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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

District Sub-Register-III
Alipore. South 24-parganas
10.10.23

DEVELOPMENT AGREEMENT CUM POWER OF ATTORNEY

1. Date : 10th Day of October, 2023.
2. Place : Kolkata.
3. Parties :

26-56

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10. Bengal Enamel.
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10 OCT 2023

3.1 **(1) SMT. DIPALI NASKAR**, having her PAN No.ADUPN4926D, Aadhaar No.6530 0254 0406, Mobile No.9836645103, wife of Sri Sukumar Naskar, **(2) SRI SUBHAS NASKAR**, having his PAN No.ACHPN2885P, Aadhaar No.9969 2352 8683, Mobile No.9830231381, son of Sri Sukumar Naskar & **(3) SRI BIVAS NASKAR**, having his PAN No.ADGPN3140D, Aadhaar No.6474 3413 5222, Mobile No.9836645103, son of Sri Sukumar Naskar, all by Faith Hindu, by Occupation-Landowners, resident at Srikhanda, Naskarpara, Panchpota, P.S.-Narendrapur, Kolkata-700152, District-South 24 Parganas, West Bengal, herein after jointly referred to as the **“LAND OWNERS”** (which expression shall unless otherwise repugnant to the context be deemed to mean and include their heirs, executors, representatives, administrators and / or assigns) of the **FIRST PARTY**.

AND

3.2 **SHIVAM UDYOG (PAN-AFAFS5878M)**, a Partnership Firm Constituted under the Indian Partnership Act.1932, having its registered office at Madarat Dakshin Para, P.O-Madarat, P.S.-Baruipur, Pin-743610 in the District South 24 Parganas, West Bengal, represented by its Partners namely **1) SRI ASHOK NASKAR**, having his PAN No.AFEPN1751Q, Aadhaar No.8157 3310 5040, Mobile No.9836180420, Son of Late Sachindranath Naskar, by faith-Hindu, by Occupation-Business, resident at Sashari Uttarbhag, P.O- Sitakundu, P.S.-Baruipur, Pin-743610 in the District South 24 Parganas, West Bengal, **2) SRI RAJEN PAUL**, having his PAN No.BJNPP5033K, Aadhaar No.6708 5727 8070, Mobile No.6291174375, Son of Late Churamani Paul, by faith-Hindu, by Occupation-Business, resident at Madarat Dakshin Para, P.O- Madarat, P.S.-Baruipur, Pin-743610 in the District South 24 Parganas, West Bengal, **3) SRI AVIJIT BARDHAN**, having his PAN No.AEGPB5204B, Aadhaar No.2114 6651 4408, Mobile No.9831518662, son of Late Satkari Bardhan, by faith-Hindu, by Occupation-Business, resident at Ghoshpara, P.O- Mallickpore, P.S.-Baruipur, Kolkata-700145 in the District South 24 Parganas, West Bengal & **4) SRI ASIM BOSE**, having his PAN No.AMEPB9386N, Aadhaar No.6473 0442 9263, Mobile No.9804235120, son of Late Bipradas Bose, by faith-Hindu, by Occupation-Business, resident at Subuddhipur, Beltala, P.O. & P.S.-Baruipur, Kolkata-700144 in the District South 24 Parganas, West Bengal, herein after jointly referred to as the **“DEVELOPER”** (which expression shall unless otherwise repugnant to the context be deemed to mean and include their heirs, executors, representatives, administrators and / or assigns) of the **OTHER PARTY**.

4. Subject Matter of Agreement :

ALL THAT the piece and parcel of Bastu Land measuring an area **27 Decimal i.e. 16 kathas 05 Sq. Ft.**, be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53 Touzi No.-250, Comprised in R.S. Khatian No.197, L.R. Khatian Nos.120, 313, 666 & 481 now 3753,3754 & 3755 under R. S. & L.R. Dag No.458, within the limits of Rajpur Sonarpur Municipality, RSM Ward No. 09 now 10, RSM Holding No. 592, Goarkhara, Assessee No.1104302101527 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district South 24 Parganas, West Bengal, which is more particularly described in the Schedule hereunder written and hereinafter referred to as the **"Said Property"**.

Background of the Property:

That one Nandalal Ghosh Mati of Gorkhara, Sonarpur 24 Parganas on 15.01.1912 purchased of ALL THAT the piece and parcel of some plots of Land, be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53, Touzi No.-250, Comprised in Khatian No.197 under Dag No.458 under P.S. - Sonarpur, A.D.S.R.-Sonarpur in the district 24 Parganas, West Bengal which has been registered at the office of the S.R. - Sadar at Alipore & recorded in Deed No. 00078 for the year 1912.

That said Nandalal Ghosh Mati died intestate leaving behind his two sons namely Abhoy Charan Ghosh Mati & Bama Charan Ghosh Mati as his legal heirs and successors and his wife predeceased him.

That said Abhoy Charan Ghosh Mati & Bama Charan Ghosh Mati mutated their name before the BL & LRO in R.S. & L.R. record of rights and became the joint owner of land measuring an area 40 Decimal, be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53, Touzi No.-250, Comprised in R.S. Khatian No.197 under R. S. Dag No.458 under P.S. - Sonarpur, A.D.S.R.-Sonarpur in the district South 24 Parganas, West Bengal.

That said Abhoy Charan Ghosh Mati on 12.12.1980 sold, transferred and conveyed of his undivided share of land measuring an area 02 Katha 05 Chittack out of 40 Decimal, be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53, Touzi No.-250, Comprised in R.S. Khatian No.197 under R. S. Dag No.458 under P.S. - Sonarpur, A.D.S.R.-Sonarpur in the district 24 Parganas, West Bengal to one Manik Chandra Naskar, son of Panchulal Naskar of Deara, Sonarpur, 24 Parganas which has been registered at the office of the A.D.S.R.-Sonarpur & recorded in Book No.1, Volume No. 75, Pages from 43 to 46, being No. 5128 for the Year 1980.

That said Abhoy Charan Ghosh Mati further on 06.03.1981 sold, transferred and conveyed of his un-divided share of land measuring an area 01 Katha 09 Chittack 45 Sq.Ft. out of 40 Decimal, be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53, Touzi No.-250, Comprised in R.S. Khatian No.197 under R. S. Dag No.458 under P.S.- Sonarpur, A.D.S.R.- Sonarpur in the district 24 Parganas, West Bengal to said Manik Chandra Naskar, son of Panchulal Naskar of Deara, Sonarpur, 24 Parganas which has been registered at the office of the A.D.S.R.-Sonarpur & recorded in Book No.1, Volume No. 20, Pages from 224 to 227, being No. 1107 for the Year 1981.

That said Bama Charan Ghosh Mati on 12.12.1980 sold, transferred and conveyed of his un-divided share of land measuring an area 02 Katha 06 Chittack 30 Sq.Ft. out of 40 Decimal, be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53, Touzi No.-250, Comprised in R.S. Khatian No.197 under R. S. Dag No.458 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district 24 Parganas, West Bengal to one Subal Chandra Naskar, son of Panchulal Naskar of Deara, Sonarpur, 24 Parganas which has been registered at the office of the A.D.S.R.-Sonarpur & recorded in Book No.1, Volume No. 76, Pages from 13 to 16, being No. 5160 for the Year 1980.

That said Bama Charan Ghosh Mati further on 06.03.1981 sold, transferred and conveyed of his un-divided share of land measuring an area 01 Katha 09 Chittack 35 Sq.Ft. out of 40 Decimal, be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53, Touzi No.-250, Comprised in R.S. Khatian No.197 under R. S. Dag No.458 under P.S.- Sonarpur, A.D.S.R.- Sonarpur in the district 24 Parganas, West Bengal to said Subal Chandra Naskar @ Subal Naskar, son of Panchulal Naskar of Deara, Sonarpur, 24 Parganas which has been registered at the office of the A.D.S.R.-Sonarpur & recorded in Book No.1, Volume No. 22, Pages from 21 to 24, being No. 1103 for the Year 1981.

That said Bama Charan Ghosh Mati on 12.12.1980 sold, transferred and conveyed of his un-divided share of land measuring an area 02 Katha 06 Chittack 30 Sq.Ft. out of 40 Decimal, be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53, Touzi No.-250, Comprised in R.S. Khatian No.197 under R. S. Dag No.458 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district 24 Parganas, West Bengal to one Kalipada Naskar, son of Panchulal Naskar of Deara, Sonarpur, 24 Parganas which has been registered at the office of the A.D.S.R.-Sonarpur & recorded in Book No.1, Volume No. 74, Pages from 110 to 113, being No. 5159 for the Year 1980.

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That said Bama Charan Ghosh Mati on 06.03.1981 sold, transferred and conveyed of his undivided share of land measuring an area 01 Katha 09 Chittack 35 Sq.Ft. out of 40 Decimal, be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53, Touzi No.-250, Comprised in R.S. Khatian No.197 under R. S. Dag No.458 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district 24 Parganas, West Bengal to said Kalipada Naskar, son of Panchulal Naskar of Deara, Sonarpur, 24 Parganas which has been registered at the office of the A.D.S.R.-Sonarpur & recorded in Book No.1, Volume No. 18, Pages from 179 to 182, being No. 1102 for the Year 1981.

That said Bama Charan Ghosh Mati on 12.12.1980 sold, transferred and conveyed of his undivided share of land measuring an area 02 Katha 06 Chittack 30 Sq.Ft. out of 40 Decimal, be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53, Touzi No.-250, Comprised in R.S. Khatian No.197 under R. S. Dag No.458 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district 24 Parganas, West Bengal to one Nilmadhab Naskar, son of Panchulal Naskar of Deara, Sonarpur, 24 Parganas which has been registered at the office of the A.D.S.R.-Sonarpur & recorded in Book No.1, Volume No. 74, Pages from 106 to 109, being No. 5158 for the Year 1980.

