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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL V.C. Case No.:- 19 of 2023

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13 JAN 2023

**Development Agreement and its
Development Power of Attorney**
This Development Agreement and its
Power of Attorney is made on 13th Day of
January, Two Thousand Twenty Three,
(2023) A.D.

Between

16367

11 JAN 2023

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

Name : Pamela Das =

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

16367 = 5000/-

- Anil Das

 NCTD. 62


- Anil Das

 NCTD. 63

- Sanjay Das

 NCTD. 64

- Kalyan Nath Bins.

 NCTD. 65

LIT of Kalyan Nath Bins. done by the Den of Panel Dr. Identified by me Pamela Das (Adv) Alipore Judge's Court, Kol-27

 NCTD. 66




A.D.S.R. Das
South 24 Parganas

13 JAN 2023

1. **Sri Raghu Nath Biswas** son of Late Bancharam Biswas, by faith - Hindu, by Nationality - Indian, by Occupation- Business, Pan No - **CFQPB3481M**, Aadhar No.- **978779392516**; residing at - Rabindra Nagar, Rajpur Sonarpur (M), Post Office- Laksarpur, Police Station- Narendrapur, Kolkata- 700153 in the District of South 24 Parganas, West Bengal.
2. **Smt. Renubala Sarkar**, wife of Late Motilal Sarkar and daughter of Late Manoranjan Mondal, by faith - Hindu, by Nationality - Indian, by Occupation- Housewife, Pan No.- LHBPS9356L, Aadhar No.- 968635552630, residing at Rabindra Nagar, Rajpur Sonarpur (M), Post Office- Laksarpur, Police Station- Narendrapur, Kolkata- 700153 in the District of South 24 Parganas, West Bengal.

Hereinafter jointly 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 respectful heirs, executors, administrators, legal representatives and/ or assigns) of the **First Part**.

And

Sunrise Construction, bearing Pan Card No. **AEWFS3068N**, a Partnership firm having its office at 95, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153; being represented by its partners namely, **Sri Avijit Das** son of Sri Sudhir Kumar Das, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 26, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153, Pan No. **AGSPD8531F**, Aadhar No. 845973151445 and **Sri Sanjay Das** Son of Sri Manmath Das, By Nationality - Indian, By Faith - Hindu, By Occupation - Business, Residing At 95, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153, Pan No. **AUAPD1846P**, Aadhar No. 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 respected heirs, executors, administrators, legal representatives and/ or assigns) of the **Second Part**.



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ADSR Office
Bijladi 24 Bangalore

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Whereas after the partition of India, a number of residents of the former East Pakistan (now Bangladesh) crossed over and came to the territory of the State of West Bengal from time to time due to the circumstances beyond their control.

And Whereas the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal.

And Whereas a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes.

And Whereas one **Smt. Renu Bala Sarkar** wife of Late Matilal Sarkar of 169/A, Garia Laskarpur, G.S. Colony, Police Station- Sonarpur now Narendrapur, District- South 24 Parganas; was one of such person who had come to use and occupy a piece of land more fully described in the Schedule hereunder.

And Whereas said **Smt. Renu Bala Sarkar** being a refugee displaced from East Pakistan (now Bangladesh) jointly approached the Government of West Bengal for a plot of land for their rehabilitation.

And Whereas the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan (now Bangladesh) acquired land in **C.S. Dag No.- 407 (P) & 478 (P)** of Mouza - **Laskarpur** in Police Station- **Sonarpur now Narendrapur**, in the District 24 Parganas (South); in the Urban area Rajpur Sonarpur Municipality under the provisions of **L.D.P. Act, 1948 L.A. Act I of 1894** including the plot, acquired by the said **Smt. Renu Bala Sarkar**.

And Whereas thereafter the **Refugee Relief and Rehabilitation Department** of Government of West Bengal through the Governor gifted **All that** piece and parcel of land measuring more or less **2 (Two) Cottahs**; lying and situated at being marked in **C.S. Dag No.- 407 (P) & 478 (P)**, L.O.P. No. 169/A, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal Ward No. 30** at Rajpur Sonarpur Municipal Holding No. **145**, Road Name- **Rabindra Nagar (West)**, Post Office - Laskarpur, Police Station- Sonarpur now Narendrapur, having it postal address- Rabindra Nagar, Kolkata- 700153 in the District of South 24 Parganas,



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having its Sub Registrar Office at Garia, South24 Parganas; unto and in favor of said **Smt. Renu Bala Sarkar** by virtue of a registered **Deed of Gift** dated **5th June 2007**, which was duly registered at the Office of Additional District Registrar, Alipore and recorded in **Book No. I, Volume No. I, Pages from- 213 to 216, Being No. 00054** for the year **2007**.

And Whereas said **Smt. Renu Bala Sarkar** become the sole and absolute owner of **All that piece and parcel** of land measuring more or less **2 (Two) Cottahs** and got their name mutated in the Rajpur Sonarpur Municipality being describing as Rajpur Sonarpur Municipal Holding No. **105**, Road Name- **Rabindra Nagar (West)**, having its Postal address Rabindra Nagar, Post Office – Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas; and pay all his taxes to the respected authority and authorities. And likewise constructed at 200 Sq.ft. Tin Shaded Structure for the better leaving of his family.

And Whereas said **Smt. Renu Bala Sarkar** became the absolute owner of All that piece and parcel of landed property measuring **2 (Two) Cottahs** more or less together with 200 Sq.Ft. Tin shaded Structure; lying and situated at being marked in **C.S. Dag No.- 407 (P) & 478 (P)**, L.O.P. No. 169/A, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal** Ward No. **30** at Rajpur Sonarpur Municipal Holding No. **145**, Road Name- **Rabindra Nagar (West)**, Post Office – Laskarpur, Police Station- Sonarpur now Narendrapur, having it postal address- Rabindra Nagar, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas. This is more fully and particularly described in the **Schedule** hereunder written, hereinafter called and referred to as the said Premises. And hereinafter referred to as the said property is free from all encumbrances, liens, lispensens, attachments, acquisition, alignment or trust of any nature whatsoever.

And Whereas thereafter said **Renu Bala Sarkar** decided to erect and construct a building and due to financial crisis they approached Developer namely **Sunrise Construction**, Partnership Firm represented by its Partner



A.D.R. Ghosh
Secretary to the Council

17-3 JAN 2023

namely **Sri Avijit Das** son of Sri Sudhir Kumar Das, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 26, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153, Pan No. **AGSPD8531F**, Aadhar No. 845973151445 and **Sri Sanjay Das** Son of Sri Manmath Das, By Nationality - Indian, By Faith - Hindu, By Occupation - Business, Residing At 95, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153, Pan No. **AUAPD1846P**, Aadhar No. 578266032420.

