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पश्चिम बंगाल WEST BENGAL

It is certified that the document is correct and true as per the registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

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Addl. District Sub-Registrar
Bahala, South 24 Parganas

19 DEC 2022

82/3455983/22

SUPPLEMENTARY DEVELOPMENT AGREEMENT

With Development Power of Attorney

THIS AGREEMENT is made on this... 13th ... day of December,
Two Thousand and Twenty Two ;

BETWEEN

SL. NO. 12013 DT. 12/12/22

NAME Nabarun Sarkar, Advocate

ADDRESS Alipore Judges Court,
Alipore, Kol-27

RS. 20/-

Prosenjit Ghosh *K.*



TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

3427



Prosenjit Ghosh



3428

Ranajit Mandal,



3429

Gautam Sarkar



3430

Uttam Banerjee



3431

Pratik Ranjan



1. **TISTA BANERJEE** having PAN – EMPPB4413R and Aadhaar No. 8438 1796 7643, daughter of Late Dhruba Ranjan Banerjee, by faith Hindu, by Nationality Indian, by Occupation Service, residing at Paschim Jagtala, P.O. & P.S. Maheshtala, Dist. South 24-Parganas, Pin – 700141 and 2. **SRI UTTAM BANERJEE**, having PAN - BABPB4231L and Aadhaar No. 9194 0346 8320, son of Late Mukunda Lal Banerjee, by faith Hindu, by Nationality Indian, by Occupation Retired, both residing at Paschim Jagtala, P.O. & P.S. Maheshtala, Dist. South 24-Parganas, Pin – 700141, hereinafter referred to as the **OWNERS** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART** :

AND

M/S. R.P. DEVELOPER having PAN – ABFFR1742L, a partnership firm having its Office at Kasimuddin Road, P.O. Batanagar, P.S. Maheshtala, Dist. South 24-Parganas, Kolkata – 700140, represented by its partners namely (1) **SRI PROSENJIT GHOSH** having PAN - BARPG4128F and Aadhaar No. 8087 8361 0205), son of Late Shib Kali Ghosh, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at Santoshpur, Post Office Paschim Rameshwarpur, Police Station-Budge Budge, Kolkata-700140, District South 24-Parganas **AND** (2) **SRI RANAJIT MONDAL** having PAN - AYYPM9480C and Aadhaar No. 5196 7801 7834, son of Sri Bimal Mondal, by faith-Hindu, by Nationality-Indian, by occupation -Business, residing at 40A, B.B.D. Road, Post Office- Pujali, Police Station-Budge Budge, Kolkata-700138, District South 24 Parganas and 3. **SRI GAUTAM SARKAR** having PAN – BOQPS4202F and Aadhaar No. 8511 3154 7596, son of Sri Madhusudan Sarkar, by faith Hindu, by Nationality Indian, by Occupation Business, residing at Nangi Sani Para, P.O. Batanagar, P.S. Maheshtala, Kolkata – 700140, Dist. South 24-Parganas, hereinafter called and referred to as **DEVELOPER** (which

3432

Identified by me
✓ Nabaranjan
Gorali N.C. Sanyal Advocate -
Alipore Judges Court
Alipore, KOL-27



A.D.S.R. Behal
13 DEC 1954
Dist. South 24 Pgs.

expression shall unless excluded by or repugnant to the context shall be deemed to mean and include its partners, their respective heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS one Malina Banerjee, since deceased, by a Deed of Sale(Kowala) dated 10.03.1958 registered at the Office of Sub-Registrar, Behala and recorded in Book No. I, Volume No. 6, Pages from 227 to 230, Being No. 842, for the year 1958, purchased ALL THAT piece and parcel of Bastu Land measuring 12 Sataks more or less equivalent to 7 Cottahs 8 Chittaks more or less lying and situate at Mouza – Jagtala, J.L. No. 17, Pargana – Balia, R.S. No. 58, under Touzi No. 66, comprising Dag No. 410 under Sabek Khatian Nos. 151 & 154 and R.S. Khatian Nos. 499, 504, 493, 514, 509, 501, 506, 496, 516 & 511, now lying within the limits of Maheshtala Municipality Ward No. 28, P.S. Maheshtala, Sub-Registry Office at present A.D.S.R. Office Behala, District : 24-Parganas since South 24-Parganas, from it's the then rightful Owners 1. Khalilur Rahman Molla, Moinuddin Molla, 3. Hamidar Rahman Molla and 4. Mujibor Rahman Molla, all sons of Late Khoda Bax Molla, for a valuable consideration therein mentioned.

AND WHEREAS thus the said Malina Banerjee, since deceased, became the absolute owner of the said piece and parcel of Bastu Land measuring 7 Cottahs 8 Chittaks more or less and got her name recorded/mutated in respect of the said Land in the records of B.L. & L.R.O. and the said Land was recorded in the name of said Malina Banerjee, since deceased in L.R. Kri. Khatian No. 742 of Dag No. 410 of said Mouza – Jagtala.

AND WHEREAS thereafter the said Malina Banerjee, since deceased, constructed a residential structure on the said Plot of land or on part thereof and enjoyed the said Property exercising all rights of ownership thereto and free from all encumbrances.

AND WHEREAS the said Malina Banerjee died intestate on 16.04.1991 leaving behind two sons namely (a) Sri Dhruba Ranjan Banerjee, since deceased and (b) Sri Uttam Banerjee, the Owner No. 2 herein and three daughters namely (a) Smt. Gita Bhattacharya, wife of Sri Nalini Bhattacharya, (b) Smt. Sabita Bhatta, wife of Sri Mantu Bhatta and (c) Smt. Sabitri Chakraborty, wife of Sri Sanat Chakraborty, as her only legal heirs, who jointly inherited the said Property in equal share.

AND WHEREAS thereafter the said Dhruba Ranjan Banerjee, since deceased, Sri Uttam Banerjee, the Owner No. 2 herein and the said Smt. Gita Bhattacharya, Smt. Sabita Bhatta and Smt. Sabitri Chakraborty had to be left a certain portion of land equivalent to 1 Cottah 8 Chittaks out of said land measuring 7 Cottahs 8 Chittaks more or less together with a residential structure standing thereon, for the purpose of widening the Road keeping/leaving/retaining the remaining land measuring 6 Cottahs more or less together with a residential structure standing thereon in their khas possession.

AND WHEREAS thus the said Dhruba Ranjan Banerjee, since deceased, Sri Uttam Banerjee, the Owner No. 2 herein and the said Smt. Gita Bhattacharya, Smt. Sabita Bhatta and Smt. Sabitri Chakraborty jointly seized and possessed of or otherwise well and sufficiently entitled to the said piece and parcel of Bastu Land measuring 6 Cottahs more or less together with a residential structure standing thereon exercising all rights of ownership thereto and free from all encumbrances.

AND WHEREAS thereafter the said Smt. Gita Bhattacharya, Smt. Sabita Bhatta and Smt. Sabitri Chakraborty by a Deed of Gift 25.09.1996 registered at the Office of A.D.S.R. Behala and recorded in Book No. 1, Being No. 4457, for the year 1996, granted, transferred and conveyed by way of Gift **ALL THAT** piece and parcel of Bastu Land measuring 3 Cottahs 9 Chittaks 27 sq.ft. more or less together with Tile Shed Structure being their undivided 3/5th share of said piece and parcel of Bastu Land measuring 6 Cottahs more or less

together with a Residential Structure standing thereon, unto and in favour of their brothers said (a) Sri Dhruba Ranjan Banerjee, since deceased and (b) Sri Uttam Banerjee, the Owner No. 2 herein, absolutely forever and free from all encumbrances.

AND WHEREAS thus the said Dhruba Ranjan Banerjee, since deceased, Sri Uttam Banerjee, the Owner No. 2 herein, by virtue of inheritance from their mother and by dint of the aforesaid Deed of Gift, became the absolute owners of the said piece and parcel of Bastu Land measuring 6 Cottahs more or less together with a Residential Structure standing thereon and got their names recorded/mutated in respect thereof in the records of Maheshtala Municipality Ward No. 28 being Holding No. B2-60/75/1-2, Name of Road : B.B.T. Road, Bye Lane – 1.