That said Bama Charan Ghosh Mati on 06.03.1981 sold, transferred and conveyed of his undivided share of land measuring an area 01 Katha 09 Chittack 35 Sq.Ft. out of 40 Decimal, be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53, Touzi No.-250, Comprised in R.S. Khatian No.197 under R. S. Dag No.458 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district 24 Parganas, West Bengal to said Nilmadhab Naskar, son of Panchulal Naskar of Deara, Sonarpur, 24 Parganas which has been registered at the office of the A.D.S.R.-Sonarpur & recorded in Book No.1, Volume No. 22, Pages from 25 to 28, being No. 1104 for the Year 1981.

That said Nilmadhab Naskar mutated his name before the BL & LRO and allotted the L.R. Khatian No. 313 under R.S. & L.R. Dag No. 458 at Mouza-Gorkhara and also mutated his name before the RSM and became the sole owner of land measuring an area 04 Katha 20 Sq.Ft., be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53, Touzi No.-250, Comprised in R.S. Khatian No.197, L.R. Khatian No.313 under R. S. & L.R. Dag No.458 within the limits of Rajpur-Sonarpur Municipality, Municipal ward No. 15, Holding No. 220 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district South 24 Parganas, West Bengal.

3)

That said Nilmadhab Naskar on 16.01.2008 sold, transferred and conveyed the said land i.e measuring an area 04 Katha 20 Sq.Ft., be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53, Touzi No.-250, Comprised in R.S. Khatian No.197, L.R. Khatian No.313 under R. S. & L.R. Dag No.458 within the limits of Rajpur-Sonarpur Municipality, Municipal ward No. 15, Holding No. 220 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district South 24 Parganas, West Bengal to one Subhas Naskar, Bivas Naskar & Dipali Naskar, which has been registered at the office of the A.D.S.R.-Sonarpur & recorded in Book No.1, CD Volume No. 11, Pages from 616 to 627, being No. 03627 for the Year 2009.

That said Manik Chandra Naskar mutated his name before the BL & LRO and allotted the L.R. Khatian No. 481 under R.S. & L.R. Dag No. 458 at Mouza- Gorkhara and also mutated his name before the RSM and became the sole owner of land measuring an area 03 Katha 14 Chittack 35 Sq.Ft., be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53, Touzi No.-250, Comprised in R.S. Khatian No.197, L.R. Khatian No.481 under R. S. & L.R. Dag No.458 within the limits of Rajpur-Sonarpur Municipality, Municipal ward No. 09, Holding No. 218 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district South 24 Parganas, West Bengal.

That said Manik Chandra Naskar on 03.06.2005 sold, transferred and conveyed the said land i.e measuring an area 03 Katha 14 Chittack 35 Sq.Ft., be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53, Touzi No.-250, Comprised in R.S. Khatian No.197, L.R. Khatian No.481 under R. S. & L.R. Dag No.458 within the limits of Rajpur-Sonarpur Municipality, Municipal ward No. 09, Holding No. 218 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district South 24 Parganas, West Bengal to said Subhas Naskar, Bivas Naskar & Dipali Naskar, which has been registered at the office of the A.D.S.R.-Sonarpur & recorded in Book No.1, Volume No. 53, Pages from 193 to 200, being No. 2609 for the Year 2006.

That said Kalipada Naskar & Subal Chandra Naskar @ Subal Naskar mutated their name before the BL & LRO and allotted the L.R. Khatian Nos. 120 & 666 under R.S. & L.R. Dag No. 458 at Mouza- Gorkhara and also mutated their name before the RSM and became the joint owner of land measuring an area 08 Katha 40 Sq.Ft., be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53, Touzi No.-250, Comprised in R.S. Khatian No.197, L.R. Khatian No.120 & 666 under R. S. & L.R. Dag No.458 within the limits of Rajpur-Sonarpur Municipality, Municipal ward No. 09, Holding No. 591 & 215 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district South 24 Parganas, West Bengal.

That said Kalipada Naskar & Subal Chandra Naskar @ Subal Naskar on 11.03.2005 sold, transferred and conveyed the said land i.e measuring an area 08 Katha 40 Sq.Ft., be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53, Touzi No.-250, Comprised in R.S. Khatian No.197, L.R. Khatian No.120 & 666 under R. S. & L.R. Dag No.458 within the limits of Rajpur-Sonarpur Municipality, Municipal ward No. 09, Holding No. 591 & 215 under P.S.-Sonarpur, A.D.S.R.-Sonarpur in the district South 24 Parganas, West Bengal to said Subhas Naskar, Bivas Naskar & Dipali Naskar, which has been registered at the office of the A.D.S.R.-Sonarpur & recorded in Book No.1, Volume No. 52, Pages from 393 to 400, being No. 2585 for the Year 2006.

That said Subhas Naskar, Bivas Naskar & Dipali Naskar by virtue of aforesaid three sale deed became the owner of land measuring an area 16 Katha 05 Sq.Ft. and mutated their name before the BL&LRO as well as Rajpur-Sonarpur Municipality and became the joint and absolute owner of ALL THAT the piece and parcel of Bastu Land measuring an area **27 Decimal i.e. 16 kathas 05 Sq. Ft.**, be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53 Touzi No.-250, Comprised in R.S. Khatian No.197, L.R. Khatian Nos.120, 313, 666 & 481 now 3753, 3754 & 3755 under R. S. & L.R. Dag No.458, within the limits of Rajpur Sonarpur Municipality, RSM Ward No. 09 now 10, RSM Holding No. 592, Goarkhara, Assessee No.1104302101527 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district South 24 Parganas, West Bengal.

AND WHEREAS the First Party to construct a new building at the said holding but due to lack of finance, men power and technical knowledge they were in search for suitable solvent Developer to implement the aforesaid project and to that effect the said Developer has agreed to develop the said property of the said OWNERS/LANDLORDS and the parties hereto after several discussion have agreed to enter into this joint venture agreement between the above owners & developer and the parties now enter into this Agreement to avoid any future litigation, misunderstanding and dispute in between them and amongst their legal heirs and successors in future.

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

1.0 ARTICLE : 1 - DEFINATIONS

- 1.1 **OWNERS/LANDLORDS** : Shall mean and include **SMT. DIPALI NASKAR**, having her PAN No.ADUPN4926D, Aadhaar No.6530 0254 0406, Mobile No.9836645103, wife of Sri Sukumar Naskar, **(2) SRI SUBHAS NASKAR**, having his PAN No.ACHPN2885F,

Aadhaar No.9969 2352 8683, Mobile No.9830231381, son of Sri Sukumar Naskar & **(3) SRI BIVAS NASKAR**, having his PAN No.ADGP3140D, Aadhaar No.6474 3413 5222, Mobile No.9836645103, son of Sri Sukumar Naskar, all by Faith Hindu, by Occupation-Landowners, resident at Srikhanda, Naskarpara, Panchpota, P.S.-Narendrapur, Kolkata-700152, District-South 24 Parganas, West Bengal and their legal heirs, successors, representatives and assigns.

- 1.2 **PROPERTY** : Shall mean ALL THAT the piece and parcel of Bastu Land measuring an area **27 Decimal i.e. 16 kathas 05 Sq. Ft.**, be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53 Touzi No.-250, Comprised in R.S. Khatian No.197, L.R. Khatian Nos.120, 313, 666 & 481 now 3753,3754 & 3755 under R. S. & L.R. Dag No.458, within the limits of Rajpur Sonarpur Municipality, RSM Ward No. 09 now 10, RSM Holding No. 592, Goarkhara, Assessee No.1104302101527 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district South 24 Parganas, West Bengal together with all easement rights and appurtenance and its annual proportionate rent is payable to the Collector, South 24 Parganas, Govt. of West Bengal which is morefully described in the

Schedule I.

- 1.3 **DEVELOPER/PROMOTER** : Shall mean and include the said **SHIVAM UDYOG (PAN-AFAFS5878M)**, a Partnership Firm Constituted under the Indian Partnership Act.1932, having its registered office at Madarat Dakshin Para, P.O-Madarat, P.S.-Baruipur, Pin-743610 in the District South 24 Parganas, West Bengal, represented by its Partners namely **1) SRI ASHOK NASKAR**, having his PAN No.AFEPN1751Q, Aadhaar No.8157 3310 5040, Mobile No.9836180420, Son of Sachindranath Naskar, by faith-Hindu, by Occupation-Business, resident at Sashari Uttarbhadra, P.O- Sitakundu, P.S.-Baruipur, Pin-743610 in the District South 24 Parganas, West Bengal, **2) SRI RAJEN PAL**, having his PAN No.BJNPP5033K, Aadhaar No.6708 5727 8070, Mobile No.6291174375, Son of Late Churamani Pal, by faith-Hindu, by Occupation-Business, resident at Madarat Dakshin Para, P.O- Madarat, P.S.-Baruipur, Pin-743610 in the District South 24 Parganas, West Bengal, **3) SRI AVIJIT BARDHAN**, having his PAN No.AEGPB5204B, Aadhaar No.2114 6651 4408, Mobile No.9831518662, son of Satkari Bardhan, by faith-Hindu, by Occupation-Business, resident at Ghoshpara, P.O-Mallickpore, P.S.-Baruipur, Kolkata-700145 in the District South 24 Parganas, West Bengal & **4) SRI ASIM BOSE**, having his PAN No.AMEPB9386N, Aadhaar No.6473 0442 9263, Mobile No.9804235120, son of Bipradas Bose, by faith-Hindu, by Occupation-

Business, resident at Subuddhipur, Beltala, P.O. & P.S.-Baruipur, Kolkata-700144 in the District South 24 Parganas, West Bengal.