And Whereas they joint executed a **Development Agreement & Its Development Power Of Attorney** for the construct the proposed **Multi Storied Building** and accordingly a **Registered Development Agreement & Its Development Power Of Attorney** was executed Dated **15th December 2022**, bearing Being No.**162907161** in the year **2022**, Book No. - **I**, Pages from- 211043 to 211078, Volume no. **1629-2022** in the Office of **Additional District Sub Register at Garia; South 24 Parganas.**

And Whereas due to some problem arise between them they joint executed a **Cancellation of Development Agreement & Its Development Power Of Attorney** Dated **13th January 2023**, bearing Being No. in the year **2023**, Book No. - **I**, Volume no. **1629-2022** in the Office of **Additional District Sub Register at Garia; South 24 Parganas.**

And Whereas another property the Government of West Bengal with the intent to rehabilitate the refugees from the East Pakistan (now Bangladesh) acquired land in **C.S. Dag No. 406 (P) & 407 (P)** of Mouza- **Laskarpur**, Police Station - Sonarpur now Narendrapur, District - South 24 Parganas, under the provisions of **L.D.P. Act 1948 L.A. Act I of 1894** including the plot, acquired by the **Sri Raghu Nath Biswas** son of Late Bancharam Biswas.

And Whereas thereafter the Refugee Relief and Rehabilitation Department of Government of West Bengal through the Governor gifted **All That** piece and parcel of land measuring **01 (One) Cottahs 12 (Twelve) Chittack**; Lying and situated at **C.S. Dag No.- 406 (P) & 407 (P)**, L.O.P. No. 169, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal Ward No. 30** at Rajpur Sonarpur Municipal Holding No. **105**,



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A. D. S. R. Choudhary
Minister of Health

3 JAN 2023

Road Name- **Rabindra Nagar (West)**, Post Office – Laskarpur, Police Station- Sonarpur now Narendrapur, having it postal address- Rabindra Nagar, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas. unto and in favour of the said Matilal Majumder (now deceased) son of Late Nishi Kanta Majumder, by virtue of a registered **Deed of Gift** executed on 05th June 2007, which was duly registered at the office of **Additional District Registrar, Alipore** and recorded in **Being No. 76, Pages – 1 to 4, Book No. I, Volume No. – II, Dated 05th June 2007.**

And Whereas by virtue of said Deed of Gift, said **Sri Raghu Nath Biswas son of Late Bancharam Biswas**, become the owner of the above mentioned property and mutated and recorded their name in the records of the Rajpur Sonarpur Municipality with respect to the above mentioned property and thereafter the said authority assessed and published as a recorded owners being describing as Rajpur Sonarpur Municipal Holding No. **105**, Ward No. 30, Road Name- **Rabindra Nagar (West)**, having its Postal address Rabindra Nagar, Post Office – Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas; and pay all his taxes to the respected authority and authorities. And likewise constructed at 200 Sq.ft. Tin Shaded Structure for the better leaving of his family.

And Whereas for the peaceful enjoyment of the said property **Smt. Renubala Sarkar & Sri Raghu Nath Biswas / Vendor jointly decided to execute “Deed of Amalgamation”** which is registered on January 2023; registered in the Office of Additional District Sub Registrar at Garia, South 24 Parganas; and enter into Book No. I, Volume No. 1629-2023, being No. 1629 in the year, 2023.

And Whereas said First Part herein became the Joint owner of all that pieces and parcel of landed property measuring more or less **3 (Three) Cottahs 12 (Twelve) Chittacks** together with tin Shaded structure total measuring more or less **400 sq.ft.** Standing thereon; Lying and situated at Rajpur Sonarpur Municipal Holding No. **145**, Ward No. 30, Road Name- **Rabindra Nagar (West)**, having its Postal address Rabindra Nagar, Post



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A. D. S. R. Gupta
Room: 24, Mansarovar

13 JAN 2023

Office – Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas.

And Whereas the **First Party / Landlord herein** being absolute owner of the said property measuring more or less **3 (Three) Cottahs 12 (Twelve) Chittacks** together with 400 Sq.ft. Tin Shaded Structure; lying and situated at being marked in **C.S. Dag No.- 406 (P) , 407 (P) & 478 (P)**, L.O.P. No. 169, 169/A, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of Rajpur Sonarpur Municipal Holding No. **145**, Road Name- **Rabindra Nagar (West)**, having its Postal address Rabindra Nagar, Post Office – Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas; desire to erect a new **Multi Storied Building** upon the same demised land consisting of self-contained Flats in the said building in different size with common areas and facilities for each residential Flat on the said Premises in accordance with the Building Plan to be the Sanction by Rajpur Sonarpur Municipality but being unable to implement their said desire due to the lack of the technical knowledge and finance, sought approached the **Developer / Second Party** herein.

And Whereas the **Owners / First Part** herein has agreed to deliver the vacant possession of the property hereinafter, referred to as the premises which is in their occupation and possession to the Developer for the construction purposes.

And Whereas the Developer / Second Part herein in response to the proposal as aforesaid agreed to cause Development in the said of **All That** piece and parcel of land measuring **3 (Three) Cottahs 12 (Twelve) Chittacks** together with 400 Sq.ft. Tin Shaded Structure; lying and situated at being marked in **C.S. Dag No.- 406 (P) , 407 (P) & 478 (P)**, L.O.P. No. 169, 169/A, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of Rajpur Sonarpur Municipal Holding No. **145**, Road Name- **Rabindra Nagar (West)**, having its Postal address Rabindra Nagar, Post Office – Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas.



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Now This Development Agreement Witnesseth that the parties hereto have agreed to abide by the terms and conditions of this agreement and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the following:

Owner:

Owners shall mean:

1. **Sri Raghu Nath Biswas** son of Late Bancharam Biswas, by faith - Hindu, by Nationality - Indian, by Occupation- Business, Pan No - **CFQPB3481M**, Aadhar No.- **978779392516**; residing at - Rabindra Nagar, Rajpur Sonarpur (M), Post Office- Laksarpur, Police Station- Narendrapur, Kolkata- 700153 in the District of South 24 Parganas, West Bengal.
2. **Smt. Renubala Sarkar**, wife of Late Motilal Sarkar and daughter of Late Manoranjan Mondal, by faith - Hindu, by Nationality - Indian, by Occupation- Housewife, Pan No.- LHBPS9356L, Aadhar No.- 968635552630, residing at Rabindra Nagar, Rajpur Sonarpur (M), Post Office- Laksarpur, Police Station- Narendrapur, Kolkata- 700153 in the District of South 24 Parganas, West Bengal.