AND WHEREAS the said Dhruba Ranjan Banerjee, since deceased, Sri Uttam Banerjee, the Owner No. 2 herein also got their names recorded /mutated in respect of the said land in the records of B.L. & L.R.O. and an area of Bastu Land measuring 4 Sataks has been recorded in the name of said Dhruba Ranjan Banerjee, since deceased in L.R. Khatian No. 2028 of Dag No. 410 of said Mouza – Jagtala and an area of Bastu Land measuring 4 Sataks has been recorded in the name of the said Sri Uttam Banerjee, Owner No. 2 herein, in L.R. Khatian No. 2027 of Dag No. 410 of said Mouza – Jagtala.

AND WHEREAS thus the said Dhruba Ranjan Banerjee, since deceased and Sri Uttam Banerjee, the Owner No. 2 herein seized and possessed of or otherwise well and sufficiently entitled to the said piece and parcel of Bastu Land measuring 6 Cottahs more or less together with a Tile Shed Residential structure standing thereon measuring 200 sq.ft. lying and situate at Mouza Jagtala, J.L. No. 17, Pargana – Balia, R.S. No. 58, under Touzi No. 66, comprising Dag No. 410 under Sabek Khatian No. 151 & 154, R.S. Khatian Nos. 499, 504, 493, 514, 509, 501, 506, 496, 516 & 511 and L.R. Khatian Nos. 2028 & 2027, within the limits of the Maheshtala Municipality Ward No. 28 being Holding No. B2-60/75/1-2, Name of Road : B.B.T.

Road, Bye Lane – 1, P.S. Maheshtala, Pin – 700141, A.D.S.R. Office Behala, District : South 24-Parganas **WITH** all sorts of easement rights thereto, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS thereafter the said Dhruba Ranjan Banerjee, since deceased, father of the Owner No. 1 herein and said Sri Uttam Banerjee, the Owner No. 2 herein, jointly by a Development Agreement with Development Power of Attorney dated 2nd day of August, 2022 registered at the Office of A.D.S.R. Behala and recorded in Book No. I, Volume No. 1607-2022, Pages from 339685 to 339732, Being No. 160710969, for the year 2022, entered into a contract or agreement with the Developer herein namely **M/S. R.P. DEVELOPER**, a partnership firm having its Office at Kasimuddin Road, P.O. Batanagar, P.S. Maheshtala, Dist. South 24-Parganas, Kolkata – 700140, represented by its partners namely (1) **SRI PROSENJIT GHOSH**, son of Late Shib Kali Ghosh, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at Santoshpur, Post Office Paschim Rameshwarpur, Police Station-Budge Budge, Kolkata-700140, District South 24-Parganas **AND** (2) **SRI RANAJIT MONDAL**, son of Sri Bimal Mondal, by faith-Hindu, by Nationality-Indian, by occupation -Business, residing at 40A, B.B.D. Road, Post Office- Pujali, Police Station-Budge Budge, Kolkata-700138, District South 24 Parganas and 3. **SRI GAUTAM SARKAR**, son of Sri Madhusudan Sarkar, by faith Hindu, by Nationality Indian, by Occupation Business, residing at Nangi Sani Para, P.O. Batanagar, P.S. Maheshtala, Kolkata – 700140, Dist. South 24-Parganas, for development of their said Property being **ALL THAT** piece and parcel of Bastu Land measuring 6 Cottahs more or less together with a Tile Shed Residential structure standing thereon measuring 200 sq.ft. lying and situate at Mouza Jagtala, J.L. No. 17, Pargana – Balia, R.S. No. 58, under Touzi No. 66, comprising L.R.Dag No. 410 under Sabek Khatian No. 151 & 154, R.S. Khatian Nos. 499, 504, 493, 514, 509, 501, 506, 496, 516 & 511 and L.R.

Khatian Nos. 2028 & 2027, within the limits of the Maheshtala Municipality Ward No. 28 being Holding No. B2-60/75/1-2, Name of Road : B.B.T. Road, Bye Lane – 1, P.S. Maheshtala, Pin – 700141, A.D.S.R. Office Behala, District : South 24-Parganas together with all sorts of easement rights over under and through the 18' ft. wide Municipality Road at the Southern side of the said Property, by constructing a Ground Plus Three Storied Building after demolishing the existing structure as per sanctioned Building Plan to be sanctioned by the Maheshtala Municipality and at the costs, expenses, efforts, risks, supervision and administration of the Developer subject to the terms, conditions, stipulations and allocation of the parties, fully mentioned therein.

AND WHEREAS by the said Development Agreement with Development Power of Attorney the said Sri Dhruba Ranjan Banerjee, since deceased, father of the Owner No. 1 herein and said Sri Uttam Banerjee, the Owner No. 2 herein, also appointed the said (1) **SRI PROSENJIT GHOSH** having PAN - BARPG4128F and Aadhaar No. 8087 8361 0205), son of Shib Kali Ghosh, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at Santoshpur, Post Office Paschim Rameshwarpur, Police Station-Budge Budge, Kolkata-700140, District South 24-Parganas **AND** (2) **SRI RANAJIT MONDAL** having PAN - AYYPM9480C and Aadhaar No. 5196 7801 7834, son of Sri Bimal Mondal, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 40A, B.B.D. Road, Post Office- Paschim Pujali, Police Station-Budge Budge, Kolkata-700138, District South 24 Parganas and 3. **SRI GAUTAM SARKAR** having PAN – BOQPS4202F and Aadhaar No. 8511 3154 7596, son of Sri Madhusudan Sarkar, by faith Hindu, by Nationality Indian, by Occupation Business, residing at Nangi Sani Para, P.O. Batanagar, P.S. Maheshtala, Kolkata – 700140, Dist. South 24-Parganas, all partners of **M/S. R.P. DEVELOPER** having PAN – ABFFR1742L, a partnership business, having its office at Kasimuddin Road, P.O. Batanagar, P.S. Maheshtala, Dist. South

24-Parganas, Kolkata – 700140, as their true and lawful Attorneys for them in their names and on their behalf to do several acts, deeds and things as also mentioned therein.

AND WHEREAS thereafter unfortunately the said Dhruba Ranjan Banerjee died intestate on 23.08.2022 leaving behind his only daughter namely Tista Banerjee, the Owner No. 1 as his only legal heir.

Be it mentioned herein that wife of said Dhruba Ranjan Banerjee namely Aruna Banerjee predeceased him i.e. on 12.11.2019.

AND WHEREAS thus the Owners herein jointly seized and possessed of or otherwise well and sufficiently entitled to the said piece and parcel of Bastu Land measuring 6 Cottahs more or less together with a Tile Shed Residential structure standing thereon measuring 200 sq. ft. lying and situate at Mouza Jagtala, J.L. No. 17, Pargana – Balia, R.S. No. 58, under Touzi No. 66, comprising L.R.Dag No. 410 under Sabek Khatian No. 151 & 154, R.S. Khatian Nos. 499, 504, 493, 514, 509, 501, 506, 496, 516 & 511 and L.R. Khatian Nos. 2028 & 2027, within the limits of the Maheshtala Municipality Ward No. 28 being Holding No. B2-60/75/1-2, Name of Road : B.B.T. Road, Bye Lane – 1, P.S. Maheshtala, Pin – 700141, A.D.S.R. Office Behala, District : South 24-Parganas together with all sorts of easement rights over under and through the 18' ft. wide Municipality Road at the Southern side of the said Property having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Owners herein to give desire and respect of said Dhruba Ranjan Banerjee, further expressed their desire for development of their said Property by constructing a New Ground Plus Three Storied Building as per sanctioned Building Plan to be sanctioned by the Maheshtala Municipality through the Developer herein.

AND WHEREAS in this present circumstances a Supplementary Development Agreement with Development Power of Attorney is required to be executed and registered by and between the Parties herein.

AND WHEREAS the Owners herein by executing this Supplementary Development Agreement with Development Power of Attorney entered into a contract or Agreement with the Developer herein for development of their said Property fully described in the First Schedule hereunder written, subject to the terms, conditions, stipulations and Allocations of the Parties and also Power intact as mentioned in the said Development Agreement and also mentioned in this Supplementary Development Agreement with Development Power of Attorney.

