in that said Will the said Sachindra Nath Chanda, appointed his son Sri Samit Chanda as an Executor to take Probated, regarding the Scheduled below property, from the competent Court of Law.

**AND-WHEREAS**, the said Sachindra Nath Chanda died on 09/01/2014, leaving behind his only son namely Sri Samit Chanda, and two daughters namely Smt Sampa Sarkar, Wife of Sri Digbijoy Sarkar, and Smt Santa Gupta, Wife of Sri Suvaran Gupta. Be it mentioned here that the wife of Sachindra Nath Chanda died on 05/03/2008.

**AND-WHEREAS**, being the beneficiary and the executor, Sri Samit Chanda, filed a Probate Suit being Act XXXIX case no 111 of 2015, in the Court of the Ld. District Delegate Court- Chandannagar, Hooghly, and the said Learned Court Granted the Probate on dated 07/08/2019, of the said Will written by the deceased Sachindra Nath Chanda, in favour of Sri Samit Chanda, regarding the "Scheduled-A" below property.

**AND-WHEREAS**, by virtue of the said Will, the said Sri Samit Chanda becomes the absolute owner of the property of 'Bastu' land measuring 05 ka 00 ch 27 sq.ft. or 0.083 Acre and structure thereon fully described in the "Scheduled A" below, and thereafter he mutated his name before the

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competent authorities and paying taxes and rents regularly and he has made canvas and publicity to sell off the "Scheduled A", property written here under at the highest market price for his urgent need of money and the present Owners herein jointly purchased the "Scheduled A" property from Sri Samit Chanda, by virtue of a registered Sale Deed being no 060108196/2023(Book no 1, Volume no 0601-2023), executed at the office of D.S.R-1, Chinsurah, Hooghly, on 28/08/2023.

**AND-WHEREAS**, by virtue of the said Deed of Sale, the present Owners herein, become the joint owners of the property of 'Bastu' land measuring 05 ka 00 ch 27 sq.ft. or 0.083 Acre and structure thereon fully described in the "Scheduled A" below, and thereafter they mutated their names before the competent authorities and paying taxes and rents regularly.

**WHEREAS**, the below "Scheduled -B", property along with other properties previously belonged to Surendra Nath Mukhopadhyay, now deceased, and there after Sri Indra Narayan Mukhopadhyay and others inherited the aforesaid property along with other properties as undivided joint property, as per Hindu Succession Act. Thereafter, the younger brother of Sri Indra Narayan Mukhopadhyay, namely Sri Phani Bhusan Mukhopadhyay, filed a Partition Suit being no 15 of 1971 in the Court of the Ld. 1<sup>st</sup> Civil Judge, Hooghly and all the Parties therein executed a Sole Nama and the Ld. Court passed a decree as per the Sole Nama filed by all the Parties of the suit, Dated 03/08/1971. And as per the Partition Decree, the said Indra Narayan Mukhopadhyay, became the owner of the above-mentioned property along with other properties and all these properties have been written in the said Sole Nama as Schedule 'Gha' and 'Cha' and demarcated in the Partition Deed plan as number '6'.

**AND-WHEREAS**, the said Indra Narayan Mukhopadhyay, executed a Registered Deed of Sale and sold and transferred an area measuring more

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or less 01 Bigha 09 katha 00 chatak 00 sq.ft or 0.478 sahasrangsa 'Bagan' land due to his urgent need of money in favour of Smt Sudha Chanda, Wife of Sri Sachindra Nath Chanda, and the said Sale Deed was executed in the office of Joint Sub Registrar of Serampore, at Chandannagar, being Deed no 842 for the year 1976, Registered in Book no 1, volume no 20, pages 129 to 132, and the land has been written and marked as plot no '6' in the Scheduled of the said Deed.

**AND-WHEREAS**, the said Smt Sudha Chanda, Wife of Sri Sachindra Nath Chanda became the owner of the 'Bagan' land measuring 01 bigha 09 katha 00 chatak 00 sq.ft or 0.478 sahasrangsha, and she mutated her name before the competent authorities and paying taxes and rents and thereafter she executed a Deed of Gift in favour of her minor son Samit Chanda, represents by his guardian and father Sri Sachindra Nath Chanda, being Deed no 1937 for the year 1987, registered in Book no 1, volume no 36, pages 175 to 178, executed at the Office of A.D.S.R Chandannagar, Hooghly and she transferred the 'Bagan' land measuring 01 katha 06 chatak 08 sq.ft in favour of Sri Samit Chanda.

**AND-WHEREAS**, the said Samit Chanda becomes major and he becomes the absolute owner of the property of 'Bagan' land measuring 01 katha 06 chatak 08 sq.ft. and thereafter he mutated his name before the competent authorities and paying taxes and rents and he, converted the land from 'Bagan' to 'Bastu' and it is fully described in the Scheduled-B, below.

**AND-WHEREAS**, by virtue of the said Gift Deed, the said Sri Samit Chanda becomes the absolute owner of the property of 'Bastu' land measuring 01 ka 06 ch 08 sq.ft. or 0.022 Acre, fully described in the "Scheduled B" below, and he has made canvas and publicity to sell off the "Scheduled B", property written here under at the highest market price for his urgent need of money and the present Owners herein jointly

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purchased the "Scheduled B" property from Sri Samit Chanda, by virtue of a registered Sale Deed being no 060108197/2023(Book no 1, Volume no 0601-2023, pages from 148871 to 148893), executed at the office of D.S.R-1, Chinsurah, Hooghly, on 28/08/2023.

**AND-WHEREAS**, by virtue of the said Deed of Sale, the present Owners herein, become the joint owners of the property of 'Bastu' land measuring 01 ka 06 ch 08 sq.ft. or 0.022 Acre, fully described in the "Scheduled- B" below, and thereafter they mutated their names before the competent authorities and paying taxes and rents regularly.

**WHEREAS**, the below "Scheduled -C", property along with other properties previously belonged to Surendra Nath Mukhopadhyay, now deceased, and there after Sri Indra Narayan Mukhopadhyay and others inherited the aforesaid property along with other properties as undivided joint property, as per Hindu Succession Act. Thereafter, the younger brother of Sri Indra Narayan Mukhopadhyay, namely Sri Phani Bhusan Mukhopadhyay, filed a Partition Suit being no 15 of 1971 in the Court of the Ld. 1<sup>st</sup> Civil Judge, Hooghly and all the Parties therein executed a Sole Nama and the Ld. Court passed a decree as per the Sole Nama filed by all the Parties of the suit, Dated 03/08/1971. And as per the Partition Decree, the said Indra Narayan Mukhopadhyay, became the owner of the above-mentioned property along with other properties and all these properties have been written in the said Sole Nama as Schedule 'Gha' and 'Cha' and demarcated in the Partition Deed plan as number '6'.

**AND-WHEREAS**, the said Indra Narayan Mukhopadhyay, executed a Registered Deed of Sale and sold and transferred an area measuring more or less 01 Bigha 09 katha 00 chatak 00 sq.ft or 0.478 sahasrangsa 'Bagan' land due to his urgent need of money in favour of Smt Sudha Chanda, Wife of Sri Sachindra Nath Chanda, and the said Sale Deed was

executed in the office of Joint Sub Registrar of Serampore, at Chandannagar, being Deed no 842 for the year 1976, Registered in Book no 1, volume no 20, pages 129 to 132, and the land has been written and marked as plot no '6' in the Scheduled of the said Deed.

**AND-WHEREAS**, the said Smt Sudha Chanda, Wife of Sri Sachindra Nath Chanda became the owner of the 'Bagan' land measuring 01 bigha 09 katha 00 chatak 00 sq.ft or 0.478 sahasrangsha, and she mutated her name before the competent authorities and paying taxes and rents regularly.

**AND-WHEREAS**, the said Smt. Sudha Chanda executed a Deed of Gift in favour of her daughter Kumari Santa Chanda, Daughter of Sri Sachindra Nath Chanda, being Deed no 1756 for the year 1987, registered in Book no 1, volume no 33, pages 48 to 51, executed at the Office of A.D.S.R Chandannagar, Hooghly and she transferred the 'Bagan' land measuring 02 katha 08 chatak 25 sq.ft or 0.041 Acre in favour of Kumari Santa Chanda.

**AND-WHEREAS**, the said Kumari Santa Chanda, Daughter of Sri Sachindra Nath Chanda became the owner of the land measuring 02 katha 08 chatak 25 sq.ft or 0.041Acre, and she mutated her name before the competent authorities and paying taxes and rents and thereafter she executed a Registered Deed of Sale and sold and transferred an area measuring more or less 02 katha 08 chatak 25 sq.ft or 0.041 'Bagan' land due to her urgent need of money in favour of Sri Digbijoy Sarkar, and the said Sale Deed was executed in the office of Joint Sub Registrar of ADSR Chandannagar, Hooghly, being Deed no 34 for the year 1994, Registered in Book no 1, volume no 1, pages 187 to 192.

**AND-WHEREAS**, the said Digbijoy Sarkar, becomes the absolute owner of the property of 'Bagan' land measuring 02 ka 08 ch 25 sq.ft. and thereafter he mutated his name before the competent authorities and

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paying taxes and rents regularly and he, converted the land from 'Bagan' to 'Bastu' and it is fully described in the **Scheduled-C**, below.

**AND-WHEREAS**, by virtue of the said Sale Deed, the said Sri Digbijoy Sarkar becomes the absolute owner of the property of 'Bastu' land measuring 02 ka 08 ch 25 sq.ft. with structure, fully described in the "**Scheduled C**" below, and he has made canvas and publicity to sell off the "Scheduled C", property written here under at the highest market price for his urgent need of money and the present Owners herein jointly purchased the "Scheduled B" property from Sri Samit Chanda, by virtue of a registered Sale Deed being no 060401899/2024(Book no 1, Volume no 0604-2024, pages from 42321 to 42341.), executed at the office of A.D.S.R Chandannagar, Hooghly, on 21/06/2024.

**AND-WHEREAS**, by virtue of the said Deed of Sale, the present Owners herein, become the joint owners of the property of 'Bastu' land measuring 02 ka 08 ch 25 sq.ft., fully described in the "Scheduled- C" below, and thereafter they mutated their names before the competent authorities and paying taxes and rents regularly.

**WHEREAS**, the below "**Scheduled -D**", property along with other properties previously belonged to Surendra Nath Mukhopadhyay, now deceased, and there after Sri Indra Narayan Mukhopadhyay and others inherited the aforesaid property along with other properties as undivided joint property, as per Hindu Succession Act. Thereafter, the younger brother of Sri Indra Narayan Mukhopadhyay, namely Sri Phani Bhusan Mukhopadhyay, filed a Partition Suit being no 15 of 1971 in the Court of the Ld. 1<sup>st</sup> Civil Judge, Hooghly and all the Parties therein executed a Sole Nama and the Ld. Court passed a decree as per the Sole Nama filed by all the Parties of the suit, Dated 03/08/1971. And as per the Partition Decree, the said Indra Narayan Mukhopadhyay, became the owner of the above-mentioned property along with other properties and all these

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properties have been written in the said Sole Nama as Schedule 'Gha' and 'Cha' and demarcated in the Partition Deed plan as number '6'.