And further include each of her legal heirs, successor -in-interest, executors, administrators, representatives and / or assignees as the case may be.

Developers:

Sunrise Construction, bearing Pan Card No. **AEWFS3068N**, a Partnership firm having its office at 95, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153; being represented by its partners namely, **Sri Avijit Das** son of Sri Sudhir Kumar Das, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 26, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153, Pan No. **AGSPD8531F**, Aadhar No. 845973151445 and **Sri Sanjay Das** Son of Sri Manmath Das, By Nationality - Indian, By Faith - Hindu, By Occupation - Business, Residing At 95, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153, Pan No. **AUAPD1846P**, Aadhar No. 578266032420.




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Head of Program

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And further include each of their legal his, successor -in-interest, executors, administrators, representatives and / or assignees as the case may be.

Property:

All That piece and parcel of landed property **3 (Three) Cottahs 12 (Twelve) Chittacks** together with 400 Sq.ft. Tin Shaded Structure; lying and situated at being marked in **C.S. Dag No.- 406 (P) , 407 (P) & 478 (P)**, L.O.P. No. 169, 169/A, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of Rajpur Sonarpur Municipal Holding No. **145**, Road Name- **Rabindra Nagar (West)**, having its Postal address Rabindra Nagar, Post Office – Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas.

Development Agreement & It's Development Power Of Attorney:

That this present Indenture deemed to have been commenced on and with effect from the date of signing of the Agreement; i.e. the **13th day January**, Two Thousand and Twenty Three (**2023**).

Building:

Multi Storied Building to be constructed by the Developer on the said Landed Property.

Plan:

The building plan to be prepared by the Architect/ Engineer and the Building to be constructed at the cost of the Developer.

Architect:

The person and/or firm to be appointed by the Developer for supervising the said building during the construction period.

Owner's Allocation:

Owner's shall be entitled to get in following manner as mention below:-

1. Owner shall get **1 (One)** Flat Room each measuring 600 Sq.ft. Built up area more or less more or less on 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**.



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2. Owner shall get **1 (One)** Flat Room each measuring 300 Sq.ft. Built up area more or less more or less on 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**.
3. Owner shall get **1 (One)** Flat Room each measuring **500** Sq.ft. Built up area more or less more or less on **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**.
4. Owner shall get **1 (One)** Flat Room each measuring 500 Sq.ft. Built up area more or less more or less on 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**.
5. Owner shall get **1 (One)** Flat Room each measuring 300 Sq.ft. Built up area more or less more or less on 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**.
6. Owner shall get **1 (One)** Car Parking Space measuring 120 Sq.ft. Built up area more or less 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**.
7. Owner shall get **1 (One)** shop Room each measuring 70 Sq.ft. Built up area more or less more or less on Ground Floor of the proposed **Multi Storied Building** as per the Sanction Building Plan of Rajpur Sonarpur Municipality



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Office of the Registrar

13 JAN 2023

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**.

8. Owner shall get **1 (One)** shop Room each measuring **80** Sq.ft. Built up area more or less 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**.

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.8,00,000/-** (Rupees Two Lakhs Only); from which Rs.2,00,000/- (Rupees Two Lakhs) only; shall be paid at the time of this Development agreement and its Development Power of Attorney, and Rest Rs.6,00,000/- (Rupees Six Lakhs) only; shall be paid at the time of Possession.

Developer's Allocation:

The Developer will be entitled to the **Rest** of the Construed 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**, which are more fully and particularly described in the **Third Schedule** hereunder written.

Saleable Portion:

The entire portions in the building save and except Owner's share of allocation pertaining to the Developer's allocation as described in the Third Schedule.

Common Service Areas:



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3 JAN 2023

All the common service facilities excluding the overhead water reservoir and water lifting pump and Motor which are to be enjoyed by the Owners and the Developer of the building more fully and particularly described in the Fourth Schedule hereunder written.

Transferors:

In the context of this Agreement, the Owners herein in respect of the undivided proportionate share of the land pertaining to the Developer's allocation after the completion of the construction of the proposed building as per the proposed plan.

Transferee:

Shall mean the person, firm, limited company or association or persons to whom any space of the newly constructed building would be transferred.

With the Grammatical Variation:

Shall mean transfer by means of conveyance and shall include transfer possession and by any other means adopted for effecting what is understood as a transfer of space with undivided interest of land proportionate, to the flat and the right of use in common space in Multi Storied Building to the purchaser thereof.

Words Importing:

Singular shall include Plural and Vice Versa, Masculine shall include Feminine and Neuter, likewise, words, Genders shall include Masculine and Feminine Genders.

Transfer:

Transfer of proportionate undivided share / interest of land in property by the Owners attributable to the Developer's allocation and the Owner's allocation against which the Developer will construct the building where there will be both Owners and Developer's allocation.

Consideration:

Owners' allocation will be constructed at the cost of the Developer against which the Owners will transfer the undivided proportionate share of land in the property attributable to the Developer's allocation.

Delivery of Possession of Land:



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A.D.S.R. Health
Health & Family Welfare

13 JAN 2023

In the context of this Agreement, the Owner will hand over to the Developer, a peaceful well demarcated physical possession of the property after sanction building plan of Rajpur Sonarpur Municipality for the purposes of the construction as per this agreement.

Time:

The Developer will complete the building and deliver the peaceful vacant physical possession of the Owner's allocation within **30 (Thirty)** months from the date of Sanction Plan. The time may be extended due to unavoidable circumstances arises if any, by the mutual consent of both the parties, but the same shall not be extended for more than 6 (Six) months in any circumstances. If the Developer(s) will fail or neglect to handover the possession of the Owner's Allocation within the said stipulate time, then in that case the owner(s) shall have right to take legal steps with due process of law.

Date of Commencement:-

This agreement be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the Developers Allocation is sold or transferred to the intending Purchaser or Purchaser's.

Undivided Share of Land:

The undivided proportionate share / interest in the land of the property attributable to each flat / units pertaining to the Developer's allocation and the Owner's allocation.

Manner of Work and Specification:

The materials and accessories which are to be used for the construction of the building (more fully and particularly described in the Sixth Schedule hereunder written).

Project:

The work of development of the said property undertaken by the Developer.

Unit:

Any independent flat in the building, which is capable of being exclusively owned, used and/or enjoyed by any unit Owners and which is not the common portion.



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A.D.J.E. Office
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13 JAN 2023

Unit Holder:

Any person who acquires, holds and/or owns any unit in the building shall include the Owner's and the Developer for the units held by them from time to time.