In this Agreement unless it be contrary or repugnant to the subject or context the following words and/or expressions shall have the meaning as stated below :-

- i) The Owners shall mean the Owner above named and their respective heirs, executors, administrators, legal representatives and/or assigns ;
- ii) The Developer shall mean the Developer above named and its partners, their respective heirs, executors, administrators, legal representatives and/or assigns ;
- iii) The Property shall mean **ALL THAT** piece and parcel of Bastu Land measuring 6 Cottahs more or less together with a Tile Shed Residential structure standing thereon measuring 200 sq.ft. lying and situate at Mouza Jagtala, J.L. No. 17, Pargana – Balia, R.S. No. 58, under Touzi No. 66, comprising Dag No. 410 under Sabek Khatian No. 151 & 154, R.S. Khatian Nos. 499, 504, 493, 514, 509, 501, 506, 496, 516 & 511 and L.R. Khatian Nos. 2028 & 2027, within the limits of the Maheshtala Municipality Ward No. 28 being Holding No. B2-60/75/1-2, Name of Road :

B.B.T. Road, Bye Lane – 1, P.S. Maheshtala, Pin – 700141, A.D.S.R. Office Behala, District : South 24-Parganas **WITH** all sorts of easement rights thereto, fully mentioned in the First Schedule hereunder written.

- iv) Building shall mean a New Ground Plus Three Storied Building to be constructed on the said Land after demolition and removal of the existing structure, on the basis of the available Plan to be sanctioned by the Maheshtala Municipality.
- v) Architect shall mean any person, body of persons, firm or Company to be appointed or nominated by the Developer for the purpose of preparation of Building Plan/Plans, Drawings, designs as required for the purpose of construction of the proposed New Ground Plus Three Storied Building.
- vi) Plan shall mean the available Plan to be sanctioned by the Maheshtala Municipality for the construction of the proposed New Ground Plus Three Storied Building in the name of the Owners after execution of this Agreement and shall include all future renewed/revised Plan.

TERMS & CONDITIONS

1. That after the execution and registration of this Agreement the Owners shall deliver peaceful vacant possession of the said Property, fully mentioned in the First Schedule hereunder written, unto and in favour of the Developer.
2. That thereafter the Developer shall at its/their costs and expenses demolish the existing structure and materials available after demolition will be entitled to get by the Developer.
3. That after registration of this Supplementary Agreement with Development Power of Attorney, the Developer shall at their costs and expenses obtain a sanctioned Building

- Plan within 6(six) months for the construction of the proposed New Ground Plus Three Storied Building, from the Maheshtala Municipality.
4. That the Developer shall after obtaining sanctioned Building Plan at its/their own costs & expenses from the Maheshtala Municipality in the names of the Owners, construct the proposed Ground Plus Three Storied Building as per the said sanctioned Building Plan at their own funds and resources.
 5. The Developer shall complete the construction of the proposed New Ground Plus Three Storied Building within 30(Thirty) months from the date of obtaining sanctioned Building Plan.
 6. The Owners after construction of the proposed New Ground Plus Three Storied Building as per available sanctioned Building Plan, will be allocated the following constructed areas :
 - a. Two Flats on the First Floor both at the front side each measuring 850 sq.ft. covered area(including Stair & Lift) each flat consists of Three bed rooms, Two Toilets, one Kitchen cum Dining and one Balcony ;
 - b. One Flat measuring 500 sq.ft. covered area (including Stair & Lift) at the back side on the Ground Floor consists of Two bed room, one Kitchen cum Dining, one Toilet and one Balcony ;
 - c. One Flat measuring 500 sq.ft. covered area (including Stair & Lift) at the back side on the Third Floor consists of Two bed room, one Kitchen cum Dining, one Toilet one Balcony ;
 - d. Two Car Parking Spaces/area at the back side on the Ground Floor each measuring 150 sq.ft.

TOGETHER WITH undivided impartible proportionate share of land fully described in the Second Schedule hereunder written **WITH** right to use and enjoy the common areas, common parts, installations, facilities & amenities of the said Building and Premises/Holding fully described in the Fourth Schedule hereunder written along with a sum of Rs. 21,00,000/- (Rupees Twenty One Lakhs) only which will

be paid by the Developer to the Owners in the manner written hereunder :

- a. Rs. 8,00,000/- has already been paid by the Developer to said Dhruva Ranjan Banerjee, since deceased and Sri Uttam Banerjee at the time of registration of said Original Development Agreement with Development Power of Attorney.
- b. Rs. 7,00,000/- will be paid by the Developer to the Owners herein after First Floor construction ;
- c. And balance amount of Rs. 6,00,000/- will be paid by the Developer to the Owners at the time of Top Floor construction.

7. That the Developer after construction of the proposed New Ground Plus Three Storied Building as per available sanctioned Plan will be allocated the remaining constructed Area of the said Building in the manner written hereunder :

- i. Remaining Flat/s /Car Parking Spaces/Shops/Other Spaces, if any on the Ground Floor except Owners' Allocation ;
- ii. Remaining Flat/s or other constructed areas on the First Floor except Owners' Allocation ;
- iii. Entire Second Floor ;
- iv. Remaining Flat/s or other constructed areas on the Third Floor except owners' Allocation ;

TOGETHER WITH undivided impartible proportionate share of land, fully described in the Third Schedule hereunder written **WITH** right to use & enjoy the common areas, common parts, installations, facilities and amenities of the said Building & premises/Holding as fully mentioned in the Fourth Schedule hereunder written.

8. That this Supplementary Development Agreement consists of a Development Power of Attorney in favour of the Partners of the Developer Firm, to mutate and/or reassessed the said Property in the name of the Owners, to obtain sanctioned Building Plan, necessary permission /approval from the competent /appropriate authority /ies,

to construct a Ground Plus Three Storied Building and to sell, transfer and convey the Flat/s, Car Parking Space/s/Shops, if any and other Covered space/s (under Developer's Allocation except Owner's Allocation) together with undivided impartible proportionate share of land **WITH** common rights to the intending Purchaser/s and also for other necessary purposes relating to and/or required for Development of the said Property and/or for construction of the said Ground Plus Three Storied Building.

9. That the Developer is hereby authorized by the Owners to make construction on the said Land and/or to develop the said Property after demolishing the existing structure, fully described in the First Schedule hereunder written in accordance with the Building Plan to be sanctioned by the Maheshtala Municipality at the costs and risks of the Developer. The Developer shall be at liberty to deal with the Developer's Allocation in any manner the Developer may deem fit and proper at construction stage or after construction of Building. The Developer is empowered to hand over possession of the Developer's Allocation to the intending / prospective buyer/buyers and/or Agreement Holder/s. The Developer however shall have the right to enter into any sort of agreement with any person /persons /company /authority at its/their discretion for disposal of the Developer's Allocation (except the Owners' Allocation) in the said proposed New Ground Plus Three Storied Building at its/their own risk and all moneys that may come out of such agreement as earnest money/advance/part consideration money shall only be appropriate by the Developer. However, the Owners shall, in no case, be liable for any transaction arising out of any agreement by and between the Developer and any intending Purchaser/s.

10. All cost of sanction of the Building Plan and all costs of construction of the proposed New Ground Plus Three Storied Building will be borne by the Developer and the Owners shall have no liability in respect thereof.

11. The Owners shall not be liable to any person/s for defective construction of the Building/Flats. All the liabilities and responsibilities lie with the Developer.

12. The Developer shall use the standard Building materials in constructing the proposed new building as per specification hereunder written.

13. Unless due to reasons beyond the control and the execution of the terms of this Agreement as to completion of the construction is not hindered by acts of God and/or national emergency and Pandemic situation, the Developer shall complete the construction of the proposed New Ground Plus Three Storied Building within the said period of 30(Thirty) months from the date of obtaining sanctioned Building Plan and if the Developer fails to do the same the Owners shall allow the Developer a further period of 6(six) months after expiry of 30(Thirty) months to complete the said Building and to hand over the Owners' Allocation to the Owners and the Developer too fail to do the same within the said extended period, in such event the Developer shall pay a sum of Rs. 6,000/- (Rupees Six Thousand) only per month to the Owners.

14. That this Supplementary Development Agreement consists of a Development Power of Attorney in favour of the partners of the Developer Firm to do the following acts, deeds and things:

a) To obtain necessary permission/s, sanctioned Building Plan and/or revised or modified Plan from the Maheshtala Municipality & to construct the proposed New Ground Plus Three Storied Building at the said Premises/Holding after demolishing the existing structure.

b) To appear and represent the Owners before the Maheshtala Municipality, B.L. & L.R.O., and all other authority/ies, all Police Station to obtain necessary approval/permission and to make representation in all respect including mutation and conversion.

c) To execute, sign, register, present and admit Deed of Conveyance/s in respect of the Flat/s, Car Parking Space/s, Shop/s, if any and other covered spaces, if any under Developer's Allocation (except owners' Allocation), as fully mentioned in the Third Schedule hereunder written or any part thereof to the intending Purchaser/s and for the purpose of such Sale to enter into any agreement for Sale with those intending Purchaser/s and to register the same, if necessary.

d) To enter into any agreement for Sale/s and receive earnest money, Booking money, advance, part or full consideration money from those intending Purchaser/s in respect of the Developer's Allocation (except Owners' Allocation) as fully mentioned in the Third Schedule hereunder written to appropriate the same and to do all other acts, deeds and things which is necessary for the purpose of such Development and to do all other acts, deeds and things.