**AND-WHEREAS**, the said Indra Narayan Mukhopadhyay, executed a Registered Deed of Sale and sold and transferred an area measuring more or less 01 Bigha 09 katha 00 chatak 00 sq.ft or 0.478 sahasrangsa 'Bagan' land due to his urgent need of money in favour of Smt Sudha Chanda, Wife of Sri Sachindra Nath Chanda, and the said Sale Deed was executed in the office of Joint Sub Registrar of Serampore, at Chandannagar, being Deed no 842 for the year 1976, Registered in Book no 1, volume no 20, pages 129 to 132, and the land has been written and marked as plot no '6' in the Scheduled of the said Deed.

**AND-WHEREAS**, the said Smt Sudha Chanda, Wife of Sri Sachindra Nath Chanda became the owner of the 'Bagan' land measuring 01 bigha 09 katha 00 chatak 00 sq.ft or 0.478 sahasrangsha, and she mutated her name before the competent authorities and paying taxes and rents.

**AND-WHEREAS**, the said Smt Sudha Chanda, Wife of Sri Sachindra nath Chanda, executed a Deed of Gift in favour of her daughter, Smt. Sampa Chanda Alias Sampa Sarkar, being Deed no 1772 for the year 1987, registered in Book no 1, volume no 33, pages 123 to 126, executed at the Office of A.D.S.R Chandannagar, Hooghly and she transferred the 'Bagan' land measuring 03 katha 04 chatak 43 sq.ft or 0.054 Acre in favour of the present Owner herein.

**AND-WHEREAS**, the said Smt Sampa Sarkar Alias Sampa Chanda, becomes the absolute owner of the property of 'Bagan' land measuring 03 ka 04 ch 43 sq.ft. or 0.054 Acre and thereafter she mutated her name before the competent authorities and paying taxes and rents and she converted the land from 'Bagan' to 'Bastu' and it is fully described in the **Scheduled-D**, below.

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**AND- WHEREAS,** Smt Sampa Sarkar Alias Sampa Sarkar, became the absolute owner of the property of 'Bastu' land measuring 03 ka 04 ch 43 sq.ft. or 0.054 Acre, which is fully described in the **Scheduled-D**, below and She had made canvas and publicity to sell off the "**Scheduled D**", property written here under at the highest market price for her urgent need of money and the present Owners herein jointly purchased the "**Scheduled D**" property from Smt. Sampa Sarkar Alias Sampa Sarkar, by virtue of a registered Sale Deed being no 060103670/2023(Book no 1, Volume no 0601-2023, pages 69096 to 69118), executed at the office of D.S.R-1, Chinsurah, Hooghly, on 26/04/2023.

**AND-WHEREAS,** by virtue of the said Deed of Sale, the present Owners herein, become the joint owners of the property of 'Bastu' land measuring 03 ka 04 ch 43 sq.ft. or 0.054 Acre, fully described in the "**Scheduled- D**" below, and thereafter they mutated their names before the competent authorities and paying taxes and rents regularly.

**WHEREAS,** the below "**Scheduled -E**", property along with other properties previously belonged to Surendra Nath Mukhopadhyay, now deceased, and there after Sri Indra Narayan Mukhopadhyay and others inherited the aforesaid property along with other properties as undivided joint property, as per Hindu Succession Act. Thereafter, the younger brother of Sri Indra Narayan Mukhopadhyay, namely Sri Phani Bhusan Mukhopadhyay, filed a Partition Suit being no 15 of 1971 in the Court of the Ld. 1<sup>st</sup> Civil Judge, Hooghly and all the Parties therein executed a Sole Nama and the Ld. Court passed a decree as per the Sole Nama filed by all the Parties of the suit, Dated 03/08/1971. And as per the Partition Decree, the said Indra Narayan Mukhopadhyay, became the owner of the above-mentioned property along with other properties and all these properties have been written in the said Sole Nama as Schedule 'Gha' and 'Cha' and demarcated in the Partition Deed plan as number '6'.

**AND-WHEREAS**, the said Indra Narayan Mukhopadhyay, executed a Registered Deed of Sale and sold and transferred an area measuring more or less 01 Bigha 09 katha 00 chatak 00 sq.ft or 0.478 sahasrangsa 'Bagan' land due to his urgent need of money in favour of Smt Sudha Chanda, Wife of Sri Sachindra Nath Chanda, and the said Sale Deed was executed in the office of Joint Sub Registrar of Serampore, at Chandannagar, being Deed no 842 for the year 1976, Registered in Book no 1, volume no 20, pages 129 to 132, and the land has been written and marked as plot no '6' in the Scheduled of the said Deed.

**AND-WHEREAS**, the said Smt Sudha Chanda, Wife of Sri Sachindra Nath Chanda became the owner of the 'Bagan' land measuring 01 bigha 09 katha 00 chatak 00 sq.ft or 0.478 sahasrangsha, and she mutated her name before the competent authorities and paying taxes and rents regularly.

**AND-WHEREAS**, during the life time the said Smt Sudha Chanda gifted, sold and transferred some land to others from her total land measuring 01 bigha 09 katha 00 chatak 00 sq.ft or 0.478 sahasrangsha. And thereafter the said Smt Sudha Chanda died on 05/03/2008 leaving behind her husband namely Sri Sachindra Nath Chanda, her only son namely Sri Samit Chanda and two married daughters namely Smt Sampa Sarkar Alias Sampa Chanda and Smt Santa Gupta Alias Santa Chanda. And the said Smt Sudha Chanda died leaving behind the "**Scheduled E**" below property land measuring more or less an area of 0.024 Acre (Bagan). After the death of Smt Sudha Chanda, Sri Sachindra Nath Chanda, Sri Samit Chanda and Smt Sampa Sarkar Alias Sampa Chanda and Smt Santa Gupta Alias Santa Chanda jointly inherited the "**Scheduled E**", below property. Thereafter the said Sachindra Nath died on 09/01/2014, leaving behind his only son namely Sri Samit Chanda and two married daughters namely Smt Sampa Sarkar Alias Sampa Chanda and Smt Santa Gupta Alias Santa Chanda. And thereafter Sri Samit Chanda

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and Smt Sampa Sarkar Alias Sampa Chanda and Smt Santa Gupta Alias Santa Chanda jointly inherited the Scheduled below property having undivided 1/3 share of land each and they are all in possession of the "Scheduled E" property and they mutated their names before the competent authorities and paying taxes and rents. And they converted the Scheduled below property land from 'Bagan' to 'Bastu' and they recorded their names in the present Record of rights.

**AND- WHEREAS,** Smt Sampa Sarkar Alias Sampa Sarkar, Smt Santa Gupta Alias Santa Chanda, and Sri Samit Chanda became the owners of the 'Bastu' land measuring 0.024 Acre, situated in Mouza - Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, under previous L.R. Khatian no 765/1, present L.R Khatian no 1307(0.008 Acre), L.R. Khatian no 1483(0.008 Acre), L.R. Khatian no 2143(0.008 Acre), corresponding L.R. Dag no 96, along with 120 sq.ft R.T. Shed, within Police Station - Chandannagar, being previous holding no Lal Bagan, Bhuban Chandra Bhar Road, under Ward no 13, present holding no 1675, Prantik Lane, under Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District - Hooghly .

**AND- WHEREAS,** Smt Sampa Sarkar Alias Sampa Sarkar, Smt Santa Gupta Alias Santa Chanda, and Sri Samit Chanda became the joint owners of the property of 'Bastu' land measuring 0.024 Acre which is fully described in the **Scheduled-E**, below and they had made canvas and publicity to sell off the "Scheduled E", property written here under at the highest market price for their urgent need of money and the present Owners herein jointly purchased the "Scheduled B" property from Sri Samit Chanda and ors, by virtue of a registered Sale Deed being no 060103675/2023(Book no 1, Volume no 69437 to 69461), executed at the office of D.S.R-1, Chinsurah, Hooghly, on 26/04/2023.

**AND-WHEREAS**, by virtue of the said Deed of Sale, the present Owners herein, become the joint owners of the property of 'Bastu' land measuring 0.024 Acre, fully described in the "**Scheduled- E**" below, and thereafter they mutated their names before the competent authorities and paying taxes and rents regularly.

**WHEREAS**, the below "**Scheduled -F**", property along with other properties previously belonged to Surendra Nath Mukhopadhyay, now deceased, and there after Sri Indra Narayan Mukhopadhyay and others inherited the aforesaid property along with other properties as undivided joint property, as per Hindu Succession Act. Thereafter, the younger brother of Sri Indra Narayan Mukhopadhyay, namely Sri Phani Bhusan Mukhopadhyay, filed a Partition Suit being no 15 of 1971 in the Court of the Ld. 1<sup>st</sup> Civil Judge, Hooghly and all the Parties therein executed a Sole Nama and the Ld. Court passed a decree as per the Sole Nama filed by all the Parties of the suit, Dated 03/08/1971. And as per the Partition Decree, the said Indra Narayan Mukhopadhyay, became the owner of the above-mentioned property along with other properties and all these properties have been written in the said Sole Nama as Schedule 'Gha' and 'Cha' and demarcated in the Partition Deed plan as number '6'.

**AND-WHEREAS**, the said Indra Narayan Mukhopadhyay, executed a Registered Deed of Sale and sold and transferred an area measuring more or less 01 Bigha 09 katha 00 chatak 00 sq.ft or 0.478 sahasranga 'Bagan' land due to his urgent need of money in favour of Smt Sudha Chanda, Wife of Sri Sachindra Nath Chanda, and the said Sale Deed was executed in the office of Joint Sub Registrar of Serampore, at Chandannagar, being Deed no 842 for the year 1976, Registered in Book no 1, volume no 20, pages 129 to 132, and the land has been written and marked as plot no '6' in the Scheduled of the said Deed.

**AND-WHEREAS**, the said Smt Sudha Chanda, Wife of Sri Sachindra Nath Chanda became the owner of the 'Bagan' land measuring 01 bigha

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09 katha 00 chatak 00 sq.ft or 0.478 sahasrangsha, and she mutated her name before the competent authorities and paying taxes and rents regularly.

**AND-WHEREAS**, Shyama Charan Mukhopadhyay, Son of late Surendra Nath Mukhopadhyay acquired the Scheduled below property along with other properties by virtue of Partition Suit being no 15 of 1971, filed in the Court of the Ld. 1<sup>st</sup> Sub Judge, Hooghly and all the Parties therein executed a Sole Nama and the Ld. Court passed a decree as per the Sole Nama filed by all the Parties of the suit, dated 03/08/1971, Sole Nama and the Ld. Court passed a decree as per the Sole Nama filed by all the Parties of the suit, Dated 03/08/1971.

**AND-WHEREAS**, the said Shyama Charan Mukhopadhyay, Son of late Surendra Nath Mukhopadhyay, executed a registered Sale Deed through his constituted Attorney Sri Phani Bhusan Mukhopadhyay, Son of Late Surendra Nath Mukhopadhyay, in favour of Samit Chanda, Son of Sachin dra Nath Chanda and the sold and transferred the 'Bagan' land measuring 03 katha 12 and ½ chatak 00 sq.ft or 0,062 Acre, situated in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, together with all rights to use common passage along with all easement rights thereto within Police Station – Chandannagar, being holding no 532, Bhuban Bhar Road, ward no 13, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly , and the said property was demarcated and written as '7 A', being Sale Deed no 730 for the year 1979, registered in Book no I, Volume no 16, pages 125 to 128. And the said Samit Chanda, Son of Sachin dra Nath Chanda, became the owner of 03 ka 12 and ½ Chatak 00 sq.ft 'Bagan' land and he mutated his name before the competent authorities and paying taxes and rents.