Tax Liabilities:

The Owner shall not be liable to pay the tax liability in respect of selling the flats and spaces under Developer's allocation.

Article - II

Owner shall represent as follow:-

- a) The Owner is the absolute owner in respect of the property more fully described in the First Schedule hereunder written.
- b) There are no suits, litigations or legal proceedings in respect of the property.
- c) No person other than the Owners have any title of any nature whatsoever in the property or any part thereof.
- d) The right, title and interest of the Owners in the property are free from all the encumbrances and the Owners have a marketable title thereto.
- e) The premises or any part thereof is at present not affected by any requisitions/ acquisitions/ any alignment of any authority/ authorities under any law and/ or otherwise nor any notice/ intimation about any such proceedings has been received or come to the notice of the Owner.
- f) Neither the property nor any part thereof has been attached and/ or is liable to be attached due to Income Tax Revenue or any other public demand.
- g) The Owners have not in any way dealt with the property whereby the right, title and interest of the Owners as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.

Article - Iii: Owner's Right

- a) The Owners will get the Owner's allocation described in the Second Schedule hereunder written without any hindrances from the Developer.
- b) The Owners shall deliver the original copy of the Title Deed or Deeds or any other documents from their custody to Developer.



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A.D.R. Gupta
Faculty of Engineering

13 JAN 2023

Article – Iv: Owner’s Obligation

- a) The Owners shall answer and comply with all the requisitions made by the advocate of the Developer for establishing the title of the Owners in respect of the property shall make out a remarkable title, if encumbered any manner. The Owner shall remain liable to rectify all the latent defects in the title, if any at his costs and expenses. The Owners will make the delivery of peaceful, vacant physical possession of the said property to the Developer before the construction of the building as desire by the Developer free from all the encumbrances. The Developer will be authorized to construct and complete the building at his cost and as per the specifications mentioned herein without any interference or hindrances from the side of the Owner.
- b) During the continuance of this Agreement the Owners shall not let out a fresh grant, lease, mortgage and/ or create any charge in respect of the property or any portion thereof without the consent in writing of the Developer and the Developer for the time being assist the Owners.
- c) The Owners will, if required, execute agreement for sale in respect of 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 Flats pertaining to the Developer’s allocation for registration at the cost of the Developer and/ or its nominee.
- d) The Developer with the execution of this Agreement shall request the Owner to delivery of all the original documents in relating with their title or property. And the Owner is always bound to comply that.
- e) The Owners will solely be responsible for delivering the peaceful vacant physical possession of the property to the Developer, free from all the encumbrances.
- f) The Owners will extent all the reasonable cooperation to the Developer for effecting the construction of the said building.
- g) The Owner’s 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



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A.D.R.E. Ganto
BOULEVARD DE FRANCE

17 3 JAN 2023

building simultaneously or after the Delivery of Possession, 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.

- h) 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.
- i) 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.
- j) That the Owners shall be liable to pay all the previous taxes, mutation expenses in respect of the above noted property.

Development Power of Attorney

Know All Men By These Presents that We, **Sri Raghu Nath Biswas** son of Late Bancharam Biswas, by faith - Hindu, by Nationality - Indian, by Occupation- Business, Pan No - **CFQPB3481M**, Aadhar No.- **978779392516**; residing at - Rabindra Nagar, Rajpur Sonarpur (M), Post Office- Laksarpur, Police Station- Narendrapur, Kolkata- 700153 in the District of South 24 Parganas, West Bengal; and **Smt. Renubala Sarkar**, wife of Late Motilal Sarkar and daughter of Late Manoranjan Mondal, by faith - Hindu, by Nationality - Indian, by Occupation- Housewife, Pan No.- **LHBPS9356L**, Aadhar No.- 968635552630, residing at Rabindra Nagar, Rajpur Sonarpur (M), Post Office- Laksarpur, Police Station- Narendrapur, Kolkata- 700153 in the District of South 24 Parganas, West Bengal; do hereby nominate constitute and appoint, **Sunrise Construction**, bearing Pan Card No. **AEWFS3068N**, a Partnership firm having its office at 95, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -



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A.D.S.R. Clerk
Block: 24 Puzosana

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700153; being represented by its partners namely, **Sri Avijit Das** son of Sri Sudhir Kumar Das, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 26, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153, Pan No. **AGSPD8531F**, Aadhar No. 845973151445 and **Sri Sanjay Das** Son of Sri Manmath Das, By Nationality - Indian, By Faith - Hindu, By Occupation - Business, Residing At 95, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153, Pan No. **AUAPD1846P**, Aadhar No. 578266032420; to be my true and lawful **Attorney** in my name and on my 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 WBCEEC 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 Rajpur Sonarpur Municipality 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 me 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.



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Enrollment Progress

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- i) To sign and verify plaints 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 do 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



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A.D.S.R. Clerk
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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 Owners 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 Owner will extend all the reasonable cooperation to the Developer for effecting construction of the said building.
- s)** The Owner 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, Rajpur Sonarpur Municipality Deceleration, Gift to Rajpur Sonarpur Municipality, 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 Developers' Allocation along with undivided importable proportionate share of the land underneath as per the proposed plan to



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be proposed by the Rajpur Sonarpur Municipality 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 Owner 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.

Article - V: Developer's Right

- a) The Developer will have the exclusive right to build and complete at its own cost within the stipulated time as aforesaid subject to its getting the vacant possession of the premises with joint effort of the Owner and the Developer.
- b) In the event of any dispute, both the parties will amicably settle the matter.
- c) The Developer will have the exclusive right to commercially exploit the Developer's allocation. The Developer will have full right and absolute authority to enter into any sale agreement/ sale with any intending purchaser/ purchasers in respect of the said Developer's share of allocation (Save and except Owner's share of allocation) at any price of its discretion and receive advance/ consideration in full thereof.
- d) The Developer will be entitled to occupy and use the property **Subject To** the terms and of this agreement, for the duration of the project. The Developer will be entitled to use the said premises for setting up a temporary size office and/ or quarters for its guard and other staff and shall further be entitled to put up sign boards and advertisement of the project and post its watch a d ward staffs after getting possession of the said property from the Owner.
- e) Upon being inducted into the premises, the Developer will be at liberty to do all the works as be required for the project and to utilize the existing



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electricity and water, if any, in the property, at its costs and expenses. The Developer will have the right to obtain the temporary connection of utilities for the project and the Owners shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required.

