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Certifies that the document is admitted to registration. The signature sheet / sheets & the endorsement sheet/sheet's attached with this document are the part of this document.

[Handwritten Signature]

Additional District Sub-Registrar
Rajarhat New town, North 24-Pgs.

21 JAN 2026

DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY is executed on this 21st the day of January, 2026 BETWEEN

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Date 26/1/2026
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Registrar of Land, North West District
Market New Town, North 24-Pgs.

21 JAN 2026

(1) **MR. UTTAM MONDAL, PAN- CSGPM1848G & Aadhaar No. 6601 2033 7001**, Son of Mr. Sunil Mondal, by faith- Hindu, By occupation - Business, by Nationality -Indian, residing at PC - 43, Arjunpur Shibtala, P.O. - Deshbadhu Nagar, P.S. Baguiati, Kolkata - 700059, District - North 24 Parganas, West Bengal, India (2) **MR. SANKAR DAS, PAN- BIVPD6406P & Aadhaar No. 6893 4402 0973**, son of Mr. Ananda Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at PD- 19 Arjunpur Paschim Para, P.O. Arjunpur, P. S. - Baguiati, Kolkata- 700059, District - North 24 Parganas, West Bengal, (3) **MR. SUKUMAR MONDAL, PAN- AQHPM3133H & Aadhaar No. 3549 5435 8807**, Son of Late Manindra Nath Mondal, by faith- Hindu, By occupation - Business, by Nationality -Indian, residing at RG/8/4, Sarkar Bagan, Raghunathpur, P.O. - Deshbadhu Nagar, P.S. Baguiati, District - North 24 Parganas, Kolkata - 700059, West Bengal, India, (4) **MR. MANOJ JAISWAL, PAN- AHQPJ3734K & Aadhaar No. 7197 9212 6412**, son of Mr. Gajendra Prasad Jaiswal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 14/14, East Mall Road, P.O. Mall Road, P. S. - Baguiati, District - North 24 Parganas, PIN- 700080, West Bengal, here in after called and referred to as the "**LANDOWNER**"(which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns)of the **FIRST PART**.

AND

TARA MA ENTERPRISES[PAN- AAXFT2855M], a Partnership Firm . having its Office at 1/10, East Mall Road, Nirmalalay Apartment, P.O. - Deshbadhu Nagar, P.S. Baguiati, Kolkata -700080, District - North 24 Parganas, West Bengal, India herein represented by its Partners namely (1) **MR. UTTAM MONDAL, PAN- CSGPM1848G & Aadhaar No. 6601**

2033 7001, Son of Mr. Sunil Mondal, by faith- Hindu, By occupation - Business, by Nationality -Indian, residing at PC - 43, Arjunpur Shibtala, P.O. - Deshbadhu Nagar, P.S. Baguiati, Kolkata - 700059, District - North 24 Parganas, West Bengal, India (2) **MR. SANKAR DAS, PAN-BIVPD6406P & Aadhaar No. 6893 4402 0973**, son of Mr. Ananda Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at PD- 19 Arjunpur Paschim Para, P.O. Arjunpur, P. S. - Baguiati, Kolkata- 700059, District - North 24 Parganas, West Bengal, (3) **MR. SUKUMAR MONDAL, PAN- AQHPM3133H & Aadhaar No. 3549 5435 8807**, Son of Late Manindra Nath Mondal, by faith- Hindu, By occupation - Business, by Nationality -Indian, residing at RG/8/4, Sarkar Bagan, Raghunathpur, P.O. - Deshbadhu Nagar, P.S. Baguiati, District - North 24 Parganas, Kolkata - 700059, West Bengal, India, (4) **MR. MANOJ JAISWAL, PAN- AHQPJ3734K & Aadhaar No. 7197 9212 6412**, son of Mr. Gajendra Prasad Jaiswal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 14/14, East Mall Road, P.O. Mall Road, P. S. - Baguiati, District - North 24 parganas, PIN- 700080, West Bengal, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context mean and include their respective legal heirs, executors, administrators and assigns its office) of the **SECOND PART**.

Back Ground: -

WHEREAS by a Deed of Conveyance executed on 03/ 05 /1969 and it was registered at the office A.D.S.R Cossipore Dum Dum and recorded in Book No.- I , Volume No.- 46, Pages from 211 to 213 deed Being No. 3211 for the year 1969, **Smt. Gita Rani Paul**, wife of Sri Hari Sadhan Paul residing at 55 Rastraguru Avenue , P.S. - Dum Dum, District 24 Parganas as the Vendor fully described for the consideration mentioned

therein sold, conveyed and transferred forever to **Smt. Pratima Sen alias Smt. Pratima Roy**, wife of late Prabir Kumar Sen residing at Shibtala, Arjunpur, P.S. Rajarhat, District - 24 Parganas, West Bengal therein as the Purchaser of **ALL THAT** piece and parcel of land measuring 20.5 decimal more or less comprising R.S. Dag No. 149, R.S. Khatian No. 615, C.S. Dag No. 135, C. S. Khatian No. 62, at Mouza - Arjunpur, JL No. 7, Touzi No. 181, Police Station- Rajarhat, District 24 Parganas, West Bengal.

AND WHEREAS during possessing and enjoying the aforesaid property the aforesaid **Smt. Pratima Sen alias Smt. Pratima Roy** sold a portion of the aforesaid land and She mutate her name for the rest land measuring 4 Cottah 14 Chittacks more or less to the Local BL & LRO Rajarhat and recorded the said land being **L.R. Khatian No. 1275** comprised in **L.R. Dag No. 187**, which is free from all encumbrances, charges, liens, attachments etc.

AND WHEREAS by a Deed of Conveyance executed on 05/ 06 /2012 and it was registered at the office A.D.S.R Bidhan Nagar, Salt Lake City and recorded in Book No.- I , CD Volume-No.- 12, Pages from 6056 to 6069 deed Being No. 08513 for the year 2012, the aforesaid **Smt. Pratima Sen alias Smt. Pratima Roy**, wife of late Prabir Kumar Sen residing at Shibtala, Arjunpur, P.S. Rajarhat, District - 24 Parganas, West Bengal as the Vendor fully described for the consideration mentioned therein sold, conveyed and transferred forever to **MRS. ANURADHA SAHA**, wife of Mr. Ajay Sankar Saha, residing at AB 19/2, School Para, Deshbandunagar, P.O. - Deshbandunagar, P.S. Baguiati, Kolkata - 700059, District - North 24 Parganas, West Bengal, India therein as the Purchaser and herein as the Vendor No.1 of **ALL THAT** piece and parcel of Shali land measuring 2 Cottah 8 Chittacks more or less out measuring 4 Cottah 14 Chittacks

more or less, **comprising L.R. Dag No. 187, L.R. Khatian No. 1275, R.S. Dag No. 149, R.S. Khatian No. 615, C.S. Dag No. 135, C. S. Khatian No. 62, at Mouza - Arjunpur, JL No. 7, Touzi No. 181, Police Station- Rajarhat, District 24 Parganas , West Bengal** which is free from all encumbrances, charges, liens, attachments etc. which is more fully and particularly described in the **Schedule** hereunder written.

AND WHEREAS thus **MRS. ANURADHA SAHA** became sole and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring 2 Cottah 8 Chittacks more or less out measuring 4 Cottah 14 Chittacks more or less, **comprising L.R. Dag No. 187, L.R. Khatian No. 1275, R.S. Dag No. 149, R.S. Khatian No. 615, C.S. Dag No. 135, C. S. Khatian No. 62, at Mouza - Arjunpur, JL No. 7, Touzi No. 181, Police Station- Rajarhat, District 24 Parganas , West Bengal** and mutata her name to the Local BL& LRO record under **L.R. Khatian No. 3580** and paying Kajna regularly till today and also mutated her name in the record of the Rajarhat Gopalpur Municipality being Municipal Holding No. AS/43/BL-NA/14-15, **Shibtala Arjunpur** and paying municipal Taxes regularly till today which is free from all encumbrances, charges, liens, attachments etc. which is more fully and particularly described in the **Schedule** hereunder written.