1.4 **BUILDING** : shall mean and include commercial and/or residential building or buildings to be constructed on the said property in accordance with the plan sanctioned by the appropriate Authority and with necessary additional structures like pump houses, generator room security arrangement etc. and shall include the car parking and other open spaces intended for the enjoyment by the occupants of the buildings.

1.5 **COMMON FACILITIES AND AMENITIES** : shall include corridors, Roof, Drainage and sewerage line and connection all plumbing installations, meter, pump, care taker room if any, stairways, ways etc. and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management for the buildings and/or the common facilities or any of them thereon as the case may be. The owner and the Developer and its respective nominees shall enjoy the roof of the buildings jointly and undividedly however the terraces of the building shall be exclusive owned and used by the Owners. Apart that and also search command areas to the included as saleable area in respect of flats, shops and space in the proposed new building at the said premises which is morefully and particularly described in the **SCHEDULE -V**.

1.6 **SALEABLE SPACE** : shall mean the flats, shops, office, garages, commercial space and building available for independent use and occupation together with common areas facilities amenities attributable with the building project together with un-divided proportioned share of land.

1.7 **OWNER/LANDLORD'S ALLOCATION** :

- a) 50 % of the FAR in residential area as per sanction plan proportionate to scheduled land which shall specified in the supplementary development agreement executed after sanction the building plan by the competent authority.
- b) 50% of FAR in the commercial space and parking space in the proposed building project as per Schedule-I land which shall specified in the supplementary development agreement executed after sanction the building plan by the competent authority.

- c) The developer will pay a Sum of Rs. 50,00,000/- as ~~advance~~/refundable down payment at the time of registration of this joint venture agreement which is morefully and particularly mentioned in **SCHEDULE-III**.

1.8 **DEVELOPER'S ALLOCATION** : shall mean the remaining part of the building made by the Sanctioned Plan. Which is morefully and particularly mentioned in **SCHEDULE -IV**.

1.9 **ARCHITECT** : shall mean an authorized Architect who will act as an Architect of the said building for designing and planning of the new ;building at the said premises.

1.10 **BUILDING PLAN** : would mean such plan or plans for the construction of the new building or buildings duly sanctioned by the appropriate authority and shall include any amendments thereto and/ or modifications thereof duly sanctioned by the appropriate authority.

1.11 **TRANSFER**: with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multi-storied buildings to Purchasers thereof and will include the meaning of the said terms and defined in Income Tax Act, 1961 and with the provisions of T.P. Act, 1882.

1.12 Words imposed singular shall include plural and vice versa.

1.13 **TRANSFeree** : shall mean a person or persons, firm or association of persons to whom any space in the building or buildings has been transferred.

1.14 Words importing masculine Gender shall include feminine and neuter genders; likewise words importing feminine genders shall include masculine and neuter genders.

ARTICLE - II COMMENCEMENT

2. This Agreement shall being to have commenced with effect from 10.10.2023.
The date of registered of this Agreement.

3.0 ARTICLE - III : TITLE AND INDEMNITIES

3.1 The owner hereby declare that the owner have marketable title to the said premises and the owner have good right and title to enter into this agreement with the Developer and the

Sudhansu Naskar
Bhavans Market 19/01/2023

owner hereby declare that the said premises is free from all encumbrances, liens, charges, mortgage whatsoever.

3.2 The owner are in physical possession of the premises free from all and any manner of lispendens, charges, liens, attachments, claims, encumbrances or mortgages whatsoever and there is no temple, mosque, debattor or burial ground on the said land.

3.3 The owner hereby also undertake that the Developer shall be entitled to construct and complete the building in the said premises and to retain and enjoy the Developer's Allocation therein without any interruption or interference from the owner or any person or persons lawfully claiming through or under the owner as long as the Developer fulfils his part of these presents. If the any legal dispute will started during the continuance of this project regarding land then the owner shall liable for the same.

3.4 The Developer undertake to construct the buildings in accordance with the sanctioned plan and undertake to pay any or all damages, penalties and/or compounding fees payable to the authority or authorities concerned relative to any deviation without making the owner in any way liable for that.

a) That the developer shall have right to enter into any agreement with any third party for construction of the building project if it desire for that and in that case, the land owner shall not put any objection in any manner whatsoever.

3.5 The Developer shall act as an independent contractor in constructing the buildings and undertake to keep the owner indemnified from and against all Third Party claims or compensation and actions arising out of any act or commission of the Developer or any accident in or relative to the construction of the building.

3.6 That during the stipulated time, the land owner shall not and cannot create any encumbrances, charges, leans, lispendences, attachment and third party interest and shall not charge any type of nature and character of Schedule-I property or their own.

4.0 ARTICLE -IV - EXPLOITATION RIGHTS

4.1 Immediately after the execution of this Agreement the Developer shall be entitled to deal with the said property on the terms and conditions herein contained and also in accordance with the Powers and Authorities conferred on the Developer by the Owners. In accordance with the General Power of Attorney for the purpose of Development and construction of the

Buildings contemplated in these presents with Powers to enter into agreement for Sale, lease or let out the various portions of the Developer Allocation with any intending Purchaser/ Purchasers and/or any transferee and to receive interest money and/ or any part payment and entire sale proceeds in respect thereof.

4.2 Immediately after the plan be sanctioned by the Rajpur-Sonarpur Municipality the parties hereto shall demarcate and identify their respective allocation but in doing so the parties shall see that the demarcation should be done in equitable manner taking into consideration the location, advantage and market value.

5.0 ARTICLE - V - BUILDING

5.1 The Developer shall have exclusive right at its own costs to construct the buildings in the said building in accordance with the sanctioned Plan without any hindrance or obstruction from the owner or any person claiming through them as long as the Developer fulfills the terms and conditions of these presents. The type of construction, specification of materials to be used and the detailed design of the buildings conform to Class - I standard buildings specifications. During such construction the owner and/or their agent shall have the right to inspect and verify the quality of the materials being used by the Developer which is more fully and particularly mentioned in **SCHEDULE - II**.

5.2 The Developer shall install and provide in the buildings at its own costs, overhead water reservoir, and other facilities and amenities as are normally contained in multi-storied buildings in the area, to make the same totally and absolutely habitable. The habitants of the said new building shall bear the common expense which they shall use commonly of the said building has been drawn in **SCHEDULE- VI**.

5.3 The Developer hereby undertakes to construct the building diligently and expeditiously and handover the Owner's Allocation to the owner **within 48 Months from the date of execution and registration of this agreement** and 06 months is grace period and the developer hereby further undertake to commencement the construction work/development work within one years from the dated of execution and registration of this agreement.

6.0 ARTICLE - VI - CONSIDERATION & SPACE ALLOCATIONS

6.1 In consideration of the owner having agreed to grant an exclusive right to the Developer to commercially exploit the said holding by construction of the new building thereon the

owner shall be entitled to the properties as mentioned in **SCHEDULE - III** only of the total sanction area consisting of flats including common areas to be constructed completed and delivered to the owner will be treated as Owner's Allocation. And the remaining flats, shops and spaces in the proposed new building together with undivided proportionate share of land along with common areas in the proposed new building shall be treated as absolute allocation of the Developer. The Owner's Allocation has been more clearly and down in the **SCHEDULE-IV**.

6.2 The Developer and the owner and their respective nominees shall use the roof undividedly and commonly.

6.3 The owner shall be entitled to transfer or dispose of the Owner's Allocation in the building without any objection right or claim from the Developer and shall have exclusive right to enter into Agreement For Sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever from the Developer or any person or persons lawfully claiming through the Developer, who shall not in any way interfere with or disturb the quiet and peaceful possession of the Owner's Allocation But for that particular flat or portion the owner/ intending purchaser/s shall pay the service tax to the developer as per Govt. Rules. Be it specifically mentioned here that the land owner shall not and cannot sell or transferred any of the land owners' allocated area less than the then market value or prevailing rate.

6.4 The entire buildings shall be of uniform construction with the standard first class building materials and if at any time the owner shall require the Developer to provide any other kind of materials or additional facilities in the Owner's Allocation, all extra costs, charges and expenses incurred by the Developer.

6.5 The Developer shall use standard quality of materials for the construction of the entire building. The owner shall have the authority to inspect the quality of the materials if so desired and the Developer shall in no way obstruct the owner or his Inspector/Agent from making such inspection, at any point of time of such constructions, as may be desired by the Owner.

6.6 The Developer shall be exclusively entitled to the Developer's Allocation in the said buildings without in any way disturbing the common facilities situated thereon will the exclusive right to deal with, enter into Agreements for and transfer the same without any right, claim demand, interest, whatsoever however of the owner and the owner or any person or persons lawfully claiming through them shall not disturb the quiet and peaceful possession and enjoyment of the Developer's Allocation.

7.0 ARTICLE - VII - COMMON FACILITIES

7.1 All rates and taxes and outgoing if any in respect of the said holding shall be borne and paid in the manner follows :-

- a) By the owner up to the commencement of execution of the project.
- b) During the execution of its project 100% and by the Developer.
- c) After the completion date proportionate ratio as owned by the owner and/or the Purchasers of the Owner's Allocation and balance by the Developer and/or by the Purchasers by the Developer's Allocation.

