

26/12

I-11610/18



पश्चिम बंगाल WEST BENGAL

R 282034

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Add. District Sub-Registrar
Behala, South 24 Parganas

12 DEC 2018

1238034
1238235

Handwritten notes on the left margin: 'R 282034', '1238034', '1238235', and '12 DEC 2018'.

DEVELOPMENT AGREEMENT

AND GENERAL POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY

is made this the 12th day of December Two Thousand Eighteen (2018) at Kolkata,

BETWEEN

(1) **SMT GEETA BISWAS** (PAN AHOPB 2798P) wife of Shri Swapan Biswas, by caste-Hindu, by occupation- housewife Citizen-Indian. (2) **SHRI SWAPAN BISWAS** (PAN AKNPB 6643H) son of

Contd.....2

Handwritten notes at the bottom left: '2-3', 'BID', 'N/E'.

Signature of Arunoday

Pradip Nath

For ARUNODAY

Partner

M/s. ARUNODAY PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
C.A. OF
SWAPAN BISWAS
GITA BISWAS

10 DEC 2018

9261

No. Rs. **1000/-** Date.....

Name:

Address:

Vendor: Subhankar Das

Alipur Court, 24 Pgs. (9)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Subrata Mishra

Advocate

Alipur Police Court

Kolkata - 27

9261 = 1000x1 = 1000/-



AS

Identified by me:-

Ajit Kumar Mohanty,
S/o. Mr. Ashok Kumar Mohanty,
oc - Legal Practitioner,
Enrolment No - F-855/2010,
Alipur Police Court,
Kolkata-27,
P.O. - Alipur

YACB

A.D.S.R. Behala
12 DEC 2018
Dist.- South 24 Pgs.

Major Information of the Deed

Deed No: 1-1607-11610/2018	Date of Registration: 12/12/2018
Deed No: 1607-0001873830/2018	Office where deed is registered: [Blank]
Query Date: 11/12/2018 8:00:38 PM	Applicant Name: A.S.R. BEHALA, District: South 24-Parganas
Applicant Name, Address & Other Details: AJIT KUMAR MOHANTY, ALIPORE POLICE COLONY, Thana: Alipore, District: South 24-Parganas, WEST BENGAL, PIN: 700012, Mobile No: 7276121010, Status: Advocate	
Transaction: [Blank]	Other Details: [Blank]
[4339] Sale, Development Power of Attorney	4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]
Set Forth value	Rs. 26,71,664/-
Rs. 2/-	Registration Fee: Rs. 10,035/- (Article: E, E, E, E, B)
Stamp duty Paid: Rs. 5,121/- (Article: 48(g))	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)

Land Details :

District: South 24-Parganas, P.S.- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kailash Ghosh Road, Premises No: 7462, Ward No: 127

Sch No	Block Number	Channel Number	Land Proposed FOR	Area	Set Forth Value (Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 6 Chatak 20 Sq Ft	1/-	26,41,664/-	Width of Approach Road: 14 Ft.
Grand Total :				7.2646Dec	1/-	26,41,664/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Area	Market Value (Rs.)	Other Details
S1	On Land L1	100 Sq FL	1/-	30,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	30,000/-	

Major Information of the Deed :- 1-1607-11610/2018-12/12/2018

Rajid K. Dandekar



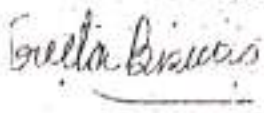


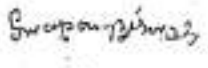
Pradip Nath

13/12/2018 Query No: 16070001873830 / 2018 Deed No : 1 - 160711610 / 2018, Document is digitally signed.