15. That the Developer shall appropriate the entire consideration money to be received after selling of the Flat/s, Car Parking Space/s, Shop/s, and other covered space/s, if any under its/their Allocation (i.e. Developer's Allocation).

16. That the Developer at the time of construction of the said Building will be at liberty to use Tap Water and Electricity, if exist in the said Premises/Holding and the Developer shall bear costs, expenses and charges of the same.

17. The Developer will be at liberty to place a Sign Board for Public Notice as to the Project undertaken by the Developer.

18. During the continuance of this Agreement the Owners shall :

a) Shall assist the Developer in mutating the name of its/their nominee /nominees.

b) Permit the Developer its/their Architect and/or their representatives to use the said Property for the purpose of Survey, Soil-testing, preparation of the Building or other purpose relating to the

construction of the proposed Ground Plus Three Storied Building for which the agreement is being executed and signed by and between the Owners and the Developer.

c) To allow the Developer and/or its/their representatives to exploit the resources of the land and the structures in such manner at the discretion of the Developer.

19. The Owners do hereby undertake that the Developer shall be entitled to construct and complete the said building at the said Premises/Holding and to transfer, sell, convey, assign, assure and dispose of the Flat/s, Car Parking Space/s, Shop/s, if any and other covered space/s, if any together with undivided impartible proportionate share of land with common rights under Developer's Allocation (except owners' Allocation) to any person/s according to the discretion of the developer and on such terms and conditions at such price or prices as the Developer may agree upon during the continuance of the construction work. The Developer shall have the full right and absolute authority to enter into any agreement for Sale of the Flat/s, Car Parking Space/s, Shop/s, if any and other covered space/s, if any together with undivided impartible proportionate share of land with common rights under the Developer's Allocation (except Owners' Allocation) and to receive earnest money and/or advance and/or part consideration money and/or full consideration money.

20. The Developer shall give or issue Possession letter to the Owners after completion of the Owners' Allocation in habitable condition and full of modern amenities and facilities free of costs in all its aspects.

21. After completion of the entire construction work and same should be in habitable condition, all the Flat owners will form a Flat owners Association to maintain inspection to the said building and incur expenses related with the dwelling purposes and the name of the Building will be Molina Mukunda Apartment.

22. The common areas, common parts, facilities, amenities and installations as fully mentioned in the Fourth Schedule hereunder written will be jointly enjoyed and/or will be enjoyed in common by the Owner with all Flat Owners.
23. That the Owners shall hand over to the Developer all papers and documents related to the said Land/Premises/Holding concerned along with the Original of the title Deed, Current Tax Bill etc. etc. enabling the Developer to proceed with all functions of obtaining sanction Plan and construction works and the Developer do hereby undertake that the Developer will refund all the Original of above documents after sale of Developer's Allocation.
24. The Owners and the Developer have entered into this Agreement purely as contract for their respective gains and benefit.
25. That the Owners do hereby declare that the said Premises/Land/Holding is free from all encumbrances and there is no other agreement for construction in force with any other building contractor, developer /developers and Promoters, if so, the Owners shall be fully responsible for all construction losses and damages of the Developer.
26. That the Owners shall provide all helps and co-operations except monetary help for smooth construction work according to the rules and guideline of the Maheshtala Municipality sanction Plan to the Developer until the construction of the said proposed building is completed.
27. That if the intending Purchaser/Purchasers intend/s to make payment of the Developer's Allocation at the construction stage or after construction by Cheque or Draft that will be issued in favour of the Developer.
28. That the Developer shall bear and pay the shifting charges including rent to the Owners at the rate of Rs. 6,000/- (Rupees Six

Thousand) only per month from the date of vacating the said property upto the date of handing over the Owners' Allocation. The Developer shall also pay the costs and expenses for carrying the household articles of the Owners from the said Property to the tenanted accommodation and also from tenanted accommodation to the new Building.

29. That all the terms & conditions of this Agreement will be binding on the parties herein as well as their respective legal heirs.

30. In case of any dispute and differences or questions arises between the Parties hereto with regard to this Agreement, the same shall be referred to Arbitration under the Provisions of the Indian Arbitration Act and/or any statutory modification and/or enactment if the disputes are not solved mutually.

31. That the time is the essence of contract.

FIRST SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu Land measuring 6 Cottahs more or less together with a Tile Shed Residential structure standing thereon measuring 200 sq. ft. lying and situate at Mouza Jagtala, J.L. No. 17, Pargana Balia, R.S. No. 58, under Touzi No. 66, comprising L.R. Dag No. 410 under Sabek Khatian No. 151 & 154, R.S. Khatian Nos. 499, 504, 493, 514, 509, 501, 506, 496, 516 & 511 and L.R. Khatian Nos. 2028 & 2027, within the limits of the Maheshtala Municipality Ward No. 28 being Holding No. B2-60/75/1-2, Name of Road : B.B.T. Road, Bye Lane-1, P.S. Maheshtala, Pin - 700141 A.D.S.R Office Behala, District : South 24-Parganas together with all sorts of easement rights over under and through the 18' ft. wide Municipality Road at the Southern side of the said Property being butted and bounded by :

On the North : Property of Dhiren Banerjee ;

On the South : 18' ft. wide Municipality Road ;

On the East : Green Enclave Apartment ;

On the West : Tara-Maa Apartment ;

SECOND SCHEDULE REFERRED TO ABOVE

(Owners' Allocation)

The Owners after construction of the proposed New Ground Plus Three Storied Building as per available sanctioned Building Plan, will be allocated the following constructed areas :

- a. Two Flats on the First Floor both at the front side each measuring 850 sq.ft. covered area(including Stair & Lift) each flat consists of Three bed rooms, one Kitchen cum Dining, Two Toilets and one Balcony ;
- b. One Flat measuring 500 sq.ft. covered area (including Stair & Lift) at the back side on the Ground Floor consists of two bed room, one Kitchen cum Dining, one Toilet and one Balcony ;
- c. One Flat measuring 500 sq.ft. covered area (including Stair & Lift) at the back side on the Third Floor consists of Two bed room, one Kitchen cum Dining, one Toilet and one Balcony ;
- d. Two Car Parking Spaces/areas at the back side on the Ground Floor each measuring 150 sq.ft. ;

TOGETHER WITH undivided impartible proportionate share of land **WITH** right to use and enjoy the common areas, common parts, installations, facilities & amenities of the said Building and Premises/Holding fully described in the Fourth Schedule hereunder written along with a sum of Rs. 21,00,000/- (Rupees Twenty One Lakhs) only which will be paid by the Developer to the Owners in the manner written hereunder :

- a. Rs. 8,00,000/- has already been paid by the Developer to said Dhruva Ranjan Banerjee, since deceased and Sri Uttam Banerjee at the time of registration of said Original Development Agreement with Development Power of Attorney.

- b. Rs. 7,00,000/- will be paid by the Developer to the Owners herein after First Floor construction ;
- c. And balance amount of Rs. 6,00,000/- will be paid by the Developer to the Owners at the time of Top Floor construction.

THIRD SCHEDULE REFERRED TO ABOVE

(Developer's Allocation)

The Developer after construction of the proposed New Ground Plus Three Storied Building as per available sanctioned Plan will be allocated the remaining constructed Area of the said Building in the manner written hereunder :

- i. Remaining Flat/s /Car Parking Spaces/Shops/Other Spaces, if any on the Ground Floor except Owners' Allocation ;
- ii. Remaining Flat/s or other constructed areas on the First Floor except Owners' Allocation ;
- iii. Entire Second Floor ;
- iv. Remaining Flat/s or other constructed areas on the Third Floor except owners' Allocation ;

TOGETHER WITH undivided impartible proportionate share of land **WITH** right to use & enjoy the common areas, common parts, installations, facilities and amenities of the said Building & premises/Holding as fully mentioned in the Fourth Schedule hereunder written.