7.2 As soon as the Owner's Allocation in the new building is complete in habitable condition the Developer shall give written notice to the owner to take possession of the Owner's Allocation in the said building and from the date of service of such notice and at all times thereafter, the owner shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties, dues and other statutory outgoing and imposition whatsoever (hereinafter for the sake of brevity collectively referred to as "the said Rates") payable in respect of the said Owner's Allocation. Similar and from the said date, the Developer or its nominee or nominees shall be exclusively responsible for payment of all the said rates payable in respect of the Developer's Allocation which is more particularly described in **SCHEDULE-IV**. The said rates are to be apportioned pro rata will reference to the saleable space in the building if they are levied on the building as a whole. The certificate of the Architect in respect of the said building as to its completion in terms hereof and the quality of the materials used therein shall be final and binding on the parties which is morefully and particularly mentioned in the **SCHEDULE - II**.

7.3 As and from the date of service of the notice of possession the owner and the Developer shall also be responsible to pay and bear and shall pay the proportionate share in terms and on the same basis hereinabove the service charges for the common facilities in the building payable with respect to their respective allocations, the said charges to include premium for tile insurance of the buildings, water, fire and scavenging charges and taxes, light, sanitation maintenance operation and repair and removal charges for bill collection and management of the common facilities, renovation, replacement repair and the maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical equipment, switch, gear, transformers, generators, pumps, motors, and other electrical and

mechanical installations appliances and equipments, stairways, corridors, halls, passage ways, pathways and other common facilities whatsoever including creation of a sinking fund, certificates of the Architect respect of the said building as to its completion in terms hereof and the quality shall be final and binding on the parties.

7.4 Any transfer or any part of the Owner's Allocation of the new building shall be subject to the same provisions hereof and the respective transferee shall be responsible in respect of the space transferred, to pay the said rates and service charges for the common facilities as it is done in case of apartment owner under Apartment Ownership Act.

7.5 Both the Developer and the owner herein shall enjoy the respective allocation/portions in the said building under their occupation with absolute right to alienate transfer, sell, gift, etc. and such rights of the parties in no way could be taken off or infringe by either of the parties under any circumstances.

7.6 The owner shall not do anything by which the Developer shall be prevented from construction and completing of the said building as per the approved plan.

8.0 ARTICLE - VIII - COMMON RESTRICTIONS

The owner allocation in the proposed building shall be subject to the same restrictions and use as is applicable to the Developer's Allocation in the building which are as follows :-

8.1 Neither party shall use or permitted to use the respective allocations in the building or any portion thereon for carrying any obnoxious, illegal and immoral trade or activities nor use the same for any purpose which may cause any nuisance or annoyance to the other occupiers of the building.

8.2 Neither party shall demolish any wall or other structures in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other and the appropriate authority in their behalf.

8.3 Neither party shall transfer or permitted to transfer their respective allocation unless the proposed transfer gives a written undertaking to the effect that said transfer shall remain bound by the terms and conditions hereof and pay all and whatever shall be payable relating to the areas under their possession.

8.4 Both the parties shall abide by all the laws, bye laws, rules and regulations of the Government Statutory Bodies and/or local bodies as the case may be or shall be responsible for any deviation and/or breach of any of the said laws and regulations.

8.5 The respective allottees or their transferees shall kept the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceilings etc. in good and working conditions and in particularly not to cause any damage to the building or any portion thereof.

8.6 Neither party of their transferees shall do or cost to be done any act or things which may cause any damage to the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from any such damages.

8.7 No goods shall be kept by either party or their transferee in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement or of the corridors and other places of common use in the building which is morefully and particularly mentioned in the **SCHEDULE - VII**.

9.0 ARTICLE - IX MISCELLANEOUS

9.1 The owner and the Developer have entered into this Agreement purely on a principal to principal basis and nothing stated herein shall be deemed to construed as a Partnership between the Developer and the owner or as a Joint Venture between them nor shall be Developer and the owner in any manner constitute an Association of Persons. The parties hereto entered into this agreement for their separate mutual benefits and interest and for which the property herein mentioned shall not be changed and/or encumbered in any manner whatsoever.

9.2 It is understood that from time to time to enable the construction of the building by the Developer various acts, deeds, matters, and things not herein specifically referred to may be required to be done by the Developer for which the Developer may require the authority of the owner and various applications and other documents may be required legally to be signed or made by the owner relating to which no specific provisions has been made herein. The owner hereby authorizes the Developer to do all such lawful acts, being required by the Developer in his behalf to execute any such additional power or powers of Attorney and/or his authorization or authorizations as may be legally required by the Developer for the purpose of construction the said building and also undertake to sign and execute all such

additional applications and other documents as may be required for the purpose which will be expressly stated herein shall not in any way prejudice the interests of the owner detailed hereinbefore.

9.3 The Developer shall in consultation with the owner be entitled to frame a scheme for the management and administration of the said Buildings and/or common parts thereof. The Developer hereby says and confirm that it would hand over the Owner's portion first to the satisfaction to the owner and only after allotment of such portion of the owner the Developer shall be entitled to deliver its share of allocation to the intending Purchasers in the new building at the said premises. Be it specifically mentioned here that the Developer shall issue written notice to the owner either by registered with A/D or by hand inviting the owner to take possession and upon expiry of seven days from the date of receiving the notice thereof if the owner fail or neglect to take possession of his allocation in the new building it will be treated and/ or deemed that possession of the Owner's Allocation has been duly handed over to the Owner. And in that event the Developer shall at liberty to deliver and/or handover it's allocation in favour of its nominee/nominees being the intending Purchasers for flats and spaces in the new building.

9.4 Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on tile owner if delivered by hand against receipt thereof or sent by prepaid registered post at the address given herein above and shall likewise be deemed to have been served on the Developer if delivered by hand against receipt thereof or sent by prepaid registered post to office of the, Developer, at the address given hereinabove.

9.5 Be it mentioned here that during the construction of the building and till the Developer share of allocation is fully disposed of, the Developer shall always remain the symbolic owner of the entire structural area in the proposed new building as would be constructed by the Developer by its own costs and expenses and after handing over vacant possession of the Owner's Allocation. The ownership of the owner will automatically change to the extent that the owner will be the owner of structural area of his allocation together with undivided proportionate share of land attributable to the said structural area and in consideration of which the owner or his duly authorized Attorney shall sell, convey and transfer the remaining undivided proportionate share of land either to the Developer or its nominee or nominees being the intending Purchaser or Purchasers of flats/spaces without taking any other or

further consideration save and except the Owner's Allocation either from the Developer or from its nominee or nominees.

9.6. The owners shall deal with the unauthorized occupants who are possessed the road side portion of the caption plot of land for the smooth running of the business of the developer. The developer shall not take any responsibility of the said unauthorized occupants.

9.7 That Sukumar Pal, Advocate, High Court, Calcutta has drafted and drawn this document and shall drafted and drawn all documents related to the owners' Allocation and those for selling portions of the Owners.

9.8 The name of the Complex/Building shall be " XXXXXX " .

10.0 ARTICLE-X - MUTUAL OBLIGATIONS

10.1 The Developer undertake that the building will be completed within the time stipulated hereinabove and in case of Will full Negligence on the part of the Developer by not handing over Owner's Allocation within the stipulated period in that event the Developer shall pay a sum of Rs. 1,00,000/- (Rupees One Lakh) only per Month to the owner as and by way of compensation.

10.2 The owner covenant with the Developer that in case the project is neglected, delayed or otherwise fails due to breach of contract and or default on the part of the Owner, in that event, the Developer shall be entitled to compensation for all expenses incurred by them which would be assessed by the Engineers to be appointed by consent of both parties.

10.3 The developer shall be entitled to mortgage the project land and execute necessary document in this regard or behalf of the landowner in favour of the any bank/financial institute/NBFC to secure the project finance to be obtained by the developer for development of this project land only. However the repayment of any such loan shall be the sole responsibility of the developer and the landowners shall not be liable for such repayment of loan by the developer in any manner whatsoever.

10.4 In case of breach of any of the provisions herein, the party in breach shall be liable to pay such damages as determined by the Tribunal mentioned in Clause 10.5, but no party shall be entitled to terminate this Agreement unless there is a breach to any of the terms or contained in this Agreement.

Sukumar Pal
Advocate
High Court
Calcutta

Bivas Maskar

10.5 All disputes between parties relating to this Agreement or the purpose remaining and interruption thereof shall be referred to any civil and criminal court within jurisdiction.

10.6 The owner have this day handed over all original documents related to the properties to the Developer against proper receipt on condition such documents will be returned back to the Owner, if this agreement fails and/or determined for any reason whatsoever.

10.7 If any dispute arise during the developing period upon the said plot of land and it comes from outside not between the parties then the developer will solve the same and the owners could not interfere regarding the same.

11.0 ARTICLE -XI - FORCE MAJEURE

11.1 The parties hereto shall not be considered to be liable for any collection hereunder to the extent of the performance of the relative obligations prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of force Majeure.

11.2 Force Majeure shall mean and include natural calamities, Act of God, Flood, Tidal waves, earth quake, riot, war, storm, tempest, fire, civil-commotion, air raid, strikes, notice or prohibitory order from Municipality/ Corporation or any other statutory body or any court, receiver, Government regulations, new any/or changes in any Municipal or other rules, laws or politics effecting or likely to affect the project or any part or portion thereof any claim or disputes or doubts relating to or concerning the owner right, title, interest of the said First Schedule land including the statutory department such as BL & LRO, ULC, Municipality etc. shortage of essential commodities and/or any circumstances beyond the control and reasonable estimation of the parties herein.

12.0 ARTICLE-XI - PENAL CAUSE

It is made clear that Developer are prevented from proceedings with the construction work during the continuance of such construction or prevented from starting the construction by any action on the part of the owner or his agent or any person claiming any right under the Owners, in that case the Developer shall have the right to rescind and/ or cancel this Agreement and also to claim refunds of all sums paid by the Developer to the owner in the meantime along with the amount if any, spent on account of the construction work or sanction of building plan of the building together an interest at the building rate of interest.

