

02270/22 VC-750/22 8-9557/2012

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE  
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 136873

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7.01  
C-2288159

Certified that the document is authentic  
registration. The signature sheets and  
the endroesement sheets attached with the  
document are the part of this document.

District Sub-Register-1b  
Alipore, South 24-parganas

**DEVELOPMENT AGREEMENT WITH DEVELOPMENT**  
**POWER OF ATTORNEY**

THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF  
ATTORNEY IS MADE ON THIS THE 08<sup>th</sup> DAY OF February 2022

BETWEEN

(1) **SMT. BULA DEBNATH (PAN-FBAPD1794D, Aadhar no 8105 3922 5229)** wife of Lakshmikanta Debnath and daughter of Late Prahlad Chandra Nath, by faith-Hindu by occupation-house wife. by Nationality-Indian, residing at Uttar Durgapur, P.O- Jaynagar, P.S- Joynagar, Majilpur, District-South 24 Parganas, Pin code no 743337; (2) **SMT. NAMITA DAS (PAN-ASYPD1010B, Aadhar no.2549 6470 9623)** wife of Shanti Das and daughter of Late Prahlad Chandra Nath, by faith-Hindu, by occupation-house wife, by Nationality-Indian, residing at Amalhanda, P.O-Kolaghat, P.S. Kolaghat, District-Midnapur, Pin Code no 721171; (3) **SRI ARUN KUMAR NATH (PAN-ABQPN1931N, Aadhar no. 8970 4852 0409)** son of Late Prahlad Chandra Nath, by faith-Hindu, by occupation-business, by Nationality-Indian, residing at 234, S.N. Roy Road, Shivam Oil Mill, Behala East, P.O-Sahapur, P.S-Behala, Kolkata-700038; (4) **SMT. MONJU DUTTA, (PAN CAVPD6350H, Aadhar no. 7369 7721 9770)** wife of Prasanta Kumar Dutta and daughter of Late Prahlad Chandra Nath, by faith-Hindu, by occupation-house wife, by Nationality-Indian, residing at 343/7, Jessore Road, Nursery Bagan, South Dumdum, P.O Motijheel, P.S-Dumdum, District-North 24 Parganas, Pin Code-700074 hereinafter called and referred to as the **LAND OWNERS/FIRST PARTY** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, legal representatives, executors, administrators and assignees) of the **ONE PART**.

AND

**SOHAM CONSTRUCTION**, represented by its sole Proprietor namely **SRI TAPAS HALDER (PAN- AIAPH0434K,Aadhar No. 3061 0207 3370)** son of Sudarshan Halder, by faith-Hindu, by occupation-Business, by Nationality-Indian, permanent resident of Village & P.O. Krishna Chandrapur, P.S. Mathurapur, District-South 24 Parganas, Pin Code No. 743354 hereinafter referred to as the **DEVELOPER/SECOND PARTY**



(which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its/his legal heirs, legal representatives, executors, administrators, assignees, successor-in-office) of the **OTHER PART**.

**WHEREAS** one Manjari Bhattacharjee got the ownership of the property measuring 02 cottah 14 chittaks 42 sq.ft being K.M.C. premises no.8/8B, Ganesh Banerjee Lane, Ward no.92, P.O. Dhakuria, P.S. Garfa, Kolkata-700031 by operation of law of inheritance.

**AND WHEREAS** one Archana Bose herein got the ownership of the property measuring 02 Cottah 05 chittak being K.M.C. premises no. 8/4, Ganesh Banerjee Lane, Ward no. 92, P.O. Dhakuria, P.S. Garfa, Kolkata-700031 by operation of law of inheritance.

**AND WHEREAS** the land owner nos. 1 to 4 herein and Anjali Nath @ Anjuli Nath and Barun Kumar Nath got the ownership of the property measuring 01 Cottah 14 chittak being K.M.C. premises no. 8/1, Ganesh Banerjee Lane, Ward no. 92, P.O. Dhakuria, P.S. Garfa, Kolkata- 700031 by operation of law of inheritance.

**AND WHEREAS** all the land owners herein and Manjari Bhattacharjee, Archana Bose, Anjali Nath @ Anjuli Nath and Barun Kumar Nath became the joint owners of the property measuring 07 Cottah 01 chittak 42 sq.ft being K.M.C. Premises no. 8/1, Ganesh Banerjee lane, Borough X, Ward no. 92, having Assessee no. 210921100176 which property has been amalgamated by amalgamation of the abovementioned 3 premises namely 8/8B, Ganesh Banerjee Lane, 8/4, Ganesh Banerjee Lane and 8/1, Ganesh Banerjee Lane.

**AND WHEREAS** the land owners herein with such intention to develop the aforementioned 3 properties entered into the agreement with the developer herein and the land owners herein appointed the developer

herein as their constituted attorney for doing certain deeds, matters and things. The land owner nos.1 to 4 herein and Anjali Nath, Barun Kumar Nath and Archana Bose executed a development agreement with the developer herein on 16.12.2019 which was registered with the D.S.R. II, Alipore and was recorded in Book no.1, Volume no. 1602-2019, pages 346344 to 346390 being no. 160209680 for the year 2019 and by execution of a General Power of Attorney on 05.02.2020 the land owners no. 1 to 4 and Anjali Nath, Barun Kumar Nath and Archana Bose appointed Sri Tapas Halder as their Constituted Attorney which was registered with the office of the D.S.R. II, Alipore and was recorded in Book no.4, being no. 00124 for the year 2020. The said Manjari Bhattacharjee herein executed a Development Agreement with Development Power of Attorney with the developer herein and appointed him as her Constituted Attorney on 17.08.2020 which was registered with the D.S.R. III, Alipore and was recorded in Book no.1, Volume no. 1603-2020, pages 50665 to 50716 being no. 160301438 for the year 2020.