FOURTH SCHEDULE REFERRED TO ABOVE

(Common Areas, common parts, installations, facilities & amenities)

1. Land under the Building and side space.
2. Outer Walls of the Main Building.
3. Columns of the Main Building.

4. Surface drains, sewerage/drainage.
5. Boundary Walls.
6. Septic Tank.
7. Water Reservoirs, both underground and overhead and main pipe line except those are inside any Unit.
8. Passage/Side Common Space.
9. Main Entrance of the Building & Premises/Holding.
10. Electric Motor-cum-Electric Pump Room.
11. Meter room/space.
12. Stairs, staircases, stair landing and roof of the Building. Electric wiring and lights in the staircase, landing and main Entrances.
13. Lift, Lift room, landings and other installation in respect thereof.

SPECIFICATION

<u>STRUCTURE</u> :	RCC Frame as per design of the consulting Engineer.
<u>WALLS</u> :	All exterior & interior Wall shall be of good quality Bricks to be approved by the Engineer.
<u>FLOORS</u> :	Floor, skirting of all rooms & verandah shall be of 2'x2' Floor Tiles, Stair & staircase, Landing of Marble.
<u>KITCHEN</u> :	Kitchen will have black stone for Kitchen Platform/Table, Digital tiles of 3' height above the Oven Level, Link with Water Tap. Acquaguard Water Line & a Steel Basin in Kitchen. Chimney and Micro Oven Point will be made + Utility Space (washing machine Space)
<u>TOILET</u> :	Marble on Floor, Tiles on Wall upto 6 ft. Height from the Ground Level, European Type Commode, Shower, Link with Two

Water Taps, Door will be of P.V.C. one Gizer Point and one Point for Washing Machine.

- DINING** : One Tap & Wash basin with Tap in Dining.
- DOORS** : All doors will be commercial Flush Door painted on both sides & wooden Frame. Long tower bolt peep hole & door Lock. PVC door & frame in toilet.
- INTERNAL FINISH** : After Plaster ($\frac{3}{4}$ " thick average) the inside of the Building shall be finished with Putty.
- EXTERNAL FINISH** : After Plaster ($\frac{1}{2}$ " thick average) the external Wall of the building will be painted by cement based colour paint.
- SANITARY** : Quality Sanitary materials will be provided.
- WINDOWS** : All windows shall have Aluminium Sliding Window with translucent Glass as well as all windows will be Box windows with Grill.

ELECTRICAL: 2 light points, 1 Fan point, 1 Plug point, 1 Extra point, total 5 points in each bed room, 2 tube light point, 2 bulb point, 1 Fan Point, 2 extra Plug point with switch in Dining and Drawing room, 2 Plug point with Cables Line, 1 Refrigerator point in Dining Room, 1 light & 1 exhaust fan point and 1 plug point with switch in Kitchen, 1 light point and 1 exhaust fan, 1 Plug point with switch for toilet, All wiring shall be of concealed type, 1 light point in each landing of staircase & 1 Calling bell point for each Flat. In excess said points there will be provision of one Cable Line. Wiring should be made of Quality wires as per points Load. A.C Point in every bed rooms. One T.V. Point in dining/drawing.

**STAIRCASE &
LANDING** :

Steps & Landings shall have cast Marble finished, hand Railing made of M.S.

**WATER
SUPPLY** :

Overhead cemented Reservoir will be provided at Top as per the Engineer's recommendation.

Suitable Electric Pump will be provided at Ground Floor to deliver Water from Ground Reservoir to overhead Water Reservoir to ensure round the Clock Water facility. The Ground Reservoir will be connected with KMC Tap Water Line and the Ground Reservoir will be of 2000 Ltr. One Tap Line outside Ground Reservoir.

ROOF :

Over the R.C. Roof Slab concrete screening with Water-proofing compound & net cement finished on the Top, 3' height parapet Wall & suitable Rain Water pipe for proper drainage.

**SEWERAGE &
DRAINAGE** :

Septic Tank of Suitable Size, Soil Link, connections from Toilets along with pits for Rain Water & Kitchen Waste shall be provided wherever necessary both soil & rain Water lines shall be connected to KMC Sewerage /Drainage Lines.

COMPOUND : Compound will be paved wherever required & shall be bounded with Wall as required after demolishing the existing Wall. And every Flat shall have Bunk.

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

IN PRESENCE OF :

1. *Tousha Banerjee*

West Jagtala,
Maheshitaha
Naga Apartment
Kol-700141

Tousha Banerjee

Tousha Banerjee

Signature of the Owners

2. *Ritu Banerjee*

West Jagtala,
Maheshitaha,
Naga Apartment
Kol-700141

R. P. Developer
Prosenjit Chhosh
Partners

R. P. Developer
Ramant Mendel
Partners

R. P. Developer
Gautam Sarkar
Partners

Signature of the Developer.

Drafted by me & prepared
in my Office.

Kabir Saran
F- 8751639 of 1998
Advocate.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THIS POWER OF ATTORNEY that We, 1. **TISTA BANERJEE** having PAN – EMPPB4413R and Aadhaar No. 8438 1796 7643, daughter of Late Dhruba Ranjan Banerjee, by faith Hindu, by Nationality Indian, by Occupation – service, residing at Paschim Jagtala, P.O. & P.S. Maheshtala, Dist. South 24-Parganas, Pin – 700141 and 2. **SRI UTTAM BANERJEE**, having PAN - BABPB4231L and Aadhaar No. 9194 0346 8320, son of Late Mukunda Lal Banerjee, by faith Hindu, by Nationality Indian, by Occupation Retired, both residing at Paschim Jagtala, P.O. & P.S. Maheshtala, Dist. South 24-Parganas, Pin – 700141, hereinafter referred to as the **PRINCIPALS SEND GREETINGS**: **WHEREAS** We, the Principals herein, by executing this Supplementary Development Agreement with Development Power of Attorney entered into a further contract or agreement with the Developer herein namely **M/S. R.P. DEVELOPER** having PAN – ABFFR1742L, a partnership business, having its office at Kasimuddin Road, P.O. Batanagar, P.S. Maheshtala, Dist. South 24-Parganas, Kolkata – 700140, represented by its Partners namely (1) **SRI PROSENJIT GHOSH** having PAN - BARPG4128F and Aadhaar No. 8087 8361 0205), son of Late Shib Kali Ghosh, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at Santoshpur, Post Office Paschim Rameshwarpur, Police Station-Budge Budge, Kolkata-700140, District South 24-Parganas **AND** (2) **SRI RANAJIT MONDAL** having PAN - AYYPM9480C and Aadhaar No. 5196 7801 7834, son of Sri Bimal Mondal, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 40A, B.B.D. Road, Post Office- Pujali, Police Station-Budge Budge, Kolkata-700138, District South 24 Parganas 3. **SRI GAUTAM SARKAR** having PAN – BOQPS4202F and Aadhaar No. 8511 3154 7596, son of Sri Madhusudan Sarkar, by faith Hindu, by Nationality Indian, by Occupation Business, residing at Nangi Sani Para, P.O. Batanagar, P.S. Maheshtala, Kolkata – 700140, Dist. South 24-Parganas for development of our Property being **ALL THAT** piece and parcel of Bastu Land measuring 6 Cottahs more or less together

with a Tile Shed Residential structure standing thereon measuring 200 sq.ft. lying and situate at Mouza Jagtala, J.L. No. 17, Pargana – Balia, R.S. No. 58, under Touzi No. 66, comprising Dag No. 410 under Sabek Khatian No. 151 & 154, R.S. Khatian Nos. 499, 504, 493, 514, 509, 501, 506, 496, 516 & 511 and L.R. Khatian Nos. 2028 & 2027, within the limits of the Maheshtala Municipality Ward No. 28 being Holding No. B2-60/75/1-2, Name of Road : B.B.T. Road, Bye Lane – 1, P.S. Maheshtala, Pin – 700141, A.D.S.R. Office Behala, District : South 24-Parganas together with all sorts of easement rights over under and through the 18' ft. wide Municipality Road at the Southern side of the said Property, by constructing a new Ground Plus Three Residential Building at the said Plot of Land comprised in the said Premises/Holding after demolishing the existing structure as per the sanctioned Building Plan to be sanctioned by the Maheshtala Municipality and at the cost, expenses, efforts, risks and supervision of the said Developer, subject to the terms, conditions, obligations and Allocation of the Parties fully mentioned in the said Development Agreement.