- f) The Developer will be entitled to receive, collect and realise all the money out of the Developer's allocation from the intending purchaser in respect of the units/ spaces/ car parking spaces appertaining to the Developer's allocation without creating any personal and/ or financial liability upon the Owner.
- g) The Developer to cause such changes to be made in the plans as the architect may approve and/ or shall be required by the concerned authorities from time to time for the betterment of project.
- h) The Developer will be authorized so far as it necessary to apply for and obtain quota of cement, sleek brick and other building materials for the construction of the building.
- i) The Developer will be entitled to deliver the unit pertaining to the Developer's allocation to the intending purchaser/ purchasers.
- j) The Developer will be entitled to transfer the undivided proportionate share of land in the premises together with proposed flats attributable to the Developer's allocation by the virtue of the Power of Attorney to be given by the Owner to the Developer or its nominee.
- k) The Developer will be entitled to make publicity and advertisement in all possible manners for the benefit of the commercial exploitation of the Developer's allocation.
- l) The Owner shall give such cooperation to the Developer and sign all the papers, confirmation and/ or authorities as may be reasonably required by the Developer from time to time for the project, at the cost and expenses of the Developer.
- m) The Developer shall have the right to demolish the existing structure and taken over the existing materials if any.

Article - Vi: Developer's Obligation



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- a) The Developer prior to the Delivery of Possession and/ or execution of any Deed of Conveyance in respect of the Flat/ Units and other constructed spaces under the Developer's allocation to any third party or intending purchaser will deliver the Flats/ Units and other constructed spaces under the Owner's allocation Flats complete in all the respect including the electrical connection, water pump, municipal water, sewerage, drainage connection, plumbing, sanitary, overhead and underground water tanks i.e. habitable condition to the Owners within 30 (Thirty) months from the date of the Sanction Plan. The time may be extended due to unavoidable circumstances arises if any, by mutual consent of both the parties, but the same shall not be extended for more than 6 (six months) in any circumstances. Notwithstanding the Developer will be entitled to extend time for completion of the project. In the event of any disputes regarding the vacant possession, both the parties will amicably settle the matter according to the situation.
- b) All costs, charges, expenses and responsibility for the construction of the building and/ or the development of the said premises shall be borne and paid by the Developer exclusively. The Developer will complete the Owner's allocation with the specification annexed hereto.
- c) The Developer will construct the building with ISI standard materials available in the market.
- d) The Developer will bear all the costs arising out of the construction of the building.
- e) The Developer will bear all the liabilities and imposition in respect of the premises and/ or part thereof from the date of taking possession of the premises till the Developer delivers the Flats/ Units and other construction spaces under the Owner's allocation to the Owner from the date of the Owner's allocation is landed over to the Owners, complete and made habitable in terms hereof, the Owners shall be responsible to pay and bear the outgoings and impositions in respect of the Owner's allocation whereas, the Developer will remain responsible for the liabilities and imposition on the Developer's allocation.



A.D.S.R. Gurita
Head of Department

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- f) After completion of construction of the new building the Developer at its own cost and expenses shall obtain completion certificate from the Rajpur Sonarpur Municipality for the new building.
- g) The Developer shall submit the building Plan to Rajpur Sonarpur Municipality within next 6 (Six) months from the date of execution of this Indenture.

Article – Vii: Indemnity

- a) The Developer indemnifies the Owners against all the claims, accidents, actions, suits and proceedings arising out of any acts of the Developer in connection with the construction of the building.
- b) The Developer will indemnify and keep the Owner indemnified in respect of all the costs, expenses, liabilities, claims, and/ or proceedings arising out of any acts done in pursuance of the authorities given as aforesaid.
- c) The Developer will keep the Owners saved harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance hereof.
- d) The Developer indemnifies the Owners against all the claims or demand that may be made due to any things done by the Developer during development of the said premises and the construction of the new building including the claim by the adjoining properties for damages their building.
- e) The Developer indemnifies the Owners against all the claims and demands of the suppliers, contractors, workmen and agents of the Developer on the account whatsoever including any accident of other loss.
- f) The Developer indemnifies the Owners against any demand and/ or claim made by the unit holder in respect of the Developer's allocation.
- g) The Developer indemnifies the Owners against any action taken by the Municipality and/ or other authority for any illegal or faulty construction or otherwise of the building.
- h) The Developer hereby agrees with the Owners not to do any act, deed or things whereby the Owners will be prevented from enjoying, selling, disposing, assigning of any of Owner's allocation in the property.



A. D. S. R. Garcia
Assistant Dean

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Article - Viii: Common Understandings

1. In case it is required to pay any outstanding dues to the municipality or any other outgoings and liabilities in respect of the premises till the date the Owner hand over the vacant and peaceful possession of the premises to the Developer, then the Owner shall pay such dues and bear the costs and expenses thereof and the Developer will be liable for the subsequent period, if any. In other word, the Developer will pay the municipal rates and taxes and electricity bills as outstanding dues of the said premises till the date of handing over possession of the Owner's allocation to the Owners, where after the Owner's shall be responsible for their allocation and the Developer for their allocation.
2. The Owners shall be solely and exclusively entitled to the Owner's allocation and the Developer's allocation in the newly constructed building along with common service area as per Sanctioned plan.
3. The Owner's allocation shall be raised and constructed by the Developer for and on behalf of the Owner. The Developer's allocation of the building shall be constructed by the Developer for and on behalf of itself. The Owner and the Developer will be entitled absolutely to their respective allocation and shall be at liberty to deal therewith in any manner they deem fit and proper **Subject To However** the general restrictions for mutual advantage inherent in the Owner's allocation. They will also be at liberty to enter into an agreement for sale of their respective allocation **Save That** insofar as the same relates to common areas (as described in the Fourth Schedule hereto) common expenses (as described in the Fifth Schedule hereto) and other matter of common interest, the Owners and the Developer will adopt the same covenants and restrictions. The form of such agreement to be utilized by the parties shall be such as drawn by the advocates in consultation with the parties hereto, but the same shall be in accordance with the practices prevailing in respect of Ownership flat buildings in Rajpur Sonarpur Municipality.
4. The Developer will be entitled to all such monies receivable in respect of the Developer's allocation **Provided However** that the monies payable and/ or deposits for common purposes and common expenses shall be receivable



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only by the Developer from all the units Owners till formation of the society or any Owner's association of the unit Owners.

5. The Developer will provide electricity connection for the said building including the Owner's allocation and the Owner and/ or their nominees shall reimburse for their individual meter as required to obtain electricity from the WBSEDCL to the Developer.
6. Upon completion of the building, all the flat Owners shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management of the said building.
7. If so required by the Developer, the Owner shall join and/ or cause such persons as may be necessary to join as confirming parties in any documents conveyance and/ or any other documents of transfer that the Developer may enter into with any person who desire to acquire units comprised in the Developer's allocation.

