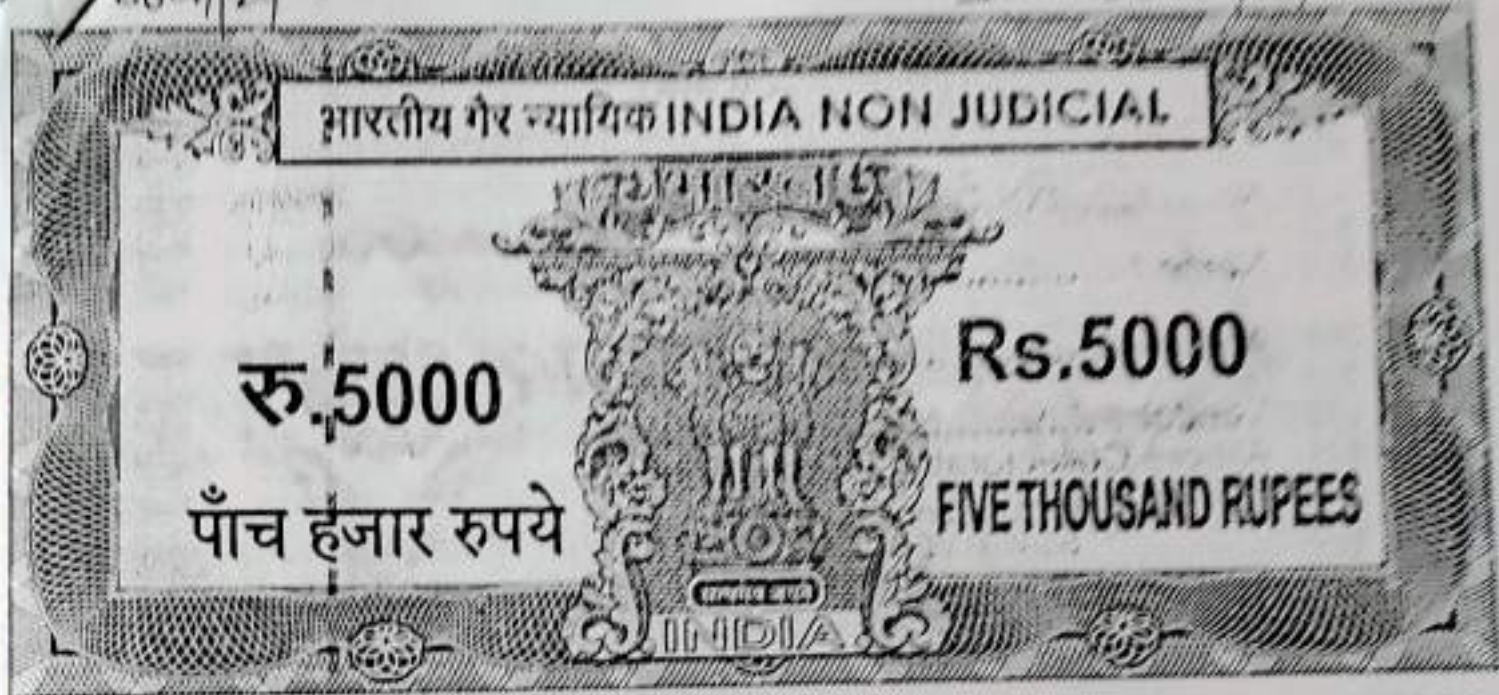


8607/24

8896/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 540558

0/5/24
2/1241560/24

certified that the documents submitted for registration, the said documents and the said agreement were presented and the same were duly registered and the same were duly recorded in the register of the said documents.

District Sub-Registrar-II
Alipore, South 24-parganas.

20 MAY 2024

**The Supplementary Development Agreement & It's
Power Of Attorney**

**This Agreement made on 20th day of May, Two Thousand
and Twenty Four (2024).**

Between

20 MAY 2024

- 27671

No.....Rs.5000/- Date.....