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Roy Road, P.O. Barisha, P.S. Haridevpur, Kolkata- 700008, Dis-

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger print	Signature
1	Mrs GEETA BISWAS Wife of SWAPAN BISWAS Executed by: Self, Date of Execution: 12/12/2018 Admitted by: Self, Date of Admission: 12/12/2018, Place : Office			
12, JAGAT ROY CHOWDHURY ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHOPB2798P, Status :Individual, Executed by: Self, Date of Execution: 12/12/2018 Admitted by: Self, Date of Admission: 12/12/2018, Place : Office				
2	Mr SWAPAN BISWAS Son of Late NIMAI BISWAS Executed by: Self, Date of Execution: 12/12/2018 Admitted by: Self, Date of Admission: 12/12/2018, Place : Office			
12, JAGAT ROY CHOWDHURY ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South.24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN-No.:: AKNPB6643H, Status :Individual, Executed by: Self, Date of Execution: 12/12/2018 Admitted by: Self, Date of Admission: 12/12/2018, Place : Office				

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	ARUNODAY 214, KALIPADA MUKHERJEE ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, PAN No.:: ABNFA4602Q, Status :Organization, Executed by: Representative



 Bidip Nath

Major information of the Deed :- I-1607-11610/2018-12/12/2018



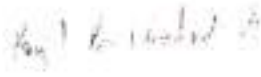
13/12/2018 Query No:- 16070001673830 / 2018 Deed No :- 160711610 / 2018, Document is digitally signed

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Roy Road, P.O. Barisha, P.S. Haridevpur, Kolkata- 700008, Dis-

presentative Details



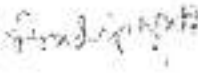
Name Address, Photo Finger print and Signature

Name	Photo	Finger Print	Signature
Mr RANJIT KUMAR CHAKRABARTY Son of Late BASANTA KUMAR CHAKRABARTY Date of Execution - 12/12/2018, Admitted by: Self, Date of Admission: 12/12/2018, Place of Admission of Execution: Office			
MILAN NAGAR VIP CHOWK, P.O.- GUWAHATI AIRPORT, P.S.- SILCHAR, District:- Cachar, Assam, India PIN - 781015 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AEBPC6829C Status Representative of : ARUNODAY (as partners)			

MILAN NAGAR VIP CHOWK, P.O.- GUWAHATI AIRPORT, P.S.- SILCHAR, District:- Cachar, Assam, India PIN - 781015 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AEBPC6829C Status Representative of : ARUNODAY (as partners)

Name	Photo	Finger Print	Signature
Mr ASHISH BHATTACHARYA Son of Mr NIRENDRA KUMAR BHATTACHARYA Date of Execution - 12/12/2018, Admitted by: Self, Date of Admission: 12/12/2018, Place of Admission of Execution: Office			
214 A KALIPADA MUKHERJEE ROAD, P.O.- BARISHA, P.S.- Thakurpukur, District:-South 24-Parganas West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: BRRPB4742B Status : Representative, Representative of : ARUNODAY (as partners)			

214 A KALIPADA MUKHERJEE ROAD, P.O.- BARISHA, P.S.- Thakurpukur, District:-South 24-Parganas West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: BRRPB4742B Status : Representative, Representative of : ARUNODAY (as partners)

Name	Photo	Finger Print	Signature
Mr PRADIP NATH (Presentant) Son of Late RAMESH CHANDRA NATH Date of Execution - 12/12/2018, Admitted by: Self, Date of Admission: 12/12/2018, Place of Admission of Execution: Office			
24/4 BHUBAN MOHAN ROY ROAD, P.O.- BARISHA, P.S.- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No - AADPN4064F Status : Representative, Representative of : ARUNODAY (as partners)			

24/4 BHUBAN MOHAN ROY ROAD, P.O.- BARISHA, P.S.- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No - AADPN4064F Status : Representative, Representative of : ARUNODAY (as partners)

Pradip Nath
Pradip Nath
Pradip Nath

Major Information of the Deed :- I-1607-11610/2018-12/12/2018

33/12/2018 Query No - 1607001873830 / 2018 Deed No - 1 - 160711610 / 2018, Document is digitally signed.

