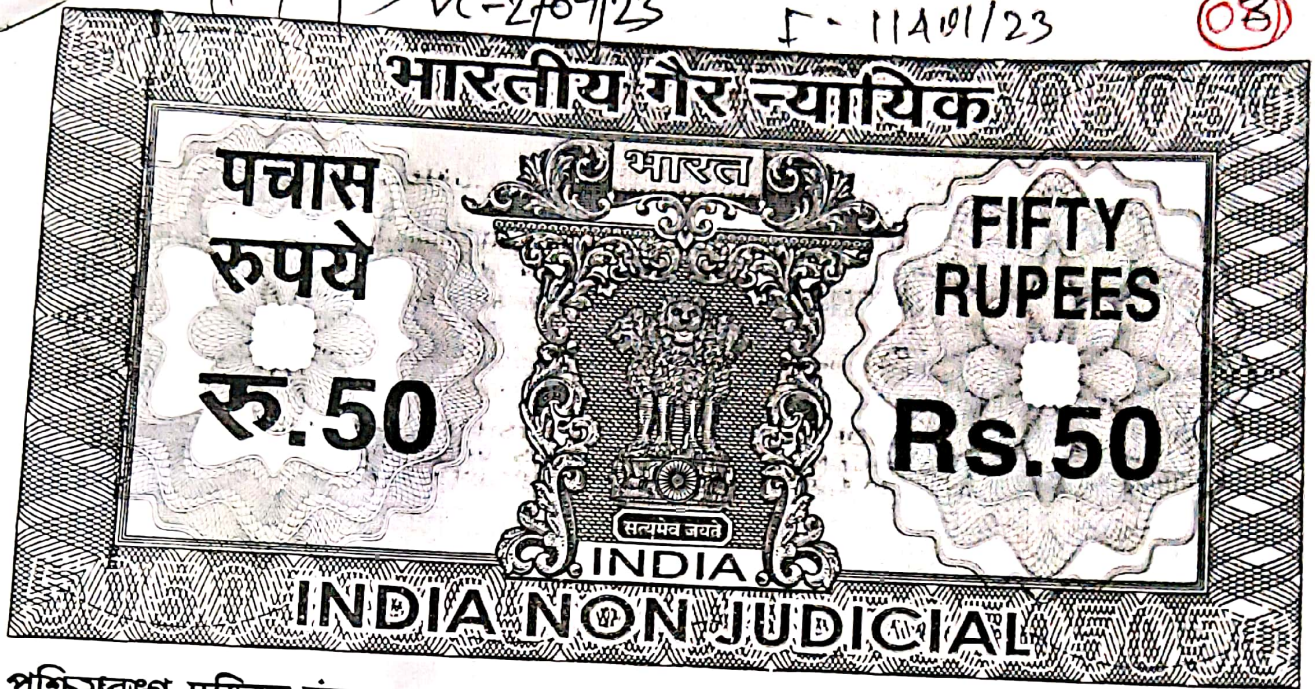


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Certified that the document is admitted for registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas
21.07.23

DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY is made on this the 28th day of July.....Two Thousand and Twenty-Three (2023) A. D.;

BETWEEN

Karpanand'gui

R. L. REALTY CONSTRUCTION

Sumit & S. Dipak Mondal
Partners

MR. KARPURANAND GIRI (PAN - ADWPG6589M) (AADHAAR - 936616096193) son of Mr. Ramadhar Giri, by faith Hindu, by occupation - Business, residing at 620, Naskahat, Purbasree Pally, Police P. O. - Tiljala, P. S. - Tiljala, Kolkata - 700039, District - South 24 Parganas, West Bengal, hereinafter called and referred to as the **"OWNER/VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successors administrators, legal representatives, and assigns) of the **FIRST PART**.

AND

M/S. R. D. REALITY CONSTRUCTION (PAN-ABAFR7940K) a Partnership firm having its office at 19/4, Purbachal Canal South Road, P.O. Haltu, P.S.- Previously Kasba now Garfa, Kolkata- 700078, in the District - South 24-Parganas, West Bengal, represented by its Partners namely (1) **SRI SANKAR DAS (PAN - AJSPD1367Q) (AADHAAR - 275282957956) (MOBILE NO. 9830611286)**, son of Late R. C. Das, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 107/5, North Purbachal Road, P. O. - Haltu, P. S. - Kasba now Garfa, Kolkata - 700078, District - South 24 Parganas, West Bengal and (2) **SRI DIPAK MAJUMDAR (PAN - ANYPM2075N) (AADHAAR - 886178589137) (MOBILE NO 8910409740)**, son of Sri Bidhu Bhusan Majumder, by faith - Hindu, by occupation - Business, Indian Citizen, residing at 19/4, Purbachal Canal South Road, P.O. Haltu, P.S.-Previously Kasba now Garfa, Kolkata- 700078, in the District - South 24-Parganas, West Bengal, hereinafter called and the **"DEVELOPER"** (which expression unless repugnant to the context shall mean and include its heir / heirs, executor/ executors, administrator/ administrators, assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **SECOND PART**.

WHEREAS Kalicharan Pramanik originally was the absolute owner of **ALL THAT** piece of parcel of land hereditament containing an area measuring 30 Bighas comprised in C. S. Dag No. 448, Khatian No. 133 of the Mouza - Madurdaha, J. L. No. 12, Touzi No. 2998, R. S. No. 212, Dak Hossainpur, P. S. - Tollygunge, District South 24-Parganas.

AND WHEREAS by a Deed of permanent settlement in the year 1950 the said

R. L REALTY CONSTRUCTION

Sankar Das Dipak Majumdar
Partners

[Signature]
Page 2 of 29

Kalicharan Pramanik transferred and conveyed in permanent settlement the said land to Biswanath Pramanik, Satish Chandra Pramanik and Patiram Pramanik and the said Biswanath Pramanik, Satish Chandra Pramanik and Patiram Pramanik while peacefully seized and possessed of the said 30 Bighas of land in C. S. Dag No. 448, Khatian No. 133 of the said Mouza – Madurdaha, J.L. No. 12, Touzi No. 2998, R.S. No. 212, Dak Hossainpur, P. S. – Tollygunge, District South 24-Parganas recorded their names in R. S. Khatian No. 189, R. S. Dag No. 455, in respect of the said land.

AND WHEREAS said Biswanath Pramanik, Satish Chandra Pramanik and Patiram Pramanik thereafter had the land divided amongst themselves into three distinguished plots being Plot 'A' 'B' & 'C' which were respectively eastern, middle and western plots, each having an area or 10 Bighas or thereabout and recorded in the R. S. Khatian in their names.