**AND WHEREAS** after amalgamation of the aforementioned 3 properties as mentioned above the scenario of development work has been changed and to undertake the proper development work over the aforementioned amalgamated property and to avoid any future complication and anomaly the parties of this agreement have unanimously decided to execute a Development Agreement with Development Power of Attorney afresh.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS  
HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as  
follows:-**

### ARTICLE - 1 DEFINITION

- 1) **OWNERS:** (1) **SMT. BULA DEBNATH (PAN-FBAPD17940, Aadhar no 8105 3922 5229)** wife of Lakshmikanta Debnath and daughter of Late Prahlad Chandra Nath, by faith-Hindu by occupation-house wife. by Nationality-Indian, residing at Uttar Durgapur, P.O-Jaynagar, P.S- Joynagar, Majilpur, District-South 24 Parganas, Pin code no 743337; (2) **SMT. NAMITA DAS (PAN-ASYPDIO10B, Aadhar no.2549 6470 9623)** wife of Shanti Das and daughter of Late Prahlad Chandra Nath, by faith-Hindu, by occupation-house wife, by Nationality-Indian, residing at Amalhanda, P.O-Kolaghat, P.S. Kolaghat, District-Midnapur, Pin Code no 721171; (3) **SRI ARUN KUMAR NATH (PAN-ABQPN1931N, Aadhar no.8970 4852 0409)** son of Late Prahlad Chandra Nath, by faith-Hindu, by occupation-business, by Nationality-Indian, residing at 234, S.N. Roy Road, Shivam Oil Mill, Behala East, P.O-Sahapur, P.S-Behala, Kolkata-700038; (4) **SMT. MONJU DUTTA, (PAN CAVPD6350H, Aadhar no.7369 7721 9770)** wife of Prasanta Kumar Dutta and daughter of Late Prahlad Chandra Nath, by faith-Hindu, by occupation-house wife, by Nationality-Indian, residing at 343/7, Jessore Road, Nursery Bagan, South Dumdum, P.O Motijheel, P.S-Dumdum, District-North 24 Parganas, Pin Code-700074.
  
- 2) **DEVELOPER: SOHAM CONSTRUCTION**, represented by its sole Proprietor namely **SRI TAPAS HALDER (PAN-AIAPHO434K, Aadhar No. 306102073370)**, son of Sudarshan Halder, by faith-Hindu, by occupation-Business, by Nationality-Indian, permanent resident of Village & P.O. Krishna Chandrapur, P.S. Mathurapur, District-South 24 Parganas, Pin Code No. 743354, and include its executors, successors, successor-in-interest/office and assigns;



- 3) **THE SAID PROPERTY:** shall mean **ALL THAT** piece and parcel of 4/8<sup>th</sup> share of homestead land measuring an area **7 Cottah 1 Chittak 42 sq. ft.** which is equivalent to **2,563.5 sq.ft** be the same a little more or less with old pucca structure thereon measuring about 2000 sq. ft. the 4/8<sup>th</sup> of which is 1000 sq.ft lying and situate at Kolkata Municipal Corporation Premises No. 8/1, Ganesh Banerjee Lane, within the limits of the Kolkata Municipal Corporation Ward No. 92, having Assessee No. 210921100176, under Police Station- Jadavpur presently Garfa, Kolkata- 700031, in the District: South 24 Parganas, West Bengal which is specifically mentioned in the Schedule "A" hereunder written.
- 4) **BUILDING:** shall mean the proposed multi-storied building to be constructed on the said premises in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation by the said Developer with its cost and effort.

It is required to mention here that by this Development Agreement and the related Power of Attorney, the developer shall be entitled to receive the consideration money by executing Agreement/ Deed of Conveyance for transfer of property as per provisions laid down in the said document as a developer without getting any ownership of any part of the property which is mentioned in the schedule. This Development Agreement and the related Development Power of attorney shall never be treated as the Agreement/Deed of Conveyance for transfer of property between the owner and the Developer in any way. This clause shall have overriding effect to anything written in this document in contrary to this clause.

- 5) **OWNER'S ALLOCATION:** the owners are entitled to get
- i) **Smt. Bula Debnath** - Rs.1,00,000/- (Rupees one lakh) as full and final satisfaction.
  - ii) **Smt. Namita Das** - Rs.1,00,000/- (Rupees one lakh) as full and final satisfaction.
  - iii) **Sri Arun Kumar Nath** - Rs.1,00,000/- (Rupees one lakh) as full and final satisfaction.
  - iv) **Smt. Monju Dutta** - Rs.1,00,000/- (Rupees one lakh) as full and final satisfaction.
- 6) **DEVELOPER'S ALLOCATION** : Shall mean the remaining area of the multi- storied building to be constructed at the said premises excepting Owners allocation including undivided proportionate share of land of the said premises and right to enjoy the common areas, facilities and amenities comprised in the said building as well as in the said premises together with absolute right to enter into Agreement for Sale or transfer of Flats, Car Parking spaces, and other spaces within the Developer's allocation of the Building to be constructed on the said premises and to deal with the same in any manner whatsoever as per the discretion of the Developer.

Ultimate roof of the Building shall be common for all occupants of the Building including owners.

The Developer shall have right to enter into Agreement for Sale/Agreement for sale or any type of transfer or in any way deal with the Developer's allocation of the Building in the manner hereinafter provided.

- 7) **ENGINEER/ARCHITECT** : shall mean such person or persons may be appointed by the Developer for supervising the construction of

the building and act as per the Kolkata Municipal Corporation building rules.

- 8) **BUILDING PLAN** : shall mean such plan prepared by the LBS/Architect appointed by the Developer and to be sanctioned by the Kolkata Municipal Corporation (S.S. Unit) and the cost of the building plan shall be borne by the Developer. The Developer shall sanction the Building Plan upon supplying all deeds and documents from the Land owners as per requisition of the Developer and the original copy of the said Deeds and documents shall be produced by the land owner as per demand of the Developer.
- 9) **COMMON EXPENSES** : shall mean and include proportionate share of the cost, charges and expenses for working, maintenance upkeep, repair and replacement of the common parts, common amenities.
- 10) **COMMON AREAS AND COMMON FACILITIES** : shall include corridors, stairways, passageways, lift, common toilets on the Ground floor, pump room, water, pump and motor and ultimate roof (Roof of the Building as per the Building Plan duly sanctioned by the Kolkata Municipal Corporation) and other facilities which may be mutually agreed upon between the parties hereto and required for the establishment location, enjoyment provision, maintenance and/or management of the building which shall always remain as joint property of the owner and/or her nominee or nominees or legal heirs and the Developer and/or their respective nominee or nominees.