AND WHEREAS by a Deed of Conveyance executed on 05/ 06 /2012 and it was registered at the office A.D.S.R Bidhah Nagar, Salt Lake City and recorded in Book No.- 1 , CD Volume No.- 12, Pages from 6070 to 6083 deed Being No. 08514 for the year 2012, the aforesaid **Smt. Pratima Sen alias Smt. Pratima Roy**, wife of late Prabir Kumar Sen residing at Shibtala, Arjunpur, P.S. Rajarhat, District - 24 Parganas, West Bengal as the Vendor fully described for the consideration mentioned therein sold, conveyed and transferred forever to **MR. AMIYA SANKAR SAHA**, son of

Mr. Ajay Sankar Saha, residing at AB 19/2, School Para, Deshbandunagar, P.O. - Deshbandunagar, P.S. Baguiati, Kolkata - 700059, District - North 24 Parganas, West Bengal, India therein as the Purchaser of **ALL THAT** piece and parcel of Shali land measuring 2 Cottah 6 Chittacks more or less out measuring 4 Cottah 14 Chittacks more or less, **comprising L.R. Dag No. 187, L.R. Khatian No. 1275, R.S. Dag No. 149, R.S. Khatian No. 615, C.S. Dag No. 135, C. S. Khatian No. 62, at Mouza - Arjunpur, JL No. 7, Touzi No. 181, Police Station- Rajarhat, District 24 Parganas, West Bengal** which is free from all encumbrances, charges, liens, attachments etc. which is more fully and particularly described in the **Schedule** hereunder written.

AND WHEREAS thus **MR. AMIYA SANKAR SAHA** became sole and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring 2 Cottah 6 Chittacks more or less out measuring 4 Cottah 14 Chittacks more or less, **comprising L.R. Dag No. 187, L.R. Khatian No. 1275, R.S. Dag No. 149, R.S. Khatian No. 615, C.S. Dag No. 135, C. S. Khatian No. 62, at Mouza - Arjunpur, JL No. 7, Touzi No. 181, Police Station- Rajarhat, District 24 Parganas, West Bengal** and mutata his name to the Local BL & LRO record under L.R. Khatian No. 3579 and paying Kajna regularly till today and also mutated his name in the record of the Rajarhat Gopalpur Municipality being Municipal Holding No. AS/42/BL-NA/14-15, **Shibtala Arjunpur** and paying municipal Taxes regularly till today which is free from all encumbrances, charges, liens, attachments etc. which is more fully and particularly described in the **Schedule** hereunder written.

AND WHEREAS by a Deed of Conveyance executed on 28/ 05 /2025 and it was registered at the office A.D.S.R Rajarhat New Town and recorded in Book No.- 1, deed Being No. 07480 for the year 2025, the aforesaid (1)

MRS. ANURADHA SAHA, wife of Mr. Ajay Sankar Saha, (2) **MR. AMIYA SANKAR SAHA**, son of Mr. Ajay Sankar Saha, both residing at AB 19/2, School Para, Deshbandunagar, P.O. - Deshbandunagar, P.S. Baguiati, Kolkata - 700059, District - North 24 Parganas, West Bengal, India, therein as the **VENDORS** fully described for the consideration mentioned therein sold, conveyed and transferred forever to (1) **MR. UTTAM MONDAL**, Son of Mr. Sunil Mondal, residing at PC - 43, Arjunpur Shibtala, P.O. - Deshbadhu Nagar, P.S. Baguiati, Kolkata - 700059, District - North 24 Parganas, West Bengal, India (2) **MR. SANKAR DAS**, son of Mr. Ananda Das, residing at PD- 19 Arjunpur Paschim Para, P.O. Arjunpur, P. S. - Baguiati, Kolkata- 700059, District - North 24 Parganas, West Bengal, (3) **MR. SUKUMAR MONDAL**, Son of Late Manindra Nath Mondal, residing at RG/8/4, Sarkar Bagan, Raghunathpur, P.O. - Deshbadhu Nagar, P.S. Baguiati, District - North 24 Parganas, Kolkata - 700059, West Bengal, India, (4) **MR. MANOJ JAISWAL**, son of Mr. Gajendra Prasad Jaiswal, residing at 14/14, East Mall Road, P.O. Mall Road, P. S. - Baguiati, District - North 24 parganas, PIN- 700080, West Bengal, therein as the Purchasers and herein as the Land Owners of **ALL THAT** piece and parcel of **Bastu** vacant Land total measuring **4 Cottah 14 Chittacks more or less, comprising L.R. Dag No.187**, present **L.R. Khatian No. 3579, 3580**, (former L.R. Khatian No. 1275) R.S. Dag No. 149, R.S. Khatian No. 615, C.S. Dag No. 135, C. S. Khatian No. 62, at Mouza - Arjunpur, JL No. 7, Touzi No. 181, Municipal Ward No. 8, under the Rajarhat Gopalpur Municipality, being Municipal Holding No. AS/42/BL-NA/14-15 & Municipal Holding No. AS/43/BL-NA/14-15, **Shibtala Arjunpur**, Police Station - Baguiati, (formerly, Rajarhat), presently under Bidhannagar Municipal Corporation, District - North 24-Parganas, Kolkata - 700059, West Bengal which is free from all

encumbrances, charges, liens, attachments etc. which is more fully and particularly described in the **Schedule** hereunder written.

AND WHEREAS after purchasing by way of the aforesaid deed of conveyance the Land Owners herein become the joint owners of All That of **Bastu** vacant Land total measuring **4 Cottah 14 Chittacks more or less, comprising L.R. Dag No.187, present L.R. Khatian No. 3579, 3580, (former L.R. Khatian No. 1275) R.S. Dag No. 149, R.S. Khatian No. 615, C.S. Dag No. 135, C. S. Khatian No. 62, at Mouza - Arjunpur, JL No. 7, Touzi No. 181, Municipal Ward No. 8, under the Rajarhat Gopalpur Municipality, being Municipal Holding No. AS/42/BL-NA/14-15, & Municipal Holding No. AS/43/BL-NA/14-15, Shibtala Arjunpur, Police Station - Baguiati, (formerly, Rajarhat), presently under Bidhannagar Municipal Corporation, District - North 24-Parganas, Kolkata - 700059 and mutate their names to the Local BL& LRO record under new **L.R. Khatian Nos. 5994, 6009, 5990, 6007** and paying Kajna regularly till today and also mutated his name in the record of the Rajarhat Gopalpur Municipality being Municipal Holding No. AS/43(15/08) Block NA, **Shibtala Arjunpur** and paying municipal Taxes regularly till today which is free from all encumbrances, charges, liens, attachments etc. which is more fully and particularly described in the **First Schedule** hereinafter written.**

AND WHEREAS with a view to develop or cause to be developed by constructing a Multistoried building on the aforesaid land, which more fully and particular described in the schedule herein below, hereinafter called and referred to as the said property the Land Owners associate together and make Partnership Firm in the name of **TARA MA ENTERPRISES [PAN- AAXFT2855M]**, a Partnership Firm, having its Office at 1/10, East Mall Road, Nirmalalay Apartment, P.O. - Deshbadhu

Nagar, P.S. Baguiati, Kolkata - 700080, District - North 24 Parganas, West Bengal, India and expressed their intension to develop the under mentioned schedule of property according to the building plan to be approved and sanctioned by the competent authority.

AND WHEREAS the land Owners herein hereby agreed to authorize the developer to construct the multistoried building on the schedule of property more fully and particularly described in the **First Schedule** hereunder written according to the building plan to be approved and sanctioned by the competent authority and as per specification with floor, Plans, allegations, sanctions, made in complains with the statutory requirements in the said plot of land at the cost of the developer on the terms and conditions stipulated hereunder .

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS: -

1. ARTICLE - I - DEFINITION

1.1. OWNERS : The Land Owners herein (1) **MR. UTTAM MONDAL**, Son of Mr. Sunil Mondal, residing at PC - 43, Arjunpur Shibtala, P.O. - Deshbadhu Nagar, P.S. Baguiati, Kolkata - 700059, District - North 24 Parganas, West Bengal, India (2) **MR. SANKAR DAS**, son of Mr. Ananda Das, residing at PD- 19 Arjunpur Paschim Para, P.O. Arjunpur, P. S. - Baguiati, Kolkata- 700059, District - North 24 Parganas, West Bengal, (3) **MR. SUKUMAR MONDAL**, Son of Late Manindra Nath Mondal, residing at RG/8/4, Sarkar Bagan, Raghunathpur, P.O. - Deshbadhu Nagar, P.S. Baguiati, District - North 24 Parganas, Kolkata - 700059, West Bengal, India, (4) **MR. MANOJ JAISWAL**, son of Mr. Gajendra Prasad Jaiswal,

residing at 14/14, East Mall Road, P.O. Mall Road, P. S. - Baguiati, District - North 24 parganas, PIN- 700080, West Bengal.