AND WHEREAS said Biswanath Pramanik while seized and possessed of the western most plot 'C' by a kobala dated 06.03.1961 registered at Alipore Sub-Registry Office in Book-I, Volume No. 46, pages 61 to 65, Being No. 1761, for the year 1961 sold, transferred and conveyed his said 10 Bighas of Sali land to Jiban Krishna Basu.

AND WHEREAS said Patiram Pramanik while seized and possessed of the middle plot 'B' by a kobala dated 19.08.1961 registered at Alipore Sub-Registry Office in Book-I, Volume No. 135, Pages 47 to 51, Being No. 6934, for the year 1961 sold and transferred his said 10 Bighas Sali land to Dhirendranath Moitra and Nirupama Moitra.

AND WHEREAS in or about 1978 and early 1979 the said Jiban Krishna Basu, Dhirendra Nath Moitra and Nirupama Moitra by several registered Deed of Conveyances conveyed transferred all that the said 20 Bighas of land and all their right, title, interest, claims or demand in upon or over the said land and every portion thereof by way of 36 plots each plot comprised of 6.5 cottahs and as a part of common area 4 cottahs 10 chittaks more or less in favour of Amiya Shankar Nandy and others in the manner and to the extent specified in the several deed of conveyance executed in favour of the said Amiya

R. L. REALTY CONSULTANTS
Sanku & Dr. Dipak Mondal
Partners

Kgiri

Shankar Nandy and others.

AND WHEREAS by virtue of divers or various acts, deeds and instruments and finally by and under registered Deed No. 12144 of dated 16.07.1992. Smt. Shymali Gupta, wife of Late Sankar Gupta of 59A, Palm Avenue, Kolkata - 700019 and 71 others became absolutely seized and possessed of 14 Bighas 19 Cottahs and 10 Chittaks more or less of land as specified in the First Schedule hereunder written.

AND WHEREAS the said Shyamali Gupta and 71 others predecessors in interest and others had framed a scheme for development of the said land. In terms of the said scheme in so far as the same applies to the land specified in the First Schedule of which said Shyamali Gupta and 71 others were joint owners, one Sri Sanjay Kumar Mitra, son of Sri Shyamal Kumar Mitra, by faith Hindu, by occupation Service, resident of 8/6/1, Alipore Road, Flat No. 801, Kolkata - 700027 and also at 5, Queens Park, Police Station Ballygunge, Kolkata - 700019, being the vendor therein was entitled to Plot No. 5 fully mentioned in the second Schedule thereunder and the said Shyamali Gupta and 71 others have accordingly agreed to transfer and allot the said plot in favour of the said Sri Sanjay Kumar Mitra to enable to own and possess the same.

AND WHEREAS by virtue of a Deed of Allotment bearing date 31.08.1992, which was registered in the Office of the District Sub-Registrar at Alipore and the said deed had been recorded in Book-I, Volume No. 256, pages from 132 to 150, Being No. 14721, for the year 1992, said Shyamali Gupta and 71 others therein mentioned as the Owners had allotted and transferred their ownership, right, title, interest, share in respect of land measuring an area a little more or less 3 Cottahs and 12 Chittaks, being their scheme plot No. 5, lying and situated within R. S. Dag No. 455, relating to R. S. Khatian No. 189, of Mouza - Madurdaha, Dak Hossainpur, J. L. No. 12, Police Station Tiljala, at present within the limits of the Kolkata Municipality Corporation, District South 24-Parganas, more fully described in the Second Schedule thereunder written and thereafter referred to as the "said Schedule Property", to the and in favour of Sri Sanjay Kumar Mitra, therein mentioned as the ALLOTTEE,

R. S. REALTIES
Sankar & Dipak Mondal
Partners

Signature

Shankar Nandy and others.

AND WHEREAS by virtue of divers or various acts, deeds and instruments and finally by and under registered Deed No. 12144 of dated 16.07.1992. Smt. Shymali Gupta, wife of Late Sankar Gupta of 59A, Palm Avenue, Kolkata - 700019 and 71 others became absolutely seized and possessed of 14 Bighas 19 Cottahs and 10 Chittaks more or less of land as specified in the First Schedule hereunder written.

AND WHEREAS the said Shyamali Gupta and 71 others predecessors in interest and others had framed a scheme for development of the said land. In terms of the said scheme in so far as the same applies to the land specified in the First Schedule of which said Shyamali Gupta and 71 others were joint owners, one Sri Sanjay Kumar Mitra, son of Sri Shyamal Kumar Mitra, by faith Hindu, by occupation Service, resident of 8/6/1, Alipore Road, Flat No. 801, Kolkata - 700027 and also at 5, Queens Park, Police Station Ballygunge, Kolkata - 700019, being the vendor therein was entitled to Plot No. 5 fully mentioned in the second Schedule thereunder and the said Shyamali Gupta and 71 others have accordingly agreed to transfer and allot the said plot in favour of the said Sri Sanjay Kumar Mitra to enable to own and possess the same.

AND WHEREAS by virtue of a Deed of Allotment bearing date 31.08.1992, which was registered in the Office of the District Sub-Registrar at Alipore and the said deed had been recorded in Book-I, Volume No. 256, pages from 132 to 150, Being No. 14721, for the year 1992, said Shyamali Gupta and 71 others therein mentioned as the Owners had allotted and transferred their ownership, right, title, interest, share in respect of land measuring an area a little more or less 3 Cottahs and 12 Chittaks, being their scheme plot No. 5, lying and situated within R. S. Dag No. 455, relating to R. S. Khatian No. 189, of Mouza - Madurdaha, Dak Hossainpur, J. L. No. 12, Police Station Tiljala, at present within the limits of the Kolkata Municipality Corporation, District South 24-Parganas, more fully described in the Second Schedule thereunder written and thereafter referred to as the "said Schedule Property", to the and in favour of Sri Sanjay Kumar Mitra, therein mentioned as the ALLOTTEE,

R.B. REALTY
Sankar & Dipak Kumar
Partners

absolutely and forever with absolute power and authority to sell, transfer the said plot of land together with right, privileges, easement attached thereto. Thereafter the said Sri Sanjay Kumar Mitra mutated his name in the office of the Kolkata Municipal Corporation and thereby the said plot of land had been known and numbered as within Premises No. 389, Hossenpur, under Ward No. 108, having its Assessee No. 311080403890, Borough No. XII of the K.M.C.

AND WHEREAS the said Sri Sanjay Kumar Mitra has been enjoying the said scheduled property exercising all acts of ownership and possession as its absolute owner and possessor being free from all encumbrances.