**AND-WHEREAS**, and thereafter Smt. Sudha Chanda, Wife of Sri Sachindra Nath Chanda, the mother of Smt. Santa Gupta Alias Santa Chanda and Sri Samit Chanda, Son of Sachindra Nath Chanda, the brother of Smt. Santa Gupta Alias Santa Chanda, jointly executed a Deed of Gift in favour of Kumari Santa Chanda, Daughter of Sri Sachindra Chanda, being Deed no 288 for the year 1993, registered in Book no 1, volume no 6, pages 197 to 204, executed at the Office of A.D.S.R Chandannagar, Hooghly and through this Gift Deed the said Smt. Sudha Chanda transferred and gifted the 'Bagan' land measuring 03 ka 05 chatak, from her afore said property land, plot no '6', in favour of her daughter Kumari Santa Chanda, and through this said Gift Deed, the said Sri Samit Chanda, transferred and gifted the 'Bagan' land measuring 00 ka 03 chatak 00 sq.ft , from her afore said property land, plot no '7 A', in favour of his sister Kumari Santa Chanda. And by virtue of this said Gift Deed Santa Chanda becomes the owner of the 'Bagan' land measuring 03 ka 08 chatak 00 sq.ft and she mutated her name before the competent authorities and paying taxes and rents. And converted the land and Kumari Santa Chanda Alias Smt Santa Gupta, becomes the Owner of the land measuring more or less an area of 0.055 Acre (Bastu), and corresponding L.R. Dag no 99, land measuring more or less an area of 0.003 Acre (Viti), being previous holding no 949 & 627 Bhuban Bhar Road, & previous Ward no 13, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, fully describes in "Scheduled F" below.

**AND-WHEREAS**, the said Smt. Santa Gupta Alias Santa Chanda becomes the absolute owner of the property of land measuring 03 ka 08 ch 00 sq.ft. or of 0.055 Acre (Bastu), and 0.003 Acre (Viti) and it is fully described in the "**Scheduled F**" below and she mutated her name before the competent authorities and paying taxes and rents regularly.

**AND- WHEREAS**, Smt. Santa Gupta Alias Santa Chanda, the owner of

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the **Scheduled-F**, property below, had made canvas and publicity to sell off the "**Scheduled F**", property at the highest market price for her urgent need of money and the present Owners herein jointly purchased the "**Scheduled F**" property from Smt. Santa Gupta Alias Santa Chanda, by virtue of a registered Sale Deed being no 060103669/2023(Book no 1, Volume no 0601-2023, pages 69072 to 69095), executed at the office of D.S.R-1, Chinsurah, Hooghly, on 26/04/2023.

**AND-WHEREAS**, by virtue of the said Deed of Sale, the present Owners herein, become the owner of the property described in the "**Scheduled- F**" below, and thereafter they mutated their names before the competent authorities and paying taxes and rents regularly.

**WHEREAS**, the below "**Scheduled -G**", property along with other properties previously belonged to Surendra Nath Mukhopadhyay, now deceased, and there after Sri Indra Narayan Mukhopadhyay and others inherited the aforesaid property along with other properties as undivided joint property, as per Hindu Succession Act. Thereafter, the younger brother of Sri Indra Narayan Mukhopadhyay, namely Sri Phani Bhusan Mukhopadhyay, filed a Partition Suit being no 15 of 1971 in the Court of the Ld. 1<sup>st</sup> Civil Judge, Hooghly and all the Parties therein executed a Sole Nama and the Ld. Court passed a decree as per the Sole Nama filed by all the Parties of the suit, Dated 03/08/1971. And as per the Partition Decree, the said Indra Narayan Mukhopadhyay, became the owner of the above-mentioned property along with other properties and all these properties have been written in the said Sole Nama as Schedule 'Gha' and 'Cha' and demarcated in the Partition Deed plan as number '6'.

**AND-WHEREAS**, the said Indra Narayan Mukhopadhyay, executed a Registered Deed of Sale and sold and transferred an area measuring more or less 01 Bigha 09 katha 00 chatak 00 sq.ft or 0.478 sahasranga 'Bagan' land due to his urgent need of money in favour of Smt Sudha Chanda, Wife of Sri Sachindra Nath Chanda, and the said Sale Deed was

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executed in the office of Joint Sub Registrar of Serampore, at Chandannagar, being Deed no 842 for the year 1976, Registered in Book no 1, volume no 20, pages 129 to 132, and the land has been written and marked as plot no '6' in the Scheduled of the said Deed.

**AND-WHEREAS**, the said Smt. Sudha Chanda, Wife of Sri Sachindra Nath Chanda became the owner of the 'Bagan' land measuring 01 bigha 09 katha 00 chatak 00 sq.ft or 0.478 sahasrangsha, and she mutated her name before the competent authorities and paying taxes and rents regularly.

**AND-WHEREAS**, the said Smt. Sudha Chanda, executed a Deed of Gift in favour of his granddaughter, namely- Suvarna Gupta, being Deed no 1619 for the year 1999, registered in Book no 1, volume no 31, pages 85 to 90, executed at the Office of A.D.S.R Chandannagar, Hooghly and she transferred the 'Bagan' land measuring 03 katha 12 chatak 07 sq.ft or 0.062 Acre in favour of her said granddaughter.

**AND-WHEREAS**, the Suvarna Gupta becomes the absolute owner of the property of 'Bagan' land measuring 03 ka 12 ch 07 sq.ft. or 0.062 Acre and thereafter she mutated her name before the competent authorities and paying taxes and rents regularly and she converted the land from 'Bagan' to 'Bastu' and it is fully described in the "Scheduled G", below herein.

**AND-WHEREAS**, the Suvarna Gupta, the owner of the **Scheduled-G, property** below, had made canvas and publicity to sell off the "Scheduled G", property at the highest market price for her urgent need of money and the present Ownerss herein jointly purchased the "Scheduled G" property from Suvarna Gupta, by virtue of a registered Sale Deed being no 060103668/2023(Book no 1, Volume no 0601-2023, pages from 69048 to 69071), executed at the office of D.S.R-1, Chinsurah, Hooghly, on 26/04/2023.

**AND-WHEREAS**, by virtue of the said Deed of Sale, the present Owners herein, become the owner of the property described in the "**Scheduled- G**" below, and thereafter they mutated their names before the competent authorities and paying taxes and rents regularly.

**WHEREAS**, the below "**Scheduled -H**", property along with other properties previously belonged to Surendra Nath Mukhopadhyay, now deceased, and there after Sri Indra Narayan Mukhopadhyay and others inherited the aforesaid property along with other properties as undivided joint property, as per Hindu Succession Act. Thereafter, the younger brother of Sri Indra Narayan Mukhopadhyay, namely Sri Phani Bhusan Mukhopadhyay, filed a Partition Suit being no 15 of 1971 in the Court of the Ld. 1<sup>st</sup> Civil Judge, Hooghly and all the Parties therein executed a Sole Nama and the Ld. Court passed a decree as per the Sole Nama filed by all the Parties of the suit, Dated 03/08/1971. And as per the Partition Decree, the said Indra Narayan Mukhopadhyay, became the owner of the above-mentioned property along with other properties and all these properties have been written in the said Sole Nama as Schedule 'Gha' and 'Cha' and demarcated in the Partition Deed plan as number '6'.

**AND-WHEREAS**, the said Indra Narayan Mukhopadhyay, executed a Registered Deed of Settlement in favour of minor Samit Chanda, Son of Sri Sachindra Nath Chanda, out of his love and affection and the said settlement Deed was executed on 28/02/1983, in the office of Joint Sub Registrar of Serampore, at Chandannagar, being Deed no 493 for the year 1983, Registered in Book no 1, volume no 15, pages 45 to 47.

**AND- WHEREAS**, as per the condition of the said Deed of Settlement the said Samit Chanda, would be the absolute owner of the "**Scheduled-H**", below property, after the death of said Indra Narayan Mukhopadhyay. And the said Indra Narayan Mukhopadhyay died on 11/01/1994.



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**AND-WHEREAS**, at the time of purchase the said Samit Chanda, Son of Sri Sachindra Nath Chanda, was a minor and thereafter he becomes an adult. And after the death of said Indra Narayan Mukhopadhyay, the said Samit Chanda, becomes the owner of the 'Doba' measuring 05 katha 09 chatak 00 sq.ft or 0.088 Acre, and he mutated his name before the competent authorities and paying taxes and rents regularly.

**AND-WHEREAS**, the said Samit Chanda, becomes the absolute owner of the property of 'Doba' measuring 05 ka 09 ch 00 sq.ft. or 0.088 Acre, which is fully described in the "**Scheduled H**", below herein and he had made canvas and publicity to sell off the "**Scheduled H**", property at the highest market price for his urgent need of money and the present Owners herein jointly purchased the "**Scheduled H**" property from Sri Samit Chanda, by virtue of a registered Sale Deed being no 060103674/2023(Book no 1, Volume no 0601-2023, pages from 69416 to 69436), executed at the office of D.S.R-1, Chinsurah, Hooghly, on 26/04/2023.

**AND-WHEREAS**, by virtue of the said Deed of Sale, the present Owners herein, become the owner of the property described in the "**Scheduled- H**" below, and thereafter they mutated their names before the competent authorities and paying taxes and rents regularly.

**WHEREAS**, the below "**Scheduled -I**", property along with other properties previously belonged to Surendra Nath Mukhopadhyay, now deceased, and there after Sri Indra Narayan Mukhopadhyay and others inherited the aforesaid property along with other properties as undivided joint property, as per Hindu Succession Act. Thereafter, the younger brother of Sri Indra Narayan Mukhopadhyay, namely Sri Phani Bhusan Mukhopadhyay, filed a Partition Suit being no 15 of 1971 in the Court of the Ld. 1<sup>st</sup> Civil Judge, Hooghly and all the Parties therein executed a Sole Nama and the Ld. Court passed a decree as per the Sole Nama filed by all the Parties of the suit, Dated 03/08/1971. And as per the Partition

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Decree, the said Indra Narayan Mukhopadhyay, became the owner of the above-mentioned property along with other properties and all these properties have been written in the said Sole Nama as Schedule 'Gha' and 'Cha' and demarcated in the Partition Deed plan as number '6'.

**AND-WHEREAS**, the said Indra Narayan Mukhopadhyay, executed a Registered Deed of Sale and sold and transferred an area measuring more or less 04 katha 03 chatak 00 sq.ft. 'Bagan' land due to his urgent need of money in favour of Minor Samit Chanda, represents by his guardian and father Sri Sachindra Nath Chanda, and the said Sale Deed was executed in the office of Joint Sub Registrar of Serampore, at Chandannagar, being Deed no 205 for the year 1983, Registered in Book no 1, volume no 9, pages 272 to 276, and the land has been written and marked as plot no '6 A' in the Scheduled of the said Deed.

**AND-WHEREAS**, the said Samit Chanda, Son of Sri Sachindra Nath Chanda, became an adult. And in the L.R. record the 'Bagan' land now stands as 'Pukur par' land. And Sri Samit Chanda, became the owner of the 'Pukur Par' land measuring 04 katha 03 chatak 00 sq.ft , and he mutated his name before the competent authorities and paying taxes and rents regularly and he had made canvas and publicity to sell off the "Scheduled I", property at the highest market price for his urgent need of money and the present Owners herein jointly purchased the "Scheduled I" property from Sri Samit Chanda, by virtue of a registered Sale Deed being no 060103673/2023(Book no 1, Volume no 0601-2023, pages from 69395 to 69415), executed at the office of D.S.R-1, Chinsurah, Hooghly, on 26/04/2023.