AND WHEREAS it has clearly been mentioned in this Supplementary Development Agreement with Development Power of Attorney that after construction of the said Ground Plus Three Storied Residential Building, We, the Principals herein as Owners' Allocation will get the following constructed area :

- a. Two Flats on the First Floor both at the Front side each measuring 850 sq.ft. covered area(including Stair & Lift) each flat consists of Three bed rooms, one Kitchen cum Dining, Two Toilets and one Balcony ;
- b. One Flat measuring 500 sq.ft. covered area (including Stair & Lift) at the back side on the Ground Floor consists of Two bed room, one Kitchen cum Dining, one Toilet and one Balcony ;
- c. One Flat measuring 500 sq.ft. covered area (including Stair & Lift) at the back side on the Third Floor consists of Two bed

- room, one Kitchen cum Dining and one Toilet and one Balcony ;
- d. Two Car Parking Spaces/areas at the back side on the Ground Floor each measuring 150 sq.ft.

TOGETHER WITH undivided impartible proportionate share of land **WITH** right to use and enjoy the common areas, common parts, installations, facilities & amenities of the said Building and Premises/Holding written along with a sum of Rs. 21,00,000/- (Rupees Twenty One Lakhs) only which will be paid by the Developer to the Owners in the manner written hereunder :

- a. Rs. 8,00,000/- has already been paid by the Developer to said Dhruva Ranjan Banerjee, since deceased and Sri Uttam Banerjee at the time of registration of said Original Development Agreement with Development Power of Attorney.
- b. Rs. 7,00,000/- will be paid by the Developer to the Owners herein after First Floor construction ;
- c. And balance amount of Rs. 6,00,000/- will be paid by the Developer to the Owners at the time of Top Floor construction.

AND WHEREAS it has also clearly been mentioned in this said Supplementary Development Agreement that after construction of the said Ground Plus Three Storied Residential Building, the Developer herein as Developer's Allocation will get the following constructed area :

- i. Remaining Flat/s /Car Parking Spaces/Shops/Other Spaces, if any on the Ground Floor except Owners' Allocation ;
- i. Remaining Flat/s or other constructed areas on the First Floor except Owners' Allocation ;
- ii. Entire Second Floor ;
- iii. Remaining Flat/s or other constructed areas on the Third Floor except owners' Allocation ;

TOGETHER WITH undivided impartible proportionate share of land **WITH** right to use & enjoy the common areas, common parts,

installations, facilities and amenities of the said Building & premises/Holding.

AND WHEREAS in terms thereof We, the Principals herein do hereby constitute, authorise, nominate and appoint said (1) **SRI PROSENJIT GHOSH** having PAN - BARPG4128F and Aadhaar No. 8087 8361 0205), son of Shib Kali Ghosh, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at Santoshpur, Post Office Paschim Rameshwarpur, Police Station-Budge Budge, Kolkata-700140, District South 24-Parganas **AND** (2) **SRI RANAJIT MONDAL** having PAN - AYYPM9480C and Aadhaar No. 5196 7801 7834, son of Sri Bimal Mondal, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 40A, B.B.D. Road, Post Office- Paschim Pujali, Police Station-Budge Budge, Kolkata-700138, District South 24 Parganas and 3. **SRI GAUTAM SARKAR** having PAN – BOQPS4202F and Aadhaar No. 8511 3154 7596, son of Sri Madhusudan Sarkar, by faith Hindu, by Nationality Indian, by Occupation Business, residing at Nangi Sani Para, P.O. Batanagar, P.S. Maheshtala, Kolkata – 700140, Dist. South 24-Parganas, all partners of **M/S. R.P. DEVELOPER** having PAN – ABFFR1742L, a partnership business, having its office at Kasimuddin Road, P.O. Batanagar, P.S. Maheshtala, Dist. South 24-Parganas, Kolkata – 700140, as our true and lawful Attorneys for us in our names and on our behalf to do and execute the following acts, deeds and things :

1. To look after, manage, control, properly administer and also supervise all the affairs of the said property, fully described in the Schedule hereunder written, on our behalf.
2. To appear and represent us before the Office of the Maheshtala Municipality, B.L. & L.R.O. for mutation and/or assessment or reassessment or amend of records and/or for conversion, if require and also to apply for and obtain necessary permission /approval/consents

- from any other authorities and to sign, execute and register any such papers, documents or instruments that may be required in this regard.
3. To appear and represent us before the Office of the Maheshtala Municipality and to apply for and obtain sanction of Building Plan from the Maheshtala Municipality and / or other necessary permission /approval/consents from any other authorities and to sign, execute and register any such papers, documents or instruments such as Boundary Declaration, declaration for Common Passage, Corner Splay, Strip of Land, and other declarations and undertakings etc. that may be required in this regard.
 4. To sign and submit all applications, Maps, Building Plans, specifications, Drawings and obtain the same upon sanction from the Office of the Maheshtala Municipality and/or in respect of any New Plans and/or any modification or alteration or revised Plan and to sign and execute and submit any Plan, papers and documents and perform all the formalities and obligations as may be required or necessary from time to time and to obtain completion Certificate, if require.
 5. To pay fees for obtaining sanction and other records, permission and/or consents to the necessary authority/ies may be required for modification, alteration and/or sanction of the Plan concerning the said Property and also to sign other documents as may be required by the Authorities from time to time.
 6. To sign and submit all applications for permission and obtain the same from the Office of Maheshtala Municipality and/or any other authority/ies and to sign and execute and submit any papers and documents and

perform all the formalities and obligations as may be required or necessary from time to time.

7. To pay fees for obtaining records, permission and/or consents to the appropriate authority/ies may be required from time to time and also to sign other documents as may be required by the Authorities from time to time.
8. To appear in all Courts either Civil, Criminal or Revenue Original, Revisional or Appellate or in the Registration offices and in any other offices concerned whatsoever and to institute and defend any case, suit or proceeding and to sign and verify the Vokatnamas, Ekramnamas, Powernamas, Showcauses Petitions, Objection Petitions before any Magistrate either Executive Magistrate, Judicial Magistrate, District Magistrate, Addl. Dist. Magistrate or before any Sub-judge, Munsiff, Civil Judge, Session Judges, District Judges, Chief Judicial Magistrate, Additional Chief Judicial Magistrate, District Consumer Forum and/or State Consumer Forum and/or National Consumer Forum whomsoever in respect of the property mentioned in the Schedule below.
9. To institute and file any case, suit or proceedings before any Court of Law including District Consumer Forum or State Consumer Forum or National Consumer Forum against any person, firm, association or any authority on my behalf in respect of our said property.
10. To appoint, constitute and discharge any pleader, Advocate or any other legal Practitioner or any agent whenever our said Attorneys may think fit and proper to do so on our behalf.
11. To sign, verify and file applications for execution of any decree or orders of any Court of Law on our behalf in

respect of the said Property mentioned in the Schedule below.

12. To apply for all electrical connections, water connections, sewerage connection, telephone connections etc. etc. in the said Property for residential use and/or commercial use and the said Attorneys shall have all right to sign all the applications, forms, Declarations, Bonds, Affidavit etc. on our behalf.
13. To take physical measurement and Survey of the said Property by engaging any L.B.S./Surveyor or any other person or persons or any Engineer or persons to do the same in respect of the said Property on our behalf.
14. To make boundary Wall or Walls in and around the said property on our behalf.
15. To build and/or erect a Ground Plus Three Storied Residential Building on the said of Land/Premises /Holding, fully described in the Schedule hereunder written and to supervise and take appropriate steps regarding erection of the said building and to engage Architect/Engineers, L.B.S., Labours, Masons and/or all such persons in connection with the construction of the said Ground Plus Three Storied Building on our behalf.
16. To make any agreement or agreements for Sale and to **sell** the Developer's Allocation or any part thereof i.e. :
 - i. Remaining Flat/s /Car Parking Spaces/Shops/Other Spaces, if any on the Ground Floor except Owners' Allocation ;
 - ii. Remaining Flat/s or other constructed areas on the First Floor except Owners' Allocation ;
 - iii. Entire Second Floor ;
 - iv. Remaining Flat/s or other constructed areas on the Third Floor except owners' Allocation ;

TOGETHER WITH undivided impartible proportionate share of land underneath the Building **WITH** right to use & enjoy the common areas, common parts, installations, facilities and amenities of the said Building & premises/Holding and to sign and execute those Agreement for Sale/s and register the same, if necessary and to receive advance and/or earnest money and/or part consideration money and also to grant valid receipt thereof.