Pamela Das

Name :

Address :

Advocate
Alipur Judge's Court
Kolkata - 27

Vendor : *Subhankar Das*
Alipore Collectorate, 24 Pgs (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

27671 = 5000/-



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE

20 MAY 2024

1. **Shri Bappa Das** son of Late Makhanlal Das, by Faith- Hindu, by Occupation- Service, Pan- **BTSPD8097E**, Aadhar- **513367031954**; residing at C-143 Rabindra Nagar, Rajpur Sonarpur (M), Police Station- Narendrapur, Post Office - Laskarpur, Kolkata - 700153, District - South 24 Parganas.
2. **Smt Bebi Barik** wife of Sudhangshu Barik & daughter of Late Makhan Das, by Faith- Hindu, by Occupation- Housewife, Pan **FKQPB2690C**, Aadhar- **89042230304**, residing at - Peyara Bagan, Rajpur Sonarpur (M), Police Station- Narendrapur, Post Office - Laskarpur, Kolkata - 700153, District - South 24 Parganas.
3. **Smt Rubi Ghosh** daughter of Late Makhan Das, by Faith- Hindu, by Occupation - Housewife, Bearing Pan **DMFPG1016Q**, Aadhar **669662699857**, residing at - Peyara Bagan, Rajpur Sonarpur (M), Police Station- Narendrapur, Post Office - Laskarpur, Kolkata - 700153, District - South 24 Parganas.

Hereinafter called and referred to as the "**Owner / Landlord**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and/ or assigns) of the **First Part**.

And

"Sunrise Construction, a Partnership Firm; having its Office at 95, Lake Gardens, Post Office- Laskarpur, Police Station- Narendrapur, Kolkata 700153; Pan **AEWFS3068N**, represented by its Partner namely, **Shri Avijit Das** son of Shri Sudhir Kumar Das, By Nationality - Indian, By Faith - Hindu, By Occupation - Business, Residing at 26, Lake Gardens, Post Office - Laskarpur, Police Station - Narendrapur, Kolkata -700153, Pan **AGSPD8531F**, Aadhar **845973151445** and **Shri Sanjay Das** son of Shri Manmatha Das, By Nationality - Indian, By Faith - Hindu, By Occupation - Business, Residing at 95, Lake Gardens, Post Office - Laskarpur, Police Station - Narendrapur, Kolkata- 700153, Pan **AUAPD1846P**, Aadhar **578266032420**.

Hereinafter called and referred to as the "**Developer**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and/ or assigns) of the **Second Part**.

Whereas said **Smt Dulu Rani Das, Shri Bappa Das, Smt Bebi Barik & Smt Rubi Ghosh** jointly decided to erect and construct a new **Multi storied building** over measuring about more or less **4 (Three) Cottahs** together with 400 Sq.ft. Tin shaded

Structure standing thereon; lying and situated at Mouza- Laskarpur, J.L.No.57, C.S. Dag No.424(P), L.O.P. No.143, in the District of South 24 Parganas; within the limits of Rajpur Sonarpur Municipality, Ward No. 30, being Holding No. 70, Road Name - Rabindra Nagar(West), Post Office - Laskarpur, Police Station - Sonarpur now Narendrapur, Having it Postal Address - C-143 Rabinda Nagar, Kolkata-700153, under the District of South 24 Parganas; the said property and premises but due to financial crisis, the said **Smt Dulu Rani Das, Shri Bappa Das, Smt Bebi Barik & Smt Rubi Ghosh / First Part** jointly approached the a Developers namely **“Sunrise Construction**, a Partnership Firm; having its Office at 95, Lake Gardens, Post Office- Laskarpur, Police Station- Narendrapur, Kol-700153; Pan **AEWFS3068N**, represented by its Partner namely, **Shri Avijit Das** son of Shri Sudhir Kumar Das, By Nationality - Indian, By Faith - Hindu, By Occupation - Business, Residing at 26, Lake Gardens, Post Office - Laskarpur, Police Station - Narendrapur, Kolkata -700153, Pan **AGSPD8531F**, Aadhar **845973151445** and **Shri Sanjay Das** son of Shri Manmatha Das, By Nationality - Indian, By Faith - Hindu, By Occupation - Business, Residing at 95, Lake Gardens, Post Office - Laskarpur, Police Station - Narendrapur, Kolkata - 700153, Pan **AUAPD1846P**, Aadhar **578266032420**; to construct the proposed building and accordingly a **Registered Development Agreement & It's Power Of Attorney** was executed between them Dated **12th Day of December 2022**, bearing Being No. **7038** for the year **2022**, in the Office of **Additional District Sub Register at Garia**; South 24 Parganas recorded in the Book No. **I**, Volume No. **1629-2022**, Pages from- **203297 to 203337**.

And Whereas thereafter the said **“M/s. Sunrise Construction”**, started construction of **Multi Storied Building** on the said land as mentioned in the **First Schedule** hereunder written as per said **Sanction Building Plan** and the building is numbered Holding No. 70, Road Name - Rabindra Nagar (West), Post Office - Laskarpur, Police Station - Sonarpur now Narendrapur, Having it Postal Address - C-143 Rabinda Nagar, Kolkata-700153, under the District of South 24 Parganas.