**AND-WHEREAS**, by virtue of the said Deed of Sale, the present Owners herein, become the owner of the property described in the "Scheduled- I" below, and thereafter they mutated their names before the competent authorities and paying taxes and rents regularly.

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**AND-WHEREAS**, by virtue of the said sale Deeds stated above, the present Owners herein, become the owner of the property described in the “Scheduled- A”, “Scheduled- B”, “Scheduled- C”, “Scheduled- D”, “Scheduled- E”, “Scheduled- F”, “Scheduled- G”, “Scheduled- H”, “Scheduled- I”, below herein, and they become the joint Owners of total **ALL THAT piece and parcel** of a plot of Bastu land measuring an area of 21 Katha 00 chatak 20 sq.ft. along with 200 sq.ft R.T Shed, situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, corresponding L.R. Dag no 96/869, 96, 99, present L.R Khatian no 2263, 2264, within Police Station – Chandannagar, being new present holding no 1458, Bhuban Chandra Bhar Road, ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, and **ALL THAT piece & parcel** of a ‘Doba’ area measuring of an area of an area of 05 katha 09 chatak 00 sq.ft or 0.088 Acre, more or less situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 49, under R.S. Khatian No. 35, corresponding L.R. Dag no 98, present L.R. Khatian no 2263, 2264, within Police Station – Chandannagar, being present holding no 1678 Prantik Lane, ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, and **ALL THAT piece & parcel** of a ‘Pukur par’ land measuring of an area of an area of 04 katha 03 chatak 00 sq.ft , more or less , situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, corresponding L.R. Dag no 97, present L.R Khatian no 2263, 2264, within Police Station – Chandannagar, being present holding no 1678, Prantik Lane, Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, fully describes in the “Scheduled- X”, below herein, and they mutated their names before the competent authorities and paying taxes and rents regularly.

**AND-WHEREAS**, the owners herein for better use and enjoyment of the

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said plot of land have decided to develop the said property upon construction of a multi storied building thereon upon demolition of the existing structure thereon of the '**X**' **Scheduled property**.

**AND-WHEREAS**, the owners not being equipped with the required man power, finance and technical knowledge to implement the said scheme of development has desired to appoint a developer who would be in a position to construct and complete the said multi storied building on the said plot of land more fully described in the **Scheduled 'X'** hereunder written upon demolition of the existing structure standing there at with his own men, materials and resources in terms of the building plan to be prepared by the said Developer & sanctioned by Chandannagar Municipal Corporation.

**AND-WHEREAS**, having come to know the said proposal the Developer herein approached the Owners for awarding the work of development of the premises more fully described in the **Scheduled 'X'** hereunder written, to Developer and the Owners agreed and accepted the said proposal upon terms & conditions which are reduced to writing hereunder.

**AND-WHEREAS, before execution of this Agreement the Owners have represented and assured the Developer as follows:-**

- 1) That the said property is free from all encumbrances, charges, liens, Lis pendens, attachments, whatsoever and howsoever and no Court case is pending relating to and/or concerning title of the said property.
- 2) That excepting the Owners herein nobody has any right, title, interest, claim and demand whatsoever into or upon the said property or any part thereof.
- 3) That there is no notice of acquisition or requisition received or pending in respect of the said property as fully described in the Schedule '**X**' here under written.

4)The Owners have declared to the Developer that the Owners have a marketable title in respect of the said land & including the said structure situated thereon without any claim, right, title, interest of any person thereon or therein and the Owners have absolute right to enter into this Agreement with the Developer and the Owners hereby undertake to indemnify & keep the Developer indemnified against any third party's claim and demand whatsoever with regard to the title & ownership of the said property or any part or portion thereof.

5)The Owners agree to pay all outstanding municipal taxes dues & payable in respect of the said property till the date of execution of this Agreement.

6)The Developer shall be entitled to demolish the existing structure standing on the said land after execution of this Agreement and shall be entitled to deal with or dispose of the old structure materials without any objection and/or interference from the Owners. The Developer shall be entitled to apportion the said proceeds of the old structure materials in the manner he likes and the Owner agrees to make over vacant and peaceful possession of the said premises to the Developer, at the time of demolishing the building. And the Developer will send a prior notice to the Owners before demolishing the old structure and the Owners will pay the electric bills till to the month of vacating the possession of the '**X**' **Scheduled property** and the Owners will disconnect the electric connection before handing over the possession to the Developer and the Developer will not pay any amount for temporary residential charges to the Owners jointly.

7)The Developer will hand over the possession of new allocated portion to the Owners, **within 42(forty-two) months** from the date of sanction of the building plan issued by Chandannagar Municipal Corporation.

8)The Owners shall soon after execution of this Agreement handover

against accountable receipt all the documents of title in respect of the said premises in original to the Developer who shall return the same to the Owners upon completion of the building and execution of Deed of Conveyance in favour of the Society of the buyers of Flats/shops etc. of the Apartment.

9)The Developer hereby agrees & undertakes that the Developer shall keep these documents regarding the 'X' Scheduled property, in his custody and shall use those documents only for the purpose of satisfaction of the buyers of the flats pertaining to Developer's share in the matter obtaining loan from the banks and other financial institutions against verification of those original documents. The Developer shall not create any liability with the aid and assistance of those documents by way of mortgage or otherwise with the help of those documents.

10)The Owners declares that they have not entered into any Agreement either for Development or otherwise in respect of the said premises prior to execution of this Agreement.

11)The Developer shall not anyway create any liability on the Owners, herein by creating any charge on the 'X' Scheduled property before any Bank, Financial institutions, Co-operatives, persons etc. for the purpose of obtaining loan or financial assistance or investments.

**NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows:-**

**ARTICLE-1**

**A)THE PREMISES:-** ALL THAT piece and parcel of a plot of Bastu land measuring an area of 21 Katha 00 chatak 20 sq.ft. along with 200 sq.ft R.T Shed, situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1,

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comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, corresponding L.R. Dag no 96/869, 96, 99, present L.R Khatian no 2263, 2264, within Police Station – Chandannagar, being new present holding no 1458, Bhuban Chandra Bhar Road, ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, and **ALL THAT piece & parcel** of a ‘Doba’ area measuring of an area of an area of 05 katha 09 chatak 00 sq.ft or 0.088 Acre, more or less situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 49, under R.S. Khatian No. 35, corresponding L.R. Dag no 98, present L.R. Khatian no 2263, 2264, within Police Station – Chandannagar, being present holding no 1678 Prantik Lane, ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, and **ALL THAT piece & parcel** of a ‘Pukur par’ land measuring of an area of an area of 04 katha 03 chatak 00 sq.ft , more or less , situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, corresponding L.R. Dag no 97, present L.R Khatian no 2263, 2264, within Police Station – Chandannagar, being present holding no 1678, Prantik Lane, Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly.

**B) BUILDING PLAN:-** Shall mean such building plan to be sanctioned by Chandannagar Municipal Corporation for construction of a straight Ground +upper floors building on the said plot of land as fully described in the **Scheduled ‘X’** hereunder written together with all its amendments & modifications as may be done from time to time.

**C) OWNERS:-** Shall mean **(1) SRI KAUSIK PANDA, (2) SRI ANSHUMAN ROY**, including their heirs, representatives, executors, administrators, successors and assigns together with all its amendments & modifications as may be done from time to time.

**D)DEVELOPER:-** Shall mean M/S. UNANIMOUS CONSTRUCTION PRIVATE LTD (PAN AACCU2356E) a private Limited Company duly incorporated under the Companies Act having its registered office at 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist. Hooghly, Pin 712201, West Bengal, Represents by its authorized director namely- SRI KAUSIK PANDA , including its respective heirs, representatives, executors, administrators, successors, successors in office and assigns.

**E)BUILDING:** - Shall mean the multistoried building to be constructed at the aforesaid holding over the land mentioned in the Schedule 'A' herein under in accordance with the building plan sanction by Chandannagar Municipal Corporation.

**F)COMMON PURPOSE/S** :- Shall mean and include the purpose/s of managing, maintaining protecting and up keeping the building and in particular the common areas, installations and facilities rendering common services to the flat holders, collection and disbursement of the common expenses and dealing with the matters of common interest of the Flat Owners.

**G)FLAT/S /UNIT/S** :- Shall mean the constructed area/s and or space/s in the building capable of being occupied and enjoyed independently.

**H)ARCHITECT/S** :-Shall mean and include such competent person or persons or the Firm or the Company whom the DEVELOPER may appoint from time to time as the Architect/s of the building.

**D)FLAT HOLDER/S** :- According to its context shall mean and include the present, proposed and prospective Owner/s of other Flat/s, Unit/s, Apartment/s, shop/s and Commercial Office/s and open garages at the premises and/or on the building to be constructed at the said premises.

**J) COMMON AREAS & FACILITIES** :- Shall mean and include the entrance, passages, stair ways, landing, and common installations comprised at the said building provided by the DEVELOPER and expressed and intended by the OWNERS for the common use and enjoyment of the Flat Holders.

**K) SUPER BUILD UP AREA** :- According to the subject or context shall mean (i) the built up area of Flat/s / Unit/s which shall include, inter alia, the area of the covered balconies if any attached thereto and also the thickness of the exterior and the interior walls thereof and columns and pillars therein provided that any wall or pillar is common between two Unit/s, Flat/s in that case one half of the area under such wall pillar and column shall be include in each such Unit/s and (ii) undivided proportionate share of common area/s and facilities both determined by the Owner herein and certified by the Architect/s of the building.

**L) OWNER'S ALLOCATIONS:** - Shall mean- the Owners' will get jointly the entire top Floor, containing several complete flats as per sanctioned plan with electric meter and water connection of the Ground plus upper floors of the said proposed multi storied building be constructed on 'X' Scheduled property together with undivided proportionate share of land, over the 'X' Scheduled land TOGETHER WITH undivided proportionate share, right, title, and interest in the common parts and facilities on the 'X' Schedule mentioned property and the Owners have the right to use the top of the roof of the proposed multistoried building with others flat Owners but the Owners have no personal claim, right, and interest over the top of the roof of the proposed multistoried building be constructed on 'X' Schedule property.

The area of Owners' allocation is hereby fixed deadly and there is no question of excess payment or allocation free of cost in any manner. If the

Owners want to take any area more than the area fixed herein, the Owners shall have to pay the market value to the Developer for the excess area, and after that the possession will be handed over to the Owners, not before that. It is mentioned herein, that save and except, the Owners' allocation, as mentioned in this agreement, the Owners shall have no further claim/demand whatsoever, arisen out there from. The Owners shall have every right to sell, gift, lease, transfer of their allocated portion.

**M)DEVELOPER'S ALLOCATIONS:-** Shall mean the rest of constructed sellable Super built up area except the Owners' allocation i.e. the Owners' will get jointly the entire top Floor, containing several complete flats as per sanctioned plan with electric meter and water connection of the Ground plus upper floors of the said proposed multi storied building be constructed on 'X' Scheduled property together with undivided proportionate share in the land TOGETHER WITH undivided proportionate share, right, title, and interest in the common parts and facilities on the 'X' Schedule mentioned property and facilities and the same shall be constructed with sufficient modern fitting and fixtures subject to sanction of total Floor Area Ratio TOGETHER WITH right to use over the Roof for its maintenance & fixing up Overhead Tank with Water distribution line & other necessity of the building, upon the said proposed Ground plus upper floors multi storied building be constructed at the said premises subject to the permission and sanction by Chandannagar Municipal Corporation.

**N)TRANSFER:** - Means with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is understood as transfer of space in the multistoried storied building of the purchaser thereof.