17. To sign, execute, register, present and admit the Deed of Conveyance/s in respect of the Developer's Allocation or any part thereof i.e :
- i. Remaining Flat/s /Car Parking Spaces/Shops/Other Spaces, if any on the Ground Floor except Owners' Allocation ;
 - ii. Remaining Flat/s or other constructed areas on the First Floor except Owners' Allocation ;
 - iii. Entire Second Floor ;
 - iv. Remaining Flat/s or other constructed areas on the Third Floor except owners' Allocation ;

TOGETHER WITH undivided impartible proportionate share of land underneath the Building **WITH** right to use & enjoy the common areas, common parts, installations, facilities and amenities of the said Building & premises/Holding on receipt of balance consideration money and/or full consideration money, with the appropriate registering authorities such as A.D.S.R. Office Behala, D.S.R.-I to V, Alipore, Registrar of Assurances and Addl. Registrar of Assurances – I to IV, Kolkata or any other registering authority/ies and to sign on the IGR on our behalf.

18. To present and also attend before all the Registration office or offices concerned by signing and executing all sorts of Declaration, undertaking, Bonds and other Deeds and documents as and when necessary.
19. To swear Affidavit, Declaration, undertaking, Bond etc. etc. before any Magistrate either Executive Magistrate

or Judicial Magistrate or Notary Public for and on our behalf.

AND GENERALLY the said Attorneys shall have the power to do all such other acts, deeds and things relating to the said property in all manner whatsoever as We could have lawfully done if present.

AND We do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done in or about the said Property as aforesaid.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu Land measuring 6 Cottahs more or less together with a Tile Shed Residential structure standing thereon measuring 200 sq.ft. lying and situate at Mouza Jagtala, J.L. No. 17, Pargana – Balia, R.S. No. 58, under Touzi No. 66, comprising L.R.Dag No. 410 under Sabek Khatian No. 151 & 154, R.S. Khatian Nos. 499, 504, 493, 514, 509, 501, 506, 496, 516 & 511 and L.R. Khatian Nos. 2028 & 2027, within the limits of the Maheshtala Municipality Ward No. 28 being Holding No. B2-60/75/1-2, Name of Road : B.B.T. Road, Bye Lane – 1, P.S. Maheshtala, Pin – 700141, A.D.S.R. Office Behala, District : South 24-Parganas together with all sorts of easement rights over under and through the 18' ft. wide Municipality Road at the Southern side of the said Property being butted and bounded by :

On the North : Property of Dhiren Banerjee ;

On the South : 18' ft. wide Municipality Road ;

On the East : Green Enclave Apartment ;

On the West : Tara-Maa Apartment ;

IN WITNESS WHEREOF WE, the Principals hereto have set and subscribed our respective hands & Signature on the...13th...day of December..., Two Thousand Twenty Two.

IN PRESENCE OF :

1. Toorha Banerjee

West Jagtala, Maheshbala
Maya Apartment
Kol: 700141

Toorha Banerjee

Uttam Banerjee

Signature of the Principals

2. Rishi Banerjee

West Jagtala, Maheshbala
Maya Apartment
Kol: 700141

R. P. Developer
Prosenjit Chosh
Partners











R. P. Developer
Ramanjit Mondal
Partners

R. P. Developer
Gautam Bantia
Partners

Signature of the Attorneys

Drafted by me and
Prepared in my office :











Nabendu Banerjee
F-875/639 of 1998
Advocate.

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name TISTA BANERJEE











Signature Tista Banerjee

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name UTTAM BANERJEE

Signature Uttam Banerjee

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name PROSENJIT GHOSH

Signature Prosenjit Ghosh



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name Ranjit nandal.
 Signature Ranjit nandal.



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name GAUTAM SARKAR
 Signature Gautam Sarkar



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name _____
 Signature _____

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



121220222021173349

GRIPS Payment Detail

GRIPS Payment ID:	121220222021173349	Payment Init. Date:	12/12/2022 12:34:24
Total Amount:	7098	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	CKV6332073	BRN Date:	12/12/2022 12:39:49
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: PROSENJIT GHOSH
Mobile: 9674483575

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230211733501	Directorate of Registration & Stamp Revenue	7098
Total			7098

IN WORDS: SEVEN THOUSAND NINETY EIGHT ONLY.

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

PAID

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



192022230211733501

GRN Details

GRN:	192022230211733501	Payment Mode:	Online Payment
GRN Date:	12/12/2022 12:34:24	Bank/Gateway:	State Bank of India
BRN :	CKV6332073	BRN Date:	12/12/2022 12:39:49
GRIPS Payment ID:	121220222021173349	Payment Init. Date:	12/12/2022 12:34:24
Payment Status:	Successful	Payment Ref. No:	2003455983/4/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name: PROSENJIT GHOSH
Address: Santoshpur Batanagar Maheshtala Kolkata, West Bengal, 700140
Mobile: 9674483575
Depositor Status: Others
Query No: 2003455983
Applicant's Name: Mr M Prodhan
Identification No: 2003455983/4/2022
Remarks: Sale, Development Power of Attorney Payment No 4
Period From (dd/mm/yyyy): 12/12/2022
Period To (dd/mm/yyyy): 12/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003455983/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	7070
2	2003455983/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	7098

IN WORDS: SEVEN THOUSAND NINETY EIGHT ONLY.

PAID



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2003455983/2022	Office where deed will be registered
Query Date	07/12/2022 12:53:42 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	M Prodhan Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8609850035, Status : Buyer/Claimant	
Transaction	Additional Transaction	
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 3/-	Rs. 34,55,998/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Budge Budge Trunk Road/Bye Lane, Road Zone : (BBT Road (Ward No 12,13,28) Property Located Not On BBT Road --), Mouza: Jagtala, , Ward No: 28, Holding No:B2 60/75/1 2 JI No: 17, Pin Code : 700141

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-410 (RS :-)	LR-2028	Bastu	Bastu	3 Katha	1/-	17,00,999/-	Width of Approach Road: 18 Ft.,
L2	LR-410 (RS :-)	LR-2027	Bastu	Bastu	3 Katha	1/-	17,00,999/-	Width of Approach Road: 18 Ft.,
TOTAL :					9.9Dec	2 /-	34,01,998 /-	
Grand Total :					9.9Dec	2 /-	34,01,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	1/-	54,000/-	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/-	54,000 /-	

Details :

	Name & address	Status	Execution Admission Details :
	Tista Banerjee Daughter of Late Dhruva Ranjan Banerjee, Paschim Jagtala, City:- , P.O:- Maheshtala, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. EMxxxxxx3R, Aadhaar No.: 84xxxxxxxx7643, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Uttam Banerjee Son of Late Mukunda Lal Banerjee, Paschim Jagtala, City:- , P.O:- Maheshtala, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. BAxxxxxx1L, Aadhaar No.: 91xxxxxxxx8320, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	R P DEVELOPER (Partnership Firm) Kasimuddin Road, City:- , P.O:- Batanagar, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 PAN No. Abxxxxxx2I, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Prosenjit Ghosh Son of Mr Shib Kali Ghosh Santoshpur, City:- , P.O:- Batanagar, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. BAxxxxxx8F, Aadhaar No : 80xxxxxxxx0205	R P DEVELOPER (as Partners)
2	Mr Ranajit Mondal Son of Mr Bimal Mondal 40A B.B.D. Road, City:- , P.O:- Paschim Pujali, P.S:- Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN:- 700138 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AYxxxxxx0C, Aadhaar No : 51xxxxxxxx7834	R P DEVELOPER (as Partners)
3	Mr Gautam Sarkar Son of Mr Madhusudan Sarkar Nangi Sani Para, City:- , P.O:- Batanagar, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. BOxxxxxx2F, Aadhaar No.: 85xxxxxxxx7596	R P DEVELOPER (as Partners)

Identifier Details :

Name & address
Mr Nabarun Sarkar Son of Late Narayan Chandra Sarkar Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, Identifier Of Tista Banerjee, Mr Uttam Banerjee, Mr Prosenjit Ghosh, Mr Ranajit Mondal, Mr Gautam Sarkar



If the given information are found incorrect, then the assessment made stands invalid.