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Roy Road, P.O. Barisha, P.S. Haridevpur, Kolkata- 700008, Dis-

offer Details

Name & address	
Mr. AJIT KUMAR MOHANTY ALIPORE POLICE COURT, ALIPORE P.S. - Alipore, District-South 24-Parganas, West Bengal India, PIN - 700027. Identifier Of Mrs GEETA BISWAS, Mr SWAPAN BISWAS By Caste Hindu, Occupation Advocate, Citizen of India, Mr RANJIT KUMAR CHAKRABARTY, Mr ASHISH BHATTACHARYA, Mr PRADIP NATH	
	12/12/2018

Endorsement For Deed Number : I - 160711610 / 2018

On 12-12-2018

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

Admissory under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1959

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

Presented for registration at 13.25 hrs on 12-12-2018, at the Office of the A.D.S.R. BEHALA by Mr PRADIP NATH.

Certificate of Market Value (WB PUVI rules of 2001)

Certifies that the market value of this property which is the subject matter of the deed has been assessed at Rs 26,71,564.

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

Execution is admitted on 12/12/2018 by 1. Mrs GEETA BISWAS, Wife of SWAPAN BISWAS, 12, JAGAT ROY CHOWDHURY ROAD, P.O: BARISHA, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008 by caste Hindu, by Profession House wife, 2. Mr SWAPAN BISWAS, Son of Late NIMAI BISWAS, 12, JAGAT ROY CHOWDHURY ROAD, P.O: BARISHA, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business

Identified by Mr AJIT KUMAR MOHANTY, Son of Mr ASHOK KUMAR MOHANTY, ALIPORE POLICE 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 12-12-2018 by Mr RANJIT KUMAR CHAKRABARTY, partners, ARUNODAY (Partnership Firm), 214 KALIPADA MUKHERJEE ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District-South 24-Parganas, West Bengal India, PIN - 700008

Identified by Mr AJIT KUMAR MOHANTY, Son of Mr ASHOK KUMAR MOHANTY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 12-12-2018 by Mr ASHISH BHATTACHARYA, partners, ARUNODAY (Partnership Firm), 214 KALIPADA MUKHERJEE ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District-South 24-Parganas, West Bengal, India PIN - 700008

Major information of the Deed :- I-1607-11610/2018-12/12/2018

Ranjit Chakrabarty
Ashish Bhattacharya
Pradip Nath

12/12/2018 Query No: 16070001873830 / 2018 Deed No I - 160711610 / 2018, Document is digitally signed

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Roy Road, P.O. Barisha, P.S. Haridevpur, Kolkata- 700008, Dis-

defined by Mr AJIT KUMAR MOHANTY, . . . Son of Mr ASHOK KUMAR MOHANTY, ALIPORE POLICE COURT, P.O. ALIPORE Thana, Alipore, . . . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 12-12-2018 by Mr PRADIP NATH, partners, ARUNODAY (Partnership Firm), 214, KALIPADA MUKHERJEE ROAD, P.O - BARISHA, P.S - Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008

Indebted by Mr AJIT KUMAR MOHANTY, . . . Son of Mr ASHOK KUMAR MOHANTY, ALIPORE POLICE 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 10,035/- (B = Rs 10,000/-, E = Rs 35/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,035/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 12/12/2018 12:41PM with Govt. Ref. No: 192018190316292761 on 12-12-2018, Amount Rs: 10,035/-

Bank: State Bank of India (SBIN0000001), Ref. No. IK00VRIRP9 on 12-12-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,121/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 4,121/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 282034, Amount: Rs.1,000/-, Date of Purchase: 10/12/2018, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 12/12/2018 12:41PM with Govt. Ref. No: 192018190316292761 on 12-12-2018, Amount Rs. 4,121/-, Bank:

State Bank of India (SBIN0000001), Ref. No. IK00VRIRP9 on 12-12-2018, Head of Account 0030-02-103-003-02

Sandip Biswas
Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Ajit K. Mohanty
Pradip Nath

Major Information of the Deed : I-1607-11610/2018-12/12/2018

13/12/2018 Query No: 16070001873830 / 2018 Deed No : 160711610 / 2018, Document is digitally signed.