And Whereas as per said **Registered Development Agreement & It's Power Of Attorney** was executed between them Dated **12th Day of December 2022**, bearing Being No. **162907038** for the year **2022**, in the Office of **Additional District Sub Register at Garia**; South 24 Parganas recorded in the Book No. **I**, Volume No. **1629-**

2022, Pages from- 203297 to 203337; the Owner's shall be entitled to get in following manner as mention below:-

1. Owner shall get 2 (Two) shop Room each measuring 80 Sq.ft. Built up area more or less and 1 (One) Car Parking Space measuring 125 Sq.Ft. more or less on Ground Floor of the proposed Multi Storied Building as per the Sanction Building Plan of Rajpur Sonarpur Municipality sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed Multi Storied Building.
2. Owner shall get 1 (One) Residential Flat measuring more or less 500 Sq.ft. Built up area of the FAR of the First Floor of the proposed Multi Storied Building as per the Sanction Building Plan of Rajpur Sonarpur Municipality sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed Multi Storied Building.
3. Owner shall get 1 (One) Residential Flat measuring more or less 500 Sq.ft. Built up area of the FAR of the Second Floor of the proposed Multi Storied Building as per the Sanction Building Plan of Rajpur Sonarpur Municipality sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed Multi Storied Building.
4. Owner shall get 2 (Two) Residential Flat one is measuring more or less 500 Sq.ft. Built up area of the FAR of the Third Floor of the proposed Multi Storied Building as per the Sanction Building Plan of Rajpur Sonarpur Municipality sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed Multi Storied Building.

And the Developer shall bear rent for the alternative accommodation of the Land lord for one accommodation Monthly Rs.6,000/- (per Month) within the locality of the aforesaid property from the date of hand over, the existing premises until to hand over the Owner's allocation to the Owners at the newly constructed Multi Storied Building.

Henceforth the total nonrefundable amount of First Part shall be Rs.20,00,000/- (Rupees Twenty Lakh) Only; from which Rs.3,40,000/- (Rupees Three Lakh & Forty Thousand) only shall be paid at the time of this Development agreement and its Development Power of Attorney, Rs.3,40,000/- (Rupees Three Lakh & Forty Thousand) only shall be paid at the time of Second Floor Slab casting, Rs.3,40,000/- (Rupees Three Lakh & Forty Thousand) only shall be paid at the time of Fourth Floor Slab casting, Rs.3,40,000/- (Rupees Three Lakh & Forty Thousand) only shall be paid at

the time of Brick Work, Rs.3,40,000/- (Rupees Three Lakh & Forty Thousand) only shall be paid at the time of Inside and Outside Plaster and rest Rs.3,00,000/- (Rupees Three Lakhs) only at time of Tiles Flooring.

And Whereas said **Smt Dulu Rani Das** (now deceased) while had been enjoying the above mentioned landed property without anybody's interruption said (now deceased) died intestate on **06th February 2024**; leaving behind her legal heir namely, **Shri Bappa Das, Smt Bebi Barik & Smt Rubi Ghosh** as the joint owners, of the total undivided property measuring more or less **4 (Four) Cottahs** thereon.

And Whereas said **Shri Bappa Das, Smt Bebi Barik & Smt Rubi Ghosh** become the jointly Owner and Possessor of said landed property measuring about more or less **4 (Three) Cottahs** together with 400 Sq.ft. Tin shaded Structure standing thereon; lying and situated at Mouza- Laskarpur, J.L.No.57, C.S. Dag No.424(P), L.O.P. No.143, in the District of South 24 Parganas; within the limits of Rajpur Sonarpur Municipality, Ward No. 30, being Holding No. 70, Road Name - Rabindra Nagar(West), Post Office - Laskarpur, Police Station - Sonarpur now Narendrapur, Having it Postal Address - C-143 Rabinda Nagar, Kolkata-700153, under the District of South 24 Parganas.

And Whereas due to some technical reason above mention allocation has to be change so that the Developer could able to construct the said project.

And Whereas now for the mutual benefit of the both the parties some specified in the said **Supplementary Development Agreement and It's Supplementary Development Power of Attorney** and likewise the Owner's Allocation and Developer's Allocation as per the present proposed plan of the said landed property are to be induce and modified. And for that reason this supplementary Agreement is made for registration.