- 11) **SALEABLE SPACE** : the Developer shall be entitled to deal with his allocation as per his own decision and choice and shall have right to enter for Agreement for Sale in respect of the sale of the Flats, Car Parking space and other spaces within the Developer's allocation as specified above.
- 12) **SPECIAL CLAUSE** : shall mean if any dispute arises regarding the title of the property in that case the owner shall be solely responsible and liable to meet up the said dispute otherwise the Developer shall be entitled to get the entire amount of investment as incurred by the Developer in the said project.

#### **ARTICLE - II, COMMENCEMENT**

- 1) This agreement shall be effective from the date hereof :

#### **ARTICLE- III, OWNERS' RIGHTS AND REPRESENTATION**

- 1) The owners shall make over and deliver the possession of the said total premises to the Developer for the purpose of the Development work with the terms and conditions of this Development Agreement.
- 2) The owners have a good, clear absolute marketable title over the property and they have the authority to enter into this Agreement with the Developer.
- 3) None else other than the owner have any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.

- 4) No notice of acquisition or requisition has been received or has been served upon the owner nor the owner is aware of any such notice or order of acquisition or requisition in respect of the said premises or property or any part thereof.
- 5) That there is no suit or proceedings pending regarding the title in respect of the said property or any part thereof before any Court within the jurisdiction or any court within the territory of India. The property is free from encumbrances, liens, lis pendens, charges, liability in any manner.
- 6) That the owners are solely responsible for handover the vacant possession of the said Premises to the Developer for construction purpose.

#### **ARTICLE- IV, DEVELOPER'S RIGHTS**

- 1) The owners hereby grant subject to what have been hereunder provided exclusive right to the Developer to construct Building on the said premises in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties hereto. All applications for sanction of plan modification of plan if any and others papers and documents as may be necessary for sanction of Building plan and for modification if any and rectification of plan from appropriate authority shall be prepared and submitted by the Developer on behalf of the owner at the Developer's own cost and expenses and the Developer shall pay and bear all fees including Architect's fees, charges and expenses required to the paid or deposited for aforesaid purpose. The developer shall have the right to receive financial facilitation from any financial institution.

- 2) Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the Owner of the said premises or any part thereof to the Developer or creating any right title or interest in respect thereof to the Developer other than an exclusive license for the purpose of development of the said premises in terms hereof and to deal with his allocation after providing the owner allocation as per the terms of these presents.

#### **ARTICLE - V, POSSESSION**

- 1) Possession of the said premises shall be handed over by the Owners to the Developer immediately after execution of this agreement only for construction purpose as per the terms of this Agreement.
- 2) The Developer after obtaining the possession of the said premises from the owner shall issue a certificate indicating that the Developer have obtained possession of the said premises from the owners free from all encumbrances whatsoever.
- 3) The Developer shall handover the possession of the Owner's allocation in the said building within 36 months from the date of Sanction of Building Plan from the Kolkata Municipal Corporation Authority subject to getting the vacant and peaceful possession of the said property by the Developer from the owners.

#### **ARTICLE - VI, PROCEDURE**

- 1) General Power of Attorney : The owner shall grant proper authority to the Developer by executing a General Power of Attorney duly registered as may be required by the Developer for the purpose of



the construction of the multi- storied building on the said premises and represent the owner for all purpose in connection with the construction work of the said building before the appropriate authorities along with Agreement for Sale and Deed of Conveyance of Flats, Car parking space and other spaces within the Developer's allocation of the said building provided the same shall not create any financial liabilities upon the owner for construction of the multi- storied building in any manner whatsoever.

- 2) Further Acts: Notwithstanding grant of the aforesaid General Power of Attorney the owners hereby undertake that the owner will sign all papers, documents deed etc. required for the construction of the multi-storied building and sanction of Building Plan at the Developer's cost as per requisitions of the Developer.

#### **ARTICLE - VII, BUILDING**

- 1) The Developer shall at his own cost and expenses construct erect and complete the building at the said premises in accordance with the building plan duly sanctioned by the Kolkata Municipal Corporation Authority and in conformity with such specifications and with the best basic material with an intent that the said building will be a decent and strong residential building with fittings and fixtures as are mentioned in the Schedule "E" hereunder written.
- 2) Subject to as aforesaid the decision of the Architect engaged in the said project by the Developer regarding the quality of the basic building materials shall be final and binding on the parties hereto.

**ARTICLE - VIII, DEALING OF SPACE IN THE BUILDING**

- 1) The Developer shall on completion of the new building put the owners into undisputed possession of the owners' allocation TOGETHER WITH the rights in proportionate share of land along with right to enjoy the common areas, facilities and amenities including roof as common. The owner's allocation shall be completed in all respect and shall be provided with the fixture & fittings and all amenities as set out in the Schedule "E" hereinafter stated.
- 2) The owner shall be entitled to transfer or otherwise deal with the owner's allocation in the new building to be constructed by the Developer.
- 3) After the transfer of Owner's allocation to the owner the Developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same to a good person without any prior information to the owners herein and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

**ARTICLE - IX, COMMON OBLIGATIONS:**

- 1) After completion of the new building as per Building Plan duly sanctioned by the Kolkata Municipal Corporation and specification, the Developer shall handover the allocation to the owners as mentioned in the Schedule "B" hereto and the remaining portion of the Building shall be treated as the Developer's allocation and the

Developer shall have exclusive right over the Developer's allocation of the Building. The owners and the Developer shall punctually and regularly pay the rates and taxes for their respective portion to the appropriate authorities and both of them shall keep each other indemnified against all claims, action, demand, cost, charges, expenses whatsoever.

- 2) Any transfer of any part of the Owner's allocation in the new building shall be subject to the provision hereof and the party of the owners thereafter be responsible to pay the said rates and service charges for the common facilities in respect of the space transferred to him/them.

#### **ARTICLE - X - COMMON RESTRICTION**

- 1) The owner's allocation in the building shall be the subject to the same restrictions and use as applicable to the Developer's allocation in the building intending for common benefits of all the occupiers of the building, which shall include the following.
- 2) Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity or not to use for any purposes which may cause any nuisance or hazard to the other occupiers of the building.
- 3) Neither party shall demolish or permit to be demolished any wall or any structure in their respective allocation or any portion thereof or make any structural alteration either major or minor therein without the written consent of others.