Article - IX: Common Restrictions

- a) Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any trade or activity detrimental to the peaceful loving of the other occupiers of the building.
- b) Neither party shall demolish or permit to demolish any wall or make any Structural alteration to the building.
- c) Both the parties shall abide by all laws, bye-laws, rules and regulation of the competent authority in enjoying the occupation of the building.
- d) Both the parties will jointly form a committee to look after the maintenance of the building. But with the Owners take possession of the Owner's allocation and the Developer sale major parts of its allocation, the Developer will have no liability to the said committee and/ or any association to be formed.
- e) Neither party shall use or permit to usage of their respective allocation or any portion of the said building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.
- f) Both the parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building giving notice in writing.



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- g) Both the parties will bear proportionate tax, maintenance cost, and day to day expenditure of their respective allocation after completion and delivery of possession of the building.

Article - X: Miscellaneous

- a) The Owners and the Developer have entered into this agreement purely on independent status and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.
- b) Through this Agreement no transfer of right, title or interest in respect of the said property has been assigned to the Developer herein absolutely.
- c) Save and except this agreement no agreement and/ or oral representation between the parties hereto exists or will have any validity.

Article - Xi: Force Majure

The Developer will complete the Owner's allocation within the stipulated period subject to the circumstances which may not be found beyond control of the Developer.

Article - Xii: Jurisdiction

The Court under which jurisdiction the property under this agreement lies will have the exclusive jurisdiction over this Agreement.

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 **3 (Three) Cottahs 12 (Twelve)**



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Chittacks together with 400 Sq.ft. Tin Shaded ^{cemented floor} Structure; lying and situated at being marked in **C.S. Dag No.- 407 (P) , 406 (P) & 478 (P)**, L.O.P. No. 169, 169/A, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of Rajpur Sonarpur Municipal Holding No.145, Ward No. **030**, Road Name- **Rabindra Nagar (West)**, having its Postal address Rabindra Nagar, Post Office - Laskarpur, Police Station- Sonarpur, Kolkata- 700153, in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas; Which has been butted and bounded in the following manner.-

- On the North: 20" Ft wide Road;
 On the South: L.O.P. No.173;
 On the East: 18" Ft Wide Road;
 On the West: 25" Ft Wide Road;

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 in following manner as mention below:-

1. Owner shall get **1 (One)** Flat Room each measuring **600** Sq.ft. Built up area more or less more or less on **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**.
2. Owner shall get **1 (One)** Flat Room each measuring **300** Sq.ft. Built up area more or less more or less on **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**.
3. Owner shall get **1 (One)** Flat Room each measuring **500** Sq.ft. Built up area more or less more or less on **Second** Floor of the proposed **Multi**

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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 **1 (One)** Flat Room each measuring **300** Sq.ft. Built up area more or less more or less on **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**.
5. Owner shall get **1 (One)** Flat Room each measuring **500** Sq.ft. Built up area more or less more or less on **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**.
6. Owner shall get **1 (One)** Car Parking Space measuring **120** Sq.ft. Built up area more or less 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**.
7. Owner shall get **1 (One)** shop Room each measuring **70** Sq.ft. Built up area more or less 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**.
8. Owner shall get **1 (One)** shop Room each measuring **80** Sq.ft. Built up area more or less 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



A. D. S. R. Ganga
District and Sessions Judge

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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/- (Six Thousand)** only 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.8,00,000/-** (Rupees Two Lakhs Only); from which **Rs.2,00,000/- (Rupees Two Lakhs)** only; shall be paid at the time of this Development agreement and its Development Power of Attorney, and Rest **Rs.6,00,000/-** (Rupees Six Lakhs) only; 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.

The Fourth Schedule above Referred to

[Specification of Construction]

a) **Structural Construction:**

Building design on RCC foundation with RCC framed structure with RCC roof slabs all confirming to National Building Code of India and Kolkata Municipal Corporation.

b) **Perimeter Walls:**

200 mm thick cement work (1:6 sand cement mortar).

c) **Internal Walls:**



A. J. Garcia
Dean of the Faculty

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75/ 125 mm thick with cement work (1:4 sand cement mortar) with wire reinforcement in every 2nd layer.

d) **Surface finish:**

Internal all walls and ceiling cement plastered and plaster of parish outside surface sand, cement plaster and snowcem wash.

e) **Flooring:**

Verified Tiles' skirting in bed rooms and all other floors.

f) **Door:**

All Door Frame would be Sal wood, Main Door and all the internal doors shall commercial flush doors.

g) **Window:**

All windows will be sliding aluminum with smoke glass cover with M.S. grill.

h) **Kitchen:**

Marble floor 2'x2' skirting, Black stone kitchen platform with 2'6" height white glazed ceramic tiles on the wall, one steel sink, one C.P. bib cock.

i) **Toilet:**

Marble floor 2'x2' skirting with 6'-6" height wall tiles (white in colour) over all, one white commode with cistern (PVC) white in colour, One C.P. bib cock, concealed water lines, ceramic white basin and shower in toilet and both the toilets shall be provided with suitably positioned lights.

j) **Electricals:**

Concealed copper wire line with necessary fittings, sufficient light points, fan points and plug point in each and every rooms balcony, kitchen, living cum dining, bath rooms by moduler plate switches of reputed mark i.e., Each Bedroom - 2 Light points, one 5 Amp. Plug Point, One Fan Point. Living-cum-Dining - One 5 Amp. Plug Point, Two Light Points and Two Fan Points. Toilets - One Light Point, One Geyser Point, One Exhaust Fan Point. W.C. - One Light Point and One Exhaust Fan Point. Kitchen - One Aqua-guard Point, One 15 Amp. Plug Point, One Light Point and One Exhaust Fan Point. And one A.C. Point in each Flats.

k) **Finishing:**



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Plaster of putty over sand cement plaster would be done in all inside walls will be painted with weather coat plaster, one coat putty, one coat primer, two coat weather coat. windows will be coloured with two coats of synthetic enamel over primer.

l) **Water:**

Kolkata Municipal Corporation water supply at the underground reservoir with pumping facilities to overhead tank for the distribution of water to the individual flats through common surface pipe line (PVC) and pipe line up to the overhead tank at the roof of the building.

m) **Stairs and Landings:**

Marble Finish.

n) **Verandah Railing:**

Grills upto 3' height.

o) **Roof:**

Water proofing treatment of roof.

Extra Work:

No Extra work in the Flat would be carried out by the Developer. In the event such work is to be carried out, then in such event the Purchasers or Owners shall bear all the extra costs and expenses and for such extra work, it carried out, no deduction would be made by the Developer in the price of the Flat as agreed to the sold/ purchased.