Owners, in that case the Developer shall have the right to rescind and/ or cancel this Agreement and also to claim refunds of all sums paid by the Developer to the owner in the meantime along with the amount if any, spent on account of the construction work or sanction of building plan of the building together an interest at the building rate of interest.

13. **ARTICLE-XIII-JURISDICTION with Appropriate Tribunal Commission & Forums**
The High Court at Calcutta and Courts Sub-ordinate thereto shall exclusively have jurisdiction to entertain, try and determine all actions, suits, and proceedings arising out of these presents between the parties hereto.

DEVELOPMENT POWER OF ATTORNEY

NOW KNOW WE AND THESE PRESENTS WITNESSETH THAT we, the said Owners of the said property doth hereby nominate, constitute and appoint **SHIVAM UDYOG (PAN-AFAPS5878M)**, a Partnership Firm Constituted under the Indian Partnership Act.1932, having its registered office at Madarat Dakshin Para, P.O-Madarat, P.S.-Baruipur, Pin-743610 in the District South 24 Parganas, West Bengal, represented by its Partners namely **1) SRI ASHOK NASKAR**, having his PAN No.AFEPN1751Q, Aadhaar No.8157 3310 5040, Mobile No.9836180420, Son of Late Sachindranath Naskar, by faith-Hindu, by Occupation-Business, resident at Sashari Uttarbhag, P.O- Sitakundu, P.S.-Baruipur, Pin-743610 in the District South 24 Parganas, West Bengal, **2) SRI RAJEN PAUL**, having his PAN No.BJNPP5033K, Aadhaar No.6708 5727 8070, Mobile No.6291174375, Son of Late Churamani Paul, by faith-Hindu, by Occupation-Business, resident at Madarat Dakshin Para, P.O- Madarat, P.S.-Baruipur, Pin-743610 in the District South 24 Parganas, West Bengal, **3) SRI AVIJIT BARDHAN**, having his PAN No.AEGPB5204B, Aadhaar No.2114 6651 4408, Mobile No.9831518662, son of Late Satkari Bardhan, by faith-Hindu, by Occupation-Business, resident at Ghoshpara, P.O-Mallickpore, P.S.-Baruipur, Kolkata-700145 in the District South 24 Parganas, West Bengal & **4) SRI ASIM BOSE**, having his PAN No.AMEPB9386N, Aadhaar No.6473 0442 9263, Mobile No.9804235120, son of Late Bipradas Bose, by faith-Hindu, by Occupation-Business, resident at Subuddhipur, Beltala, P.O. & P.S.-Baruipur, Kolkata-700144 in the District South 24 Parganas, West Bengal, herein after jointly referred to as the **"DEVELOPER"**, as our true and lawful attorney for us in our name and on our behalf to act make performs execute and exercise all or any of the several acts, deeds, powers, authorities, matters and things herein below mentioned that is to say :-

the schedule herein. The developer would sale out the developer's allocation which is more particularly described in the Schedule herein.

3. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money, and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.
4. Upon such receipt as aforesaid in our name and as our act and deed, to sign, execute, registered and deliver any conveyance or conveyances of the said developer's allocation in favour of the said purchaser or his nominee or assignees.
5. To prepare, sign, executed, submit, enter into modify, cancel, alter, draw, approve, present for registration and admit registration of all papers documents, deeds, mortgage deeds, contractors agreement, tenancy agreement, surrender deed, cancellation Deed, Nomination Deed, rectification deed, Declaration, Affidavit applications consent and other documents as may in any way be required to be so done for or in connection with all or any of the Power herein contained including sale except owners' allocation assignment, tenancies and/or leave and license, permission of the said premises and every or any part thereof and termination of all contract rights of occupancy user and/or enjoyment by any persons/persons whatsoever and also in connection with observing, fulfilling and performing all the terms, conditions and covenants on our part to be observed, fulfilled and performed under the said development agreement.
6. To sign and execute all other deeds, instruments and assurances which they shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as we could do ourselves, if personally present.
7. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the sub-Registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which may said attorney shall consider necessary or purchaser as fully and effectually in all respects as we could do the same ourselves.
8. To Mortgage the schedule land and deposit the original title deeds and documents with bank or financial institution for creation of mortgaged or behalf of landowner and in

favour of the lender and sign the mortgage deed and such other documents as are necessary to secure the project finance to be taken for development of the project.

9. To sign effect mutation or separation of holding in the settlement record or any other records maintained by the appropriate authorities as also in the assessment record maintained by the Municipality and to sign all applications and objections relating thereto.
10. To appear for and represent me before any judge, Magistrate, Munsiff and all Government Offices, such as B.L. & L.R.O., D.L. & L.R.O. etc. or any other authority in all matters and things relating to the said property or its affairs ancillary thereto.
11. To appear for and represent me in all Courts, Civil, Criminal or Revenue including Labour Tribunals as also original Revisional or Appellate Court, in any Registration office and to sign execute verify and file plaints, written statements, petitions and also to prefer appeals to any Court and to accept service of all summons, Notices and other process of Law relating to or concerning with the said premises.
12. To compromise, compound or withdraw cases or be unsuited or to refer to Arbitration all disputes and differences arising out of the said property and the present agreement.
13. To appoint, nominate and to authorize any Advocate or pleader in any of the aforesaid matters of his own choice other than themselves.
14. To apply before the appropriate authority and to obtain temporary and permanent connection of water, electricity, power as also to apply for and obtain permanent drainage and sewerage connection at the said developer's allocation for and on our behalf as our authorized agent.
15. To appoint, engage of our behalf pleaders, advocates, counsel or solicitors wherever our said attorney shall think fit and proper to do so and to discharge and/or terminate its appointment.
16. To withdraw and receive documents or money from any Registration office and/or Courts for an on our behalf as our authorized agent.
17. To collect the maintenance charges, service charges or whatsoever charges from the intending purchaser or purchasers as the developer thinks fit.

AND GENERALLY to do, execute and perform any other acts or acts, deed or deeds matter or things whatsoever which is in the opinion of our said Attorney ought to be done, execute and performed in relation to the said premises or affairs ancillary or incidental thereto as fully and effectually as could do the same by our self if personally be represent, provided always that all such dealings shall not in any way foster or create any financial liability upon us.

And we hereby agree to ratify and confirm all and whatever other Act or Acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said property under and by virtue of this deed notwithstanding no express power in that behalf is hereunder provided.

THE SCHEDULE – I ABOVE REFERRED
(Description of the Land)

ALL THAT the piece and parcel of Bastu Land measuring an area **27 Decimal i.e. 16 kathas 05 Sq. Ft.**, be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53 Touzi No.- 250, Comprised in R.S. Khatian No.197, L.R. Khatian Nos.120, 313, 666 & 481 now 3753,3754 & 3755 under R. S. & L.R. Dag No.458, within the limits of Rajpur Sonarpur Municipality, RSM Ward No. 09 now 10, RSM Holding No. 592, Goarkhara, Assessee No.1104302101527 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district South 24 Parganas, West Bengal.

On the North	: Municipal Road & R.S. Dag No. 457;
On the South	: R.S & L.R Dag No. 458(P) & 16 Feet wide municipal road;
On the East	: 40 Feet Wide PWD Main road;
On the West	: 08 Feet wide Common Passage;

THE SCHEDULE – II ABOVE REFERRED TO
(DETAILS OF THE SPECIFICATION)

1. **Building** : Building with R.C.C. framed structure with suitable foundation as per design of the consulting engineer.
2. **Brick Wall** : All exterior walls shall be of quality bricks approved by the Engineer.
3. **Flooring and Skirting** : Floor, skirting of all rooms, kitchen and veranda shall be of Tiles.

4. **Plaster** : The outside of the building will have plaster $\frac{1}{2}$ " thick (average), inside plaster will be $\frac{3}{4}$ " thick (average).

5. **Door and windows :**

1. MAIN ENTRANCE DOOR :

- a. Commercial flash door painted on the both sides with wood primer.
- b. Wood door frame as approved by the Engineer.
- c. Peep hole.
- d. Handle from outside.
- e. Door lock

2. OTHER DOOR :

- a. Commercial flash door painted on the both sides with wood primer.
- b. Wooden frame as approved by the Engineer.

3. WINDOWS :

- a. All window frame will be made of quality Aluminium Channel. Engineer and Grills would be of 3mm thick mild steel and suitable paint finish.

6. TOILET FITTINGS :

- a. 5'-0" height glazed tiles finish above the skirting levels of 0'-4" .
- b. One Indian type toilet or one W.C.
- c. Shower and tap in the toilet.

7. KITCHEN FITTINGS :

- a. Kitchen will have one black stone slab and granite finish.
- b. 2'-0" height glazed tiles above the black stone slab.
- c. One Still sink with water tap.

8. ROOF:

- a) Over the R.C.C roof concrete slab screening with water proofing compound and neat cement on top.
- b) 3'-0" height parapet wall plastered on both sides shall be provided all round the roof slab.
- c) Suitable asbestos cement ram water pipe for proper drainage of water from roof.

9. ELECTRICAL:

- a) 2 light points, one fan point in each bed room and one 5AMP plug point and drawing-cum-dining room, one additional plug point to be provided in each board. One fuse with visual indication per board shall be provided.
- b) One light point, one fan point and one Fridge point in drawing- cum-dining room.
- c) One light point, one plug point and one point for exhaust fan, one point for mixture in kitchen will be provided .
- d) One light point
- e) All Wiring shall be concealed type copper Wire and switches on Board.
- f) One light point in each landing of the staircase shall be provided.
- g) One calling bell point for each flat.