AND WHEREAS to meet financial necessities, the said Sri Sanjay Kumar Mitra being the Vendor therein declared to sell and transfer the said scheduled property including his all right, title, interest, share, possession more fully described in the Second Schedule thereunder written at or for the price mentioned therein considering the said price as the market price for the purchaser therein Sri Karpura Nand Giri agreed to purchase the said Scheduled property.

WHEREAS by way of registered Deed of Conveyance dated 18.03.2005, registered in the office of District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No. I, Volume No. 5, Page from 1360 to 1378, being No. 02037, for the year 2005, the Owner/Vendor herein purchased the **ALL THAT** piece or parcel of Sali land being Plot No. 5, containing an area of 3 (three) Cottahs and 12 (twelve) Chittaks be the same a little more or less comprised within R. S. Dag No. 455 (four hundred fifty five) under R. S. Khatian No. 189, of the Mouza - Madurdaha, Dak Hossainpur, J. L. No. 12, R. S. No. 212, Touzi No. 2998, Pargana - Kalikata, P.S. - Tiljala (formerly P. S. Tollygunge) at present within the limits of the Kolkata Municipal Corporation, Jadavpur Unit, Sub - Registry Office Sealdah, District South 24 Parganas, being K. M. C. Premises No. 389, Hossenpur under Ward No. 108, having its Assessee No. 311080403890, Borough No. XII, of the K. M. C., from the then Vendor Mr. Sri Sanjay Kumar Mitra, son of Mr. Shyamal Kumar Mitra, by faith Hindu, by occupation Service, resided at 8/6/1, Alipore Road,

R. L. REALTY CONSTRUCTION

Sanjay K. Mitra
Particulars

K. N. Giri

Flat No. 801, Kolkata - 700027, at present residing at 5, Queens Park, Police Station Ballygunge, Kolkata - 700019 (hereinafter referred to as the "said land").

AND WHEREAS thereafter the present Owner/Vendor herein mutated his name in the record of The Kolkata Municipal Corporation vide Assessee No. 311080403890, P. S. - Tiljala, more fully described in the **SCHEDULE - "A"** below.

AND WHEREAS the present Owner/Vendor herein is becoming the absolute owner and seized and possessed of the said land and the Owner/Vendor has no fund to develop the said land and the present Owner/Vendor is still in possession and has been enjoying his absolute ownership and possession of the said land free from all encumbrances and the present Owner/Vendor is the Owner of the land and property as described in the **SCHEDULE - "A"** below.

AND WHEREAS the present Owner/Vendor is very much desirous to construct a Multi storied building with lift facility on the said land as mentioned above, upon knowledge of such desire of the Owner/Vendor, the Developer has approached the Owner/Vendor for development of the said property which the Owner/Vendor have agreed to do so as per the terms and conditions mentioned hereinafter.

AND WHEREAS the party of the Second Part / Developer herein has agreed to construct the proposed Multi storied building with Lift facility for residential purpose as 50%: 50% ratio on sanctioned FAR of the flat portion and sanctioned Car Parking Space, commercial space of the proposed building. It is noted that if required a Supplementary Agreement shall be executed by and between the parties herein for clear distribution of the Allocation of the OWNER and the DEVELOPER immediate after sanctioning the building plan. The OWNER shall also enjoy undivided proportionate share of land and also common rights and facilities of the building as mentioned in the SCHEDULE - A and C below. This is called the OWNER'S ALLOCATION as described in the SCHEDULE - B below. If the construction area of Owner's allocation i.e. fifty

R. L. REALTY CONSTRUCTION

Samir Das Dipak Mondal

Partners

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percent not available, in such case said area shall be adjusted any other mode as mutually agreement between the parties herein.

AND WHEREAS the Developer herein shall get the rest 50% (Fifty) percent of the sanction Flat area of the proposed building and remaining Car Parking Spaces on Ground floor of the proposed building to be settled mutually by the Developer and the Owner/Vendor during the construction excluding the Owner's Allocation as mentioned in the SCHEDULE "B" herein. The Developer's Allocation has been clearly mentioned and described in the SCHEDULE "D" hereunder written. The Developer shall erect the proposed Multi storied building with lift facility at its own cost and its supervision and labour to be erected as per annexed Specification as well as the said K.M.C. building plan and to meet up such expenses the Developer shall collect the entire consideration amount from the sale of the Developer's Allocation which shall be sold to the interested parties from whom the Developer shall collect the entire cost of construction as well as cost of land in connection with the said flats etc.

NOW THE AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions: -

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term:
 - (a) **OWNER** : shall mean **MR. KARPURA NAND GIRI** son of Mr. Ramadhar Giri, by faith Hindu, by occupation - Business, residing at 620, Naskarhat, Purbasree Pally, Police P. O. - Tiljala, P. S. - Tiljala, Kolkata - 700039, District - South 24 Parganas, West Bengal.
 - (b) **DEVELOPER** : shall mean **M/S. R. D. REALITY CONSTRUCTION** a Partnership firm having its office at 19/4, Purbachal Canal South Road, P.O. Haltu, P.S.-Previously Kasba now Garfa, Kolkata- 700078, in the District - South 24-Parganas, West Bengal, represented by its Partners namely **(1) SRI SANKAR DAS (PAN - AJSPD1367Q) (AADHAAR - 275282957956) (MOBILE NO. 9830611286)**, son of Late R. C. Das, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 107/5, North Purbachal Road, P. O. - Haltu, P. S. - Kasba now Garfa, Kolkata - 700078, District - South 24 Parganas, West Bengal.

R.D. REALITY CONSTRUCTION
Same & Dipak Mondal
Partners

(c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.

(e) **BUILDING** : shall mean the proposed Multi storied building with lift facility to be constructed on the said property as per building plan to be sanctioned by the K.M.C. at the cost of the DEVELOPER.

Sanne & Dipak Nymden
Partners



the same from the DEVELOPER.

- (g) **OWNER'S ALLOCATION:** the entire OWNER'S as described in the SCHEDULE B below. It is noted that if required a Supplementary Agreement shall be executed by and between the parties herein for clear distribution of the Allocations of the OWNER and the DEVELOPER immediate after sanctioning of the building plan. The OWNER shall also enjoy undivided proportionate share of land and also common rights and facilities of the building as mentioned in the SCHEDULE - A and C below. This is called the OWNERS' ALLOCATION as described in the SCHEDULE - B below.
 - (h) **DEVELOPER'S ALLOCATION:** The entire DEVELOPER'S ALLOCATION as described in the SCHEDULE D below.
 - (i) **THE ARCHITECT:** shall mean such persons who will be appointed by the DEVELOPER for both designing and planning the building on the said premises.
 - (j) **BUILDING PLAN:** would mean such plan to be prepared by the Planner/Architect for the construction of the proposed Multi storied building with lift facility to be sanctioned by The Kolkata Municipal Corporation Borough Office XII at the cost of the DEVELOPER.
 - (k) **TRANSFER:** with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.
 - (l) **TRANSFeree:** shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
2. **THIS AGREEMENT:** shall take effect from the date of execution of this agreement.