- 4) Both the parties shall abide by all laws, bye-laws, rules and regulations of the government, local bodies as the case may be and shall attend to answer and be responsible for any deviation/violation and/or breach of any of the said laws, bye-laws, rules and regulations.
- 5) The respective allotted shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances, floor and ceiling etc. of their respective allocations in the building in good working condition and repair and in particular not to cause any damage to the building or any other space or accommodation therein.
- 6) Neither party shall do or cause or permit to be done any act or thing which may, render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.

#### **ARTICLE- XI, OWNERS' OBLIGATION**

- 1) The owner doth hereby agree and covenant with the Developer that the Land Owners will not do any act deed or thing whereby the Developer may be prevented from making Agreement for Sale and/or disposing its part (Developer's allocation) of the building or at the said Premises.
- 2) The owner doth agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building at the said premises to be constructed by the Developer excepting on reasonable grounds.

- 3) The owners will not let out, lease, mortgage and/or charge transfer the said premises or property or any portion thereof without the consent in writing of the Developer during the period of construction and till the date of completion of the total transaction in pursuance of these presents. The Land owners will not cancel this agreement without assigning proper and valid receipt thereof.
- 4) The owner shall pay the rates and taxes in respect of the said property upto the date of execution of this Development Agreement and the Developer shall be liable and responsible to pay the rate and taxes in respect of the said property from the date of taking over the possession of the said premises from the Owners to till date of handover of Owners' allocation in the building to the owners and the owners are liable to pay the rent and taxes in respect of the owners' allocation of the Building from the date of taking over the possession of the said allocation. After allotment of Owners' allocation to the owners, the Developer shall be responsible and liable for payment of rates and taxes in respect of the Developer's allocation in the Building.
- 5) The original copies of title Deed, Tax Receipt of the K.M.C. including Mutation Certificate, Parcha (R.O.R.) with Khajna receipt and other related deeds and documents and other related documents in respect of the said property shall be delivered by the Owners to the Developer at the time of execution of this Agreement for Development.
- 6) Except the owner's allocation, the Owners shall not claim or demand any area in the building to be constructed in the said

premises or shall not demand any further amount for the sale of flat/s, Car Parking spaces and other spaces within the Developer's allocation of the building to be constructed at the said premises from the Developer.

#### **ARTICLE - XII, DEVELOPER'S OBLIGATION**

- 1) The Developer hereby agrees and covenants with the Owners to complete the construction work of the Building on the said premises as per Building Plan duly sanctioned by the Kolkata Municipal Corporation within 36 months from the date of sanction of Building Plan subject to handover the vacant possession of the said property to the Developer by the owner.
- 2) The Developer hereby agrees and covenants that the Developer shall strictly follow the rules and regulation of the Building Rules of The Kolkata Municipal Corporation, Building Department during the period of construction and not to do any act, deed or thing whereby the owners are prevented from enjoying selling assigning and/or disposing the owners' allocation in the said premises.
- 3) The Developer shall not have any right, title and interest in the Owners allocation together with the proportionate share of land and common facilities and amenities which shall solely and exclusively belong and continue to belong to the owner.
- 4) The Developer shall be entitled to deal with his allocation in the Building to be constructed on the said Premises and the Developer shall be entitled to enter into any agreement for sale or Deed of Conveyance for Sale of Flats, Car Parking Spaces and



other spaces within the Developer's allocation with any Intending Purchaser or Purchasers and to receive the advance/ booking money and/or consideration money for the same.

- 5) The Developer shall construct the building in accordance with the Building Plan to be sanctioned by the K.M.C. consequences of any deviation which may invite any objection from the appropriate authority then the same shall be the sole responsibility of the Developer.
- 6) The Developer shall arrange to demolish the existing structure of the said premises by its own effort and expenses and shall enjoy the sale proceeds of the existing building materials alongwith the fittings and fixtures.

#### **ARTICLE - XIII, OWNER'S INDEMNITY**

The owner doth hereby undertake that the Developer shall be entitled to the said construction and shall enjoy his allocated space without any interference or disturbance from the owners provided the Developer shall perform and fulfill all the terms and conditions herein contained and/or their part to be observed and performed. The work of development of property will not be stopped and/or withheld due to death of any of land owner.

#### **ARTICLE - XIV, DEVELOPER'S INDEMNITY**

The Developer doth hereby undertake to keep the owners and their legal heirs and nominees indemnified against all actions cost suits and proceedings and claim that may arise out of the Developer's acts, deeds, matters, things, affairs, commission or otherwise with regard to

the development of the said premises and/or in the matter of construction of the said building and/or defect therein.

#### **ARTICLE - XV, MISCELLANEOUS**

- 1) The Owner and the Developer have entered into agreement purely as a contract and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.
- 2) Save and except this agreement no agreement and/or oral representation or will have any validity.
- 3) That the original registered copy of this development shall be kept in the developer's custody and the Xerox copy of the said registered Development Agreement related Power of Attorney with notary attested shall be kept in the owner's custody.
- 4) After completion of the said new building the Developer will issue a notice to the owner to take possession of the owner's allocation receipt of this notice will imply delivery of the owner's allocation to the owner whether they take physical possession of the Owner's allocation or not.

#### **ARTICLE - XVII- LEGAL PROCEEDINGS**

- 1) Save and except what have been specifically stated herein above all disputes and difference between the parties arising out of the meaning of the construction of the Agreement or its respective rights and liabilities as per this Agreement shall be settled mutually in presence of well-wishers of each party.

- 2) NOTWITHSTANDING the foregoing provisions herein above the right to sue for specific performance of this contract or for damages by cancellation of this agreement as per penal clause by any of the party against the other party as per terms of the Agreement shall remain unaffected.

#### **ARTICLE - XVII, JURISDICTION**

For adjudication of dispute and differences between the parties hereto in any manner relating to or arising out of these presents or in any way connected with the land and/or building the Learned Court having jurisdiction over the said property will be the actual forum.

#### **ARTICLE - XVIII, FORCE MAJEURE**

- 1) The parties hereto shall not be considered to be liable for any obligations hereunder written to the extent in respect of existence of "Force Majeure".
- 2) Force Majeure shall mean flood, earthquake, tempest and/or lockdown or any other act or commission beyond the control of the parties hereto.
- 3) In case of Force Majeure, the time for completion of the construction of the new building shall be extended mutually in writing.