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Row Road, P.O. Barisha, P.S. Haridevpur, Kolkata- 700008, Dis-

::2::

Late Nimai Das, by caste-Hindu, by occupation- Business, Citizen-Indian, both are residing at 12, Jagat Roy Chowdhury Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District South 24-Parganas, hereinafter called and referred to as the OWNERS (which expression shall unless the context or meaning thereof be otherwise repugnant mean and included her heirs, executors, administrators, legal representatives and assigns) of the ONE PART:

AND

ARUNODAY (PAN ABNFA 4602Q) a partnership firm having its office at 214A, Kalipada Mukherjee Road, P.O. Barisha, P.S. Haridevpur, Kolkata- 700008, District South 24-Parganas, represented by its partner (1) SHRI RANJIT KUMAR CHAKRABARTY (PAN AEBPC 6829C) son of Late Basanta Kumar Chakrabarty, by caste- Hindu, by occupation- Business, residing at Milan Nagar, VIP Chowk,, P.O. Guwahati Airport, P.S.- Azara, Guwahati- 781Q15, Assam, (2) SHRI ASHISH BHATTACHARYA (PAN BRRPB 4742B) son of Late Nirendra Kumar Bhattacharya, by caste- Hindu, by occupation- Business, residing at 214A, Kalipada Mukherjee Road, P.O. Barisha, P.S. Haridevpur, Kolkata- 700008, District South 24-Parganas and (3) SHRI PRADIP NATH (PAN ADDPN4064F) son of Late Rameh Chandra Nath, by caste- Hindu, by occupation- Business, residing at 24/4, Bhuban Mohan Roy Road, P.O. Barisha, P.S. Haridevpur, Kolkata- 700008, Dis-

Contd.....3

Ranjit K. Chakrabarty

Ashish Bhattacharya

Pradip Nath

M/s. ARUNODAY For ARUNODAY
PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
Partner

C.A. OF
SWAPAN BISWAS
GITA BISWAS

trict South 24-Parganas, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugant to the context be deemed to mean and included its heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS by virtue of a registered sale deed which was duly registered at Additional District Sub-Registrar at Behala, and recorded in Book No. I, Volume No. 15, Pages from 7691 to 7713, Being No. **06000** for the year 2008, and purchased from Smt. Sulekha Kanjilal wife of Late Nitya Ranjan Kanjilal and Smt. Sunrita Kanjilal a plot of land measuring an area about **4 (four) Cottahs 6 (six) Chittak 20 (Twenty) Sq.Ft.** of land in Mouza-Purba Barisha, Pargana- Khaspur, J.L. No. 23, R.S. No. 43, Touzi No. 240, Dag No. 994, Khatian No. 1589, P.S.- Thakurpukur, now Haridevpur, Kolkata-700008, in the District of South 24-Parganas.

AND WHEREAS during enjoyment of the aforesaid property said Smt. Gita Biswas and Shri Swapan Biswas jointly mutated their names before the authority of the Kolkata Municipal Corporation and recorded as Assessesee No. 411230906481, being

For ARUNODAY

Premises No. 462, Kailash Ghosh Road, P.O. Haridevpur,

Partner
Kolkata- 700008, Ward No. 123, of the said plot of land measur-

ing an area about **4 (four) Cottahs 6 (six) Chittak 20 (Twenty) Sq.Ft.** of land in Mouza-Purba Barisha, Pargana- Khaspur, J.L.

Contd.....4

Ashish Bhattacharya

Pradip Nath
M.S. ARUNODAY
PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH

SWAPAN BISWAS
GITA BISWAS

No. 23, R.S. No. 43, Touzi No. 240, Dag No. 994, Khatlan No. 1589, P.S. Thakurpukur, now Haridevpur, Kolkata-700008, in the District of South 24-Parganas.

AND WHEREAS the Owners herein are the rightful, true joint owners of the property particularly and specifically mentioned in the Schedule "A".

AND WHEREAS the owners herein while in possession and enjoyment of the aforesaid property within the jurisdiction of the Kolkata Municipal Corporation morefully and particularly described in the Schedule "A" hereinunder written by raising structure on the said land by paying taxes regularly decided to raise a Multi storied building in the said premises.