3. **THE OWNER DECLARE** as follows:

- (a) That he is the absolute Owner and seized and possessed of and/or well and sufficiently entitled to the property as described in the SCHEDULE - A below.
- (b) That the entire property is free from all encumbrances and the OWNER has a good marketable title in respect of the said property as described

R. L. REALTY CONSTRUCTION

Saurabh & Dipak Kumar
Partners

[Signature]

in the SCHEDULE-A below.

- (c) That the said property is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever and there is no other co-sharer in this the OWNER herein. And owner shall pay arrear rate and taxes shall be paid by owner before the execution of this Agreement.

4. **THE OWNER AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:

- (a) That the OWNER has hereby granted exclusive right to the DEVELOPER to undertake the new construction on the said Premises to be constructed by the DEVELOPER in accordance with the plan or plans to be sanctioned by The Kolkata Municipal Corporation at the cost of the DEVELOPER and the OWNER shall give full co-operation to the DEVELOPER for the same as and when required.
- (b) **OWNER'S ALLOCATION:** The DEVELOPER shall give the OWNER as the OWNER'S ALLOCATION as described in the SCHEDULE 'B' hereunder written.
- (c) That all applications, plans and other papers and documents as may be required by the DEVELOPER for the purpose of obtaining necessary approval and sanction of the building plan and the alternation/modification/verification of the sanctioned building plan from the appropriate authorities shall be prepared signed and submitted by the DEVELOPER in the name of the OWNER and also at the cost of DEVELOPER and if any alteration/modification of making further plans for proposed construction are required the OWNER shall give such written permission to the DEVELOPER without any interruption.
- (d) For all that purpose of sanction of Building plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities and the DEVELOPER shall appear, represent, sign before the concerned authorities on behalf of the OWNER in his name and on their behalf in connection with any or all of the matters aforesaid and the OWNER, in such circumstances, shall give assistance/co-operation/signatures whenever necessary to the DEVELOPER for the interest of the proposed

B.L. REALTY CONSTRUCTION
Sankar Das Dikshit
Partners

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project.

- (e) That the DEVELOPER Finn shall erect the building in the said premises as per building plan to be sanctioned by K.M.C. at the cost of the DEVELOPER and for the same the OWNER shall put his signature as and when necessary and during construction or after construction the DEVELOPER shall sell only the Developer's portion together with proportionate undivided land share and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or foil of DEVELOPER'S ALLOCATION to be erected at the cost of the DEVELOPER.
- (f) The DEVELOPER shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed; matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a Multi storied building with Lift facility consisting of flats and Car Parking Space thereon in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation Office at the cost of the DEVELOPER.
- (g) The DEVELOPER shall construct the new proposed Multi storied building with lift facility and carry out all the acts through its men or agents in such manner which the DEVELOPER shall think fit and proper for such construction of the said proposed building according to the K.M.C. building plan and shall also file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement.
- (h) That the DEVELOPER shall be exclusively entitled to its respective share of its allocation i.e. DEVELOPER'S ALLOCATION in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
- (i) The DEVELOPER shall apply in the name of the OWNER and represent him before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the OWNER shall

R. L. REALTY CONSTRUCTION
Sanjay Singh
Partners

Signature

not raise any objections for it; on the contrary the OWNER shall give full co-operations to the DEVELOPER for facilitating the proposed project.

- 1) That the DEVELOPER shall at its own costs construct the proposed building at the said premises in accordance with the K.M.C. building plan and also as per annexed specifications and the DEVELOPER shall take all the responsibility and risk regarding the construction of the proposed building and the DEVELOPER further declares that he shall complete the said building within **18 (Eighteen) months** strictly from the date of sanction of the building plan and also taking over peaceful vacant possession therein by the DEVELOPER whichever is later unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VIS MAJOR/ FORCE MAJURE such as riots, flood, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure, subject to extension thereof for further 6 (Six) months by way of grace. If the Developer fails to complete construction then parties mutually settle such issues.
- (k) That the DEVELOPER shall install pump operated water connection through water lines in each floors/flats, for K.M.C. water, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities including lift in the said building at its own cost as required to be provided in the new building to be constructed by the DEVELOPER on Ownership basis and as mutually agreed upon.

5. THE OWNER HEREBY AGREES AND CONVENANTS WITH THE DEVELOPER as follows: -

- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said property by the DEVELOPER.
- (ii) Not to do any act or things whereby the DEVELOPER may be prevented from selling, assigning and/or disposing of any portion of the property

R & REALTY CONSTRUCTION

Sanjay S. Jaisankar
Partners

K. Srinivas
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or portion of the DEVELOPER'S ALLOCATION in the building to be erected at the said premises as mentioned herein.

- (iii) The OWNER positively give vacant possession of the property as mentioned in the SCHEDULE 'A' hereunder to the DEVELOPER for making construction work of the proposed building as per sanction building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office at the cost of the DEVELOPER within 18 (Eighteen) months from the date of sanction of the building plan and also taking over peaceful vacant possession therein by the DEVELOPER whichever is later.
- (iv) The DEVELOPER shall sell the flats, Car Parking Spaces etc. of the proposed building, from the DEVELOPER'S ALLOCATION (strictly excluding the Owner's Allocation as described in the Schedule B below) as described in the SCHEDULE 'D' hereunder written TOGETHER WITH proportionate undivided share of land of the said property and the common portions, roof of the building proportionately and proportionate services of common places. The DEVELOPER shall receive the advance and advances or part or full consideration money from the intending purchasers of the relative flats and/or all other portions of the building from the DEVELOPER'S ALLOCATION as per the terms and conditions and the DEVELOPER shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchasers) and shall have right to execute and register all the Conveyance, Deeds or Agreement for sale in favour of the intending Purchasers only upon the DEVELOPER'S ALLOCATION.
- (v) The OWNER hereby empower and authorize the DEVELOPER to do this project in connection with the said property as described in the SCHEDULE - A hereunder written such as to sell or any kind of transfer of the DEVELOPER'S ALLOCATION through registered deeds and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well sewerage plan and to take water or electric

R.I. REALTY CONSTRUCTION

Sanjay Das Dipak Kumar

Partners

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connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the DEVELOPER'S ALLOCATION, to negotiate any matter for the said property etc. and for the same the OWNER shall execute and register a separate Development Power of Attorney in favour of the DEVELOPER.