1.2. DEVELOPER: TARA MA ENTERPRISES [PAN- AAXFT2855M], a Partnership Firm, having its Office at 1/10, East Mall Road, Nirmalalay Apartment, P.O. - Deshbadhu Nagar, P.S. Baguiati, Kolkata -700080, District - North 24 Parganas, West Bengal.

1.3. LAND:- The Land means and includes of ALL THAT the piece or parcel of **Bastu** vacant Land total measuring **4 Cottah 14 Chittacks more or less, comprising L.R. Dag No.187**, present **L.R. Khatian No. 5994, 6009, 5990, 6007** R.S. Dag No. 149, R.S. Khatian No. 615, C.S. Dag No. 135, C. S. Khatian No. 62, at Mouza - Arjunpur, JL No. 7, Touzi No. 181, Municipal Ward No. 8, under the Rajarhat Gopalpur Municipality, now Municipal Holding No. AS/43(15/08) Block NA, **Shibtala Arjunpur**, Police Station - Baguiati, (formerly, Rajarhat), presently under Bidhannagar Municipal Corporation, District - North 24-Parganas, Kolkata - 700059 which is free from all encumbrances, charges, liens, attachments etc, which is morefully and particularly described in the **First Schedule** hereinafter written, which is free from all shorts of encumbrances, charges, whatsoever in nature.

1.4. BUILDING PLAN: - Building Plan mean drawing, plans and specification for the construction of the said multi storied building to be sanctioned by the competent authority and shall include any renewal or amendments here to and/or modifications thereon made or caused to be made by the Developer.

1.5. ARCHITECT: Architect shall mean any person or firm appointed or nominated by the developer as Architect for the supervision of the construction of the said multi storied brick built building.

1.6. TRANSFER: - Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for affecting what is understood as a transfer of space / Flat/shops parking spaces etc. in the said Multistoried Building to the intending purchaser and / or purchasers (under Section 57 of the T. P. Act.) thereof although the same amounts as transfer in hand .

1.7. TRANSFEREE : - Shall mean person to whom any space / Flat in the building will be transferred by a deed of conveyance for valuable consideration by the Developer or owner or the respective space / Flat of the said building and / or otherwise .

1.8. COMMON FACILITIES & AMENITIES; Shall mean and include the corridors, passage ways, stairways, driveways, gates, common lavatory, all rain water pipes & sewerage connections pit, gullies, roof, municipal/ Panchayet filter water connection, pipe lines, water pump, Motor and overhead tank and underground reservoir, fences boundary wall, court yard, Electric Supply Corporation (electric supply line) to common areas and facilities, electric fixtures in the common areas, main electric meter room and garbage room interior wall and other facilities which will be provided by the Developer for the maintenance and / or management of the building.

1.9. SALEABLE SPACE: Shall mean the space in the building available for independent use and occupation after asking the provisions for common facilities and the spaces required.

1.10. PURCHASER: shall mean and include his/her/their /its heirs, executors, administrator, legal Representative, nominees and permitted assigns of all the interested parties who will ready to book and pay full consideration with all cost and expenses to purchase a unit or units in the newly constructed building for their residence purpose and also to purchase open car parking space and/ or garage, shop.

1.11. AGREEMENT: shall mean the agreement for sale together with plan/plans, area of flat/garage/unit/units forming an integral part of the Agreement duly agreed between the Landlord, Vendor, developer, confirming party and duly accepted by the Purchaser.

1.12. CO-OWNERS: According to the context shall mean all the persons who purchase or agree to purchase and paid full consideration or own units/ car parking space or any portion in the said building.

1.13. WORD IMPARTING: Singular shall include plural and vice versa. Masculine gender shall include feminine and neuter genders, likewise words, imparting feminine genders shall include masculine and neuter genders and similar words imparting neuter gender shall include masculine and feminine gender.

1.14. TIME: - Shall mean the construction to be completed within **36 months from the date of sanction plan** of the said multi- storied building.

1.15. COMMENCEMENT: - This agreement shall be deemed to have commencement with effect from the date of execution of this agreement.

1.16. SUPER BUILT - UP AREA: SUPER BUILT - UP AREA shall mean and include 25 % super built up area on built up area of the building

available for the independent use and occupation including the space demarcated for common facilities and services according to the plan to be sanctioned by the competent authority.

1.17. BUILDING'S SPECIFICATIONS:- Building Specification means and includes as mentioned in the **FOURTH SCHEDULE** herein below.

1.18. AMALGAMATION: Developers has the liberty to enter into development agreement with the adjacent Land Owner/s or with the other Land Owner/s and amalgamate the adjacent plot as a single holding and/or with this holding for enlarge the multi storied building. The Land Owner is binding to execute and register the Amalgamation Agreement with the Adjacent Plot of Land Owner/s upon the expenses and cost of the Developer.

2. ARTICLE - II - CONSIDERATION

PART - I

(OWNER ALLOCATION)

2.1 That the Owners will entitle to get constructed areas as Owners Allocation of the multi-storied building as followings:-

- i) Entire Ground Floor of the new multi -storied building.

(PART- II)

DEVELOPER'S ALLOCATION.

Save and except the Land Owners allocation so stated in Part - I herein above all other remaining Flats /Floors/ car Parking areas and/ or shop room spaces of the full constructed areas of the proposed multistoried

building shall belong to the Developers hereof exclusively and for all time to come the said remaining Flats /Floors/ car Parking's areas and/ or shop room spaces will be treated as the Developer's Allocations together with undivided proportionate share of land attributable thereto of the said premises in the terms of the provisions of the present Agreement with further right to dealing with and /or to dispose of the said allocation according to its absolute discretion for all time to come hereafter without any objection relating thereto on the part of the Land owner hereof with further right of receiving and appropriating the entire sale proceeds relating to such Developers Allocations without having any liabilities for the same to the land owner.

3. ARTICLE - III - PROCEDURE

3.1. Immediately after execution of these presents the owner will hand over the possession of the property to the Developer and / or its representatives to have access to the land for the purpose of Development, soil testing etc. and future permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to say in the land for the purpose of construction of the building or apartment in question as stated herein above.

4. ARTCLE - IV :-

DEVELOPER'S OBLIGATION

4.1. The Developer shall construct the multistoried building in terms of this agreement and in accordance with the Plan to be sanctioned by the competent Authority.

4.2. It is agreed by and between the parties hereto that the Developer shall be entitled to enter an agreement for sale in respect of residential flats/shops/garages etc. from Developers allocation over the under mentioned schedule of property with the intending purchaser or purchasers at any time/stage and to execute sale deed / deeds in their favor and to receive the money / moneys from them for the said Flats/shops/garages over the under mentioned schedule or property.

4.3. The Developer will supply a photocopy of the sanctioned plan to the owner after obtaining building sanctioned Plan from the Competent Authority.

4.4. The Developer shall solely be liable for taking any amount under any head in respect of proving possession in the portion allotted in favor of the developer in the property, more fully and particularly described in the schedule herein below.

5. ARTICLE - V

OWNER'S INDEMNITY

The Owners hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said Premises due to any direct act of commission / omission on the Part of the Owners.

That previously if any electric meter installed in the said land / house in such an event the land owner will vacate/transfer/uninstall the said electric meter and she also pay of any dues or outstanding, fine / arrear electric bill found in the said electric meter.

6. ARTICLE - VI

DEVELOPER'S INDEMNITY

6.1. The Developer hereby undertake to keep the Owner indemnified against all third Party claims and actions arising out of any sort of act or commission or commissions of the developer in or in relation to the construction of the said new building strictly in terms of the plan to be sanctioned by the competent authority on that behalf and the building rules thereof as an acted by the Government of West Bengal.

6.2. The Developer hereby undertakes to keep the owner indemnified against all actions suits costs proceedings and claim that any arise out of the developer's act, deeds and actions with regard to the Development of the said Premises and / or in the matter or construction of the building and / or defect therein.

6.3. The Developer hereby undertakes that it will be held liable regarding construction of the proposed Multi - storied Building and payment of Government Revenue like income Tax or any other Tax to be levied by the authority concern after the execution of this agreement.

6.4. The Owners hereby undertake to execute General Power of Attorney in favor of the Developer of which will be registered from registry office as per law of registry office.