AND WHEREAS in pursuance of the said intention the Owners herein discous to develop the said property and the paucity of the fund of the said owner approached to the Developers who is carrying on business of construction of building for raising such construction upon the said land measuring an area about 4 (four) Cottahs 6 (six) Chittak 20 (Twenty) Sq.Ft. of land in the said premises as per the plan to be sanctioned by the K.M.C.

For ARUNODAY

at its cost and initiative for the mutual benefits of the parties

Ranjit K. Chakrabarty
Partner
to this agreement.

AND WHEREAS the Developer hereinafter consideration the proposal of the owners herein have agreed to raise such construction on the land in the said premises as per the plan sanc-

Ranjit K. Chakrabarty - *Pradip Nath*
Cmtd.5
M.S. ARUNODAY
PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
C.A. OF
CHITTAGONG

::5::

tioned by the K.M.C. out of their own fund and initiative on certain terms and condition which the owner have agreed.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed to abide by the terms and conditions of this agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the following:

ARTICLE: I

1.1. **OWNERS:** (1) **SMT GITA BISWAS** and (2) **SHRI SWAPAN BISWAS**.

1.2. **DEVELOPER:** **ARUNODAY** a partnership firm having its office at 214A, Kalipada Mukherjee Road, P.O. Barisha, P.S. Haridevpur, Kolkata- 700008, District South 24-Parganas represented its Partners namely (1) **SHRI RANJIT KUMAR CHAKRABARTY** son of Late Basanta Kumar Chakrabarty, by caste- Hindu, by occupation- Business, residing at Milan Nagar, VIP Chowk,, P.O. Guwahati Airport, P.S.- Azara, Guwahati- 781015, Assam, (2) **SHRI ASHISH BHATTACHARYA** son of Late Nirendra Kumar Bhattacharya, by caste- Hindu, by occupation- Business, residing at 214A, Kalipada Mukherjee Road, P.O. Barisha, P.S. Haridevpur, Kolkata- 700008, District South 24-Parganas and (3) **SHRI PRADIP NATH** son of Late Rameh Chandra Nath, by caste- Hindu, by occupation- Business, residing at 24/

For ARUNODAY

Ranjit K. Chakrabarty

Pradip Nath

ARUNODAY
PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
C.A. OF
SWAPAN BISWAS
BISWAS

::6::

4, Bhuban Mohan Roy Road, P.O. Barisha, P.S. Haridevpur,
Kolkata- 700008, District South 24-Parganas,

1.3. **PREMISES:** ALL that the land measuring about 4 (four) Cottahs 6 (six) Chittak 20 (Twenty) Sq.Ft. of land at the Premises No. 462, Kailash Ghosh Road, P.O. Haridevpur, Kolkata-700008, Ward No. 123, District South 24-Parganas, (more fully described in the first schedule hereunder written).

1.4. **DEVELOPMENT AGREEMENT:** The instant agreement made between the owner and the developer herein.

1.5. **BUILDING:** A multi storied building to be constructed by the Developer on the said premises in accordance to the sanction of the building plan to be obtained from the Kolkata Municipal Corporation.

1.6. **PLAN:** Title sanction of building plan to be obtained from the Kolkata Municipal Corporation for construction of the said building at the said premises at the cost of the Developer with such additions, alterations and modifications as would be deemed necessary by the Developer.

For **ARUNODAY ARCHITECT:** The person and/or firm to be appointed by the Developer for planning, designing and supervising the said

Partner
building.

M/s. **ARUNODAY**

PARTNERS

RANJIT KUMAR CHAKRABARTY

ASHISH BHATTACHARYA &

PRADIP NATH

C.A. OF.

SWAPAN BISWAS

GITA BISWAS

OWNERS' ALLOCATION: Save and except the developer's

allocation the areas Owners will be entitled to in the new build-
Contd.....7

Pradip Nath

ing (more fully and particularly described in the second schedule hereunder written).

1.9. **DEVELOPER'S ALLOCATION:** Save and except the owners' allocation the areas Developer will be entitled to the new building (more fully and particularly described in the third schedule hereunder written).

1.10. **SALEABLE PORTION:** All the portion in the new building pertaining to Developer's Allocation except owner's allocation.