6. **THE OWNER HEREIN EXECUTES THE POWER OF ATTORNEY IN FAVOUR OF THE DEVELOPER HEREIN BELOW:**

The OWNER namely **MR. KARPURA NAND GIRI** son of Mr. Ramadhar Giri, by faith Hindu, by occupation - Business, residing at 620, Naskakat, Purbasree Pally, Police P. O. - Tiljala, P. S. - Tiljala, Kolkata - 700039, District - South 24 Parganas, West Bengal, do hereby appoint **M/S. R. D. REALITY CONSTRUCTION** a Partnership firm having its office at 19/4, Purbachal Canal South Road, P.O. Haltu, P.S.-Previously Kasba now Garfa, Kolkata- 700078, in the District - South 24-Parganas, West Bengal, represented by its Partners namely **(1) SRI SANKAR DAS (PAN - AJSPD1367Q) (AADHAAR - 275282957956) (MOBILE NO. 9830611286)**, son of Late R. C. Das, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 107/5, North Purbachal Road, P. O. - Haltu, P. S. - Kasba now Garfa, Kolkata - 700078, District - South 24 Parganas, West Bengal and **(2) SRI DIPAK MAJUMDAR** son of Sri Bidhu Bhusan Majumder, by faith - Hindu, by occupation - Business, Indian Citizen, residing at 19/4, Purbachal Canal South Road, P.O. Haltu, P.S.-Previously Kasba now Garfa, Kolkata- 700078, in the District - South 24-Parganas, West Bengal, as my lawful Attorney on his behalf to do the following acts in respect of their property as mentioned in the SCHEDULE below:

1. To look after and manage the property on behalf of the OWNER/PRINCIPAL.
2. To look after and to control all the affairs For the development or the

R. D. REALITY CONSTRUCTION

Sankar Das Dipak Majumder

Partners

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said land and construction of a Multi storied building with Lift facility thereon on the said Premises as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation at the cost of the DEVELOPER and the DEVELOPER shall sign and execute on behalf of the OWNER all the Declaration Deed or any other Declaration as mentioned in the SCHEDULE below property and register the such document as per requirement for the interest of the proposed project.

3. To cause mutation of my Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all implications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary, taxes to The Kolkata Municipal Corporation as and when necessary on my behalf.
4. To cause mutation and/or conversion of my Property where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O. and/or under the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and/or conversion certificate and other necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. as and when necessary on my behalf for B.L. & L.R.O. Mutation and/or Conversion purposes.
5. To sign, execute and submit all Development building Plans, revised plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or alteration of sanctioned plan to be sanctioned by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on behalf of the landowner/Principal and to sign completion plan.
6. To appear and represent on behalf of the PRINCIPAL i.e. LAND OWNER

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Somnath J. Dipck myndu
Partners

Begin

herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal police, necessary Departments of Government of West Bengal, in connection with the sanction, modification and/or alteration of sanctioned building Plan for the above mentioned properly and also for the interest of-the proposed project and execute mid sign all the papers related thereto.

7. To pay fees for obtaining the sanction, modification and such other orders and permissions from the necessary authorities on behalf of land owner as required for the sanction, modification and/or alteration of the Development Plan and also to submit and take delivery of all type of, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers. Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.
8. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
7. To develop the said property by making construction of such type of building or buildings thereon as per sanctioned building plan as the said Attorney may deem fit and proper and for that purpose to demolish and/or remove any house, building and/or structure of whatsoever nature standing in the said property, as my said Attorney shall think fit and proper.
8. To apply for obtaining electricity-connection from CESC and also gas connection and also for installation lift in the Premises and to take telephone or other connections and also install electric transformer in the said property and /or to make alteration therein and to disconnect the same and for that purpose my Attorney shall sign, execute and submit all papers, applications, documents on my behalf and shall do all the acts and deeds on my behalf and my attorney shall execute and sign all the papers related thereto.

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Sami & An Dipak Majumdar

Partners

9. My Attorney shall sign plans to be submitted before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all paper related thereto for the sanction of drainage and sewerage connection and also internal and external drainage drawing and as the connection of water in the said property and to do all such, other acts, deed and things as may be deemed fit and proper by the said Attorney on my behalf.
10. To apply for and obtain building materials from the concerned authorities for consumption of the proposed building to be erected on the said property as aforesaid and also to pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or my part thereof.
11. To appear and represent me before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
12. To collect advance or part payment or full consideration from the intending purchasers of flats, Car Parking Spaces etc. alongwith proportionate share of land and/or enter Into Agreement for Sale and to execute and register Deed of Conveyance, Deed of Rectification, and/or collect the I.G.R. and/or Deal from the registering authority on my behalf on the DEVELOPER'S ALLOCATION as mentioned in the SCHEDULE D of the said registered Development Agreement excluding the OWNER'S ALLOCATION as mentioned in the SCHEDULE B of the said registered Development Agreement and grant receipt in favour of the interested persons/ persons who are interested to take possession of the flat/flats and Car parking Space etc. in lieu of satisfactory consideration to be fixed by the Developer.
13. To advertise in different newspapers and display, hording in different

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Sankar Das Dipak Nymol

Kajir



places, and also to engage agency or agencies for giving possession of the flats on DEVELOPER'S ALLOCATION as mentioned in the SCHEDULE D of the said registered Development Agreement excluding the LAND OWNER'S ALLOCATION along with the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the DEVELOPER'S ALLOCATION to any Third Party or parties at any consideration price to be fixed up only by the DEVELOPER.

14. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/space including proportionate land share on said DEVELOPER'S ALLOCATION of the said proposed building along with the proportionate share of land at my said Premises or any part thereof and for that purpose to sign and execute all deeds, as ray said Attorney shall think fit and proper as per said registered Development Agreement
15. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
16. To receive part or full consideration sum against the entire DEVELOPER'S ALLOCATION from the intending purchasers and acknowledge the receipt or the same on my behalf.
17. To appear and represent us before any notary, Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to sign and to execute the documents and present the same for registration and complete for registration and to acknowledge and register or have registered and performed any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration, and/or any kind of instruments writing executed and signed by the said Attorney in any manner after taking permission from the Authority concerned if it is required concerning the said property as per said registered

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Samir S. Dipak mehmud
Partners

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Development Agreement in connection with the DEVELOPER'S ALLOCATION only.