Now This Supplementary Agreement Witnesseth that the amendment clauses or terms are as follows:-

1. That now it has been jointly decided between the parties that Developer herein shall construct Multi Storied Building over the premises.
2. That now as per the present scenario the Owner Allocation shall modified in following manner:-
 - a. Owner shall get **2 (Two)** shop Room each measuring **80 Sq.ft.** Built up area more or less and **1 (One)** Car Parking Space measuring **125 Sq.Ft.** more or less on **Ground Floor** of the proposed **Multi Storied Building** as per the Sanction Building

Plan of Rajpur Sonarpur Municipality sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed **Multi Storied Building**.

- b. **Owner** shall get **1 (One)** Residential Flat measuring more or less **666 Sq.ft. Built up area** of the **Second Floor** at North East Western side of the proposed **Multi Storied Building** as per the Sanction Building Plan of Rajpur Sonarpur Municipality sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed **Multi Storied Building**.
- c. **Owner** shall get **2 (Two)** Residential Flat each measuring more or less **500 Sq.ft. Built up area** of **Third Floor** at North Western and South Western side respectively; of the proposed **Multi Storied Building** as per the Sanction Building Plan of Rajpur Sonarpur Municipality sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed **Multi Storied Building**.

And the Developer shall bear rent for the alternative accommodation of the Land lord for one accommodation Monthly Rs.6,000/- (per Month) within the locality of the aforesaid property from the date of hand over, the existing premises until to hand over the Owner's allocation to the Owners at the newly constructed **Multi Storied Building**, which is Described in the Second Schedule herein.

Henceforth the total nonrefundable amount of First Part shall be Rs.30,00,000/- (Rupees Twenty Lakh) Only; from which Rs.3,40,000/- (Rupees Three Lakh & Forty Thousand) only which already been paid at the time of Development agreement and its Development Power of Attorney, Rs.3,40,000/- (Rupees Three Lakh & Forty Thousand) only shall be paid at the time of Second Floor Slab casting, Rs.3,40,000/- (Rupees Three Lakh & Forty Thousand) only shall be paid at the time of Fourth Floor Slab casting, Rs.3,40,000/- (Rupees Three Lakh & Forty Thousand) only shall be paid at the time of Brick Work, Rs.3,40,000/- (Rupees Three Lakh & Forty Thousand) only shall be paid at the time of Inside and Outside Plaster and Rs.3,00,000/- (Rupees Three Lakhs) only at time of Tiles Flooring, Rest Rs.10,00,000/- (Ten Lakh) shall be paid at the time of Possession.

3. That now as per the present scenario the Developer's Allocation shall modified in following manner:-

The Developer will be entitled to the **Rest** of the construction area, after providing the Owner's allocation of the proposed **Multi Storied Building** along with the proportionate share of common portion, common facilities and common amenities of the said proposed **Multi Storied Building**.

And Whereas now it has been need to both the Owner and Developer to modify necessary clauses or terms of the said Agreement by mutual consent of them in continuation of the said **Development Agreement & It's Power Of Attorney** dated **12th December 2022**, the parties herein further modify the said Agreement in the manner hereunder written.

The Owner and Developer hereby declare and undertake the no other change or alteration the terms of the said **Registered Development Agreement & It's Power Of Attorney** was executed between them Dated **12th Day of December 2022**, bearing Being No. **162907038** for the year **2022**, in the Office of **Additional District Sub Register at Garia**; South 24 Parganas recorded in the Book No. **I**, Volume No. **1629-2022**, Pages from- **203297 to 203337**.

Supplementary Development Agreement & Its' Development Power of Attorney

Know All Men By These Presents that We, **1. Shri Bappa Das** son of Late Makhanlal Das, by Faith- Hindu, by Occupation- Service, Bearing Pan Card No. **BTSPD8097E**, Aadhar Card No. **513367031954**; residing at C-143 Rabindra Nagar, Rajpur Sonarpur (M), Police Station- Narendrapur, Post Office - Laskarpur, Kolkata - 700153, District - South 24 Parganas; **2. Smt Bebi Barik** wife of Sudhangshu Barik & daughter of Late Makhan Das, by Faith- Hindu, by Occupation- Housewife, Bearing Pan Card No. **FKQPB2690C**, Aadhar Card No. **89042-230304**, residing at - Peyara Bagan, Rajpur Sonarpur (M), Police Station- Narendrapur, Post Office - Laskarpur, Kolkata - 700153, District - South 24 Parganas; **3. Smt Rubi Ghosh** daughter of Late Makhan Das, by Faith- Hindu, by Occupation - Housewife, Bearing Pan Card No. **DMFPG1016Q**, Aadhar Card No. **669662699857**, residing at - Peyara Bagan, Rajpur Sonarpur (M), Police Station- Narendrapur, Post Office - Laskarpur, Kolkata - 700153, District - South 24 Parganas; **do hereby** nominate constitute and appoint, "**Sunrise Construction**", a Partnership Firm; having its Office at 95, Lake Gardens, Post Office-