7. ARTICLE - VII: TITLE DEEDS.

On the day of execution of this presents the Owners will handover all Original documents and title Deed / Deeds to the Developer against proper accountable receipt as required and the developer shall hand over all Original documents and title Deed / Deeds to the Association/ Constituent Body against proper accountable receipt as required after

the completion of sale of the total Flats/ shops / garage/ Vacant Space etc by the Developer.

8. ARTICLE - VIII : COMMON FACILITIES .

8.1. COMMON FACILITIES:- Shall mean and include corridors, stair - ways, stair case, stair landings, roof, water tank, Electricity, sewerage connection passage - way, if any drive ways, common lavatories, if provided by the Developer in the new building.

8.2. The Developer shall pay and bear all property Taxes and out goings in respect of the said building from the date of handing over possession of the said property to the Developer.

8.3. The Owner will not do any act, deed or thing whereby the Developer shall be prevented from construction of the said building provided the Developer makes construction as per sanctioned plan with variation from the same or in violation of building rules.

9. Miscellaneous

9.1. The Owner and the Developer have entered into the agreement properly as a contract by executing Development Agreement between the parties hereto of the aforesaid property and also execute Development Power of Attorney in between the parties hereto to develop the said property and to do needful work for same and for sale the Developers Allocation of the aforesaid property.

9.2. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served upon the owners if sent to them under registered post with

acknowledgement due at the address give in this agreement or to its subsequent or changed address.

9.3. That Owners hereby fully agree and consent that the developer shall have the right to advertise, fix hoardings or signboards or any kind relating to the publicity for the benefit or commercial exploitation of the new building from the date of execution of this agreement upon completion of this building.

9.4. The Original Agreement and Deeds etc. in respect of the said property shall be kept at the custody of the Developer's at their / his office for the inspection of the intended purchaser / purchasers.

9.5. The land Owners hereby declare that in their absence the legal heirs and successors will be bound to abide by the terms and conditions of this agreements and will have to Co - operate with the Developer for completion the project as per provision of law.

9.6. That the Developer shall bound to handover the Owners Allocation under certificate of Possession Letter. That the notice for delivery of possession of the owner' Allocation shall be delivered by the developer(s) in writing or either by Registered post or courier service or under certificate of posting or hand delivery with acknowledgement due card and the owner(s) is bound to take possession within 15 days from the date of service of this letter.

9.7. After taking the Possession of the Owners Allocation, the Owners can sale, mortgage, let out their portion to any intending person.

10. ARTICLE - IX : JOINT OBLIGATION

The Developer shall Develop and construct a multistoried building on the said land in accordance with the sanction plan to be approved and sanctioned by the Municipality.

11. ARTICLE - X : FORCE MAJEURE

11.1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existing of "Force Majeure" and shall be suspended from obligations during the duration of the Force Majeure, which also includes non-availability of Building materials due to Government Notifications or against notification or rules and regulations of the other appropriate authority and also includes mass stopping of work in the locality against notification or rules and regulations of the other appropriate authority.

11.2. If the constructional work of the building would not have been complete with the stipulated period of 30th months for any of the reason beyond the control of the Developers and mentioned under this Articles, in that event , the period of completing the constructions work of the said building will be extended for further period of 6 (Six) months.

12. ARTICLE - X : JURISDICTION :

The Courts of North 24 Parganas alone shall have the jurisdiction to entertain and determine all suits and proceedings arising out of the Present Agreement between the parties hereto.

13. ARTICLE - XI: COUNSEL

All the legal work shall be done by Mr. Sanjib Kumar Majumder Ld. Advocate Sealdah Court Complex, on behalf of the Developer.

DEVELOPMENT POWER OF ATTORNEY RELATED WITH DEVELOPMENT AGREEMENT as mentioned earlier:-

KNOW ALL MEN BY THIS POWER OF ATTORNEY WE, (1) MR. UTTAM MONDAL, PAN- CSGPM1848G & Aadhaar No. 6601 2033 7001, Son of Mr. Sunil Mondal, by faith- Hindu, By occupation - Business, by Nationality -Indian, residing at PC - 43, Arjunpur Shibtala, P.O. - Deshbadhu Nagar, P.S. Baguiati, Kolkata - 700059, District - North 24 Parganas, West Bengal, India(2) **MR. SANKAR DAS, PAN- BIVPD6406P & Aadhaar No. 6893 4402 0973**, son of Mr. Ananda Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at PD- 19 Arjunpur Paschim Para, P.O. Arjunpur, P. S. - Baguiati, Kolkata- 700059, District - North 24 Parganas, West Bengal, (3) **MR. SUKUMAR MONDAL, PAN- AQHPM3133H & Aadhaar No. 3549 5435 8807**, Son of Late Manindra Nath Mondal, by faith- Hindu, By occupation - Business, by Nationality -Indian, residing at RG/8/4, Sarkar Bagan, Raghunathpur, P.O. - Deshbadhu Nagar, P.S. Baguiati, District - North 24 Parganas, Kolkata - 700059, West Bengal, India, (4) **MR. MANOJ JAISWAL, PAN- AHQPJ3734K & Aadhaar No. 7197 9212 6412**, son of Mr. Gajendra Prasad Jaiswal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 14/14, East Mall Road, P.O. Mall Road, P. S. - Baguiati, District - North 24 parganas, PIN- 700080, West Bengal, hereinafter called and referred to as the **PRINCIPAL** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs , executors, administrators, legal representatives and /or assigns) of the **ONE PART**, do hereby **SEND GREETINGS** in favor of :-

TARA MA ENTERPRISES [PAN- AAXFT2855M], a Partnership Firm , having its Office at 1/10, East Mall Road, Nirmalalay Apartment, P.O. -

Deshbadhu Nagar, P.S. Baguiati, Kolkata -700080, District - North 24 Parganas, West Bengal, India herein represented by its Partners namely (1) **MR. UTTAM MONDAL, PAN- CSGPM1848G & Aadhaar No. 6601 2033 7001**, Son of Mr.Sunil Mondal, by faith- Hindu, By occupation - Business, by Nationality -Indian, residing at PC - 43, Arjunpur Shibtala, P.O. - Deshbadhu Nagar, P.S. Baguiati, Kolkata - 700059, District - North 24 Parganas, West Bengal, India (2) **MR. SANKAR DAS, PAN- BIVPD6406P & Aadhaar No. 6893 4402 0973**, son of Mr. Ananda Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at PD- 19 Arjunpur Paschim Para, P.O. Arjunpur, P. S. - Baguiati, Kolkata- 700059, District - North 24 Parganas, West Bengal, (3) **MR. SUKUMAR MONDAL, PAN- AQHPM3133H & Aadhaar No. 3549 5435 8807**, Son of Late Manindra Nath Mondal, by faith- Hindu, By occupation - Business, by Nationality -Indian, residing at RG/8/4, Sarkar Bagan, Raghunathpur, P.O. - Deshbadhu Nagar, P.S. Baguiati, District - North 24 Parganas, Kolkata - 700059, West Bengal, India, (4) **MR. MANOJ JAISWAL, PAN- AHQPJ3734K & Aadhaar No. 7197 9212 6412**, son of Mr. Gajendra Prasad Jaiswal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 14/14, East Mall Road, P.O. Mall Road, P. S. - Baguiati, District - North 24 parganas, PIN- 700080, West Bengal, hereinafter called and referred to as the **ATTORNEY** of the **OTHER PART**.

WHEREAS We the principal are the joint owners of ALL THAT the piece or parcel of **Bastu** vacant Land total measuring **4 Cottah 14 Chittacks more or less, comprising L.R. Dag No.187**, present **L.R. Khatian No. 5994, 6009, 5990, 6007** R.S. Dag No. 149, R.S. Khatian No. 615, C.S. Dag No. 135, C. S. Khatian No. 62, at Mouza - Arjunpur, JL No. 7, Touzi No. 181, Municipal Ward No. 8, under the Rajarhat Gopalpur

Municipality, now Municipal Holding No. AS/43(15/08) Block NA, **Shibtala Arjunpur**, Police Station - Baguiati, (formerly, Rajarhat), presently under Bidhannagar Municipal Corporation, District - North 24-Parganas, Kolkata - 700059 which is free from all encumbrances, charges, liens, attachments etc., which is morefully and particularly described in the First Schedule hereinafter written.