**DEVELOPMENT POWER OF ATTORNEY RELATED WITH  
DEVELOPMENT AGREEMENT** as mentioned earlier

**KNOW ALL MEN BY THIS POWER OF ATTORNEY WE, (1) SMT. BULA DEBNATH (PAN-FBAPD17940, Aadhar no 8105 3922 5229)** wife of Lakshmikanta Debnath and daughter of Late Prahlad Chandra Nath, by faith-Hindu by occupation-house wife. by Nationality-Indian, residing at Uttar Durgapur, P.O- Jaynagar, P.S- Joynagar, Majilpur, District-South 24 Parganas, Pin code no 743337; **(2) SMT. NAMITA DAS (PAN-ASYPDI010B, Aadhar no.2549 6470 9623)** wife of Shanti Das and daughter of Late Prahlad Chandra Nath, by faith-Hindu, by occupation-house wife, by Nationality-Indian, residing at Amalhandra, P.O-Kolaghat, P.S. Kolaghat, District-Midnapur, Pin Code no 721171; **(3) SRI ARUN KUMAR NATH (PAN-ABQPN1931N, Aadhar no.8970 4852 0409)** son of Late Prahlad Chandra Nath, by faith-Hindu, by occupation-business, by Nationality-Indian, residing at 234, S.N. Roy Road, Shivam Oil Mill, Behala East, P.O-Sahapur, P.S-Behala, Kolkata-700038; **(4) SMT. MONJU DUTTA, (PAN CAVPD6350H, Aadhar no.7369 7721 9770)** wife of Prasanta Kumar Dutta and daughter of Late Prahlad Chandra Nath, by faith-Hindu, by occupation-house wife, by Nationality-Indian, residing at 343/7, Jessore Road, Nursery Bagan, South Dumdum, P.O Motijheel, P.S-Dumdum, District-North 24 Parganas, Pin Code-700074 hereinafter called and referred to as the **PRINCIPALS** do hereby **SEND GREETINGS:**

We the abovenamed Principals are the joint owners with other four Landowners of the Kolkata Municipal Corporation premises being 8/1, Ganesh Banerjee Lane, Borough X, Ward no. 92, having Assessee no. 210921100176 measuring an area of 07 Cottah 1 Chittak 42 sq.ft which property has been amalgamated by amalgamation of 3 premises namely 8/1, Ganesh

Banerjee lane, 8/4 Ganesh Banerjee lane and 8/8B, Ganesh Banerjee Lane under Police Station Garfa in the District of 24 Parganas (South).

We the principals abovenamed do hereby appoint, constitute **SOHAM CONSTRUCTION**, represented by its sole Proprietor namely **SRI TAPAS HALDER, PAN- AIAPH0434K, (Aadhar No. 306102073370)** son of Sudarshan Halder, by faith-Hindu, by occupation-Business, by Nationality-Indian, permanent resident of Village & P.O. Krishna Chandrapur, P.S. Mathurapur, District-South 24 Parganas, Pin Code No. 743354, as our true and lawful attorney to do and execute and perform all or any of the following acts, deeds, matters and things;

1. To prepare plans for development of the property described in the schedule hereunder written and to sign and submit the same before the Kolkata Municipal Corporation for obtaining approval of the same and also to apply from time to time for modification of the building plans in respect of the building to be constructed on the said property and also to sign and submit the same before the Kolkata Municipal Corporation.
2. To supervise the development work and to carry out and/or to get carried out through contractors, Architects and Surveyors as may be required by the said Attorney, construction of the proposed building on the property as specifically mentioned in the Schedule hereunder written in accordance with the plans and specifications sanctioned by the appropriate authorities.
3. To represent and correspond the principals before all concerned authorities in connection with the development of the said property.



4. To pay various deposits to the Municipal Corporation and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits paid by the said attorney and to give valid and effectual receipts on behalf of the principals in connection with the refund of such deposits.
5. To approach different authorities and office for the purpose of obtaining various permission and other service connections including water and Electricity for carrying out and completing the Development of the said property and construction of building thereon.
6. To appear before the Government departments as also for the Municipal Corporation and all concerned authorities for the purpose of obtaining necessary "No-Objection Certificate" and/or permission and/or sanction in regard to the carrying out of construction of the said building and completion thereof.
7. To appear before the office of the B.L. & L.R.O.(if required) for mutation in the name of the land owner and to sign all documents and to submit before the concerned authorities for mutation and also to collect mutation certificate from the concerned authorities on behalf of the principals.
8. To do all acts, deeds, matters and things in respect of the property as specifically mentioned in the Schedule hereunder written, for the purpose of construction and completion of the building on the said plot of land, which is morefully described in the schedule hereunder written.



9. To negotiate on terms and enter into agreement for sale or otherwise to deal with and dispose of the several flats and other units to be constructed and to receive consideration from the intending purchasers thereof in respect of Developer's Allocation and to give proper and lawful discharge for the same SAVE AND EXCEPT the owner's allocation as mentioned.
10. To sign and execute Deed of Sale and Agreement for Sale or any other deed/deeds in respect of Developer's Allocation as mentioned in the schedule hereunder written SAVE AND EXCEPT the owner's allocation and also to receive consideration money from the intending purchaser or purchasers and also to give valid receipts thereof for the developer's allocation.
11. To appear before all the Courts, Tribunals, Forums and in any other Government Departments including Kolkata Municipal Corporation and to sign, execute, verify and file complaints, written statements, counter claim, set off, written objection and petitions, memo of appeal, revisional application, review petitions, verification, affidavits as well as accept services of all summons, notices and other process of law and to engage Pleaders, Advocates, Solicitors and to terminate their appointments.
12. To appear before the concerned Registration offices and to execute by putting his signature and to present the Deed of Sale, Deed of Conveyance, Deed of Gift, Deed of Lease and Agreement for Sale or any other deed or deeds in respect of the Developer's Allocation for registration and admit execution of the same before the concerned Registration Offices or any other authority having jurisdiction to have the said deed or deeds registered and to do all acts, deeds and

things which the said attorney shall consider necessary for conveying the said portion of the scheduled property fully and effectually. The constituted attorney of the principal herein shall have the authority to receive the earnest money, the consideration money and/or any other receivable in any manner whatsoever in respect of the Developer's allocation from any individual, concern, firm, company and the developer will issue the valid receipt thereof.