Laskarpur, Police Station- Narendrapur, Kol-700153; Pan **AEWFS3068N**, represented by its Partner namely, **Shri Avijit Das** son of Shri Sudhir Kumar Das, By Nationality - Indian, By Faith - Hindu, By Occupation - Business, Residing at 26, Lake Gardens, Post Office - Laskarpur, Police Station - Narendrapur, Kolkata -700153, Pan **AGSPD8531F**, Aadhar **845973151445** and **Shri Sanjay Das** son of Shri Manmatha Das, By Nationality - Indian, By Faith - Hindu, By Occupation - Business, Residing at 95, Lake Gardens, Post Office - Laskarpur, Police Station - Narendrapur, Kolkata - 700153, Pan **AUAPD1846P**, Aadhar **578266032420**; to be my true and lawful **Attorney** in my / our name and on my / our behalf to do execute and perform all or any of the following acts, deeds and things:-

- a) To appear before the Rajpur Sonarpur Municipality for mutation, C.C., water connection and appear before the WBSEB for electric connection.
- b) To sign the plan and all the relevant papers in respect of the building plan and present the same to the Kolkata Municipal Corporation and/ or any other competent authority.
- c) To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts necessary for constructing the said building.
- d) To obtain clearances from all the Government Departments and Authorities including Fir Brigade K.M.D.A. Police and the Authorities of Urban Land Ceiling Department, as may be necessary.
- e) To sign and apply for Proposed of Building Plan, Drainage Plan, Water Connection, Electricity Connection and other utilities as may be necessary for the convenience and enjoyment of the building standing on the land of the said premises.
- f) To appear before any officer of the Rajpur Sonarpur municipality or any Court or Tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.
- g) To represent us before any Court of law.
- h) To appear and to act in all Courts - Civil, Criminal and Tribunal whenever required.
- i) To sign and verify complaints and written statements petitions, objections, memo of appeals, affidavits and application of all kind and file those in a court of law.
- j) To engage and appoint any advocate or counsel wherever required with the consent of Owner.

- k) To negotiate on terms for and to agree to and enter into and conclude any Agreement for sell the said Developer's share of allocation (Save and except Owner's share of allocation) to any purchaser or purchasers at such price, the said attorney in its absolute discretion, thinks proper and/ or to cancel and/ or repudiate the same.
- l) To receive from the intending purchaser any earnest money and/ or advance or advances and also the balance of the purchaser money against the said Developer's share of allocation (Save and except Owner's share of allocation) and to give good, valid receipt and discharge for the same.
- m) Upon such receipt as aforesaid to sign, execute and deliver any conveyance or conveyances in respect of the said Developer's share of allocation (Save and except Owner's share of allocation) described in the Third Schedule hereunder written in favour of the said purchaser or his/ her nominee or assignee.
- n) To sign and execute all other deeds, instruments and assurances which that said attorney shall consider necessary and to enter into and/ or to such covenants and conditions as may be required for fully and effectually conveying in respect of the Developer's share of allocation (Save and except Owner's share of allocation) if the Owners themselves present.
- o) To present any such agreement or agreements conveyance or conveyances in respect of the Developer's share of allocation (Save and except Owner's share of allocation) for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which our said attorney shall consider necessary for sale of Developer's share of allocation (Save and except Owner's share of allocation) of the said premises as aforesaid to the purchaser as full and effectually in all respects as the Owners do on the same themselves.
- p) The Owners will, if required, execute the agreement for sale in respect of the sale of the undivided proportionate share of land attributable to the units pertaining to the Developer's allocation and present the same before the registration authority in respect of the Flat pertaining to the Developer's allocation for registration at the cost of the Developer and/ or its nominee.
- q) The Owners with the execution of this Agreement, will hand over the original copy of the Title Deeds relating to the said property to the Developer and/ or Owner shall

bound to produce all the original documents in relating with their tile or property at any time to any competent authority in the request of the Developer.