**O)TRANSFEE:** - Means the person/s, firm/s & company/ companies, association of persons to whom space/s in the building has been transferred.

**P)WARD IMPARTING:** - Singular Number shall mean Plural number and vice versa.

**Q)WORD IMPORTING MASCULINE GENDER:-** Shall include feminine and neuter genders, likewise words importing feminine genders shall mean and include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine genders.

**R)ADVOCATE:-** Shall mean the Advocate who shall be entitled to do all legal works/Agreements/Deeds of the project herein on behalf of the Owners & Developer, to be appointed exclusively by the Developer.

## **ARTICLE-II**

### **OWNERS' REPRESENTATION AND DECLARATION**

The owners herein is absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, dues and/or acquisition/ requisition whatsoever, and the Owners herein handover the peaceful vacant possession of the property to the Developer herein, for the purpose of raising the new multistoried building over the 'X' Scheduled property and the Owners herein also executing the Development Power of Attorney in favour of the Developer herein for the purpose of making such construction over the 'X' Scheduled property, on its own cost and risk, as well as the power to negotiate for and make documents, whatsoever, including registration of Deed of Sale required for Developer's allocation as mentioned in the Developer's allocation along with land share for such built up area (including provisions for common areas) without any interference or objection of the Owners.

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**ARTICLE-III**

**DEVELOPER'S RIGHTS AND LIABILITIES**

A)The Owners hereby grants subject to what has been hereinafter provided the exclusive right to the Developers herein to build, construct, erect and complete the said building comprising of the various sized Flat/s, Unit/s, Apartment/s, Shop/s, commercial office/s and open garages at the premises and/or on the building/s to be constructed at the premises both for the owners' allocation and for the developers' allocation and in order to sell the Flat/s, Unit/s, Apartment/s, Shop/s, Commercial Office/s and open garages at the premises and/or on the building to be constructed at the premises to the prospective buyers for their residential/commercial purpose by entering into Agreement for Sale and/or transfer and/or construction in respect of the Developers' Allocation in accordance with the Building Plan sanctioned by Chandannagar Municipal Corporation or modification, revision, amendment and/or alteration thereof.

B)The Developer shall be entitled to prepare, modify or alter the Building Plan/s and to submit the same to the appropriate authorities in the name of the Owners, the Developers shall pay and bear all the costs and expenses of the deeds including the Architect's Fees, charges and expenses required to be paid or deposited for the sanction of the Plan including the water and drainage from the Chandannagar Municipal Corporation or any appropriate authorities.

C)Nothing in these presents shall be construed as a demise or an assignment or transfer by the Owners of the said premises or any part thereof to the Developer's or creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive license to the Developers to construct a new building upon the said premises with their own money and to deal with and sell dispose or transfer the new Flat/s, Unit/s, Apartment/s, Shop/s, Commercial Office/s at the premises comprised under the Developers' Allocation under these presents in the manner and subjects to the terms & conditions hereinafter stated.

D) During the course of construction of the said proposed building at the said premises any labour or worker meet with any accident such compensation shall be paid exclusively by the Developers herein and Criminal Proceedings if any shall be Developer's responsibility and liability and all expenses legal or otherwise, shall be borne by the Developer herein.

E) The Developer herein shall make the payment of the taxes, rents, outgoing, ceases and others to the concerned authority and /or authorities after obtaining possession of the said premises.

F) The Second Party/Developer shall have the right to register the Deed of conveyance in respect of its own allocated portion, as mentioned herein above and the Developer will hand over the possession of Owners' allocation to the Owners herein **within 42(forty-two) months** from the date of sanctioned plan, and also hand over the possession to the intending purchaser or purchasers.

#### **ARTICLE- IV**

##### **(APARTMENT CONSIDERATION)**

In consideration of the Owner having agreed to permit the Developers to erect, construct and complete the proposed building at the said premises and the right, authority and the privileges to sell the Flat/s, Unit/s, Apartment/s, Shop/s, Commercial Office/s and open garages of the Developer's Allocation.

##### **The Developer agrees hereunder mentioned as follows:-**

i) To obtain all the necessary permission required for the construction of the proposed multistoried storied building/s at the said premises at own costs and expenses.

ii) To pay all the costs, charges and expenses for the supervision of the development and construction of the Owners' allocation on the building at the premises.

iii) To bear all the costs, charges and expenses for construction of the building including the finishing thereof.

iv) The Developer shall at their own cost construct, erect and complete the building and the common facilities and also amenities at the proposed building including lift of sufficient capacity and provides good and standard quality of materials as per the specification and mentioned in the **Scheduled 'Z'** herein below.

v) The Developer shall erect the proposed building at his own cost and expenses and also as per the drawings provided by the Architect, and also provide water pump, storage tanks, overhead reservoirs, electrification, permanent electric connection from the Electric Supply Authority and electrification in the proposed building and in the respective flats/units/shops through electrical wirings and other facilities as are required to be provided in the proposed multi storied building.

#### **ARTICLE -V**

##### **(OWNERS' OBLIGATION)**

A) The Owners herein shall put the Developer herein in quit, vacant, peaceful Khas possession of the land comprised under the premises for starting construction of the work as soon as the execution of the Registered Development Agreement and Power of Attorney shall take place.

B) The Owners herein shall grant General Power of Attorney in favour of

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the Developer to facilitate the construction of the building and to receive the payment from Flat/ Space/s and others and to make Deed of Conveyance/s etc.

C)The Owners are liable to provide the original deeds and other relevant original papers to the Developers at the time of execution of this agreement.

D)The Owners shall not share the expenses for bringing the electric connection at the said premises proportionately.

#### **ARTICLE -VI**

##### **(DEVELOPERS' OBLIGATION)**

PROVIDED HOWEVER THAT the Developer herein shall handover the possession to the prospective buyers and comply with all other obligation on the part of the Developer herein under this agreement

#### **ARTICLE-VII**

##### **(CONSTRUCTION)**

The Developer shall be solely and absolutely responsible for the construction of the said proposed building and the Developers shall hand over a copy of the completion certificate to the owners.

#### **ARTICLE-VIII**

##### **(SPACE ALLOCATION)**

The Developer herein shall be exclusively entitled to the entire proposed

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multistoried building as the Developer's allocation to be constructed on the 'X' **Scheduled property**, with exclusive right to transfer or deal with or dispose of the same without any claim whatsoever by the Owners and the Owners shall not in any way disturb the quiet and peaceful possession of the Developers' allocation.

**ARTICLE-IX**

**(BUILDING)**

A)The Developer herein shall construct the building as per the sanctioned and approved revised, modified and/or altered plan with good, standard quality materials as may be specified by the Architect of the Developers herein. Such construction including the finishing works of the building shall be completed by the Developers herein within a period of 42 months from the date of Plan sanction and the same may be extended by the mutual consent to be settled between the parties.

B)The Developer herein shall erect the said building at their own cost as per the specification and drawing provided by the Architect, pump, tube well, water storage, tanks, overhead reservoirs, electrifications, permanent electric connections and until permanent electric connections is/are obtained, temporary electric connection shall be provided and other facilities as are required to be provided for in the residential building having self-contained flats which are to be sold to the prospective buyers.

C)The Developer herein shall be authorized in the name of the Owners in so far as a necessary to apply and obtain quota, entitlements and other allotments of or for cements, steel, bricks and other building materials and to similarly apply for and to obtain temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the building and /or gas to the building and other facilities required for the construction of the building.

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D)The Developer herein shall, at his own cost and expenses and without creating any financial or other liabilities on the Owners herein, complete the building as per the sanction plan and any amendment thereto or modification thereof made or caused to be made by the Developer.

E)All the costs for construction and completing the building and expenses including Architect's fees shall be paid discharged and borne by Developer and the Owners shall have no liability in this context.

F)The Developers shall provide at their own cost pipeline and water sewerage connection throughout the proposed building.

### ARTICLE-X

#### (LEGAL PROCEEDING)

A)It is hereby expressly agreed by & between the parties hereto that it shall be the responsibility of the Developers as constituted Attorney of the Owners to defend all the actions, suits & proceeding which may arise in respect of the Development of the said Plot of land & all costs charges & expenses incurred for that purpose with the approval of the Owners shall be done, borne and paid by the Developer specified as may be required to be done by the Developers & for which the Developers may need the authority of the Owner's application & other documents may be required to be signed or made by the Owner's relating to which specific provisions may not have been mentioned herein. The Owner hereby undertake to do all such acts, deeds matters and things that may be reasonably required to be done in the matter and the owner shall execute any Power of Attorney and/or authorization as maybe required by the Developers herein for the purpose and the owner also undertake to sign & execute all such additional writings & other documents as the case may be provided that all such acts deeds and things do not in any way infringe on the rights of the Owners herein and/or for against the spirit of the agreement.

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B) Any notice required to be given by the Developers herein shall without prejudice to any other mode of service available demanded to have been served on the Owners & delivered by hand and duly acknowledge and shall likewise be deemed to have been served by registered post to the registered office of the Developers herein.

C) The name of the building shall be mutually settled.

D) As and from the date of completion of the building the Developers herein and/or its transferees and the Owners and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of their space.

**ARTICLE-XI**  
**(MISCELLANEOUS)**

A) This Agreement shall be in force and acted upon the parties according to Indian Contract Act and the Owners herein, cannot cancel this Agreement as well as the Power of Attorney without consent of the Developer.

B) As and from the date of completion of the building, the Developer and/or their transferees and the Owners and/or their transferees and their successors shall each be liable to pay and bear proportionate charges on account of ground rent and other taxes including G.S.T payable in respect of their respective areas and/or share of the built-up area.

C) This agreement is bound upon all the legal heirs, assignees and successors of both the parties without any further reference.

D) During the period of construction, the Owners, herein shall have no right to transfer any portion of the 'A' Scheduled property other than the Developer.

E) That in case of demise of the owners, herein, their respective legal heirs, heiress, successors will be substituted as party or parties to this Development Agreement, during the construction period and the said legal heirs shall execute and register further fresh Power of Attorney in favour of the Developer, as the appointed Attorney of the Owners herein, immediately from the date of death of the party/parties and the said legal heirs of the present Owners, herein, shall have no further claim/demand, save and except, the Owners' allocation as mentioned in this agreement and the said legal heirs shall remain party/parties till completion of entire proposed multi storied building and selling of proposed flats, shops, garages, constructed spaces, etc. in respect of Developer's allocated portion and the said legal heirs, heiress, successors of the Owner/s shall be bound to abide by the terms and conditions of this Agreement.

F) Indian Contract Act and if any amendment takes place regarding the contract/ agreement and/or building rules and/or promoter's Act shall be maintainable.

G) It is expressly mentioned herewith that, if any imposition/levies including G.S.T apply at the time of handing over the Owners' allocation, that extent, both the parties shall have to bear such levies reciprocally as per pro rata basis.

H) Mutation and registration charges of the Owners' share after allocation, will be borne by the Owners, through the Developer's Advocate.

#### ARTICLE-XI

#### (ARBITRATION)

If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any

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liability of the parties under the agreement the same shall be referred to the common arbitrator in case the parties herein agree to the same otherwise two arbitrators one to be appointed by each of the parties in dispute for the Arbitration within the meaning of the Arbitration and Conciliation Act, 1996 or any statutory modifications there under enforced and the decision of the said Arbitrator will be binding on both the parties and both the parties have no objection to the same in any manner whatsoever.