**The Fifth Schedule above Referred to
(Common Rights)**

- a) Stair-case in all the floors of the said building.
- b) Stair-case landings on all the floors of the said building.
- c) Common passage including main entrance of the floors leading to roof.
- d) Water pump, overhead water tank, Under Ground Water tank and water supply line.
- e) Electric service line and electric main line wiring, electric meter for pump installed on the building and the meter box.
- f) Drainage and Sewerages.
- g) Boundary walls and Main gate with 5"ft.
- h) The ultimate roof of the building.



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- i) Such other common parts, areas, equipments, installations, fixtures, fittings and spares in or above the said building as are necessary for the use and occupancy of the said building in common.

The Sixth Schedule above Referred to
[Common Expenses]

- a) All electricity charges payable in common for common portions of the buildings.
- b) Premium for insurance of the building if any made.
- c) Municipal and all other taxes levied on the building and other outgoings and any other charges required for payment towards the common use and enjoyment.
- d) Salaries and/ or wages for Darwan, Sweeper, etc.
- e) Regular maintenance of the building and attachment including periodical paintings of the outer side of the buildings, common spaces.
- f) Maintenance of Sewerage lines, External pipelines, sanitary tanks, underground water reservoir and other common attachments.
- g) Any other common expenses that the Owners Association of the building may decide if any all formed by the Flat Owner.



A handwritten signature in black ink, consisting of a large, stylized 'W' shape.

W. N. A. N. N. N.
DIREKTOR JENDERAL BINA SAHABAT KOMUNITAS DAN KEMASYARAKATAN

IV 3 JAN 2023

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 Darr
(Adv)

Alipore Judge's Court
kt-27

Raghunath Biswas



L.T.E of Renu Bala
Sinha by the pen
of Pamela Darr

(Signature of Owner / First Part)

2. Sk Habibur Rahman
(Adv)

Alipore Judge's Court
kt-27

M/s. SUNRISE CONSTRUCTION

Ar. P. Das
Partner

Sanjay Das
Partner

Drafted & Identified by me,

Pamela Darr

(Signature of The Developer
Party / The Second Part)

Pamela Das.

(Advocate)

Alipore Judge's Court;

Kolkata- 700027.

Enrolment No. F/1097/2014.

MR. SUNRISE CONSTRUCTION

Patrol

Patrol



A handwritten signature in black ink, consisting of a large, stylized 'W' or similar character followed by a smaller, more complex flourish.

1028 0216
0018 28 1021028

13 JAN 2023

Memo of Consideration

Received of from the within named Developer the within mentioned sum of **Rs.2,00,000/-** (Rupees Two Lakh) Only, in the following manner:-

Date of Receipt

Date	Mode	Bank	Branch	Amount (Rs)
13 th Jan 2023	Cash	-	-	2,00,000/-
Total				2,00,000/-

Total: - Rupees Two Lakh Only.

Witnesses

1. Pamela Devi
(Adv)

Alipore Judge's Court,
Kolkata-29

2. Sri Habibul
(Adv)

Alipore Judge's Court,
Kolkata-29

Raghu Nath Bhowmik.



L.T.I. of
Renu Nath Sankar
by the Pen of
Pamela Devi

(Signature of Owner / First Part)



A. J. R. Garcia
Secretary of Transportation

13 JAN 2023
10 11 2023
Judge (Dr.)

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature Sanjay Das

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



A. M. S. Gowda
Director General of Health Services

13 JAN 2023

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					



Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					











Name

Signature

Raghu Nath Boudas

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name

Signature



*L.T. of Penu Bala
Sarkar by the Pen of
Bameela Devi*

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name

Signature

Arif. S



[Handwritten signature]

ADVISORY BOARD
UNIVERSITY OF CAMBRIDGE

JAN 3 2023









Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16292000084312/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Renubala Sarkar Rabindra Nagar, City:- , P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153	Land Lord			L.T. 1 of Renu bala Sarkar by the Pen of Pamela Dm
2	Shri Avijit Das 26 Lake Gardens, City:- , P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153	Represent ative of Developer [Sunrise Constructi on]			Avijit Das 13/01/2023
3	Shri Sanjay Das 95 Lake Garden, City:- , P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153	Represent ative of Developer [Sunrise Constructi on]			Sanjay Das 13/01/2023

7



R

A. C. S. P. Grants
South 24 Ynglans

IV 3 JAN 2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Raghu Nath Biswas Rabindra Nagar, City:- , P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153	Land Lord			 19.01.2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	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	Smt Renubala Sarkar, Shri Avijit Das, Shri Sanjay Das			 13.01.23

(Krishnendu Talukdar)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
GARIA

South 24-Parganas, West
Bengal

A.D.S.R. Office
South 24 Parganas

13/01/23



[Handwritten signature]

A. J. S. García
Secretario de Fideicomiso

17 3 JAN 2023



भारत सरकार
Government of India



নাম / Name
RENU GULA SARKAR
পিতা : মনোরঞ্জন মন্ডল
Father : Manoranjan Mondal

বয়স / DOB: 01/01/1958
লিঙ্গ / Female



9686 3555 2630

আধার - সাধারণ মানুষের অধিকার

L.T.1 of Renu Gula Sarkar
by the Pen of



অধার
ঠিকানা: এ. এলিয়ার সারকার
রবীন্দ্রনগর, রায়পুর সোনারপুর (সক)
লস্কর পুর, দক্ষিণ ২৪ পরগনা
পশ্চিম বঙ্গ

ভারত সরকারের প্রাধিকরণ
Aadhaar Identification Authority of India

Address: W/O: Malal
Sarkar, RABINDRANAGAR,
Rajpur Sonarpur (M), South
24 Parganas, Laskar Pur,
West Bengal, 700153

9686 3555 2630

1647
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

सदस्य लेखा संख्या कार्ड
Permanent Account Number Card
LHBPS9356E



नाम / Name
RENU BALA SARKAR

पिता का नाम / Father's Name
MANORANJAN MONDAL

जन्म तिथि / Date of Birth
01/01/1969

हस्ताक्षर / Signature

L.T. 1 of Renubala
Sarkar by the
Pen of .