13. To issue letters and writings and/or undertakings as may be required from time to time by the Kolkata Municipal Corporation and/or other concerned authorities for the purpose of carrying on the development work in respect of the said property as also in respect of construction work of buildings thereon.
14. To appoint pleaders, solicitors, Advocates to appear and in any court or any Government Departments or Kolkata Municipal Corporation.
15. The constituted attorney of the principals shall apply for and obtain temporary or permanent connection of electricity, water, sewerage, drainage in respect of the proposed building in the premises which is specifically mentioned in the Schedule hereunder written.
16. The constituted attorney shall have the authority to manage, supervise, administer, look after the property in all respect as mentioned in the schedule hereunder written

**AND GENERALLY** to do all acts, deeds and things in connection with the aforesaid property and for better enjoyment of the premises and for better exercise of authority by the concerned authorities herein





contained which the principals could have lawfully done under his own hand and seal, if personally present.

**AND** the principals/Land owners doth hereby ratify and confirm all or whatsoever other act/acts as the said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the said property morefully mentioned in the schedule below or any part or portion thereof by virtue of the Power of Attorney NOT WITHSTANDING no express power in that behalf herein is provided.

**SCHEDULE "A" ABOVE REFERRED TO :**

(Description of the Entire Property)

**ALL THAT** piece and parcel of 4/8<sup>th</sup> share of the homestead land measuring an area 7 Cottahs 1 Chittaks 42 sq. ft. which is equivalent to **2,563.5 sq.ft** be the same a little more or less alongwith an old pucca structure measuring 2000sq.ft standing thereon the 4/8<sup>th</sup> share of which is **1000 sq.ft** lying and situate at Kolkata Municipal Corporation premises being **8/1, Ganesh Banerjee Lane, Borough X, Ward no. 92, having Assessee no. 210921100176** which property has been amalgamated by amalgamation of 3 premises namely 8/1, Ganesh Banerjee lane, 8/4 Ganesh Banerjee lane and 8/8B, Ganesh Banerjee Lane under Police Station Garfa in the District of 24 Parganas (South) which is butted and bounded by:-

|              |   |  |  |
|--------------|---|--|--|
| On the North | : | Corporation Drain  |  |
| On the East  | : | Ganesh Banerjee Lane                                     |  |
| On the South | : | Common Passage and 8/3, Ganesh Banerjee Lane<br>(partly) |  |
| On the West  | : | 8B, Ganesh Banerjee Lane                                 |   |



**THE SCHEDULE "B" ABOVE REFERRED TO:**

(Owner's Allocation after Development of  
the Schedule "A" property)

- i) Smt. Bula Debnath-** Rs.1,00,000/- (Rupees one lakh) as full and final satisfaction.
- ii) Smt. Namita Das-** Rs.1,00,000/- (Rupees one lakh) as full and final satisfaction.
- iii) Sri Arun Kumar Nath -** Rs.1,00,000/- (Rupees one lakh) as full and final satisfaction.
- iv) Smt. Monju Dutta-** Rs.1,00,000/- (Rupees one lakh) as full and final satisfaction.
- v) A Unit** having an area of 500 sq. ft.

**THE SCHEDULE "C" ABOVE REFERRED TO:**

(Developer's Allocation after the Development  
of the Schedule "A" property)

Shall mean **ALL THAT** the entire remaining flats, car parking spaces and other spaces mentioned hereinabove of the proposed multistoried building to be constructed at Premises No. 8/1 Ganesh Banerjee Lane, Police Station- Jadavpur now Garfa, Kolkata- 700031 as per Sanction Plan to be sanctioned by the Kolkata Municipal Corporation and completed as per specification annexed herein together with undivided, un-demarcated proportionate share of land underneath the said building in the said premises and undivided and impartible proportionate share in common parts, amenities and facilities and all easement rights for ingress and egress thereto etc.

**THE SCHEDULE "D" ABOVE REFERRED TO:**  
(Common Parts and Common portions)

The Owners and the developer along with other Co-Owners, Occupiers, society or Syndicate or Association shall allow each other the following easement and quasi-easement right privileges etc.

- a. Land appertaining to the New Building and all entrance and exist ways.
- b. All common sides' spaces, backspaces, path, passages, drain ways, in the new building.
- c. General lighting of the common portions and spaces for installation of electric meter in general and separate.
- d. Drainage and Sewers from the New Building to the Municipal connection drains and / or sewerage.
- e. Staircase and staircase landing.
- f. Lobbies in each floor.
- g. Common Water Pump and Pump room.
- h. Common Overhead and Underground water Reservoir
- i. Common Electric Line.
- j. Water and Storage evocation from the pipes of the every units, to drains and sewerage common to the New Building.
- k. Others areas and spaces of the New Building intended for common use.
- l. Common Lift.

**THE SCHEDULE "E" ABOVE REFERREDE TO:**

(Specifications of work)

**1. FOUNDATION :**

The Building is designed of R.C.C. footing and frame.

**2. WALLS:**

All the external walls shall be 10" thick wall with cement plaster. All internal partition walls shall be 3/5 inches thick brick wall with both side 12 mm cement plaster.

**3. DOORS:**

All doors frame shall be 75 mm x 100 mm with one coat wood Primer. All Door shutter shall be 1½ inches thick Block boards flash doors. Toilet and Balcony Doors will be fitted with one side commercial water proof ply. All fittings such as M.S. Hinges, Haj Block lock with handle. Aluminum tower built, door stopper vision aperture shall be provided to main door.

**4. WINDOWS:**

All the windows shall be in M.S. Section Integrated Grill 5 mm. thick glass panes galvanized peg stay and handless with 2 coat of synthetic enamel paint over a coat of Red oxide paint.

**5. FLOORING:**

All the flooring shall be used white marble/vitrified tiles and toilet flooring which also be marble/vitrified tiles. All the toilet shall have high glazed tiles on all sides. All kitchen shall have high glazed tiles on all sides with a table of black stone top also a Black stone sink along with glazed tiles up to the height of 2 ft. on Black stone top.

**6. KITCHEN:**

Black stone over platform with a black stone sink fitted with one blb cock point. 2' - 0" height over oven platform also with glaze tiles finishing. The kitchen floor will be finished with marble.



**7. TOILET:**

Toilet floor will be finished with the marble and white or any colour glazed tiles with good quality ISI will be fixed in all toilet wall upto 1650 mm (5'5") height from finished floor.