**ARTICLE-XII**  
**(FORCE MAJEURE)**

The Developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations is prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure. Force Majeure shall mean flood, local lock down and/or any other act or omission beyond the reasonable control of the Developer.

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**GENERAL POWER OF ATTORNEY**

That in continuation and also according to the terms of this Development Agreement, We **(1)SRI KAUSIK PANDA(PAN AFXPP4477Q)(Aadhar no 3979 8240 8154)**, Son of Sri Digambar Panda, by faith Hindu, by occupation Business, by Nationality Indian, resident of 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist Hooghly, Pin 712201, West Bengal, **(2) SRI ANSHUMAN ROY(AHUPR4118F)(Aadhar no 5512 8096 9556)**, Son of Dilip Kumar Roy, by faith Hindu, by occupation business, by Nationality Indian, residing at Mankundu Station Road, GarerDhar, P.O. & P.S Chandannagar, Dist Hooghly, Pin 712136, West Bengal, are the joint owners of ALL that piece and parcel of a plot of a 'Bastu' land measuring an area of **ALL THAT piece and parcel** of a plot of Bastu land measuring an area of 21 Katha 00 chatak 20 sq.ft. along with 200 sq.ft R.T Shed, situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, corresponding L.R. Dag no 96/869, 96, 99, present L.R Khatian no 2263, 2264, within Police Station – Chandannagar, being new present holding no 1458, Bhuban Chandra Bhar Road, ward no 15, under the ambit of Chandannagar Municipal Corporation,in District – Hooghly, and **ALL THAT piece & parcel** of a 'Doba' area measuring of an area of an area of 05 katha 09 chatak 00 sq.ft or 0.088 Acre, more or less situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 49, under R.S. Khatian No. 35, corresponding L.R. Dag no 98, present L.R. Khatian no 2263, 2264, within Police Station – Chandannagar, being present holding no 1678 Prantik Lane, ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, and **ALL THAT piece & parcel** of a 'Pukur par' land measuring of an area of an area of 04 katha 03 chatak 00 sq.ft , more or less , situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53,

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under R.S. Khatian No. 35, corresponding L.R. Dag no 97, present L.R Khatian no 2263, 2264, within Police Station – Chandannagar, being present holding no 1678, Prantik Lane, Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, more fully & clearly described in the **Scheduled 'X'** herein below.

**AND-WHEREAS**, in order to construct a straight Ground +upper floors building over the said property, we, have entered into this Registered Development Agreement with M/S. UNANIMOUS CONSTRUCTION PRIVATE LTD (PAN AACCU2356E) a private Limited Company duly incorporated under the Companies Act having its registered office at 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist Hooghly, Pin 712201, West Bengal, Represents by its authorized director namely- SRI KAUSIK PANDA (PAN AFXPP4477Q)(Aadhar no 3979 8240 8154), Son of Sri Digambar Panda, by faith Hindu, by occupation business, residing at 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist. Hooghly, Pin. 712201, West Bengal, on the terms & conditions as agreed between us mentioned herein.

**AND-WHEREAS**, Amongst the terms & conditions it has been agreed between us that we shall get jointly the entire top Floor, containing several complete flats as per sanctioned plan with electric meter and water connection of the Ground plus upper floors of the said proposed multi storied building be constructed on '**X**' **Scheduled** property together with undivided proportionate share, in the '**X**' Scheduled land **TOGETHER WITH** undivided proportionate share, right, title, and interest in the common parts and facilities on the '**X**' Schedule mentioned property and the Owners have the right to use the top of the roof of the proposed multistoried building with others flat Owners but the Owners have no personal claim, right, and interest over the top of the roof of the

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proposed multistoried building be constructed on 'X' Schedule property.

**AND-WHEREAS**, for the purpose of constructing the proposed Ground + upper floors building on the 'X' Scheduled property and to sell constructed super built-up area of the total building as the Developer's allocated portion Together with undivided proportionate share in the land TOGETHER WITH undivided proportionate share in the common parts and facilities on the 'X' Schedule mentioned property in the Schedule below, we do hereby appoint, nominate, constitute, & authorize the developer ---M/S. UNANIMOUS CONSTRUCTION PRIVATE LTD (PAN AACCU2356E) a private Limited Company duly incorporated under the Companies Act having its registered office at 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist Hooghly, Pin 712201, West Bengal, Represents by its authorized director namely- SRI KAUSIK PANDA (PAN AFXPP4477Q)(Aadhar no 3979 8240 8154), Son of Sri Digambar Panda, by faith Hindu, by occupation business, residing at 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist. Hooghly, Pin. 712201, West Bengal, as our true & lawful ATTORNEY in our names and on our behalf to execute, perform and to do all acts, deeds, matters and things as follows:-

**NOW THIS DEED WITNESSETH AS FOLLOWS:-**

- 1) To represent us & to appear in all Government/ Public offices including Chandannagar Municipal Corporation, any Court of Law, Tribunal, B.L. & L.R. Office and all other offices as and when required.
- 2) To supervise & administer our said property as my Attorney may think fit and proper.

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3) To make sign and verify all application or objection to appropriate authorities for obtain any licence permission or consent etc. required by law in connection with the construction of the building in schedule mentioned land.

4) To pay sanction fees and other fees to the Municipal Corporation for sanction of such building plan and its modified plan and to appear and represent before the Municipal authority and to sign all plans and papers for submissions to the Municipal Corporation for sanction of proposed building plan from the building department of the Municipal Corporation and sewerage, drainage, water connection etc. plan or plans on my behalf.

5) To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said construction of the building.

6) To pay all charges and expenses including the Municipal rates & taxes building taxes and other levies which may be required for the said construction.

7) To install electric services line, meter and/or sub meter if necessary to obtain low/high tension electricity in the said building/premises.

8) To file all applications, petition and any document before Chandannagar Municipal Corporation or any authority and to appear before the Municipal Authority on my behalf in any case and to sign and file all site plans, building plan and other documents in my name & to obtain the same from the Authority.

9) To swear Affidavit in any Court or before any Magistrate, Notary Public or any authority empowered to administration on oath.

10) To sign & execute on our behalf and in our names in any Deed of sale, gift, mortgage, documents and writings and declaration that may be required in respect of the Developer's allocated portion.

11) To negotiate with the intending purchaser or purchasers for sale or transfer of the Developer's allocation of the proposed building and enter into Agreement(s) for sale with such intending purchaser or purchasers and to accept the payment from them and issue receipt for this purpose execute all necessary papers and documents as may be necessary the manner on the terms and conditions of as would be mutually agreed upon between the said Developer and the respective purchaser(s).

12) To deliver the peaceful possession of our said property or any part thereof.

13) To sell, grant, transfer and convey my said property or any part thereof, with all right, title and interest thereto to any person/persons or purchaser/purchasers in respect of the said Developer's allocation at or for any consideration as my Attorney shall think best, fit and proper in respect of the proposed building mentioned in the schedule hereunder written.

14) To sign, execute and register all Agreement for Sale, Sale Deeds, Deeds of Conveyance and all other documents in respect of the said Developer's allocation, which are necessary to effectuate the aforesaid purpose and to present the documents before the Registrar for Registration and to admit the same for and on our behalf.

15) To borrow loan and mortgage as co lateral security in the bank if it is required in respect of the 'X-2' Schedule property i.e. the Developer's Allocated portion.

16) To sign and execute all Sale Agreement, or Agreement for sale, Sale Deed or Deed of Conveyance in respect of the said Developer's allocation, in my name and on my behalf and to appear before the Sub-Registrar, District Registrar, Registrar of Assurances, Kolkata and any other Registering Authority and to present all documents for Registration

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and to admit the same and to represent me before the Registering Authority and to present all documents for registration and to admit the same and to do all acts, deeds & things for and on my behalf as my Attorney think fit & proper.

17) The said Attorney shall also be entitled to institute, prosecute or defend any suit, complaint or proceeding that may be necessary or expedient for the purposes mentioned herein and to appoint Pleader, Advocate, Agent on my behalf to prosecute and defend such legal proceedings in or before any Court or Courts or Appellate or Revisional Authority and for such purposes the said Attorneys may accept services of summons or notice issued by any legal authority.

18) The said Attorney shall have no right to sale or transfer the Owners' allocation.

AND GENERALLY, to do perform all such acts deeds and things as may be necessary and required to be done and performed to give effect to the Power & functions given on them by these presents.

We do hereby agree to accept all acts, deeds and things that may be lawfully done by our said Attorneys which shall construed as our acts, deeds and things done by us and undertake to ratify and confirm all and whatever that our said Attorneys shall lawfully do and cause to be done for us by virtue of this Power hereby given in connection with the management and construction of the said new Proposed building.

**'A' SCHEDULE ABOVE REFERRED TO**

ALL THAT PIECE & PARCEL of a plot of 'Bastu' land measuring of an area of an area of 05 katha 00 chatak 27 sq.ft or 0.083 Acre, more or less

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along with R.T Shed, together with all rights to use common passage along with all easement rights thereto situated in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, corresponding L.R. Dag no 96/869, previous L.R. Khatian no 682/1, present L.R Khatian no 2127, within Police Station – Chandannagar, being previous holding no 804, Bhuban Chandra Bhar Road, under Ward no 13, present holding no 1458, Bhuban Chandra Bhar Road, under Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, TOGETHER WITH all ways, paths, all rights of ingress and egress, all privileges, along with all sorts of easement and quasi easement.

**'B' SCHEDULE ABOVE REFERRED TO**

ALL THAT PIECE & PARCEL of a plot of 'Bastu' land measuring of an area of an area of 01 katha 06 chatak 08 sq.ft more or less along with R.T Shed, situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, corresponding L.R. Dag no 96, Previous L.R. Khatian 765/1, present L.R Khatian no 2143, within Police Station – Chandannagar, previous holding no 949/804, Bhuban Chandra Bhar Road, under Ward no 13, present holding no-1675, Prantik Lane, under Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, TOGETHER WITH all ways, paths, all rights of ingress and egress all privileges, along with all sorts of easement and quasi easement rights.

**'C' SCHEDULE ABOVE REFERRED TO**

ALL THAT PIECE & PARCEL of a plot of 'Bastu' land measuring of an area of an area of 02 katha 08 chatak 25 sq.ft or 0.041 Acre, more or less

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along with R.T Shed situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, corresponding L.R. Dag no 96, L.R Khatian no 263/1, within Police Station – Chandannagar, being previous holding no 949/804 Bhuban Chandra Bhar Road, under Ward no 13, present holding no 1680, Prantik Lane, Ward no 14, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, TOGETHER WITH all ways, paths, all rights of ingress and egress and alongwith all sorts of easement and quasi easement rights.

**'D' SCHEDULE ABOVE REFERRED TO**

ALL THAT PIECE & PARCEL of a 'Bastu' land measuring of an area of 03 katha 04 chatak 43 sq.ft or 0.054 Acre, more or less along with 100 sq.ft R.T Shed, situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, corresponding L.R. Dag no 96, L.R Khatian no 1307, within Police Station – Chandannagar, being previous holding no 949/804, Bhuban Bhar Road, under ward no 13, present holding no 1679 Prantik Lane, under Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, TOGETHER WITH all ways, paths, all rights of ingress and egress along with all privileges, and all sorts of easement and quasi easement rights.