10. WATER SUPPLY:

- a) R.C.C. leak proof overhead reservoir will be provided at the top as per design.
- b) Suitable electric pump will be installed at the ground floor to deliver water to overhead reservoir to ensure round the clock water supply.

13. SEWERAGE AND DRAINAGE : Septic tank of suitable size, soil link, outlets, from toilets, along with catch pits for collecting sater, and water from kitchen shall be provided, wherever necessary both soil and rain water lines shall be connected. Sewerage/drainage liens according to the Sanctioned plan.

14. COMPOUND:

Compound wall will be paved wherever required and shall be round with wall and round along with a main gate for entrance.

15. WHITE WASH & COLOUR WASH:

- a) The building shall be painted externally with cement based colored paint such as snowcem.
- b) The inside of the building shall be finished with putti.

Note: For any extra works apart from the above-stated specifications will have to be borne by the Owner.

THE SCHEDULE - III ABOVE REFERRED TO

(OWNER'S ALLOCATION)

- 1) 50 % of the FAR in residential area as per sanction plan proportionate to schedule-I land which shall specified in the supplementary development agreement executed after sanction the building plan by the competent authority.
- 2) 50% of FAR in the commercial space and parking space in the proposed building project as per Schedule-I land which shall specified in the supplementary development agreement executed after sanction the building plan by the competent authority.
- 3) The developer will pay a Sum of Rs. 50,00,000/- as ~~proportionate~~/refundable down payment at the time of registration of this joint venture agreement.

THE SCHEDULE - IV ABOVE REFERRED TO (DEVELOPERS'

ALLOCATION)

Save and except the aforesaid landowners allocation all others sellable and transferable part of the building project as per sanction plan.

THE SCHEDULE - V ABOVE REFERRED TO (COMMON AREAS

AND AMENITIES, FACILITIES)

1. Land on which the building is located and all easements right, and appurtenances belonging to the said property and the building.
2. Staircase on all the floors.
3. Staircase landings on all floor
4. Common passage and lobby on the ground floor excepting for parking space area if any.
5. Water pump water tank water pipes and other common plumbing installations.

Sudhar Nodkar
Proprietor
Bhavas Waskar

6. Electrical substation, electrical, wiring meter room generator room and fittings.
7. Water and sewage evacuation pipes from the units to drains and sewers common to the building(s).
8. Drainage, sewers and pipes from the building to the Rajpur-Sonarpur Municipality drainage.
9. Pump room.
10. Boundary walls and main gates.
11. Ventilation duct.
12. Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to user and occupancy of the unit in common and as are specified by the Developers expressly to be the common parts after construction of the building.
13. Lift.

THE SCHEDULE - VI ABOVE REFERRED TO (COMMON EXPENSES)

1. The expenses for maintenance, operating while washing painting, repairing, changing or replacing or shifting, redecorating and cleaning, lighting of all common bath rooms, the outer walls of the buildings parking space, boundary walls staircase, roof foundation wall, main gate landings, water Pump and sanitary pipes, gas pipes etc. and all other spaces and installations for common use.
 2. Cost of periodically inspecting servicing maintaining and ensuring if any stand by electrical and mechanical equipment's and other plants and machinery in the building.
- THE SCHEDULE - VII ABOVE REFERRED TO**
(Common Rights)
1. The clear un-interruptional right of access in common with the owner and/or owner and/or other occupiers of the said buildings of all times and for all purpose connected with the use and enjoyment of the staircases, generator, electrical installations, landings, lobbies, common toilets, main gate of the buildings and premises and

premises roof, terrace, the passage leading to the building and staircase save and except the unconverted car parking spaces in the passage.

2. The right way in the common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the flat/unit over and along with the drive way and pathway comprised in the said building.
3. The right of protection of the said flat/unit by or from all parts of the building so far they now protect the same.
4. The right of passage in common as aforesaid electricity and soil from and to the said at/ unit throughout pipes, drains wires and conduits or beings in under throughout pipes, drains, wires and conduits or being in under through or over the said building and premises so far purpose of rebuilding repainting or cleaning any parts of the said flat/unit in so far as such repairing or cleaning as aforesaid cannot be reasonable carried out without such entry.

IN WITNESS WHEREOF the parties above named have hereunto set and subscribed their respective hands to these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the Parties

above named in presence of

WITNESSES:

1. Kartikey Dutta
Ambodan Colony, 1st flr.
P.O. Bengal Enamel
P.S. - Noapara.
Dist-24 Pargana (N)
PIN - 743122

2. Pinaki Chy.
Subhas Gram
P.S. - Landpur
KOL - 700147

Signature of the OWNERS
SHIVAM UDYOG
Subhas Naskar
Bivas Naskar

Signature of the OWNERS
SHIVAM UDYOG
Ashoke Naskar
Partner
SHIVAM UDYOG
Aniguit Dasgupta
Partner

Signature of the DEVELOPERS

SHIVAM UDYOG
Asim Bose
Partner
SHIVAM UDYOG
Rupin Dasgupta
Partner

Drafted and prepared by:

Sukumar Pal

MR. SUKUMAR PAL

Advocate

High Court, Calcutta

Bar No.: 13

Enrolment No.: F-650/169/1999

Ph.: 2432-5368 / 9831144627

Memo of Consideration

Received from the within named Developer the within mentioned sum of **Rs.50,00,000/- (Rupees Fifty Lakhs only)** towards adjustable advance for development of Schedule-I Property above by the Owners in the following manner :

Mode	Date	Number	Bank	Amount (Rs.)
Cheque	09.10.2023	013604	IDBI Bank	17,00,000/-
Cheque	09.10.2023	013605	IDBI Bank	17,00,000/-
Cheque	09.10.2023	013606	IDBI Bank	16,00,000/-
Total : Rupees Fifty Lakhs only				50,00,000/-

Witnesses :

1. Kartik Subhash

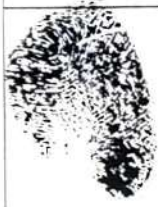
2. Pinali sony.

17/10/2023
Subhas Naskar
Bivas Naskar

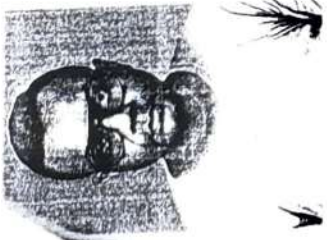
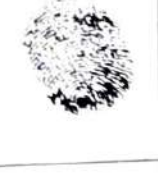
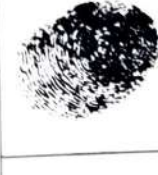
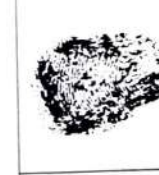
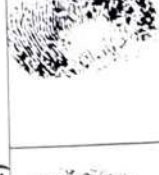
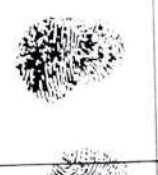
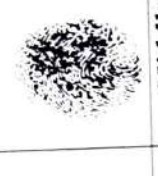
Signature of the OWNERS.

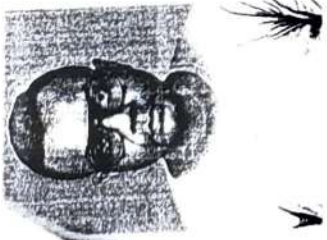
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SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Chaitanya Kumar</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little

SPECIMEN FORM FOR TEN FINGER PRINTS

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



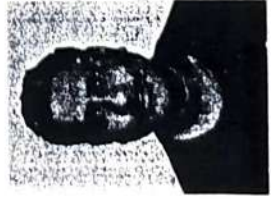
John Lee

Asim Bose



Volke Mueen

Asim Bose





भारत सरकार

Government of India



Kartick Sutradhar

Father : Bimal Sutradhar

DOB : 22/12/1982

Male



9426 7408 7897

मेरा आधार, मेरी पहचान

Kartick Sutradhar



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:

S/O: Bimal Sutradhar, PALTA AMBAGAN COLONY,
NEAR-OLD WATER TANK, PALTA, North Barrackpore (m),
North 24 Parganas, Bengal Enamel, West Bengal, 743122



9426 7408 7897



help@uttar.gov.in



www.uttar.gov.in

1947

Major Information of the Deed

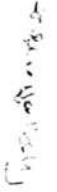
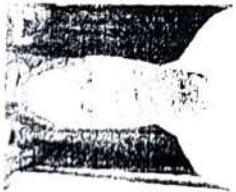
Deed No :	I-1603-16084/2023	Date of Registration	10/10/2023
Query No / Year	1603-2002521436/2023	Office where deed is registered	
Query Date	03/10/2023 9:02:37 PM	D S R - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sukumar Pal Hight Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No : 8017449919, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]		
Set Forth value	Market Value Rs. 2,37,72,375/-		
Stampduty Paid(SD)	Registration Fee Paid Rs 50,060/- (Article:E, E, E, B)		
Rs 40,371/- (Article 48(g))	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA A, Mouza: Gorkhara-(022), Ward No: 010, Holding No:592 JI No: 22, Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	LR-458 (RS LR-3753)		Bastu	5 Katha 5 Chatak 17 Sq Ft		79,24,125/-	Width of Approach Road : 40 Ft., Adjacent to Metal Road, Last Reference Deed No :1605-I -00078-1912
2	LR-458 (RS LR-3754)		Bastu	5 Katha 5 Chatak 17 Sq Ft		79,24,125/-	Width of Approach Road : 40 Ft., Adjacent to Metal Road, Last Reference Deed No :1605-I -00078-1912
3	LR-458 (RS LR-3755)		Bastu	5 Katha 5 Chatak 17 Sq Ft		79,24,125/-	Width of Approach Road : 40 Ft., Adjacent to Metal Road, Last Reference Deed No :1605-I -00078-1912
TOTAL :					0/-	237,72,375 /-	
Grand Total :					0/-	237,72,375 /-	