**8. EXTERNAL PAINTING:**

All external walls will be painted with 2 coats of cement base paint of standard quality.

**9. DINING / DRAWING :**

One white porcelain wash basin including C.P. Pillar cock and 2' - 0" x 2' - 0" area at back side of the basin shall be fitted with glaze tiles.

**10. SANITARY & PLUMBING :**

All the internal horizontal soils and waste water pipe shall be joint in cement. All the vertical soil, vent and Waste pipes shall be C.I./Polythene pipes joint it cement mortar and exposed to wall. All the rain water pipes shall be dia in good quality asbestors/polythene. All the water supply pipes shall be (Priplast& G.I.) exposed to walls. All the sanitary and each Toilet of 1 No. White cistern, 1 No. white basin would be Provided at Dining-cum-living Room Rest toilets shall have Orissa Pan white 18" law down China Clay cistern, shower with cold water Provision. All bath room fittings such as stopcock bib cock, pillar cock etc. will be in C.P. Brass.

**11. ELECTRIFICATION:**

All the internal wiring shall be concealed in Polythene conduit, all wires shall be of copper, all switch boards of M.S. Flush with walls with "Acrylic" cover and all switch of brand. Each Living Room shall provide with 2 Nos light point + 1 No. Fan point + one 1.5 amp Plug + 1 No. 5 amp Plug point. Each Kitchen and Toilet will be provided with one light point and 1 Plug point, Exhaust fan point in Kitchen and shower and geyser point in bath room Each drawing and dining space shall be provide with 2

No. light point + 2 No Fan Point + No. Call bell point. Each verandah, store rooms shall be provided with 1 No. light point.

## **12. ELECTRIC METER:**

Charges of procurement of main electric meter will be provided on paid separately by the individual flat owners/shop owners/tenants. In case of installation of transformer, the costs of the same are also to be borne by the flat owners/shop owners/tenants. All the cases charges will be paid proportionately.

## **13. WATER SUPPLY:**

Each flat will be provided water supply line form R.C.C. over head water tank. Over head water tank shall befitted up by water pump from underground (semi) water reservoir for all the flats and / or each floor of the new building.

## **14. ROOF TREATMENT:**

Roof in proper slope with water proofing compound.

## **15. GENERAL:**

All the internal approach roads shall be cement concrete (Jhama) and on edge of 75 mm Brick Point Brick boundary wall up to height of 5' with both side plaster, building shall be provided with water pump. Each Flat shall have separate C.E.S.C. Meter and the cost will be borne by the purchasers.

## **16. EXTRA WORK:**

Any extra work viz, different costs of marble, 2/4" part of balcony grill cost, cost of collapsible gate and other works than our standard specification given hereinabove shall be treated as extra works and such amount shall be paid by the owners/buyers/ purchasers/ Tenants before the execution of the work. The rates of extra work will be as per prevailing market rates to be decided by and between the parties.

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

**SIGNED, SEALED & DELIVERED**

By the Parties at Kolkata in the presence of :

**WITNESSES:**

1) Shubhankar Nath,  
234 S. N. ROY ROAD.  
KOL-38.

Arjun Kumar Nath

Monju Datta  
**SIGNATURE OF THE OWNERS/**

**FIRST PARTY**

2) Uttam Chandra  
139 J Barab Ghosh  
Garden Road. Kol-31

SOHAM CONSTRUCTION  
Tapas Halder  
Proprietor

**SIGNATURE OF THE  
DEVELOPER/SECOND PARTY**

Drafted by me:

Sudip Kumar Das  
Sudip Kumar Das  
Advocate  
WB/1792/99  
4 K.S.Roy Road, Room no.14,  
Kolkata- 700001.



# SPECIMEN FORM FOR TEN FINGERPRINTS



21/07/2008 10:15/100

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand  | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Right Hand | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |



21/07/2008 10:15/100

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand  | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Right Hand | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |



Arjun Kumar Nath

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand  | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Right Hand | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |



Manjula Datta

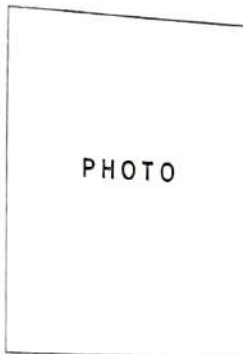
|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand  | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Right Hand | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |

# SPECIMEN FORM FOR TEN FINGERPRINTS

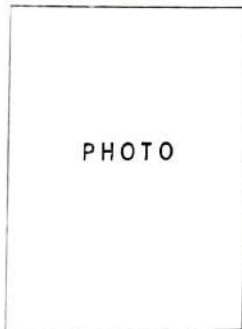


*Japas Halder*

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



*Dipak Roy Chaudhuri*

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Hand  |               |             |               |             |               |
|            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |               |             |               |             |               |



## Major Information of the Deed

|  |   |   |                   |
|--|---|---|-------------------|
| Deed No :  | I-1603-04537/2022   | Date of Registration                      | 23/03/2022        |
| Query No / Year  | 1603-2000388159/2022  | Office where deed is registered           |                   |
| Query Date   | 02/02/2022 2:22:53 PM   | D.S.R. - III SOUTH 24-PARGANAS, District: | South 24-Parganas |
| Applicant Name, Address & Other Details                      | Sudip Kumar Das<br>High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831231509, Status : Advocate |   |                   |
| Transaction  | Additional Transaction  |   |                   |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]                  |   |                   |
| Set Forth value  | Market Value  |   |                   |
|  | Rs. 86,85,951/-   |   |                   |
| Stampduty Paid(SD)   | Registration Fee Paid   |   |                   |
| Rs. 10,121/- (Article:48(g))                                 | Rs. 4,053/- (Article:E, E, B)   |   |                   |
| Remarks  | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)  |   |                   |

### Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ganesh Banerjee Lane, , Premises No: 8/1, , Ward No: 092 Pin Code : 700031

| 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                 | 2563.5 Sq Ft |                         | 80,10,951/-           | Property is on Road |
| Grand Total : |             |                |                       | 5.8747Dec    | 0/-                     | 80,10,951/-           |                     |

### Structure Details :

| Sch No   | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1   | On Land L1        | 1000 Sq Ft.       | 0/-                     | 6,75,000/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :  |                   | 1000 sq ft        | 0/-                     | 6,75,000/-            |                           |