**'E' SCHEDULE ABOVE REFERRED TO**

ALL THAT PIECE & PARCEL of a 'Bastu' land measuring of an area of 0.024 Acre, more or less along with R.T. Shed, situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag no

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- 53, under R.S. Khatian No. 35, under previous L.R. Khatian no 765/1, present L.R Khatian no 1307(0.008 Acre), L.R. Khatian no 1483(0.008 Acre), L.R. Khatian no 2143(0.008 Acre), corresponding L.R. Dag no 96, within Police Station – Chandannagar, being previous holding no 423/H, Bhuban Chandra Bhar Road, under Ward no 13, present holding no 1675, Prantik Lane, under Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, TOGETHER WITH, all privileges, along with all sorts of easement and quasi easement rights.

**'F' SCHEDULE ABOVE REFERRED TO**

ALL THAT PIECE & PARCEL of a land situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, under L.R Khatian no 1483, corresponding L.R. Dag no 96, land measuring more or less an area of 0.055 Acre(Bastu), and corresponding L.R. Dag no 99, land measuring more or less an area of 0.003 Acre(Viti), along with 100 sq.ft R.T. Shed, within Police Station – Chandannagar, being previous holding no 949 & 527 Bhuban Bhar Road, ward no 13, being new holding no 1677, Prantik Lane, new Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, TOGETHER WITH all rights of ingress and egress and all privileges, along with all sorts of easement and quasi easement rights.

**'G' SCHEDULE ABOVE REFERRED TO**

ALL THAT PIECE & PARCEL of a 'Bastu' land measuring of an area of an area of 03 katha 12 chatak 07 sq.ft or 0.062 Acre, more or less along

with R.T Shed, situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, corresponding L.R. Dag no 96, L.R Khatian no 1482, within Police Station – Chandannagar, being previous holding no 949, Bhuban Chandra Bhar Road, ward no 13, being new holding no 1676, Prantik Lane , Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, TOGETHER WITH all rights of ingress and egress and all privileges, along with all sorts of easement and quasi easement rights.

**'H' SCHEDULE ABOVE REFERRED TO**

ALL THAT PIECE & PARCEL of a 'Doba' area measuring of an area of an area of 05 katha 09 chatak 00 sq.ft or 0.088 Acre, more or less situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 49, under R.S. Khatian No. 35, corresponding L.R. Dag no 98, previous L.R Khatian no 93, present L.R. Khatian no 2028, within Police Station – Chandannagar, previously belong to Lal Bagan Bhuban Bhar Road, being present holding no 1678 Prantik Lane, ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, TOGETHER WITH all privileges and all easement rights.

**'I' SCHEDULE ABOVE REFERRED TO**

ALL THAT PIECE & PARCEL of a 'Pukur par' land measuring of an area of an area of 04 katha 03 chatak 00 sq.ft , more or less , situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, corresponding L.R. Dag no 97, L.R Khatian no 811/1, within Police Station – Chandannagar, being previous 531, Lal Bagan, ward no 13, being present holding no 1678, Prantik Lane,

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Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, TOGETHER WITH all privileges, along with all sorts of easement and quasi easement rights.

**'X' SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of a plot of Bastu/Viti land measuring an area of 21 Katha 00 chatak 20 sq.ft.(in L.R Dag no 96 Bastu land in total 0.2580 Acre, in L.R. Dag no 96/896 Bastu land in total 0.0830 Acre, in L.R. Dag no 99 Viti land in total 0.0030 Acre), along with 200 sq.ft R.T Shed, situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, corresponding L.R. Dag no 96/869, 96, 99, present L.R Khatian no 2263(in L.R Dag no 96 Bastu land measuring 0.1290 Acre, in L.R. Dag no 96/869 Bastu land measuring 0.0410, in L.R. Dag no 99 Viti land measuring 0.0010 Acre) and in L.R. Khatian no 2264(in L.R. Dag no 96 Bastu land measuring 0.1290 Acre, in L.R. Dag no 96/869 Bastu land measuring 0.0420, in L.R. Dag no 99 Viti land measuring 0.0020 Acre), within Police Station – Chandannagar, being new present holding no 1458, Bhuban Chandra Bhar Road, ward no 15, under the ambit of Chandannagar Municipal Corporation,in District – Hooghly, and **ALL THAT piece & parcel** of a 'Doba' area measuring of an area of an area of 05 katha 09 chatak 00 sq.ft or 0.088 Acre, more or less situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 49, under R.S. Khatian No. 35, corresponding L.R. Dag no 98, present L.R. Khatian no 2263(in L.R. Dag no 98 Doba measuring 0.0440 Acre), and in L.R. Khatian no 2264(in L.R. Dag no 98 Doba measuring 0.0440 Acre), within Police Station – Chandannagar, being present holding no 1678 Prantik Lane, ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, and **ALL THAT piece & parcel** of a 'Pukur par' land measuring of an area of an area of 04 katha

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**03 chatak 00 sq.ft** , more or less , situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, corresponding L.R. Dag no 97, present L.R Khatian no 2263(in **L.R Dag no 97 Pukur par measuring 0.0300 Acre**), and in L.R. Khatian no 2264(in **L.R Dag no 97 Pukur par measuring 0.0300 Acre**), within Police Station – Chandannagar, being present holding no 1678, Prantik Lane, Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly.

**Be it mentioned here that, the Developer will not change the nature and character of “Doba”, and the ‘Doba’ will not be filled up without permission from appropriate Authority.**

#### **‘X-1’ SCHEDULE OWNER’S ALLOCATION**

Shall mean- the Owners’ will get jointly the entire top Floor, containing several complete flats as per sanctioned plan with electric meter and water connection of the Ground plus upper floors of the said proposed multi storied building be constructed on ‘X’ **Scheduled** property together with undivided proportionate share, in the ‘X’ Scheduled land **TOGETHER WITH** undivided proportionate share, right, title, and interest in the common parts and facilities on the ‘X’ Schedule mentioned property and the Owners have the right to use the top of the roof of the proposed multistoried building with others flat Owners but the Owners have no personal claim, right, and interest over the top of the roof of the proposed multistoried building be constructed on ‘X’ Schedule property.

#### **‘X-2’ SCHEDULE DEVELOPER’S ALLOCATION**

Shall mean the rest of constructed sellable Super built up area **except the Owners’ allocation** i.e. the Owners’ will get jointly the entire top Floor,

Contd. in page 52

containing several complete flats as per sanctioned plan with electric meter and water connection of the Ground plus upper floors of the said proposed multi storied building be constructed on 'X' Scheduled property together with undivided proportionate share in the land TOGETHER WITH undivided proportionate share, right, title, and interest in the common parts and facilities on the 'X' Schedule mentioned property and facilities and the same shall be constructed with sufficient modern fitting and fixtures subject to sanction of total Floor Area Ratio TOGETHER WITH right to use over the Roof for its maintenance & fixing up Overhead Tank with Water distribution line & other necessity of the building, upon the said proposed Ground plus upper floors multi storied building be constructed at the said premises subject to the permission and sanction by Chandannagar Municipal Corporation. be constructed with sufficient modern fitting and fixtures subject to sanction of total Floor Area Ratio TOGETHER WITH right over the Roof for its maintenance & fixing up Overhead Tank with Water distribution line & other necessity of the building, upon the said proposed Ground plus upper floors multi storied building be constructed at the said premises subject to the permission and sanction by Chandannagar Municipal Corporation.

**THE SCHEDULE 'Y' (COMMON PARTS/ COMMON AREAS)**  
**(COMMON TO THE CO OWNERS OF THE BUILDING)**

- 1) Main Entrance Gate, Passage from Main Entrance leading to the stair case. Open space on all sides of the building.
- 2) Staircase with railing, lighting, fixtures and windows and all its landings and the roof on the Top Floor and the Staircase room.
- 3) Water pump, water reservoir, overhead water reservoir Distribution pipes to different flats from overhead tank to the respective flats and from underground Reservoir to overhead tank.
- 4) Electrical wiring from ground floor to the individual flats respectively

Contd. in page 53

and switches, meter room, pump room, electrical wiring of staircase and switches and other electrical fittings in all common area of the building.

5) Rain water pipes & Water & Sewerage evacuation pipes from the respective flats to the discharge's points to the Municipal Road which is common for more than one/all the flats.

6) But such common part/ common portion shall not include any open and/or covered space for parking car if any as per sanctioned building plan or as decided by the Developer as car parking Space or otherwise in other areas of the building and save those which required for ingress & egress to & from the flat.

#### THE CONSTRUCTION SCHEDULE 'Z'

1) FOUNDATION:- R.C.C. foundation and framed structure ground to top floor 9' 6" height of each floor.

2) WALL:- Outer wall 8" thick, partition wall 5" thick and all inside wall will be finished with cement plaster and plaster of paris.

3) DOOR:- Frame of good quality sal wood and flush door by commercial plywood with standard local fittings. Toilet door make be PVC.

4) WINDOWS:- Sliding windows with glass fittings.

5) TOILET & SANITARY :- Toilet would be provided with Commode

Contd. in page 54

fittings and concealed water line and wash line by polythene pipe. As per requirements one exhaust fan point in each toilet.

6) WATER SUPPLY :- 24 hours water supply via overhead tanks from deep tube well.

7) ELECTRICAL WORK: Concealed wiring through the flat. One ceiling fan point, two light points and one plug point of 5 Amp. In each bed room. In drawing/dining room there shall one fan point, two light points and TV point and one fridge point. All other places there will be provisions for only one light point.

8) KITCHEN : Cooking counter by black stone & the top of the counter 3' height tiles to protect the oil spot.

9) FLOOR: All rooms lay with cast in Vitrified Tiles with 6" height skirting. Dado of toilet tiles would be covered by tiles up to door height.

10) The stair case shall be of Vitrified Tiles.

11) OUTSIDE WALL: Super Snow Sem finish.

12 LIFT:- Lift facility will be available in the proposed building.

IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

In presence of the following

WITNESSES:-

1. Ashwinjit P. Singh  
Chinsurah  
Haryana.
2. Rajkumar Saha.  
Guptipara, Balajoh  
Hooghly

Drafted by me

*Nemai Chandra Paul*  
Advocate  
Nemai Ch. Paul, Advocate  
Reg. No. - WS-383/1987  
Chinsurah Judge's Court

*Kamini Prasad*  
*Ashman Roy.*

(SIGNATURE OF THE OWNERS)  
UNANIMOUS CONSTRUCTION PVT. LTD.

*Kamini Prasad*  
Director

(SIGNATURES OF DEVELOPER)

SPECIMEN FORM FOR TEN FINGER PRINTS



*Koushik Purker*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*Anshuman Roy*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

*Koushik Purker*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

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



192025260002975858

GRN Details

GRN:	192025260002975858	Payment Mode:	SBI Epay
GRN Date:	03/04/2025 10:26:54	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5399565595517	BRN Date:	03/04/2025 10:27:35
Gateway Ref ID:	0992639411	Method:	ICICI Bank - Retail NB
GRIPS Payment ID:	030420252000297584	Payment Init. Date:	03/04/2025 10:26:54
Payment Status:	Successful	Payment Ref. No:	2000898731/6/2025

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr TARKESHWAR SHAW
Address:	SERAMPORE
Mobile:	9681051800
E-Mail:	tarkshaw@gmail.com
Period From (dd/mm/yyyy):	03/04/2025
Period To (dd/mm/yyyy):	03/04/2025
Payment Ref ID:	2000898731/6/2025
Dept Ref ID/DRN:	2000898731/6/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000898731/6/2025	Property Registration- Stamp duty	0030-02-103-003-02	35050
2	2000898731/6/2025	Property Registration- Registration Fees	0030-03-104-001-16	14
			<b>Total</b>	<b>35064</b>

IN WORDS: THIRTY FIVE THOUSAND SIXTY FOUR ONLY.