Land Lord Details :

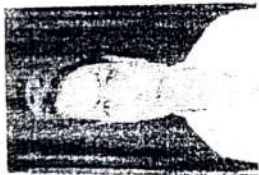
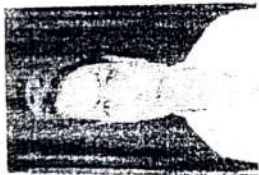
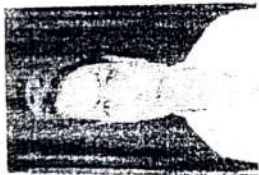
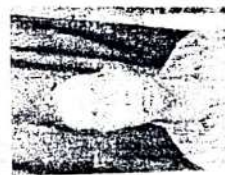
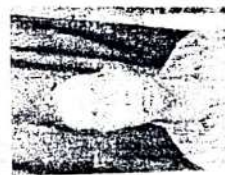
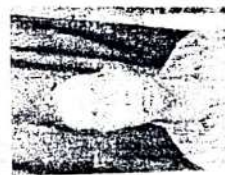
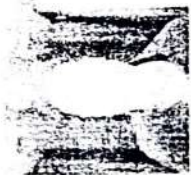
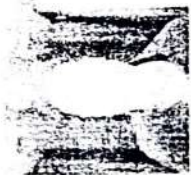
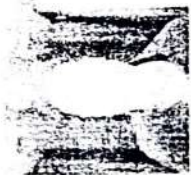
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt DIPALI NASKAR Wife of Mr SUKUMAR NASKAR Executed by: Self, Date of Execution: 10/10/2023 , Admitted by: Self, Date of Admission: 10/10/2023 ,Place : Office		 Captured	
		10/10/2023	LT 10/10/2023	10/10/2023
	SRIKHANDA, NASKARPARA, PANCHPOTA, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx6D, Aadhaar No: 65xxxxxxxx0406, Status :Individual, Executed by: Self, Date of Execution: 10/10/2023 , Admitted by: Self, Date of Admission: 10/10/2023 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr SUBHAS NASKAR Son of Mr SUKUMAR NASKAR Executed by: Self, Date of Execution: 10/10/2023 , Admitted by: Self, Date of Admission: 10/10/2023 ,Place : Office		 Captured	
		10/10/2023	LT 10/10/2023	10/10/2023
	NASKARPARA,PANCHPOTA, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx5P, Aadhaar No: 99xxxxxxxx8683, Status :Individual, Executed by: Self, Date of Execution: 10/10/2023 , Admitted by: Self, Date of Admission: 10/10/2023 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mr BIVAS NASKAR Son of Mr SUKUMAR NASKAR Executed by: Self, Date of Execution: 10/10/2023 , Admitted by: Self, Date of Admission: 10/10/2023 ,Place : Office		 Captured	
		10/10/2023	LT 10/10/2023	10/10/2023
	NASKARPARA, PANCHPOTA, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx0D, Aadhaar No: 64xxxxxxxx5222, Status :Individual, Executed by: Self, Date of Execution: 10/10/2023 , Admitted by: Self, Date of Admission: 10/10/2023 ,Place : Office			

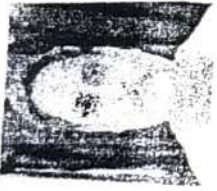
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHIVAM UDYOG MADARAT DAKSHIN PARA, City:- , P.O:- MADARAT, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India. PIN:- 743610 , PAN No.: AFxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr ASHOK NASKAR (Presentant) Son of Mr SACHINDRANATH NASKAR Date of Execution - 10/10/2023, , Admitted by: Self, Date of Admission: 10/10/2023, Place of Admission of Execution: Office</td><td> Oct 10 2023 11:53AM</td><td> Captured LTI 10/10/2023</td><td> 10/10/2023</td></tr><tr><td colspan="4">SASHARI UTTARBHAG, City:- , P.O:- SITAKUNDU, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India. PIN:- 743610. Sex: Male. By Caste: Hindu. Occupation: Business. Citizen of: India, , PAN No.: AFxxxxx1Q, Aadhaar No: 81xxxxxxxx5040 Status : Representative Representative of : SHIVAM UDYOG (as PARTNER)</td></tr></table>	Name	Photo	Finger Print	Signature	Mr ASHOK NASKAR (Presentant) Son of Mr SACHINDRANATH NASKAR Date of Execution - 10/10/2023, , Admitted by: Self, Date of Admission: 10/10/2023, Place of Admission of Execution: Office	 Oct 10 2023 11:53AM	 Captured LTI 10/10/2023	 10/10/2023	SASHARI UTTARBHAG, City:- , P.O:- SITAKUNDU, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India. PIN:- 743610. Sex: Male. By Caste: Hindu. Occupation: Business. Citizen of: India, , PAN No.: AFxxxxx1Q, Aadhaar No: 81xxxxxxxx5040 Status : Representative Representative of : SHIVAM UDYOG (as PARTNER)			
Name	Photo	Finger Print	Signature										
Mr ASHOK NASKAR (Presentant) Son of Mr SACHINDRANATH NASKAR Date of Execution - 10/10/2023, , Admitted by: Self, Date of Admission: 10/10/2023, Place of Admission of Execution: Office	 Oct 10 2023 11:53AM	 Captured LTI 10/10/2023	 10/10/2023										
SASHARI UTTARBHAG, City:- , P.O:- SITAKUNDU, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India. PIN:- 743610. Sex: Male. By Caste: Hindu. Occupation: Business. Citizen of: India, , PAN No.: AFxxxxx1Q, Aadhaar No: 81xxxxxxxx5040 Status : Representative Representative of : SHIVAM UDYOG (as PARTNER)													
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr RAJEN PAUL, (Alias Name: Mr RAJEN PAL) Son of Late CHURAMANI PAL Date of Execution - 10/10/2023, , Admitted by: Self, Date of Admission: 10/10/2023, Place of Admission of Execution: Office</td><td> Oct 10 2023 11:53AM</td><td> Captured LTI 10/10/2023</td><td> 10/10/2023</td></tr><tr><td colspan="4">MADARAT DAKSHIN PARA, City:- , P.O:- MADARAT, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India. PIN:- 743610. Sex: Male. By Caste: Hindu. Occupation: Business. Citizen of: India, , PAN No.: BJxxxxx3K, Aadhaar No: 67xxxxxxxx8070 Status : Representative, Representative of : SHIVAM UDYOG (as PARTNER)</td></tr></table>	Name	Photo	Finger Print	Signature	Mr RAJEN PAUL, (Alias Name: Mr RAJEN PAL) Son of Late CHURAMANI PAL Date of Execution - 10/10/2023, , Admitted by: Self, Date of Admission: 10/10/2023, Place of Admission of Execution: Office	 Oct 10 2023 11:53AM	 Captured LTI 10/10/2023	 10/10/2023	MADARAT DAKSHIN PARA, City:- , P.O:- MADARAT, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India. PIN:- 743610. Sex: Male. By Caste: Hindu. Occupation: Business. Citizen of: India, , PAN No.: BJxxxxx3K, Aadhaar No: 67xxxxxxxx8070 Status : Representative, Representative of : SHIVAM UDYOG (as PARTNER)			
Name	Photo	Finger Print	Signature										
Mr RAJEN PAUL, (Alias Name: Mr RAJEN PAL) Son of Late CHURAMANI PAL Date of Execution - 10/10/2023, , Admitted by: Self, Date of Admission: 10/10/2023, Place of Admission of Execution: Office	 Oct 10 2023 11:53AM	 Captured LTI 10/10/2023	 10/10/2023										
MADARAT DAKSHIN PARA, City:- , P.O:- MADARAT, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India. PIN:- 743610. Sex: Male. By Caste: Hindu. Occupation: Business. Citizen of: India, , PAN No.: BJxxxxx3K, Aadhaar No: 67xxxxxxxx8070 Status : Representative, Representative of : SHIVAM UDYOG (as PARTNER)													
3	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr AVIJIT BARDHAN Son of Mr SATKARI BARDHAN Date of Execution - 10/10/2023, , Admitted by: Self, Date of Admission: 10/10/2023, Place of Admission of Execution: Office</td><td> Oct 10 2023 11:53AM</td><td> Captured LTI 10/10/2023</td><td> 10/10/2023</td></tr><tr><td colspan="4">City:- , P.O:- MALLICKPORE, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India. PIN:- 700145, Sex: Male, By Caste: Hindu, Occupation: Business. Citizen of: India, , PAN No.: AExxxxx4B, Aadhaar No: 21xxxxxxxx4408 Status : Representative, Representative of : SHIVAM UDYOG (as PARTNER)</td></tr></table>	Name	Photo	Finger Print	Signature	Mr AVIJIT BARDHAN Son of Mr SATKARI BARDHAN Date of Execution - 10/10/2023, , Admitted by: Self, Date of Admission: 10/10/2023, Place of Admission of Execution: Office	 Oct 10 2023 11:53AM	 Captured LTI 10/10/2023	 10/10/2023	City:- , P.O:- MALLICKPORE, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India. PIN:- 700145, Sex: Male, By Caste: Hindu, Occupation: Business. Citizen of: India, , PAN No.: AExxxxx4B, Aadhaar No: 21xxxxxxxx4408 Status : Representative, Representative of : SHIVAM UDYOG (as PARTNER)			
Name	Photo	Finger Print	Signature										
Mr AVIJIT BARDHAN Son of Mr SATKARI BARDHAN Date of Execution - 10/10/2023, , Admitted by: Self, Date of Admission: 10/10/2023, Place of Admission of Execution: Office	 Oct 10 2023 11:53AM	 Captured LTI 10/10/2023	 10/10/2023										
City:- , P.O:- MALLICKPORE, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India. PIN:- 700145, Sex: Male, By Caste: Hindu, Occupation: Business. Citizen of: India, , PAN No.: AExxxxx4B, Aadhaar No: 21xxxxxxxx4408 Status : Representative, Representative of : SHIVAM UDYOG (as PARTNER)													