WHEREAS we are running business to construct new building on our land comprised in the said Premises as per Plan to be sanctioned by the local authority of the above facts it is not possible for me to look after, manage and control the whole affairs including construction and of the new proposed multi storied building on the aforesaid premises hence we do hereby pleased to nominate, constitute and appoint **TARA MA ENTERPRISES [PAN- AAXFT2855M]**, a Partnership Firm , having its Office at 1/10, East Mall Road, Nirmalalay Apartment, P.O. - Deshbadhu Nagar, P.S. Baguiati, Kolkata -700080, District - North 24 Parganas, West Bengal, India herein represented by its Partners namely (1) **MR. UTTAM MONDAL, PAN- CSGPM1848G & Aadhaar No. 6601 2033 7001**, Son of Mr.Sunil Mondal, by faith- Hindu, By occupation - Business, by Nationality -Indian, residing at PC - 43, Arjunpur Shibtala, P.O. - Deshbadhu Nagar, P.S. Baguiati, Kolkata - 700059, District - North 24 Parganas, West Bengal, India (2) **MR. SANKAR DAS, PAN- BIVPD6406P & Aadhaar No. 6893 4402 0973**, son of Mr. Ananda Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at PD-19 Arjunpur Paschim Para, P.O. Arjunpur, P. S. - Baguiati, Kolkata-700059, District - North 24 Parganas, West Bengal, (3) **MR. SUKUMAR MONDAL, PAN- AQHPM3133H & Aadhaar No. 3549 5435 8807**, Son of Late Manindra Nath Mondal, by faith- Hindu, By occupation - Business, by Nationality -Indian, residing at RG/8/4, Sarkar Bagan, Raghunathpur,

P.O. - Deshbadhu Nagar, P.S. Baguiati, District - North 24 Parganas, Kolkata - 700059, West Bengal, India, (4) **MR. MANOJ JAISWAL, PAN-AHQPJ3734K & Aadhaar No. 7197 9212 6412**, son of Mr. Gajendra Prasad Jaiswal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 14/14, East Mall Road, P.O. Mall Road, P. S. - Baguiati, District - North 24 parganas, PIN- 700080, West Bengal to be our lawful ATTORNEY to act for us in our names and on our behalf and for the sake of brevity hereinafter referred to as the **ATTORNEY** to do all or any of the act, deeds, matters, things, perform, execute and come to be done, executed and performed whatsoever relating to the said property which fully described in the Schedule herein below and also relating to the **SAID PREMISES** solely and/or severally hereinafter as mentioned below in our name and our behalf that is to say :-

NOW KNOW YE AND THESE PRESENTS WITNESSETH we the above named **Principal** do hereby appoint, nominate and constitute attorney **TARA MA ENTERPRISES [PAN- AAXFT2855M]**, a Partnership Firm, having its Office at 1/10, East Mall Road, Nirmalalay Apartment, P.O. - Deshbadhu Nagar, P.S. Baguiati, Kolkata -700080, District - North 24 Parganas, West Bengal, India herein represented by its Partners namely (1) **MR. UTTAM MONDAL, PAN- CSGPM1848G & Aadhaar No. 6601 2033 7001**, Son of Mr. Sunil Mondal, by faith- Hindu, By occupation - Business, by Nationality -Indian, residing at PC - 43, Arjunpur Shibtala, P.O. - Deshbadhu Nagar, P.S. Baguiati, Kolkata - 700059, District - North 24 Parganas, West Bengal, India (2) **MR. SANKAR DAS, PAN-BIVPD6406P & Aadhaar No. 6893 4402 0973**, son of Mr. Ananda Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at PD- 19 Arjunpur Paschim Para, P.O. Arjunpur, P. S. - Baguiati, Kolkata- 700059, District - North 24 Parganas, West Bengal, (3)

MR. SUKUMAR MONDAL, PAN- AQHPM3133H & Aadhaar No. 3549 5435 8807, Son of Late Manindra Nath Mondal, by faith- Hindu, By occupation - Business, by Nationality -Indian, residing at RG/8/4, Sarkar Bagan, Raghunathpur, P.O. - Deshbadhu Nagar, P.S. Baguiati, District - North 24 Parganas, Kolkata - 700059, West Bengal, India, (4) **MR. MANOJ JAISWAL, PAN- AHQPJ3734K & Aadhaar No. 7197 9212 6412**, son of Mr. Gajendra Prasad Jaiswal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 14/14, East Mall Road, P.O. Mall Road, P. S. - Baguiati, District - North 24 parganas, PIN- 700080, West Bengal, to do all or any of the act, deeds, matters, things, perform, execute and came to be done, executed and performed whatsoever relating to the said property which fully described in the Schedule herein below and also relating to the **SAID PREMISES** solely and /or severally hereinafter as mentioned below in our name and our behalf that is to say :-

1. To appear and represent us before any authority and authorities including the Rajarhat Gopalpur Municipality and/or Bidhannagar Municipal Corporation, the CMDA, Airport Authority, Fire Brigade, WB Police, The Competent Authority under the Urban Land and regulations Act , 1976 and the Govt. of West Bengal in connection with the modification and /or alteration of the Sanctioned Plans.
2. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof and to manage, maintain and administer the said land and every part thereof.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction and/or

revised of the building Plan and to submit and take delivery of the title deed concerning the said premises and also other papers and documents as may be required by the authorities.

4. To receive excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plan to any authority or authorities.
5. To develop the said premises making construction of building thereon as per plan and/or revised building Plan which to be approved and sanctioned by to the Bidhannagar Municipal Corporation and for that purpose to demolish and /or remove existing house building and/or structure if any whatsoever in nature on the premises.
6. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone, or other connections of any other utility to the said premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purposes to sign, execute and commit all the papers, applications and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorneys.
7. To use, shift, or re-adjust the existing electricity connection in the said premises in such manner, as the said Attorneys may deem fit and proper.
8. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the

rent and license fees, from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fillings of the existing structure to be demolished as mentioned the deed of Agreement for the development of the said Premises.

9. To appear and represent me before all authorities including those under the RGM and /or Bidhannagar Municipal Corporation for fixation and/or finalization of annual valuation of the said premises 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 Attorneys may deem fit and proper.
10. To execute, file and submit declarations, deed of conveyance, rectification deed of conveyance for registration, statements, applications and /or returns the Competent Authority, registry office or offices or any other necessary authority or authorities about the matter herein contained and as per terms and conditions of the said Development Agreement.
11. To appoint contractor to build the said multistoried building on the said premises.
12. To sign execute and submit and take delivery of site Plan, building plan, revised building Plan, application of certificate, completion certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered RGM/ Bidhannagar Municipal Corporation in respect of our property more fully and specifically mentioned in the schedule hereunder written.

13. To appear and represent us before Notary, Metropolitan, Magistrate, and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said Attorneys in any manner concerning the said premises subject to the conditions mentioned under various clauses in the said deed of Agreement for Development of the said premises. The Principal will not be responsible in any manner to repay /refund such purchaser or purchasers and the Attorneys are solely responsible to refund to the buyer whatsoever necessary.
14. To enter into agreement for sale with the prospective purchaser/s save and except Owner's/Principal's allocation in the said building to be constructed upon the said Premises and receive all consideration money or earnest money or deposits in respect of developer's allocated portion or portions of the said premises and also to receive realize and obtain payment of all or any money which may hereinafter become payable to the developer and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said Attorneys shall fit and proper.
15. To instruct the Advocate/ Lawyer for preparing draft such deeds, agreements , documents and other such papers necessary for the purpose of booking and/or selling the schedule - mentioned property save and except the Owner's Allocation .
16. To commence prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said premises or any part thereof including

acquisition and /or requisition and/or in respect of the said premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise , settle, refer to arbitration , abandon , submit to judgment or become non - suited in any such action or proceeding as aforesaid before any learned Court of Civil, Criminal and Revenue.

17. To affix sign board or install any Hoarding on the said premises in the name of the Attorneys or in the name of any company or any firm.
18. To advertise in the newspapers for obtaining purchaser for selling the Flat/ commercial and car parking space in the proposed building.
19. To receive compensation becoming receivable in respect of any acquisition and /or requisition of the said constructed building save and except the Owner's Allocation or any part thereof subject to the conditions stipulated in the deed of Agreement for Development.
20. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ application in respect thereof.
21. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications there for.
22. To sign, declare and /or affirm any plaint, written statement, petition, affidavit, verifications, vakalatnama, warrant or memo of

appeal or any other documents and papers in any proceedings or in any way connected therewith.