- r) The Owners will extend all the reasonable cooperation to the Developer for effecting construction of the said building.
- s) The Owners shall, if required, from time to time, transfer to the Developer and/ or its nominee undivided proportionate share in the land attributable to the units pertaining to the Developer's allocation in the building simultaneously or after the Delivery of Possession the Owner's allocation to the Owner and the consideration for the same shall be a part of the cost of the construction of the Owner's allocation. The costs of preparation, stamping, and registration of the necessary document such as Declaration, Affidavit, Boundary Declaration, Kolkata Municipal Corporation Deceleration, Gift to Kolkata Municipal Corporation, if any, shall be borne and paid by the Developer.
- t) In case of any encumbrances or dispute arises relating to the Title or Ownership in respect of the said property, then in such event the Owners shall be liable to meet up and remove the same at their own costs and expenses. In case the Owners do not, then the Developer will be at liberty to do so and to recover the said costs from the Owners.
- u) To sign and execute a proper Agreement for Sale or Deed of Conveyance in respect Developer Allocation along with undivided importable proportionate share of the land underneath as per the proposed plan to be Proposed by the Rajpur Soanrpur Municipaplity upon the land mentioned in the schedule hereinabove.
- v) The Owners shall, if required, from time to time, grant such further power or authorities to the Developer concerning the project, for the Developer is doing the various works envisaged hereunder, including entering into an agreement for sale (excluding the Owner's allocation) and/ or construction of the building and/ or portion thereof and to receive all the amount in pursuance thereof.
- w) The Developer with the cooperation of the Owners will make all the arrangements for mutually settle the litigations by withdrawing the suits/ case at its cost without making the Developer liable for the same.

Statutory Para

Be it noted that by this Development Agreement and the related Developer Power of Attorney, the Developer shall only be entitled to receive consideration money by

executing Agreement / Final Document / for transfer of property as per provisions laid down in the said documents as a Developer without getting any ownership of any part of the property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement / Final Document for transfer of property between the Owners and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

The First Schedule Above Referred To

[The Premises]

All That piece and parcel of land measuring more or less **4 (Three) Cottahs** together with 400 Sq.ft. Tine shaded Structure standing thereon; lying and situated at Mouza-Laskarpur, J.L.No.57, C.S. Dag No.424(P), L.O.P. No.143, in the District of South 24 Parganas; within the limits of Rajpur Sonarpur Municipality, Ward No. 30, being Holding No. 70, Road Name - Rabindra Nagar (West), Post Office - Laskarpur, Police Station - Sonarpur now Narendrapur, Having it Postal Address - C-143 Rabinda Nagar, Kolkata-700153, under the District of South 24 Parganas; which is butted and bounded as follows that is to say:-

On The North : by 20ft Wide Road;
On The South : by L.O.P. No. 46;
On The East : by L.O.P. No. 144;
On The West : by L.O.P. No. 142;

Or Howsoever Otherwise the same is butted and bounded called, known, numbered and/ or distinguished.

The Second Schedule Above Referred To

[Owner's Allocation]

Owner's shall be entitled to get of the total constructed area of the Multi Storied Building in following manner as mention below:-

1. Owner shall get **2 (Two)** shop Room each measuring **80** Sq.ft. Built up area more or less and **1 (One)** Car Parking Space measuring **125** Sq.Ft. more or less on **Ground Floor** of the proposed **Multi Storied Building** as per the Sanction Building Plan of Rajpur Sonarpur Municipality sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed **Multi Storied Building**.

2. **Owner** shall get **1 (One)** Residential Flat measuring more or less **666 Sq.ft. Built up area** of the **Second Floor** at North East Western side of the proposed **Multi Storied Building** as per the Sanction Building Plan of Rajpur Sonarpur Municipality sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed **Multi Storied Building**.
3. **Owner** shall get **2 (Two)** Residential Flat each measuring more or less **500 Sq.ft. Built up area** of **Third Floor** at North Western and South Western side respectively; of the proposed **Multi Storied Building** as per the Sanction Building Plan of Rajpur Sonarpur Municipality sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed **Multi Storied Building**.

And the Developer shall bear rent for the alternative accommodation of the Land lord for one accommodation Monthly Rs.6,000/- (per Month) within the locality of the aforesaid property from the date of hand over, the existing premises until to hand over the Owner's allocation to the Owners at the newly constructed **Multi Storied Building**, which is Described in the Second Schedule herein.