### Major Information of the Deed

Deed No :	1-0601-02876/2025	Date of Registration	03/04/2025
Query No / Year	0601-2000898731/2025	Office where deed is registered	
Query Date	02/04/2025 8:54:00 PM	D.S.R. - I HOOGHLY, District: Hooghly	
Applicant Name, Address & Other Details	A Podder Thana : Chandannagar, District : Hooghly, WEST BENGAL, Mobile No. : 8777630485, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-]		
Set Forth value	Market Value		
Rs. 11/-	Rs. 1,84,16,924/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,050/- (Article:48(g))	Rs. 46/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Bhuban Chandra Bhar Road, Road Zone : (Adjacent to Road – Adjecent to Road) , Mouza: Chandannagar Sit No-16, JI No: 1, Pin Code : 712136

Sch No	Plot Number	Khatlan Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-96/869 (RS -)	LR-2263	Bastu	Bastu	2 Katha 8 Chatak 14 Sq Ft	1/-	20,40,742/-	Property is on Road Adjacent to Metal Road,
L2	LR-96/869 (RS -)	LR-2264	Bastu	Bastu	2 Katha 8 Chatak 13 Sq Ft	1/-	20,39,616/-	Property is on Road Adjacent to Metal Road,
L3	LR-96 (RS -)	LR-2263	Bastu	Viti	7.81 Katha	1/-	63,26,073/-	Property is on Road Adjacent to Metal Road,
L8	LR-97 (RS -)	LR-2264	Pukur Par	Pukur Par	1.81 Katha	1/-	14,66,094/-	Property is on Road Adjacent to Metal Road,
L9	LR-99 (RS -)	LR-2263	Viti	Viti	1.5 Chatak	1/-	75,937/-	Property is on Road Adjacent to Metal Road,
L10	LR-99 (RS -)	LR-2264	Viti	Viti	1.5 Chatak	1/-	75,937/-	Property is on Road Adjacent to Metal Road,
<b>TOTAL :</b>					<b>24.4943Dec</b>	<b>6 /-</b>	<b>120,24,399 /-</b>	

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Pranik Lane, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-16, JI No: 1, Pin Code : 712136

Sch No	Plot Number	Khatlan Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	LR-96 (RS -)	LR-2264	Bastu	Viti	7.81 Katha	1/-	40,16,679/-	Property is on Road Adjacent to Metal Road,
L7	LR-97 (RS -)	LR-2263	Pukur Par	Pukur Par	1.81 Katha	1/-	9,30,882/-	Property is on Road Adjacent to Metal Road,

TOTAL :

15.873Dec

2/-

49,47,561/-



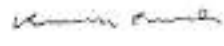



District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Prantik Lane, Road Zone : (Away from Road -- Away from Road) , Mouza: Chandannagar Sit No-16, JI No: 1, Pin Code : 712136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L5	LR-98 (RS :-)	LR-2263	Doba	Doba	2.66 Katha	1/-	6,92,482/-	Width of Approach Road: 1 Ft.,
L6	LR-98 (RS :-)	LR-2264	Doba	Doba	2.66 Katha	1/-	6,92,482/-	Width of Approach Road: 1 Ft.,
TOTAL :					8.778Dec	2/-	13,84,964/-	
Grand Total :					49.1453Dec	10/-	183,56,924/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1/-	60,000/-	

Land Lord Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Kausik Panda</b> Son of Shri Digambar Panda Executed by: Self, Date of Execution: 03/04/2025 , Admitted by: Self, Date of Admission: 03/04/2025 ,Place : Office	 03/04/2025	 LTI 03/04/2025	 03/04/2025
134/2, Thakur Bati Street, City:- Not Specified, P.O:- Serampore, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: afxxxxxx7q, Aadhaar No: 39xxxxxxxx8154, Status :Individual, Executed by: Self, Date of Execution: 03/04/2025 , Admitted by: Self, Date of Admission: 03/04/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Shri Anshuman Roy (Presentant )</b> Son of Dilip Kumar Roy Executed by: Self, Date of Execution: 03/04/2025 , Admitted by: Self, Date of Admission: 03/04/2025 ,Place : Office	 03/04/2025	 LTI 03/04/2025	 03/04/2025

Mankundu Station Road, Garer Dhar, City:- Not Specified, P.O:- Chandannagar, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: ahxxxxxx8f, Aadhaar No: 55xxxxxxxx9556, Status :Individual, Executed by: Self, Date of Execution: 03/04/2025 , Admitted by: Self, Date of Admission: 03/04/2025 ,Place : Office

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Unanimous Construction Private Limited</b> 134/2, Thakur Bali Street, City:- Not Specified, P.O:- Serampore, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201 Date of Incorporation:XX-XX-2XX8 , PAN No.:: aaxxxxxx6e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Kausik Panda</b> Son of Shri Digambar Panda Date of Execution 03/04/2025, , Admitted by: Self, Date of Admission: 03/04/2025, Place of Admission of Execution: Office		 Captured LTI 03/04/2025	
	134/2, Thakur Bali Street, City:- Not Specified, P.O:- Serampore, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: afxxxxx7g, Aadhaar No: 39xxxxxxxx8154 Status : Representative, Representative of : Unanimous Construction Private Limited (as Partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Abhijit Podder</b> Son of Swapan Podder Chinsurah Court, City:- Not Specified, P.O:- Chinsurah, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712101		 Captured	
	03/04/2025	03/04/2025	03/04/2025
Identifier Of Shri Kausik Panda, Shri Anshuman Roy, Shri Kausik Panda			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Kausik Panda	Unanimous Construction Private Limited-2 Katha 8 Chatak 14 Sq Ft

**Transfer of property for L10**

Sl.No	From	To. with area (Name-Area)
1	Shri Anshuman Roy	Unanimous Construction Private Limited-1.5 Chatak

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri Anshuman Roy	Unanimous Construction Private Limited-2 Katha 8 Chatak 13 Sq Ft

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Shri Kausik Panda	Unanimous Construction Private Limited-7.81 Katha

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Shri Anshuman Roy	Unanimous Construction Private Limited-7.81 Katha

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Shri Kausik Panda	Unanimous Construction Private Limited-2.66 Katha

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	Shri Anshuman Roy	Unanimous Construction Private Limited-2.66 Katha

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	Shri Kausik Panda	Unanimous Construction Private Limited-1.81 Katha

**Transfer of property for L8**

Sl.No	From	To. with area (Name-Area)
1	Shri Anshuman Roy	Unanimous Construction Private Limited-1.81 Katha

**Transfer of property for L9**

Sl.No	From	To. with area (Name-Area)
1	Shri Kausik Panda	Unanimous Construction Private Limited-1.5 Chatak

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri Kausik Panda	Unanimous Construction Private Limited-100.00000000 Sq Ft
2	Shri Anshuman Roy	Unanimous Construction Private Limited-100.00000000 Sq Ft

**Land Details as per Land Record**

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Bhuban Chandra Bhar Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-16, JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 96/969, LR Khatian No:- 2263	Owner:Shri Kausik Panda, Address:R/o . Classification:ng, Area:0.04100000 Acre,	Shri Kausik Panda

L2	LR Plot No- 96/96A, LR Khatian No- 225A	Owner: jgk ms, Gurdian: jgk ms, Address: jgk, Classification: ms, Area: 0.04200000 Acre,	Shri Anshuman Roy
L3	LR Plot No- 96, LR Khatian No- 2253	Owner: jgk ms, Gurdian: jgk ms, Address: jgk, Classification: ms, Area: 0.12900000 Acre,	Shri Kausik Panda
L8	LR Plot No- 97, LR Khatian No- 225A	Owner: jgk ms, Gurdian: jgk ms, Address: jgk, Classification: ms, Area: 0.03000000 Acre,	Shri Anshuman Roy
L9	LR Plot No- 99, LR Khatian No- 2253	Owner: jgk ms, Gurdian: jgk ms, Address: jgk, Classification: ms, Area: 0.00100000 Acre,	Shri Kausik Panda
L10	LR Plot No- 99, LR Khatian No- 225A	Owner: jgk ms, Gurdian: jgk ms, Address: jgk, Classification: ms, Area: 0.00200000 Acre,	Shri Anshuman Roy

District: Hooghly, P.S.- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Prantik Lane, Road Zone : (Adjacent to Road - Adjacent to Road) , Mouza: Chandannagar Sit No-16, JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L4	LR Plot No- 96, LR Khatian No- 225A	Owner: jgk ms, Gurdian: jgk ms, Address: jgk, Classification: ms, Area: 0.12900000 Acre,	Shri Anshuman Roy
L7	LR Plot No- 97, LR Khatian No- 2253	Owner: jgk ms, Gurdian: jgk ms, Address: jgk, Classification: ms, Area: 0.03000000 Acre,	Shri Kausik Panda

District: Hooghly, P.S.- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Prantik Lane, Road Zone : (Away from Road - Away from Road) , Mouza: Chandannagar Sit No-16, JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L5	LR Plot No- 98, LR Khatian No- 2253	Owner: jgk ms, Gurdian: jgk ms, Address: jgk, Classification: ms, Area: 0.04400000 Acre,	Shri Kausik Panda
L6	LR Plot No- 98, LR Khatian No- 225A	Owner: jgk ms, Gurdian: jgk ms, Address: jgk, Classification: ms, Area: 0.04400000 Acre,	Shri Anshuman Roy

**Endorsement For Deed Number : I - 060102876 / 2025**

**On 03-04-2025**

**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 03-04-2025, at the Office of the D.S.R. - I HOOGHLY by Shri Anshuman Roy , one of the Executants.

**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 1,84,16,924/-

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

Execution is admitted on 03/04/2025 by 1. Shri Kausik Panda, Son of Shri Digambar Panda, 134/2, Thakur Bati Street, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by Profession Business, 2. Shri Anshuman Roy, Son of Dilip Kumar Roy, Mankundu Station Road, Garer Dhar, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business

Indetified by Shri Abhijit Podder, , Son of Swapan Podder, Chinsurah Court, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 03-04-2025 by Shri Kausik Panda, Partner, Unanimous Construction Private Limited (Private Limited Company), 134/2, Thakur Bati Street, City:- Not Specified, P.O:- Serampore, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201

Indetified by Shri Abhijit Podder, , Son of Swapan Podder, Chinsurah Court, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 46.00/- ( E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/04/2025 10:27AM with Govt. Ref. No: 192025260002975858 on 03-04-2025, Amount Rs: 14/-, Bank: SBI EPay ( SBIPay), Ref. No. 5399565595517 on 03-04-2025, Head of Account 0030-03-104-001-16

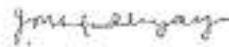
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,050/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,050/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 350, Amount: Rs.5,000.00/-, Date of Purchase: 02/04/2025, Vendor name: S Mallick

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/04/2025 10:27AM with Govt. Ref. No: 192025260002975858 on 03-04-2025, Amount Rs: 35,050/-, Bank: SBI EPay ( SBIPay), Ref. No. 5399565595517 on 03-04-2025, Head of Account 0030-02-103-003-02



**Jayanti Mukhopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I HOOGHLY**  
**Hooghly, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0601-2025, Page from 59152 to 59217  
being No 060102876 for the year 2025.



*Jayanti Mukhopadhyay*

Digitally signed by JAYANTI MUKHOPADHYAY  
Date: 2025.04.11 15:12:02 +07:00  
Reason: Digital Signing of Deed.

(Jayanti Mukhopadhyay) 11/04/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I HOOGHLY  
West Bengal.