23. To sign, execute and present the agreement for sale, sale deed/s, deed of conveyance or conveyances or rectification deed , declaration, other documents or documents for registration and to admit thereof and receipt of consideration on our behalf before the any District Registrar, or Sub-Divisional office or any other registration office having authority for and to have the same registered according to law and to do all other acts, deeds and things which our attorney shall consider necessary for the transferring and/or conveying Developer's Allocation of the property as mentioned in the schedule hereunder to the purchasers as our lawful and effectual attorney.
24. To enter into agreement for sale and receive earnest money in full for the Developers Allocation.
25. That we empower the Attorney to make construction & development works on the said property.
26. The Attorney is also allowed to do development work of the schedule of property and we have been empowered to receive the sale proceeds in his name/ company name/ accounts only for the Developers Allocation.

AND GENERALLY We to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever which in the opinion of our said attorney may deem fit and proper to be done executed and performed on our behalf fully and effectually as we ourselves could do the same if we personally present.

AND We do hereby agree and undertake to ratify approve and confirm all and whatsoever our said attorney under this power for us in our name and on our behalf herein before contained shall lawfully do execute or perform in exercise of the power as authorities and liberties, conferred upon, under and by virtue of these presents for our interest.

AND We hereby ratify and confirm and argue to undertake to ratify and confirm all the acts , matters , deeds and things whatsoever by the said Attorney or agents appointed under this owner in that hereinabove contained shall lawfully do cause or cause to be done in the right of or by virtue of these presents .

This power of attorney is always revocable in nature.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of **Bastu** vacant Land total measuring **4 Cottah 14 Chittacks more or less, comprising L.R. Dag No.187, present L.R. Khatian No. 5994, 6009, 5990, 6007** R.S. Dag No. 149, R.S. Khatian No. 615, C.S. Dag No. 135, C. S. Khatian No. 62, at Mouza - Arjunpur, JL No. 7, Touzi No. 181, Municipal Ward No. 8, under the Rajarhat Gopalpur Municipality, now Municipal Holding No. AS/43(15/08) Block NA, **Shibtala Arjunpur**, Police Station - Baguiati, (formerly, Rajarhat), presently under Bidhannagar Municipal Corporation, District - North 24-Parganas, Kolkata - 700059 and the said land comprised in L.R. Dag and L.R. Khatian Nos. are as follows:

SL No.	L.R. Nos.	Khatian	L.R. No.	Dag	Area of Land in acre
1.	5994		187		1 Cottah 3 Chittack 22.5 Sq. ft.

2.	6009	187	1 Cottah 3 Chittack 22.5 Sq. ft.
3.	5990	187	1 Cottah 3 Chittack 22.5 Sq. ft.
4.	6007	187	1 Cottah 3 Chittack 22.5 Sq. ft.
Total area of land			4 Cottah 14 Chittack

which is butted and bounded as follows :-

- ON THE NORTH** : By 8'-00" Feet Wide common passage.
ON THE SOUTH : By 4'-00" Feet Wide common passage.
ON THE EAST : By Land & House of Manindra Chandra Dutta.
ON THE WEST : By 8'-00" Feet Wide common passage.

THE SECOND SCHEDULE AS MENTIONED ABOVE

(PART- I)

(OWNER ALLOCATION)

1. That the Owners will entitle to get constructed areas as Owners Allocation of the multi-storied building as followings:-

- i) Entire Ground Floor of the new multi -storied building.

(PART- II)

DEVELOPER'S ALLOCATION.

Save and except the land owner allocation so stated in Part - I herein above all other remaining Flats /Floors/ car Parking areas and/ or shop room spaces of the full constructed areas of the proposed multistoried building shall belong to the Developers hereof exclusively and for all time to come the said remaining Flats /Floors/ car Parking's areas and/ or

shop room spaces will be treated as the Developer's Allocations together with undivided proportionate share of land attributable thereto of the said premises in the terms of the provisions of the present Agreement with further right to dealing with and /or to dispose of the said allocation according to its absolute discretion for all time to come hereafter without any objection relating thereto on the part of the Land owner hereof with further right of receiving and appropriating the entire sale proceeds relating to such Developers Allocations without having any liabilities for the same to the land owner.

THE THIRD SCHEDULE ABOVE REFERRED TO

COMMON AREAS

1. Ultimate Roof,
2. Water Pump , Water Tank , Water Pipes , roof and other common plumbing installation ,
3. Stair Case including the landing on all the floors.
4. Electric Wiring meter and fittings excluding those as installed for any particulars limit.
5. Drainage and sewerage ,
6. Pump House.
7. Main gates ,
8. Foundation, column beams and main wall of the building.
9. Lift.
10. Common area and spaces and passages of the building.

COMMON EXPENSES

1. All costs or and relating to the maintenance , replacing , white washing, painting, rebuilding, constructing, decorating,

redecorating, lifts, lighting of the common portions and also the other walls of the building and lift .

2. The salary of all persons employed for the common purpose.
3. Insurance premium for insuring the building if any against earthquake, fire, lightning, mob damage / violence civil commotion, etc.
4. All charges and deposits or supplies of common utilization to the purchaser or other Owner or occupiers of other portions of the building.
5. Municipal Taxes and other outgoings save those separately assessed on the purchasers or other co - Owner.
6. Cost of formation and operation of the association.
7. All litigation expenses incurred for the common purposes.
8. All other expenses and outgoing as be necessary or incidental for regulating interest the rights of the purchasers and / or other Owner and / occupiers of the building for creating fund for replacement renovation painting and / or periodic repairing and in of the common portions.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(COMMON AREAS COMMON FACILITIES AND COMMON EXPENSES)

The Owners along with the other co-owner, occupiers, society or Syndicate or association shall allow each other the following easement and quasi easement rights privileges etc.

- i) Land under the said building described in the First Schedule.
- ii) All side spaces, back spaces, paths, passages, drain ways in the land of the said building.

- iii) General lighting of the common portions and space for installations of electric meter in general and separate.
- iv) Drains and sewers from the building in the Municipal connection drains and/or sewerage.
- v) Stair case and staircase landings.
- vi) Lobbies in each floor,
- vii) Common septic tank,
- viii) Common water pump.
- ix) Common water reservoir.
- x) Water and sewerage eviction from the pipes of the every units, to drain and sewerage common to the said building,
- xi) Common electric line.
- xii) Top roof of the said building,
- xiii) Lift.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION OF THE CONSTRUCTION)

(For land owners)

- Structure : R.C.C. framed structure with columns, beams.
- External : 8" thick outside brick wall and plastered with cement mortar.

- Internal Wall : 5" and/or 3" thick wall partition wall and plaster with cement wall.
- Flooring : Flooring is 2'x 2' white marwar marble/vitrified tiles with 4" skirting (all Bed rooms, drawings, dining space and verandah.
- Bath Room : Bath room fitted up to 6' height with designer glazed tiles of standard brand bath room floor standard tiles. Both toilet of white commode of standard brand with standard P.V.C. cistern. For Orissa type pan, purchaser has to intimate the developer in prior. All fittings are standard type.
- Kitchen : Tiles floor, a Slab for placement of gas with black stone top shall be provided and 2'-0" height glazed tiles will be fitted over the Black stone, One Sink, Two Water Taps and one basin in Dining spaces.
- Doors : Ply flash doors all type of doors and PVC doors for Toilet and Bathroom.
- Windows : Steel window frame with fully glass, Panel will be good quality will be provided in the windows.
- Water supply : Water supply from the overhead reservoir.
- Plumbing : Toilet concealed wiring with two bib cock, one shower, in toilets all fittings are standard quality.

OTHER WORKS:

- a) Full concealed wiring.

- b) In Master bed room two light points only, one fan point and one tube light point and one T.V. point in each flat.
- c) Living/Dining room : Two light points, one fan points, and one T.V. point.
- d) Kitchen : one light point, one exhaust fan point and one 15 amp. Plug point and one Tube point.
- e) Toilet : one geyser point each flat in common bath room, one light point, one exhaust fan point.
- f) Verandah : one light point and one plug point.
- g) One light point at main entrance,

ELECTRIC: Mother meter and transformer (if any) will be installed by the Developer at its cost and individual electric meter will be borne by the Land Owner for their allocation.