18. To take necessary steps for registration of building or any part alongwith the proportionate share of land the entire construction represented by my Attorney as per said Development Agreement.
19. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
20. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of or to be institute preferred by or any person or persons in respect of the said property.
21. To comprise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
22. To sign declare and/or affirm any plaint, written statements petitions, affidavits, verifications, Vakalatnamas, warrant of Attorney, Momo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
23. To deposit and withdraw free, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

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

AND I hereby ratify and confirm and agree or undertake and whatsoever my said Attorney appointed under this Power herein above

R. L. REALTY CONSTRUCTION

Saurav Singh *Hipak Singh*
Partners

contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming and other works.

6. **THE DEVELOPER DOTH HEREBY AGREE AND COVENANT WITH THE OWNER** as follows :

- (i) To get maximum sanction area from The Kolkata Municipal Corporation the DEVELOPER will take all the necessary steps and such sanction of modification or alteration is required shall be done at DEVELOPER'S cost without prejudice right, title and interest of the LAND OWNER.
- (ii) To complete the construction of the building within **24 (Twenty-Four)** months from the date of sanctioning the building plan in the premises and also taking over vacant possession therein whichever is later. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered the such delay shall not be counted and the DEVELOPER shall have then liberty to extend the time as per its requirement after negotiation and/or discussion with the Land Owner.
- (iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- (iv) Not to do any act, deed or thing from the part of the OWNER whereby the DEVELOPER is prevented from enjoying, selling, assigning and/or disposing of any of the DEVELOPER'S ALLOCATION in the said building.
- (v) The DEVELOPER shall act as per the terms and conditions of this Agreement.
- (vi) All expenses for the project including sanction building plan, soil test, supervision for construction of the proposed building and also

R. L REALTY CONSTRUCTION

Sanner D. Dipak mymoh
Partners

Completion Certificate of the building shall be paid by the DEVELOPER and the DEVELOPER shall have to complete his conversion in the record of B.L. & L.R.O. and also pay all the previous outstanding taxes of K.M.C., up to land tax (khajna) till the date of handing over possession of the property. The OWNER shall have to pay the K.M.C. taxes after getting possession of the Owner's allocation in the said building. The DEVELOPER shall pay the taxes for the period of construction of the building and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchaser.

- (vii) The complete construction specification shall be part of the agreement under annexure X.

7. **MUTUAL COVENANT AND INDEMNITIES:**

- (i) The OWNER hereby undertake that the DEVELOPER shall be entitled to the entire proposed construction excluding the OWNER'S ALLOCATION and the DEVELOPER shall enjoy its Allocation without interference or disturbances from the end of the OWNER, provided the DEVELOPER shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.
- (ii) The OWNER shall execute and register a Development Power of Attorney in favour of the DEVELOPER to complete the project and also register the conveyance Deeds in favour of the intending purchasers and the DEVELOPER shall also execute and register the necessary Deed of Conveyance in favour of the intending Purchasers of the DEVELOPER'S ALLOCATION of the building.
- (iii) The OWNER shall hand over the original Deed, link deeds and other original papers in respect of the property to the DEVELOPER at the time of execution and registration of this agreement and the DEVELOPER shall grant receipt for the same in favour of the OWNER

R. L. REALTY CONSTRUCTION

Samir Singh Partner

Partners

and such documents shall be refunded to the OWNER after completion of the project alongwith registration of entire Developer's Allocation.

- (iv) The OWNER shall have to pay the necessary maintenance of the building and also the proportionate taxes after taking delivery of the Owner's Allocation. The DEVELOPER shall pay the taxes for the period of construction of the building in respect of building and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers.
- (v) That during pendency of this Agreement if the OWNER leaves this material world, his legal heirs/successors shall inherit the Schedule A mentioned property as per Hindu Succession Act, 1956 and thereafter the legal heirs of the present owner herein shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the DEVELOPER, The OWNER'S ALLOCATION shall then remain unchanged and thereafter they shall execute the fresh Supplementary Agreement and Development Power of Attorney in favour of the Developer herein without raising any objection and It is also noted that if the Developer leaves this material world during this project work then his also legal heirs continue this project as per this terms and condition.
- (vi) The OWNER shall take proper initiative to enjoy all easement rights upon the adjacent passage on which the entire project depends upon. The OWNER shall execute and register the Deed of Declaration for the interest and benefit of the project relating to the Premises as and when required.
- (vii) The DEVELOPER shall have to face all the financial liabilities and project liabilities during construction of the building on the land of the OWNER and even any accident occurs during the construction, the DEVELOPER shall bear all the financial liabilities thereof.

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Santosh Das Dipak Mondal
Partners

BE IT NOTED THAT by this Development Agreement and the related Development Power of Attorney, the DEVELOPER shall only be entitled to receive consideration money by executing Agreement/final document for transfer of property as per provisions laid down in the said documents as a DEVELOPER without getting any ownership of any part of the property under Schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement/final document for transfer of property between the OWNER, and the DEVELOPER in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

8. **JURISDICTION OF THE COURT :**

All disputes and differences between the parties arising out of this development work of die Premises shall be adjudicated and settled through the Learned Court of Kolkata under the jurisdiction as the property is question is situated with in Kolkata.

SCHEDULE - 'A' OF THE ABOVE REFERRED TO
(DESCRIPTION OF THE PROPERTY OF)

ALL THAT piece or parcel of Sali land being Plot No. 5, containing an area of 3 (three) Cottahs and 12 (twelve) Chittaks be the same a little more or less together with R.T.Shed measuring 100 sq.ft more or less, comprised within R. S. Dag No. 455 (four hundred fifty five) under R. S. Khatian No. 189, of the Mouza - Madurdaha, Dak Hossainpur, J. L. No. 12, R. S. No. 212, Touzi No. 2998, Pargana - Kalikata, P.S. - Tiljala (formerly P. S. Tollygunge) at present within the limits of the Kolkata Municipal Corporation, Jadavpur Unit, Sub - Registry Office Sealdah, District South 24 Parganas, being K. M. C. Premises No. 389, Hossenpur under Ward No. 108, having its Assessee No. 311080403890, Borough No. XII, of the K. M. C. and the entire property is butted and bounded by:

On the North : By Scheme plot No.6 and 7.

R. L REALTY CONSTRUCTION

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On the South : By 39 feet wide K.M.C Road.

On the East : By part of Dag No.455.

On the West : By Scheme Plot No.4.