Name	Photo	Finger Print	Signature
Mr ASIM BOSE Son of Mr BIPRADAS BOSE Date of Execution - 10/10/2023, , Admitted by: Self, Date of Admission: 10/10/2023, Place of Admission of Execution: Office		 Captured	
Oct 10 2023 11:54AM	LTI 10/10/2023	10/10/2023	
SUBUDDHIPUR,BELTALA, City:- , P.O:- BARUIPUR, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No::: AMxxxxxx6N, Aadhaar No: 64xxxxxxx9263 Status : Representative, Representative of : SHIVAM UDYOG (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KARTICK SUTRADHAR Son of Late BIMAL SUTRADHAR AMBAGAN COLONY, PALTA, City:- , P.O - BENGAL ENAMEL, P.S-Noapara, District-North 24-Parganas, West Bengal, India PIN:- 743122		 Captured	
10/10/2023	10/10/2023	10/10/2023	
Identifier Of Smt DIPALI NASKAR, Mr SUBHAS NASKAR, Mr BIVAS NASKAR, Mr ASHOK NASKAR, Mr RAJEN PAUL, Mr AVIJIT BARDHAN, Mr ASIM BOSE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt DIPALI NASKAR	SHIVAM UDYOG-2.93486 Dec
2	Mr SUBHAS NASKAR	SHIVAM UDYOG-2.93486 Dec
3	Mr BIVAS NASKAR	SHIVAM UDYOG-2.93486 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt DIPALI NASKAR	SHIVAM UDYOG-2.93486 Dec
2	Mr SUBHAS NASKAR	SHIVAM UDYOG-2.93486 Dec
3	Mr BIVAS NASKAR	SHIVAM UDYOG-2.93486 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt DIPALI NASKAR	SHIVAM UDYOG-2.93486 Dec
2	Mr SUBHAS NASKAR	SHIVAM UDYOG-2.93486 Dec
3	Mr BIVAS NASKAR	SHIVAM UDYOG-2.93486 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA A, Mouza: Gorkhara (022), Ward No: 010, Holding No 592 JI No: 22, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 458, LR Khatian No:- 3753	Owner: মৃত্যু নন্দ, Gurdian: মুকুমাৰ , Address: গুৰিগাতা গোস্বামীৰ , Classification: ভূমি, Area 0.090000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 458, LR Khatian No:- 3754	Owner: বিনোদী নন্দ, Gurdian: মুকুমাৰ , Address: গুৰিগাতা গোস্বামীৰ , Classification: ভূমি, Area 0.090000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 458, LR Khatian No:- 3755	Owner: বিতাল নন্দ, Gurdian: মুকুমাৰ , Address: গুৰিগাতা গোস্বামীৰ , Classification: ভূমি, Area 0.090000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 04-10-2023

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 2,37,72,375/-

Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 10-10-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:31 hrs on 10-10-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ASHOK NASKAR.

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

Execution is admitted on 10/10/2023 by 1. Smt DIPALI NASKAR, Wife of Mr SUKUMAR NASKAR, SRIKHANDA, NASKARPARA PANCHPOTA, P.O. NARENDRAPUR, Thana Sonarpur, South 24 Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife. 2. Mr SUBHAS NASKAR, Son of Mr SUKUMAR NASKAR, NASKARPARA PANCHPOTA, P.O. NARENDRAPUR, Thana Sonarpur, South 24 Parganas WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business. 3. Mr BIVAS NASKAR, Son of Mr SUKUMAR NASKAR, NASKARPARA PANCHPOTA, P.O. NARENDRAPUR, Thana Sonarpur, South 24 Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business.

Identified by Mr KARTICK SUTRADHAR, , Son of Late BIMAL SUTRADHAR, AMBAGAN COLONY, PALTA, P.O. BENGAL ENAMEL, Thana Noapara, North 24-Parganas, WEST BENGAL, India, PIN - 743122, by caste Hindu, by profession Service.

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

Execution is admitted on 10-10-2023 by Mr ASHOK NASKAR, PARTNER, SHIVAM UDYOG (Partnership Firm), MADARAT DAKSHIN PARA, City - P.O.- MADARAT, P.S.-Baruipur, District-South 24-Parganas, West Bengal, India, PIN- 743610.

Identified by Mr KARTICK SUTRADHAR, , Son of Late BIMAL SUTRADHAR, AMBAGAN COLONY, PALTA, P.O. BENGAL ENAMEL, Thana Noapara, North 24-Parganas, WEST BENGAL, India, PIN - 743122, by caste Hindu, by profession Service.

Execution is admitted on 10-10-2023 by Mr RAJEN PAL, Mr RAJEN PAL PARTNER, SHIVAM UDYOG (Partnership Firm), MADARAT DAKSHIN PARA, City - P.O.- MADARAT, P.S.-Baruipur, District- South 24-Parganas, West Bengal, India, PIN - 743610.

Identified by Mr KARTICK SUTRADHAR, , Son of Late BIMAL SUTRADHAR, AMBAGAN COLONY, PALTA, P.O. BENGAL ENAMEL, Thana Noapara, North 24 Parganas WEST BENGAL, India, PIN - 743122, by caste Hindu, by profession Service.

Execution is admitted on 10-10-2023 by Mr AVIJIT BARDHAN, PARTNER, SHIVAM UDYOG (Partnership Firm), MADARAT DAKSHIN PARA, City - P.O.- MADARAT, P.S.-Baruipur, District-South 24-Parganas, West Bengal, India, PIN - 743610.

Identified by Mr KARTICK SUTRADHAR, , Son of Late BIMAL SUTRADHAR, AMBAGAN COLONY, PALTA, P.O. BENGAL ENAMEL, Thana Noapara, North 24-Parganas, WEST BENGAL, India, PIN - 743122, by caste Hindu, by profession Service.

Execution is admitted on 10-10-2023 by Mr ASIM BOSE, PARTNER, SHIVAM UDYOG (Partnership Firm), MADARAT
DAKSHIN PARA, City:-, P.O:- MADARAT, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:-
743610

Indetified by Mr KARTICK SUTRADHAR, ... Son of Late BIMAL SUTRADHAR, AMBAGAN COLONY, PALTA, P.O:
BENGAL ENAMEL, Thana Noapara, North 24-Parganas, WEST BENGAL, India, PIN - 743122, by caste Hindu, by
profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,060.00/- (B = Rs 50,000.00/- ,E = Rs
28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 50,060/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/10/2023 6:18PM with Govt. Ref. No: 192023240251905921 on 09-10-2023, Amount Rs: 50,021/-, Bank:
State Bank of India (SBIN000000001), Ref. No: IK0CMCXDK5 on 09-10-2023, Head of Account 0030-03-104-001-16
Online on 10/10/2023 12:17PM with Govt. Ref. No: 192023240252984681 on 10-10-2023, Amount Rs: 39/-, Bank:
State Bank of India (SBIN000000001), Ref. No: IK0CMDJYH0 on 10-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs
5,000.00/-, by online = Rs 35,071/-

Description of Stamp

1. Stamp, Type, Impressed, Serial no 2813, Amount: Rs.5,000.00/-, Date of Purchase: 09/10/2023, Vendor name:
Asadur Rahaman
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/10/2023 6:18PM with Govt. Ref. No: 192023240251905921 on 09-10-2023, Amount Rs: 35,021/-, Bank:
State Bank of India (SBIN000000001), Ref. No: IK0CMCXDK5 on 09-10-2023, Head of Account 0030-02-103-003-02
Online on 10/10/2023 12:17PM with Govt. Ref. No: 192023240252984681 on 10-10-2023, Amount Rs: 50/-, Bank:
State Bank of India (SBIN000000001), Ref. No: IK0CMDJYH0 on 10-10-2023, Head of Account 0030-02-103-003-02

Debasish Dhar

DISTRICT SUB-REGISTRAR

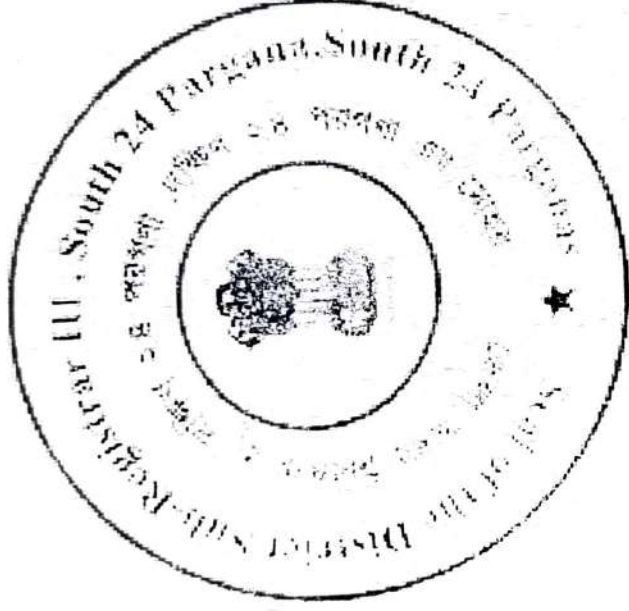
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 414952 to 414993
Seri No 160316084 for the year 2023.



Digitally signed by Debasish Dhar
Date 2023.10.10 12:46:44 +05:30
Reason: Digital Signing of Deed

(Debasish Dhar) 10/10/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.