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEWFS3068N



नाम/ Name
SUNRISE CONSTRUCTION

विभाग गणन की तारीख
Date of Incorporation/Formation
14/11/2022

01122022

An. Son
Sonjardas



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Government of India

Enrolment No.: 1507/10034/00538

To
Sanjay Das
S/O: Manmatha Das
95 LAKE GARDEN
Rajpur Sonarpur (M)
South 24 Parganas Laskarpur
West Bengal - 700153
9748783438

Download Date: 27/07/2017

Generation Date: 13/07/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

5782 6603 2420

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

Sanjay Das

DOB: 05/05/1975
MALE



5782 6603 2420

मेरा आधार, मेरी पहचान



Government of India

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Manmatha Das, 95 LAKE
GARDEN, Rajpur Sonarpur (M),
South 24 Parganas,
West Bengal - 700153

5782 6603 2420



1947



help@uidai.gov.in

www

www.uidai.gov.in

Sanjay Das

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANJAY DAS

MANMATHA DAS

05/05/1975
Permanent Account Number
AUAPD1846P

Sanjay Das
Signature



23518310

Sanjay Das

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

AVIJIT DAS
 SUDHIR DAS
 18/12/1977
 Permanent Account Number
 AGSPD8531F


 Signature



In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Section - 101, I.T.S.
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें।
 आयकर पैन सेक्शन - 101, I.T.S.
 प्लॉट नं- 3, सेक्टर 11, सी.बी.डी. बेलपुर,
 नवी मुंबई-400 614.



आयकर विभाग

INCOME TAX DEPARTMENT

RAGHUNATH BISWAS

BANCHARAM BISWAS

09/11/1951

Permanent Account Number

CFQP83481M

Raghu Nath Biswas
Signature



भारत सरकार

GOVT. OF INDIA





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 1040/96597/03132

To
Avjit Das
S/O: Sudhir Das
26 LAKE GARDEN
Rajpur Sonarpur (M)
Laskarpur
South 24 Parganas West Bengal - 700153
9803660394

Download Date: 17/01/2018

Generation Date: 28/12/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

8459 7315 1445

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Avjit Das
Date of Birth/DOB: 18/12/1977
Male/ MALE

8459 7315 1445

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Sudhir Das, 26 LAKE GARDEN,
Rajpur Sonarpur (M), South 24
Parganas,
West Bengal - 700153

8459 7315 1445



17/01/2018 11:00:00 AM

17/01/2018 11:00:00 AM

Avjit Das



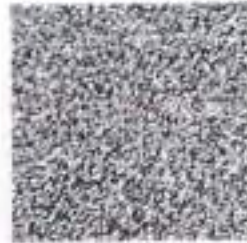
ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

অধিকাঙ্কন নম্বর/ Enrolment No.: 0013/15014/06056

To
 রত্ননাথ বিস্বাস
 RAGHUNATH BISWAS
 S/O: Bancharam Biswas
 .RABINDRA NAGAR
 Rajpur Sonarpur (M)
 South 24 Parganas West Bengal - 700153
 9836536723

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

9787 7939 2516

VID : 9114 6372 7525 6173

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Head Card: 0013/15014



রত্ননাথ বিস্বাস
 RAGHUNATH BISWAS
 জন্মতারিখ/DOB: 09/11/1951
 পুংস্ব MALE

9787 7939 2516

VID : 9114 6372 7525 6173

আমার আধার, আমার পরিচয়

Major Information of the Deed

Deed No :	I-1629-00281/2023	Date of Registration	30/01/2023
Query No / Year	1629-2000084312/2023	Office where deed is registered	
Query Date	10/01/2023 2:22:51 PM	A.D.S.R. GARIA, 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], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
	Rs. 48,33,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,071/- (Article:48(g))	Rs. 2,028/- (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:145 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	RS-407		Bastu	Bastu	3 Katha 12 Chatak		47,25,001/-	Width of Approach Road: 24 Ft., ,Last Reference Deed No :1605-I -00054-2007
Grand Total :					6.1875Dec	0 /-	47,25,001 /-	

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	<p>Smt Renubala Sarkar Wife of Late Motilal Sarkar Rabindra Nagar, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: LHxxxxxx6L, Aadhaar No: 96xxxxxxx2630, Status :Individual, Executed by: Self, Date of Execution: 13/01/2023 , Admitted by: Self, Date of Admission: 13/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/01/2023 , Admitted by: Self, Date of Admission: 13/01/2023 ,Place : Pvt. Residence</p>
2	<p>Shri Raghu Nath Biswas Son of Late Bancharam Biswas Rabindra Nagar, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CFxxxxxx1M, Aadhaar No: 97xxxxxxx2516, Status :Individual, Executed by: Self, Date of Execution: 13/01/2023 , Admitted by: Self, Date of Admission: 13/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/01/2023 , Admitted by: Self, Date of Admission: 13/01/2023 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>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</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Avijit Das (Presentant) Son of Shri Sudhir Kumar Das 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: 84xxxxxxx1445 Status : Representative, Representative of : Sunrise Construction (as Partner)</p>
2	<p>Shri Sanjay Das Son of Shri Manmath Das 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: 57xxxxxxx2420 Status : Representative, Representative of : Sunrise Construction (as Partner)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Smt Pamela Das Daughter of Shri Rabi Chandra Das Allipore Judges Court, City:- , P.O:- Allipore, P.S:-Allipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027</p>			
Identifier Of Smt Renubala Sarkar, Shri Avijit Das, Shri Sanjay Das, Shri Raghu Nath Biswas			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Renubala Sarkar	Sunrise Construction-6.1875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Renubala Sarkar	Sunrise Construction-200.00000000 Sq Ft
2	Shri Raghu Nath Biswas	Sunrise Construction-200.00000000 Sq Ft

On 11-01-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 48,33,001/-



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 13-01-2023

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

Presented for registration at 17:35 hrs on 13-01-2023, at the Private residence by Shri Avijit Das ,.

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

Execution is admitted on 13/01/2023 by 1. Smt Renubala Sarkar, Wife of Late Motilal Sarkar, Rabindra Nagar, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 2. Shri Raghu Nath Biswas, Son of Late Bancharam Biswas, Rabindra Nagar, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business

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 13-01-2023 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 13-01-2023 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



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 30-01-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,028.00/- (B = Rs 2,000.00/- ,E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/01/2023 11:57AM with Govt. Ref. No: 192022230249654378 on 11-01-2023, Amount Rs: 2,028/-, Bank: SBI EPay (SBIEPay), Ref. No. 0603336635226 on 11-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 16367, Amount: Rs.5,000.00/-, Date of Purchase: 11/01/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/01/2023 11:57AM with Govt. Ref. No: 192022230249654378 on 11-01-2023, Amount Rs: 2,071/-, Bank: SBI EPay (SBlePay), Ref. No. 0603338635226 on 11-01-2023, Head of Account 0030-02-103-003-02



Krishnendu Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2023, Page from 12439 to 12485

being No 162900281 for the year 2023.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2023.01.30 16:19:11 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2023/01/30 04:19:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)