SCHEDULE - 'B' ABOVE REFERRED TO
(OWNER'S ALLOCATION)

The Owner herein, in lieu of value of the land, shall receive the 50% of the entire built-up area of the proposed multi storied building free of cost free from all encumbrances, as follows:

- (a) Entire First Floor of the proposed building including except staircase, which shall be common.
- (b) Entire Second Floor of the proposed building except staircase which shall be common.
- (c) 50% area of Car Parking Space on Ground Floor of the proposed building except staircase which shall be common.
- (d) 50% commercial area on the Ground Floor of the proposed building except staircase which shall be common.
- (e) Owner also will receive the total non-refundable amount of ₹32,00,000/- (Rupees Thirty-Two Lacs) only in following manner: -
 - (i) On the date of signing of these presents - ₹16,00,000/- (Rupees Sixteen Lacs) only.
 - (ii) Immediately on and after the sanction plan from K. M. C. - ₹16,00,000/- (Rupees Sixteen Lacs) only.

Together with undivided proportionate share of land with common area and common facilities of the proposed storied building.

SCHEDULE - 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

Stair-case, common passage, water lines and water, electricity main line and its wiring, land and boundary wall, fixtures and fittings vacant spaces, roof and mummy roof stair, main gate and common toilet on Ground Floor of the

R. L REALTY CONSTRUCTION

Samir D. Dipak Nymoh
Partners

K. J. J.

proposed building and care taker room on Ground Floor of the proposed building, pump room, lift, lift room and lift well and proportionate land, pump and motor, septic tank, water reservoir and water tank.

SCHEDULE - 'D' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The Developer herein, in lieu of the cost and efforts of construction, shall receive the 50% of the entire built-up area of the proposed multi storied building free of cost free from all encumbrances, as follows:

- (a) Entire Third Floor of the proposed building including except staircase, which shall be common.
- (b) Entire Fourth Floor of the proposed building except staircase which shall be common.
- (c) 50% area of Car Parking Space on Ground Floor of the proposed building except staircase which shall be common.
- (d) 50% commercial area on the Ground Floor of the proposed building except staircase which shall be common.

Together with undivided proportionate share of land with common area and common facilities of the proposed storied building.

ANNEXURE
SCHEDULE OF WORK
(SPECIFICATION OF THE CONSTRUCTION)

STRUCTURE : R.C.C. Foundation with R.C.C. framed structure with R.C.C. Roof all confirming to N.B.R. As per plan Brick works

OUTER WALL : 8 inches with both side plaster.

INNER PORTION WALL : 5 inches or 3 inches to be plastered both side as usually done.

INSIDE WALLS OF FLATS: Shall be finished with plaster of pans with two coat primer. All inside floors shall be casted polished with white victified tiles flooring, with 6" skirting approx with white cement.

MAIN DOOR:

Frame : 4" x 2.5" made by Sal wood,

K. S. S.

R. L. REALTY CONSTRUCTION
Sanku S. Dipakgundar
Partners

Pallah : 7' x 3 ft. - 6" of 32/35 mm phenol bounded water proofing composite designing door.

BED ROOM DOORS (FACING DRAWING ROOM) -

Frame: 4" x 2.5" made by Sal wood.

Pallah : 7' x 3 ft. - 6" of 32/35 mm made by water proofing composite designing door

BALCONY KITCHEN DOORS:

Frame: 4" x 2.5" made by Sal wood.

Pallah : 7' x 3ft. - 6" of 32/35 mm made by water proofing composite designing door.

BATHROOM DOORS:

Frame: 4" x 2.5" made of P.V.C,

Pallah : 7' x 2.5" P.V.C. or waterproofing composite designing door.

DOOR FITTING MAIN DOOR (AS PER OWNERS CHOICE)

Brass tower bolt- 10" Long (Inside) Mortice Lock- 6 Lever (Godrej)

Decorative Brass Handle- 1 No. Door Stopper - 1 No.

BED ROOM DOORS (FACING DINING/DRAWING)

Aluminum Tower Bolt : 1 No (inside)/Brass Handle : 1 No. (Inside)/Aluminum

Hashh Bolt: 1 No.

ELECTRICAL:

Concealed Finolex/hables with copper wiring as under

Drawing Room : Two Light point, two Fan point, one plug point, Bed Room :

Two Light point, two Fan point, two plug point, Kitchen : One light point, one

exhaust fan point, one power plug point. Bathroom - One light point, one

exhaust, one geyser point. One A.C. point as owner choice.

100% copper wiring for all electric points including geyser and.

BALCONY KITCHEN POORS:

Aluminum Tower Bolt: 1 Nos. (inside)/Brass Handle: 2 Nos (1 Inside, 1 Inside)

BATH DOORS

Aluminum Tower Bolt: 2 Nos. (inside & outside) /Brass Handle : 1 Nos. (inside & outside)

SANITARY FITTINGS:

Hanging commode and also basin white "Parryware and/or Jaguaware"

Tap & other Fittings: Parryware and/or Jaguaware and Diavator.

Tiles upto 6ft high in both bathrooms. (Kajaria digital tiles), Exhaust fan point.

R. L. REALTY CONSTRUCTION

Sanku & Dipak Kumar
Partners

K. G. S.
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A utility space to be provided for washing clothes and drying if permissible in the sanctioned building plan.

GENERAL BATHROOM:

Tap : 2 Nos.

Shower: 1 No. Commode.

In Bathrooms concealed pipes for all taps and showers with provision for hand shower for hot and cold water in bath. Marble floor

WINDOWS :

Aluminum sliding window fitted with glass,

KITCHEN :

KITCHEN :
Cooking Platform : Black stone and granite top and on the top of the platform upto 3ft heing tiles till be fitted by Kajaria. Marble floor.

Tap : 2No; Sink: Steel.

The Kitchen.

Boundary Wall: (As per promoter choice) Brick built up to 6ft Side Space :
casted and finished with net cement.

Parapet Wall : As per promoter choice Main gate (Premises) : as per promoter choice Painting Coloring : outside of Building and boundary wall shall be painted by Developer choice.

Water tank Overhead/Underground - Partly R.C.C. and Partly Brick Work.

Water Pipe line: Partly galvanized iron and or partly PVC make.

Pump/Motor: CRI/CROMPTON (IHP) or equivalent.

Source of Water: KMC Supply.

Lift: Lift to be installed.

Floor: By Kajaria vitrified tiles.

If any extra work is done beyond this Specification, extra payment shall be paid by the Owner/Vendor to the Developer for the Owners' Allocation.