# and Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <p><b>Smt BULA DEBNATH</b><br/> Wife of Shri Lakshmikanta Debnath Uttar Durgapur, City:- , P.O:- Jaynagar, P.S:-Joynagar, District:-South24-Parganas, West Bengal, India, PIN:- 743337 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: FBxxxxxx4D, Aadhaar No: 81xxxxxxx5229, Status :Individual, Executed by: Self, Date of Execution: 08/02/2022<br/> , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2022<br/> , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence</p>                                    |
| 2     | <p><b>Smt Namita Das</b><br/> Wife of Shri Shanti Das Amalhandra, City:- , P.O:- Kolaghat, P.S:-Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN:- 721171 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ASxxxxxx0B, Aadhaar No: 25xxxxxxx9623, Status :Individual, Executed by: Self, Date of Execution: 08/02/2022<br/> , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2022<br/> , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence</p>   |
| 3     | <p><b>Shri Arun Kumar Nath</b><br/> Son of Late Prahlad Chandra Nath 234, S.N. Roy Road, Shivam Oil Mill, Behala East, City:- , P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABxxxxxx1N, Aadhaar No: 89xxxxxxx0409, Status :Individual, Executed by: Self, Date of Execution: 08/02/2022<br/> , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2022<br/> , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence</p>     |
| 4     | <p><b>Smt Monju Dutta</b><br/> Wife of Shri Prasanta Kumar Dutta 343/7, Jessore Road, Nursery Bagan, South Dumdum,, City:- , P.O:- MOTijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CAxxxxxx0H, Aadhaar No: 73xxxxxxx9770, Status :Individual, Executed by: Self, Date of Execution: 08/02/2022<br/> , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2022<br/> , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Pvt. Residence</p> |

## Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <p><b>SOHAM CONSTRUCTION</b><br/> Illage Krishna Chandrapur, City:- , P.O:- Krishna Chandrapur, P.S:-Mathurapur, District:-South 24-Parganas, West Bengal, India, PIN:- 743354 , PAN No.: Alxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p> |

## Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <p><b>Shri TAPAS HALDER (Presentant )</b><br/> Son of Sudarshan Halder Village Krishna Chandrapur, City:- , P.O:- Krishna Chandrapur, P.S:-Mathurapur, District:-South 24-Parganas, West Bengal, India, PIN:- 743354, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx4K, Aadhaar No: 30xxxxxxx3370 Status : Representative, Representative of : SOHAM CONSTRUCTION (as proprietor)</p> |

1. The first part of the document is a list of names and addresses. The names are: John Doe, Jane Doe, and John Doe. The addresses are: 123 Main St, 456 Main St, and 789 Main St.

2. The second part of the document is a list of names and addresses. The names are: John Doe, Jane Doe, and John Doe. The addresses are: 123 Main St, 456 Main St, and 789 Main St.

3. The third part of the document is a list of names and addresses. The names are: John Doe, Jane Doe, and John Doe. The addresses are: 123 Main St, 456 Main St, and 789 Main St.

| Name     | Address     | City     |
|----------|-------------|----------|
| John Doe | 123 Main St | New York |
| Jane Doe | 456 Main St | New York |
| John Doe | 789 Main St | New York |
| John Doe | 123 Main St | New York |

4. The fourth part of the document is a list of names and addresses. The names are: John Doe, Jane Doe, and John Doe. The addresses are: 123 Main St, 456 Main St, and 789 Main St.

| Name     | Address     | City     |
|----------|-------------|----------|
| John Doe | 123 Main St | New York |
| Jane Doe | 456 Main St | New York |
| John Doe | 789 Main St | New York |
| John Doe | 123 Main St | New York |



On 07-02-2022

**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 86,85,951/-



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

**On 08-02-2022**

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

Presented for registration at 19:00 hrs on 08-02-2022, at the Private residence by Shri TAPAS HALDER .

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

Execution is admitted on 08/02/2022 by 1. Smt BULA DEBNATH, Wife of Shri Lakshmikanta Debnath, Uttar Durgapur, P.O: Jaynagar, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743337, by caste Hindu, by Profession House wife, 2. Smt Namita Das, Wife of Shri Shanti Das, Amalhandra, P.O: Kolaghat, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721171, by caste Hindu, by Profession House wife, 3. Shri Arun Kumar Nath, Son of Late Prahlad Chandra Nath, 234, S.N. Roy Road, Shivam Oil Mill, Behala East, P.O: Sahapur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 4. Smt Monju Dutta, Wife of Shri Prasanta Kumar Dutta, 343/7, Jessore Road, Nursery Bagan, South Dumdum,, P.O: MOTijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession House wife

Indetified by Mr DIPAK ROY CHOWDHURI, , Son of Mr A K ROY CHOWDHURI, HIGH COURT, CALCUTTA, P.O: G O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-02-2022 by Shri TAPAS HALDER, proprietor, SOHAM CONSTRUCTION, Illage Krishna Chandrapur, City:- , P.O:- Krishna Chandrapur, P.S:-Mathurapur, District:-South 24-Parganas, West Bengal, India, PIN: 743354

Indetified by Mr DIPAK ROY CHOWDHURI, , Son of Mr A K ROY CHOWDHURI, HIGH COURT, CALCUTTA, P.O: G O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



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



09-02-2022

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 4,053/- ( B = Rs 4,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by online = Rs 4,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/02/2022 6:23PM with Govt. Ref. No: 192021220177779421 on 06-02-2022, Amount Rs: 4,021/-, Bank: AXIS Bank ( UTIB00000005), Ref. No. 322009473 on 06-02-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by online = Rs 10,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/02/2022 6:23PM with Govt. Ref. No: 192021220177779421 on 06-02-2022, Amount Rs: 10,021/-, Bank: AXIS Bank ( UTIB00000005), Ref. No. 322009473 on 06-02-2022, 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**

**On 23-03-2022**

**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 4,053/- ( B = Rs 4,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 136873, Amount: Rs.100/-, Date of Purchase: 03/02/2022, Vendor name: S Mukherjee



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

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1603-2022, Page from 173599 to 173650  
being No 160304537 for the year 2022.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2022.04.06 16:28:18 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/04/06 04:28:18 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)