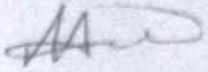

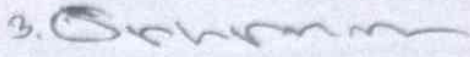
PAINTING: Inside wall of the flat will be finished with plaster of paris.

EXTRA WORK: Any work other than specified above would be regarded as extra work for which separate payment is required to be paid.

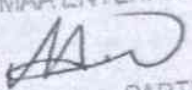
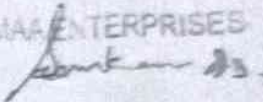
IN WITNESS WHERE OF the parties hereunto set and subscribed their hands on the day month and year first above written.

Witnesses:-

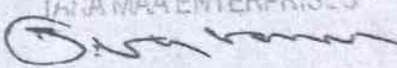
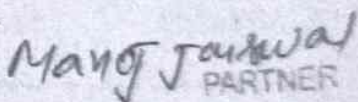
1. Anuruddha Axi
NA-1/10/B, First next Road,
KSI - 80

1. 
2. 
3. 
4. Manoj Jainwal

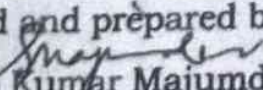
SIGNATURE OF THE OWNERS

TARA MAA ENTERPRISES TARA MAA ENTERPRISES
 
 PARTNER PARTNER

2. Sanjib Kumar Majumder
Adv.

TARA MAA ENTERPRISES TARA MAA ENTERPRISES
 
 PARTNER PARTNER

SIGNATURE OF THE DEVELOPERS

Drafted and prepared by

 Sanjib Kumar Majumder

Advocate, WB 122/09.
























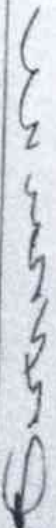









Sealdah Court Complex, Room No. 101, 1st Floor.

Kolkata - 700014,












Mob No. 9874824114,

Email: sanjib201011@gmail.com

SPECIMEN FORM FOR TEN FINGERPRINTS

SL No.	Signature of the Executants / Presentants					
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
Right Hand						
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
Right Hand						
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
Right Hand						

SPECIMEN FORM FOR TEN FINGERPRINTS

SL No.	Signature of the Executants / Presentants					
	<i>Manoj Jaiswal</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
Right Hand						
Affix passport size photo						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
Right Hand						
Affix passport size photo						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
Right Hand						



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



192025260442918238

GRN Details

GRN: 192025260442918238 Payment Mode: SBI Epay
GRN Date: 21/01/2026 13:42:55 Bank/Gateway: SBICPay Payment Gateway
BRN: 7773773997620 BRN Date: 21/01/2026 13:43:19
Gateway Ref ID: IGATSGSYN6 Method: State Bank of India NB
GRIPS Payment ID: 210120262044291822 Payment Init. Date: 21/01/2026 13:42:55
Payment Status: Successful Payment Ref. No: 2000163252/1/2026
(Query No.*Query Year)

Depositor Details

Depositor's Name: Mr SANJIB KUMAR MAJUMDER
Address: VIVEKANANDA PALLY, HATIARA, KOLKATA -700157
Mobile: 9874824114
Period From (dd/mm/yyyy): 21/01/2026
Period To (dd/mm/yyyy): 21/01/2026
Payment Ref ID: 2000163252/1/2026
Dept Ref ID/DRN: 2000163252/1/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000163252/1/2026	Property Registration- Stamp duty	0030-02-103-003-02	9970
2	2000163252/1/2026	Property Registration- Registration Fees	0030-03-104-001-16	800
3	2000163252/1/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			Total	11070

IN WORDS: ELEVEN THOUSAND SEVENTY ONLY.

Major Information of the Deed



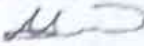


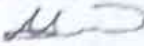


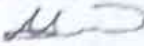


















Deed No :	I-1523-00815/2026	Date of Registration	21/01/2026
Query No / Year	1523-2000163252/2026	Office where deed is registered	
Query Date	20/01/2026 12:37:53 AM	A.D.S.R. RAJARHAT, District. North 24-Parganas	
Applicant Name, Address & Other Details	Sanjib Kumar Majumder Sealdah Court,Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 700014, Mobile No. : 9874824114, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 78,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (Article:48(g))	Rs. 800/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		




Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Shib Tala (Arjunpur), Mouza: Arjunpur, JI No: 7, Pin Code : 700059

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-187 (RS -)	LR-5994	Bastu	Bastu	1 Katha 3 Chatak 22.5 Sq Ft	1/-	19,50,000/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1504-I -08513-2012
L2	LR-187 (RS -)	LR-6009	Bastu	Bastu	1 Katha 3 Chatak 22.5 Sq Ft	1/-	19,50,000/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1504-I -08514-2012
L3	LR-187 (RS -)	LR-5990	Bastu	Bastu	1 Katha 3 Chatak 22.5 Sq Ft	1/-	19,50,000/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
L4	LR-187 (RS -)	LR-6007	Bastu	Bastu	1 Katha 3 Chatak 22.5 Sq Ft	1/-	19,50,000/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
TOTAL :					8.0438Dec	4 /-	78,00,000 /-	
Grand Total :					8.0438Dec	4 /-	78,00,000 /-	

Land Lord Details :



Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Uttam Mondal Son of Mr Sunil Mondal Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office </td> <td>  21/01/2026 </td> <td>  LTI 21/01/2026 </td> <td>  21/01/2026 </td> </tr> </tbody> </table> <p>, PC 43, ARJUNPUR SHIBTALA, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: csxxxxxx8g, Aadhaar No: 66xxxxxxxx7001, Status :Individual, Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr Uttam Mondal Son of Mr Sunil Mondal Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office	 21/01/2026	 LTI 21/01/2026	 21/01/2026
Name	Photo	Finger Print	Signature						
Mr Uttam Mondal Son of Mr Sunil Mondal Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office	 21/01/2026	 LTI 21/01/2026	 21/01/2026						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SANKAR DAS Son of Mr ANANDA DAS Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office </td> <td>  21/01/2026 </td> <td>  LTI 21/01/2026 </td> <td>  21/01/2026 </td> </tr> </tbody> </table> <p>, PD-19 ARJUNPUR PASCHIM PARA, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: B1xxxxxx6P, Aadhaar No: 68xxxxxxxx0973, Status :Individual, Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr SANKAR DAS Son of Mr ANANDA DAS Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office	 21/01/2026	 LTI 21/01/2026	 21/01/2026
Name	Photo	Finger Print	Signature						
Mr SANKAR DAS Son of Mr ANANDA DAS Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office	 21/01/2026	 LTI 21/01/2026	 21/01/2026						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SUKUMAR MONDAL Son of Late MANINDRA NATH MONDAL Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office </td> <td>  21/01/2026 </td> <td>  LTI 21/01/2026 </td> <td>  21/01/2026 </td> </tr> </tbody> </table> <p>, RG/8/4, SARKAR BAGAN, RAGHUNATHPUR, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AQxxxxxx3H, Aadhaar No: 35xxxxxxxx8807, Status :Individual, Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr SUKUMAR MONDAL Son of Late MANINDRA NATH MONDAL Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office	 21/01/2026	 LTI 21/01/2026	 21/01/2026
Name	Photo	Finger Print	Signature						
Mr SUKUMAR MONDAL Son of Late MANINDRA NATH MONDAL Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office	 21/01/2026	 LTI 21/01/2026	 21/01/2026						

Name	Photo	Finger Print	Signature
Mr MANOJ JAISWAL (Presentant) Son of Mr GAJENDRA PRASAD JAISWAL Executed by: Self, Date of Execution: 21/01/2026 Admitted by: Self, Date of Admission: 21/01/2026 ,Place Office	 21/01/2026	 LTI 21/01/2026 Captured	 21/01/2026
, 14/14, EAST MALL ROAD, City:- , P.O:- MALL ROAD, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700080 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: AHxxxxxx4K, Aadhaar No: 71xxxxxxxx6412, Status :Individual, Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office			

Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	TARA MAA ENTERPRISES , 1/10, EAST MALL ROAD, NIRMALALAY APARTMENT, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700080 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr UTTAM MONDAL Son of Mr SUNIL MONDAL Date of Execution - 21/01/2026, , Admitted by: Self, Date of Admission: 21/01/2026, Place of Admission of Execution: Office	 Jan 21 2026 8:00PM	 LTI 21/01/2026 Captured	 21/01/2026
, PC-43, ARJUNPUR, SHIBTALA, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: CSxxxxxx8G, Aadhaar No: 66xxxxxxxx7001 Status : Representative, Representative of : TARA MAA ENTERPRISES (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr SANKAR DAS Son of Mr ANANDA DAS Date of Execution - 21/01/2026, , Admitted by: Self, Date of Admission: 21/01/2026, Place of Admission of Execution: Office	 Jan 21 2026 8:01PM	 LTI 21/01/2026 Captured	 21/01/2026