R.L REALTY CONSTRUCTION
Sams & Partners

per qm

IN WITNESS WHERE OF the Parties has executed these presents and set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

at Kolkata in the presence of -

Karpuravand g'ei

WITNESSES: -

1. *Ujjal Das*
191C Picnic Garden
Road, KO 139

(SIGNATURE OF FIRST PART)

R. L. REALTY CONSTRUCTION
Ripat mmdr
R. L. REALTY CONSTRUCTION Partners
R. L. mmdr
Partners

2.

Rabin Pal
Advocate
High Court.
Calcutta

(SIGNATURE OF SECOND PART)

3. *Rajesh Kumar Giri*
620, Naskarhat
Purbachree Palli, Kol-39

Drafted by me at my office

Ratan Pal

Ratan Pal, Advocate

High Court, Calcutta

Enrolment No. WB/675/1992

RECEIVED of and from the within named Developer herein the within mentioned sum of ₹16,00,000/- (Rupees Sixteen Lacs) only being the part payment of the agreed nonrefundable amount i.e. ₹32,00,000/- (Rupees Thirty-Two Lacs) only as per memo below.

MEMO OF CONSIDERATION

By Cheque No. 968010 & 968011 dated 28.07.2023

Drawn on IOB Branch P.A. Shew Road
(₹8,00,000/- + ₹8,00,000/-)

₹16,00,000/-

₹16,00,000/-

(RUPEES Sixteen Lacs ONLY)

WITNESSES:


































1. Vijay Das

Karpanand Giri



(SIGNATURE OF THE OWNER)

2. Kalpana
Adhikari

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Karpanand Jenu</i>						
Little		Ring	Middle	Fore	Thumb		
(Left Hand)							
							
Thumb		Fore	Middle	Ring	Little		
(Right Hand)							
		<i>Samir Das</i>					
Little			Ring	Middle	Fore	Thumb	
(Left Hand)							
							
Thumb	Fore		Middle	Ring	Little		
(Right Hand)							
	<i>Dipak Mondal</i>						
Little			Ring	Middle	Fore	Thumb	
(Left Hand)							
							
Thumb		Fore	Middle	Ring	Little		
(Right Hand)							


SPECIMEN FORM FOR TEN FINGER PRINTS

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

भारत सरकार
Government of India

आधार

Issue Date: 15/11/2011



Ranjit Pal
DOB: 15/08/1970
MALE

9521 5372 6995


मेरा आधार, मेरी पहचान

भारतीय विधि एवं पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

Print Date: 22/12/2020

Address: S/O Prafulla Pal, 4/91, Neli Nagar Colony, Haltu S.O, Kolkata, West Bengal, 700078



9521 5372 6995

1947

help@uidai.gov.in

www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1603-11401/2023	Date of Registration	31/07/2023
Query No / Year	1603-2001869579/2023	Office where deed is registered	
Query Date	22/07/2023 10:05:53 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RATAN PAL 6, Old Post Office Street, 1st Floor,, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8697893055, 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 : 16,00,000/-]		
Set Forth value	Market Value		
	Rs. 93,08,252/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,121/- (Article:48(g))	Rs. 16,060/- (Article:E, E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: HOSSENPUR. ,
 Premises No: 389, , Ward No: 108 Pin Code : 700039

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 12 Chatak		92,81,252/-	Width of Approach Road: 39 Ft.,
				6.1875Dec	0/-	92,81,252/-	
Grand Total :							

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0/-	27,000/-	



Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr KARPURANAND GIRI Son of Mr RAMADHAR GIRI NASKARHAT, PURBASREE, 620, City:- , P.O:- TULJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx9M, Aadhaar No: 93xxxxxxxx6193, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	R D REALITY CONSTRUCTION PURBACHAL CANAL SOUTH ROAD, 19/4, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.: ABxxxxxx0K, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SANKAR DAS (Presentant) Son of Late R C DAS NORTH PURBACHAL ROAD, 107/5, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJxxxxxx7Q, Aadhaar No: 27xxxxxxxx7956 Status : Representative, Representative of : R D REALITY CONSTRUCTION (as PARTNER)
2	Mr DIPAK MAJUMDAR Son of Mr BIDHU BHUSAN MAJUMDER PURBACHAL CANAL SOUTH ROAD, 19/4, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu Occupation: Business, Citizen of: India, , PAN No.: ANxxxxxx5N, Aadhaar No: 88xxxxxxxx9137 Status : Representative, Representative of : R D REALITY CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJIT PAL Son of Late PRAFULLA PAL 6, Old Post Office Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mr KARPURANAND GIRI, Mr SANKAR DAS, Mr DIPAK MAJUMDAR			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr KARPURANAND GIRI	R D REALITY CONSTRUCTION-6.1875 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr KARPURANAND GIRI	R D REALITY CONSTRUCTION-100.00000000 Sq Ft



On 27-07-2023

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 93,08,252/-



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

On 28-07-2023

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

Presented for registration at 19:09 hrs on 28-07-2023, at the Private residence by Mr SANKAR DAS ,

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

Execution is admitted on 28/07/2023 by Mr KARPURANAND GIRI, Son of Mr RAMADHAR GIRI, NASKARHAT, PURBASREE, 620, P.O: TULJALA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business

Indetified by Mr RANJIT PAL, , , Son of Late PRAFULLA PAL, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

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

Execution is admitted on 28-07-2023 by Mr SANKAR DAS, PARTNER, R D REALITY CONSTRUCTION (Partnership Firm), PURBACHAL CANAL SOUTH ROAD, 19/4, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Mr RANJIT PAL, , , Son of Late PRAFULLA PAL, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Execution is admitted on 28-07-2023 by Mr DIPAK MAJUMDAR, PARTNER, R D REALITY CONSTRUCTION (Partnership Firm), PURBACHAL CANAL SOUTH ROAD, 19/4, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Mr RANJIT PAL, , , Son of Late PRAFULLA PAL, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others



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

On 31-07-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,060.00/- (B = Rs 16,000.00/- ,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 16,060/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/07/2023 2:20PM with Govt. Ref. No: 192023240145451278 on 27-07-2023, Amount Rs: 16,060/-, Bank: SBI EPay (SBlePay), Ref. No. 8993472577417 on 27-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 10,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 24149, Amount: Rs.50.00/-, Date of Purchase: 15/07/2023, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/07/2023 2:20PM with Govt. Ref. No: 192023240145451278 on 27-07-2023, Amount Rs: 10,071/-, Bank: SBI EPay (SBlePay), Ref. No. 8993472577417 on 27-07-2023, Head of Account 0030-02-103-003-02



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