2. Query is valid for 30 days (i.e. upto 06-01-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 06-01-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that seller/transferor(s) is not recorded owner/tenant(s). Please get his/her(their) name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhumi.gov.in.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue


OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16072003455983/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Tista Banerjee Paschim Jagtala, City:- , P.O:- Maheshtala, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700141	Principal			 13/12/2022
2	Mr Uttam Banerjee Paschim Jagtala, City:- , P.O:- Maheshtala, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700141	Principal			 13/12/2022
3	Mr Prosenjit Ghosh Santoshpur, City:- , P.O:- Batanagar. P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700140	Representative of Attorney [R P DEVELOPER]			 13/12/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Ranajit Mondal 40A B.B.D. Road, City:- , P.O:- Paschim Pujali, P.S:-Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN:- 700138	Representative of Attorney [R P DEVELOPER]			Ranjit-mondal 13/12/22
5	Mr Gautam Sarkar Nangi Sani Para, City:- , P.O:- Batanagar, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700140	Representative of Attorney [R P DEVELOPER]			Gautam Sarkar 13/12/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Nabarun Sarkar Son of Late Narayan Chandra Sarkar Allpore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Tista Banerjee, Mr Uttam Banerjee, Mr Prosenjit Ghosh, M Ranajit Mondal, Mr Gautam Sarkar			Nabarun Sarkar 12/12/22

(Asis Kumar Dutta)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BEHALA

South 24-Parganas, West
Bengal

Handwritten text, possibly a name or title, located in the upper left quadrant.

Handwritten text, possibly a name or title, located in the middle left quadrant.

Handwritten text, possibly a name or title, located in the lower left quadrant.



A small handwritten mark resembling a lambda symbol (λ) or a similar character.

A rectangular stamp containing the following text:
A.D.S.R. Behala
13 DEC 2022
Dist- South 24 Pgs.

Major Information of the Deed

Year	I-1607-16824/2022	Date of Registration	19/12/2022
Year	1607-2003455983/2022	Office where deed is registered	
Date	07/12/2022 12:53:42 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address and other Details	M Prodhan Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8609850035, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 34,55,998/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,090/- (Article:48(g))	Rs. 28/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P. S:- Maheshtala, Municipality: MAHESHTALA, Road: Budge Budge Trunk Road/Bye Lane, Road Zone : (BBT Road (Ward No 12,13,28) Property Located Not On BBT Road –) , Mouza: Jagtala, , Ward No: 28, Holding No:B2 60/75/1 2 JI No: 17, Pin Code : 700141

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-410 (RS :-)	LR-2028	Bastu	Bastu	3 Katha	1/-	17,00,999/-	Width of Approach Road: 18 Ft.,
L2	LR-410 (RS :-)	LR-2027	Bastu	Bastu	3 Katha	1/-	17,00,999/-	Width of Approach Road: 18 Ft.,
		TOTAL :			9.9Dec	2 /-	34,01,998 /-	
		Grand Total :			9.9Dec	2 /-	34,01,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	1/-	54,000/-	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 /-	54,000 /-	

Details :

Name,Address,Photo,Finger print and Signature

Mr Banerjee

Son of Late Dhruva Ranjan Banerjee Paschim Jagtala, City:- , P.O:- Maheshtala, P.S:-Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EMxxxxxx3R, Aadhaar No: 84xxxxxxxx7643, Status :Individual, Executed by: Self, Date of Execution: 13/12/2022

Admitted by: Self, Date of Admission: 13/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2022

Admitted by: Self, Date of Admission: 13/12/2022 ,Place : Pvt. Residence

Mr Uttam Banerjee

Son of Late Mukunda Lal Banerjee Paschim Jagtala, City:- , P.O:- Maheshtala, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BAxxxxxx1L, Aadhaar No: 91xxxxxxxx8320, Status :Individual, Executed by: Self, Date of Execution: 13/12/2022

Admitted by: Self, Date of Admission: 13/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2022

Admitted by: Self, Date of Admission: 13/12/2022 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	R P DEVELOPER Kasimuddin Road, City:- , P.O:- Batanagar, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 , PAN No.:: Abxxxxxx2I,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Prosenjit Ghosh (Presentant) Son of Mr Shib Kali Ghosh Santoshpur, City:- , P.O:- Batanagar, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BAxxxxxx8F, Aadhaar No: 80xxxxxxxx0205 Status : Representative, Representative of : R P DEVELOPER (as Partners)
2	Mr Ranajit Mondal Son of Mr Bimal Mondal 40A B.B.D. Road, City:- , P.O:- Paschim Pujali, P.S:-Budge Budge, District:- South 24-Parganas, West Bengal, India, PIN:- 700138, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx0C, Aadhaar No: 51xxxxxxxx7834 Status : Representative, Representative of : R P DEVELOPER (as Partners)
3	Mr Gautam Sarkar Son of Mr Madhusudan Sarkar Nangi Sani Para, City:- , P.O:- Batanagar, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BOxxxxxx2F, Aadhaar No: 85xxxxxxxx7596 Status : Representative, Representative of : R P DEVELOPER (as Partners)

Details :

	Photo	Finger Print	Signature
Narayan Sarkar Narayan Chandra Sarkar Judges Court, City- , P.O:- P.S.-Alipore, District-South 24- Parganas, West Bengal, India, PIN:- 751002			

Identifier Of Tista Banerjee, Mr Uttam Banerjee, Mr Prosenjit Ghosh, Mr Ranajit Mondal, Mr Gautam Sarkar

Land Details as per Land Record

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Budge Budge Trunk Road/Bye Lane, Road Zone : (BBT Road (Ward No 12,13,28) Property Located Not On BBT Road --) , Mouza: Jagtala, , Ward No: 28, Holding No:B2 60/75/1 2 JI No: 17, Pin Code : 700141

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 410, LR Khatian No:- 2028		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 410, LR Khatian No:- 2027	Owner:উত্তম ব্যানার্জী, Gurdian:মুকুন্দলাল , Address:পশ্চিম জগতলা, মহেশতলা , Classification:বাস্তু, Area.0.04000000 Acre,	Mr Uttam Banerjee



2022

Rate of Market Value(WB PUVI rules of 2001)

It is stated that the market value of this property which is the subject matter of the deed has been assessed at Rs 55,998/-



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 13-12-2022

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

Presented for registration at 18:00 hrs on 13-12-2022, at the Private residence by Mr Prosenjit Ghosh ,

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

Execution is admitted on 13/12/2022 by 1. Tista Banerjee, Daughter of Late Dhruva Ranjan Banerjee, Paschim Jagtala, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession House wife, 2. Mr Uttam Banerjee, Son of Late Mukunda Lal Banerjee, Paschim Jagtala, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession Retired Person

Identified by Mr Nabarun Sarkar, , Son of Late Narayan Chandra Sarkar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-12-2022 by Mr Prosenjit Ghosh, Partners, R P DEVELOPER (Partnership Firm), Kasimuddin Road, City:- , P.O:- Batanagar, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140

Identified by Mr Nabarun Sarkar, , Son of Late Narayan Chandra Sarkar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 13-12-2022 by Mr Ranajit Mondal, Partners, R P DEVELOPER (Partnership Firm), Kasimuddin Road, City:- , P.O:- Batanagar, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140

Identified by Mr Nabarun Sarkar, , Son of Late Narayan Chandra Sarkar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 13-12-2022 by Mr Gautam Sarkar, Partners, R P DEVELOPER (Partnership Firm), Kasimuddin Road, City:- , P.O:- Batanagar, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140

Identified by Mr Nabarun Sarkar, , Son of Late Narayan Chandra Sarkar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28.00/- (E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2022 12:39PM with Govt. Ref. No: 192022230211733501 on 12-12-2022, Amount Rs: 28/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKV6332073 on 12-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 20.00/-,
by online = Rs 7,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 101866, Amount: Rs.20.00/-, Date of Purchase: 12/12/2022, Vendor name:
Tanmay Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2022 12:39PM with Govt. Ref. No: 192022230211733501 on 12-12-2022, Amount Rs: 7,070/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKV6332073 on 12-12-2022, Head of Account 0030-02-103-003-02



Asis Kumar Dutta

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal**

of Registration under section 60 and Rule 69.

ed in Book - I

Number 1607-2022, Page from 514369 to 514419
No 160716824 for the year 2022.



S. Chakraborty

Digitally signed by SOURAV
CHAKRABORTY
Date: 2022.12.29 17:35:10 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakrobarty) 2022/12/29 05:35:10 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)