Henceforth the total nonrefundable amount of First Part shall be Rs.30,00,000/- (Rupees Twenty Lakh) Only; from which Rs.3,40,000/- (Rupees Three Lakh & Forty Thousand) only which already been paid at the time of Development agreement and its Development Power of Attorney, Rs.3,40,000/- (Rupees Three Lakh & Forty Thousand) only shall be paid at the time of Second Floor Slab casting, Rs.3,40,000/- (Rupees Three Lakh & Forty Thousand) only shall be paid at the time of Fourth Floor Slab casting, Rs.3,40,000/- (Rupees Three Lakh & Forty Thousand) only shall be paid at the time of Brick Work, Rs.3,40,000/- (Rupees Three Lakh & Forty Thousand) only shall be paid at the time of Inside and Outside Plaster and Rs.3,00,000/- (Rupees Three Lakhs) only at time of Tiles Flooring, Rest Rs.10,00,000/- (Ten Lakh) shall be paid at the time of Possession




**The Third Schedule Above Referred To
[Developer's Allocation]**

The Developer will be entitled to the **Rest** of the construction area, after providing the Owner's allocation of the proposed **Multi Storied Building** along with the proportionate share of common portion, common facilities and common amenities of the said proposed **Multi Storied Building**.

And there have the liberty to sell or transfer at their own choice. If the title of the owners not clear and the construction work may delayed due to the title of the ownership of the owner, the time bound not to be calculated.

In Witness Whereof the Parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

Signed, Sealed & Delivered by the Parties at Kolkata in the Presence of:-

1. *Pamela Das*
(Adv)
Alipore Judges Court,
1st fl.,

বীণা দাস *Santa Das*
ব্রজী বসু

Rubi Ghosh
(Signature of Landlord / First Part)

2. *Sh. Harshin Kumar*

Alipore Judges Court (Adv)
1st fl.,

Avishkar *Sanjay Das*
Partner Partner
M/s SUNRISE CONSTRUCTION

Drafted & Identified by me,

Pamela Das

Pamela Das.

(Advocate)

Alipore Judges Court
Enrolment No. F/1097/2014.
Kolkata- 700027.

(Signature of Developer / Second Part)

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature

Avi / S Das



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Signature

Vanraj Das



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature

Pratik

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature *अनी मजिठ*



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature *Rubighosh*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1603-08395/2024	Date of Registration	20/05/2024
Query No / Year	1603-2001241560/2024	Office where deed is registered	
Query Date	18/05/2024 1:17:52 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Habibur Rahaman Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9038277786, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 51,48,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

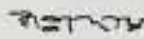
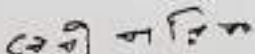
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Rabindranagar Road, Mouza: Laskarpur, , Ward No: 030, Holding No:70 JI No: 57, Pin Code : 700153

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-965 (RS :424)		Bastu	Bastu	4 Katha		50,40,001/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :1605-I -00605-1991
Grand Total :					6.6Dec	0 /-	50,40,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	1,08,000 /-	

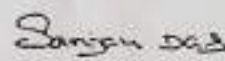
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Bappa Das Son of Late Makhanlal Das Executed by: Self, Date of Execution: 20/05/2024 , Admitted by: Self, Date of Admission: 20/05/2024 ,Place : Office		 Captured	
	20/05/2024	LTI 20/05/2024	20/05/2024	
C143 Rabindra Nagar, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.: BTxxxxxx7E, Aadhaar No: 51xxxxxxxx1954, Status :Individual, Executed by: Self, Date of Execution: 20/05/2024 , Admitted by: Self, Date of Admission: 20/05/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt Bebi Barik Daughter of Late Makhan Das Executed by: Self, Date of Execution: 20/05/2024 , Admitted by: Self, Date of Admission: 20/05/2024 ,Place : Office		 Captured	
	20/05/2024	LTI 20/05/2024	20/05/2024	
Peyara Bagan Rajpur Sonarpur (M), City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: FKxxxxxx0C, Aadhaar No: 89xxxxxxxx0304, Status :Individual, Executed by: Self, Date of Execution: 20/05/2024 , Admitted by: Self, Date of Admission: 20/05/2024 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Smt Rubi Ghosh Daughter of Late Makhanlal Das Executed by: Self, Date of Execution: 20/05/2024 , Admitted by: Self, Date of Admission: 20/05/2024 ,Place : Office		 Captured	
	20/05/2024	LTI 20/05/2024	20/05/2024	
ANANDAPALLY PASHCHIM PURBA PUTIARY PURBA PUTIARY, City:- , P.O:- PURBA Putiary, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: DMxxxxxx6Q, Aadhaar No: 66xxxxxxxx9857, Status :Individual, Executed by: Self, Date of Execution: 20/05/2024 , Admitted by: Self, Date of Admission: 20/05/2024 ,Place : Office				