06/02, Docu

PD-19 ARJUNPUR PASCHIM PARA, City:- , P.O.- ARJUNPUR, P.S.-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: B1xxxxxx6P, Aadhaar No: 68xxxxxxxx0973 Status Representative, Representative of : TARA MAA ENTERPRISES (as PARTNER)

Name	Photo	Finger Print	Signature
Mr SUKUMAR MONDAL Son of Late MANINDRA NATH MONDAL Date of Execution - 21/01/2026, , Admitted by: Self, Date of Admission: 21/01/2026, Place of Admission of Execution: Office	 <small>Jan 21 2026 8:02PM</small>	 <small>LTI 21/01/2026</small>	 <small>21/01/2026</small>

, RG/8/4, SARKAR BAGAN, RAGHUNATHPUR, City:- , P.O.- DESHBANDHU NAGAR, P.S.-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: AQxxxxxx3H, Aadhaar No: 71xxxxxxxx6412 Status : Representative, Representative of : TARA MAA ENTERPRISES (as PARTNER)

Name	Photo	Finger Print	Signature
Mr MANOJ JAISWAL Son of Mr GAJENDRA PRASAD JAISWAL Date of Execution - 21/01/2026, , Admitted by: Self, Date of Admission: 21/01/2026, Place of Admission of Execution: Office	 <small>Jan 21 2026 8:03PM</small>	 <small>LTI 21/01/2026</small>	 <small>21/01/2026</small>

, 14/14, EAST MALL ROAD, City:- , P.O.- MALL ROAD, P.S.-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700080, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: AHxxxxxx4K, Aadhaar No: 71xxxxxxxx6412 Status : Representative, Representative of : TARA MAA ENTERPRISES (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanjib Kumar Majumder Son of Late Sailendra Nath Majumder Vivekananda Pally, City:- Not Specified, P.O.- Haitara, P.S.-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157	 <small>21/01/2026</small>	 <small>LTI 21/01/2026</small>	 <small>21/01/2026</small>

Identifier Of Mr Uttam Mondal, Mr SANKAR DAS, Mr SUKUMAR MONDAL, Mr MANOJ JAISWAL, Mr UTTAM MONDAL, Mr SANKAR DAS, Mr SUKUMAR MONDAL, Mr MANOJ JAISWAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Uttam Mondal	TARA MAA ENTERPRISES-0.502734 Dec
2	Mr SANKAR DAS	TARA MAA ENTERPRISES-0.502734 Dec
3	Mr SUKUMAR MONDAL	TARA MAA ENTERPRISES-0.502734 Dec
4	Mr MANOJ JAISWAL	TARA MAA ENTERPRISES-0.502734 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Uttam Mondal	TARA MAA ENTERPRISES-0.502734 Dec
2	Mr SANKAR DAS	TARA MAA ENTERPRISES-0.502734 Dec
3	Mr SUKUMAR MONDAL	TARA MAA ENTERPRISES-0.502734 Dec
4	Mr MANOJ JAISWAL	TARA MAA ENTERPRISES-0.502734 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Uttam Mondal	TARA MAA ENTERPRISES-0.502734 Dec
2	Mr SANKAR DAS	TARA MAA ENTERPRISES-0.502734 Dec
3	Mr SUKUMAR MONDAL	TARA MAA ENTERPRISES-0.502734 Dec
4	Mr MANOJ JAISWAL	TARA MAA ENTERPRISES-0.502734 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Uttam Mondal	TARA MAA ENTERPRISES-0.502734 Dec
2	Mr SANKAR DAS	TARA MAA ENTERPRISES-0.502734 Dec
3	Mr SUKUMAR MONDAL	TARA MAA ENTERPRISES-0.502734 Dec
4	Mr MANOJ JAISWAL	TARA MAA ENTERPRISES-0.502734 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Shib Tala (Arjunpur), Mouza: Arjunpur, JI No: 7, Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 187, LR Khatian No:- 5994		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 187, LR Khatian No:- 6009		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 187, LR Khatian No:- 5990		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 187, LR Khatian No:- 6007		Seller is not the recorded Owner as per Applicant.

On 21-01-2026

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

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

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

Presented for registration at 19:33 hrs on 21-01-2026, at the Office of the A.D.S.R. RAJARHAT by Mr MANOJ JAISWAL, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 78,00,000/-

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

Execution is admitted on 21/01/2026 by 1. Mr Uttam Mondal, Son of Mr Sunil Mondal, PC 43, ARJUNPUR SHIBTALA, P.O. DESHBANDHU NAGAR, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 2. Mr SANKAR DAS, Son of Mr ANANDA DAS, PD-19 ARJUNPUR PASCHIM PARA, P.O. DESHBANDHU NAGAR, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 3. Mr SUKUMAR MONDAL, Son of Late MANINDRA NATH MONDAL, RG/8/4, SARKAR BAGAN, RAGHUNATHPUR, P.O. DESHBANDHU NAGAR, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 4. Mr MANOJ JAISWAL, Son of Mr GAJENDRA PRASAD JAISWAL, 14/14, EAST MALL ROAD, P.O. MALL ROAD, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by Profession Business

Identified by Mr Sanjib Kumar Majumder, Son of Late Sailendra Nath Majumder, Vivekananda Pally, P.O: Haitara, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-01-2026 by Mr UTTAM MONDAL, PARTNER, TARA MAA ENTERPRISES (Partnership Firm), 1/10, EAST MALL ROAD, NIRMALALAY APARTMENT, City:-, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700080

Identified by Mr Sanjib Kumar Majumder, Son of Late Sailendra Nath Majumder, Vivekananda Pally, P.O: Haitara, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Advocate

Execution is admitted on 21-01-2026 by Mr SANKAR DAS, PARTNER, TARA MAA ENTERPRISES (Partnership Firm), 1/10, EAST MALL ROAD, NIRMALALAY APARTMENT, City:-, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700080

Identified by Mr Sanjib Kumar Majumder, Son of Late Sailendra Nath Majumder, Vivekananda Pally, P.O: Haitara, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Advocate

Execution is admitted on 21-01-2026 by Mr SUKUMAR MONDAL, PARTNER, TARA MAA ENTERPRISES (Partnership Firm), 1/10, EAST MALL ROAD, NIRMALALAY APARTMENT, City:-, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700080

Identified by Mr Sanjib Kumar Majumder, Son of Late Sailendra Nath Majumder, Vivekananda Pally, P.O: Haitara, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Advocate

Execution is admitted on 21-01-2026 by Mr MANOJ JAISWAL, PARTNER, TARA MAA ENTERPRISES (Partnership Firm), 1/10, EAST MALL ROAD, NIRMALALAY APARTMENT, City:-, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700080

Identified by Mr Sanjib Kumar Majumder, Son of Late Sailendra Nath Majumder, Vivekananda Pally, P.O: Haitara, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 800.00/- (E = Rs 800 00/-) and Registration Fees paid by . by Cash Rs 0 00/-, by online = Rs 800/-.

Description of Online Payment using Government Receipt Portal-System (GRIPS), Finance Department, Govt. of WB
Online on 21/01/2026 1:43PM with Govt. Ref. No. 192025260442918238 on 21-01-2026, Amount Rs. 800/-, Bank
SBI EPay (SBIEPay), Ref. No. 7773773997620 on 21-01-2026, Head of Account 0030-03-104-001-16

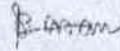
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by . by Stamp Rs 100 00/-, by online = Rs 9,970/-.

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1521, Amount: Rs.100.00/-, Date of Purchase: 14/01/2026, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/01/2026 1:43PM with Govt. Ref. No: 192025260442918238 on 21-01-2026, Amount Rs. 9,970/-, Bank
SBI EPay (SBIEPay), Ref. No. 7773773997620 on 21-01-2026, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2026, Page from 35838 to 35886

being No 152300815 for the year 2026.



Basak

Digitally signed by SANJOY BASAK
Date: 2026.02.06 17:06:34 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 06/02/2026

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