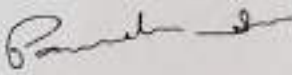
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sunrise Construction 95 Lake Gardens, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 , PAN No.:: AExxxxxx8N,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				
					Shri Avijit Das (Presentant) Son of Shri Sudhir Kumar Das Date of Execution - 20/05/2024, , Admitted by: Self, Date of Admission: 20/05/2024, Place of Admission of Execution: Office										 Captured									
					May 20 2024 2:01PM					LTI 20/05/2024					20/05/2024									
26 Lake Gardens, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx1F, Aadhaar No: 84xxxxxxxx1445 Status : Representative, Representative of : Sunrise Construction (as Partner)																								
2					Name					Photo					Finger Print					Signature				
					Shri Sanjay Das Son of Shri Manmath Das Date of Execution - 20/05/2024, , Admitted by: Self, Date of Admission: 20/05/2024, Place of Admission of Execution: Office										 Captured									
					May 20 2024 2:01PM					LTI 20/05/2024					20/05/2024									
95 Lake Garden, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx6P, Aadhaar No: 57xxxxxxxx2420 Status : Representative, Representative of : Sunrise Construction (as Partner)																								

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Pamela Das Daughter of Shri Rabi Chandra Das Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	20/05/2024	20/05/2024	20/05/2024

Identifier Of Shri Bappa Das, Smt Bebi Barik, Smt Rubi Ghosh, Shri Avijit Das, Shri Sanjay Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1		Sunrise Construction-1.65 Dec
2	Shri Bappa Das	Sunrise Construction-1.65 Dec
3	Smt Bebi Barik	Sunrise Construction-1.65 Dec
4	Smt Rubi Ghosh	Sunrise Construction-1.65 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1		Sunrise Construction-100.00000000 Sq Ft
2	Shri Bappa Das	Sunrise Construction-100.00000000 Sq Ft
3	Smt Bebi Barik	Sunrise Construction-100.00000000 Sq Ft
4	Smt Rubi Ghosh	Sunrise Construction-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Rabindranagar Road, Mouza: Laskarpur, , Ward No: 030, Holding No:70 JI No: 57, Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 965		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160308395 / 2024

On 20-05-2024

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 13.53 hrs on 20-05-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Avijit Das ..

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 51,48,001/-

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

Execution is admitted on 20/05/2024 by 1. Shri Bappa Das, Son of Late Makhanlal Das, C143 Rabindra Nagar, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Service, 2. Smt Bebi Barik, Daughter of Late Makhan Das, Peyara Bagan Rajpur Sonarpur (M), P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 3. Smt Rubi Ghosh, Daughter of Late Makhanlal Das, ANANDAPALLY PASHCHIM PURBA PUTIARY PURBA PUTIARY, P.O: PURBA Putiary, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession House wife

Identified by Smt Pamela Das, , , Daughter of Shri Rabi Chandra Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-05-2024 by Shri Avijit Das, Partner, Sunrise Construction (Partnership Firm), 95 Lake Gardens, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Identified by Smt Pamela Das, , , Daughter of Shri Rabi Chandra Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 20-05-2024 by Shri Sanjay Das, Partner, Sunrise Construction (Partnership Firm), 95 Lake Gardens, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Identified by Smt Pamela Das, , , Daughter of Shri Rabi Chandra Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 60/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/05/2024 1:40PM with Govt. Ref. No: 192024250051603998 on 18-05-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 8949957193735 on 18-05-2024, Head of Account 0030-03-104-001-16

Online on 20/05/2024 2:35PM with Govt. Ref. No: 192024250053136848 on 20-05-2024, Amount Rs: 39/-, Bank: SBI EPay (SBlePay), Ref. No. 7664425066719 on 20-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 27671, Amount: Rs.5,000.00/-, Date of Purchase: 20/05/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/05/2024 1:40PM with Govt. Ref. No: 192024250051603998 on 18-05-2024, Amount Rs: 2,020/-, Bank:

SBI EPay (SBlePay), Ref. No. 8949957193735 on 18-05-2024, Head of Account 0030-02-103-003-02

Online on 20/05/2024 2:35PM with Govt. Ref. No: 192024250053136848 on 20-05-2024, Amount Rs: 50/-, Bank: SBI
EPay (SBlePay), Ref. No. 7664425066719 on 20-05-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 226261 to 226283

being No 160308395 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.05.29 16:56:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 29/05/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.