1.11. **COMMON SERVICE AREAS:** All the common service facilities to be enjoyed by all the owners/occupiers of the building (more fully and particularly described in the fourth schedule hereunder written).

1.12. **TRANSFEROR:** In context of this agreement the owners herein in respect of the undivided proportionate share of and pertaining to the developer's allocation.

1.13. **TRANSFeree:** The purchaser who will purchase flat/space in the building from the areas pertaining to developer's allocation.

1.14. **TRANSFER:** Transfer of proportionate undivided share/

For ARUNODAY interest of land in the premises by the owner attributable to the developer's allocation.

Partner
M/s. ARUNODAY

1.15. **CONSIDERATION:** Owners' allocation at the cost of the

PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
C.A. OF
SWAPANJ BISWAS
GITA BISWAS

Developer will be treated as consideration to be given to the Owners against which the Owner will transfer the undivided

Pradip Nath

Contd.....8

proportionate share/interest of land in the said premises attributable to the developer's allocation.

1.16. **DELIVERY OF POSSESSION OF LAND:** In the context shall mean, the owners will hand over to the Developer the peaceful vacant well demarcated physical possession of the said premises.

1.17. **COMMENCEMENT OF WORK:** The Developer will commence its work as part of the construction of building within **24 months** from the date of sanction the building plan obtained from the Kolkata Municipal Corporation.

1.18. **TIME OF COMPLETION:** The Developer will deliver the peaceful vacant physical possession of the owners' allocation to the owner within **24 months** from the date of getting delivery of possession of the said premises from the Owner free from all encumbrances or obtaining sanction of the building plan from the Kolkata Municipal Corporation which ever is later.

1.19. **POWER OF ATTORNEY:** The Owner will execute an attorney in favour of **Arunoday** represented by its partners (1) SHRI RANJIT KUMAR CHAKRABARTY, (2) SHRI ASHISH BHATTACHARYA and

For ARUNODAY SHRI PRADIP NATH as their law full consitute attorney to do

the acts stipulated in the said power of attorney.

Partner
M/s. ARUNODAY

RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &

PRADIP NATH
C.A. OF

SWAPAN BISWAS
GITA BISWAS

Crtd.:...9

Pradip Nath

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particularly described in the fifth schedule hereunder written) after going possession of the flats.

1.22. **UNDIVIDED SHARE:** The undivided proportionate share or interest in the land of the premises attributable to the flat and car parking spaces pertaining to both the owners' allocation and the developer's allocation.

1.23. **MANNER OF WORK AND SPECIFICATIONS :** The materials and accessories which are to be used for construction of the building (more fully and particularly described in the Annexure annexed hereto).

1.24. **NAME OF THE BUILDING:** The new building will be named as "**ADITYADAY**" which cannot be changed or altered.

ARTICLE-II : OWNERS' RIGHT:

2.1. The Owner will get the Owners' allocation described in the second schedule hereunder written without any hindrance from the Developer.

2.2. The Owners will be provided with the nonrefundable Rs. **52,00,000/-** (Rupees fifty two lakh) only by the Developer at the time of hand over possession of the said land for shifting charge.

For ARUNODAY

ARTICLE-III: OWNERS' OBLIGATION:

Partner
The Owner will make delivery of possession of the said premises to the developer within thirty days from the date of giving notice of demand of delivery by the developer.

M/s. ARUNODAY
PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
C.A. OF
SWAPAN BISWAS
GITA BISWAS

Pradip Nath

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3.2. The Developer shall be entitled to construct and complete the new building in accordance to the sanction of the building plan without any interference or hindrance from the Owner.

3.3. During the continuance of this agreement the Owners will not let out, grant, lease, mortgage and/or create any charge in respect of the premises or any portion thereof without the consent in writing of the Developer.

3.4. The Owners will execute all Deeds of conveyance for conveying the undivided proportionate share of land relating to the Developer's allocation to the Developer on its nominee.

3.5. The Owners will execute and register a development power of attorney in favour of **ARUNODAY** authorizing them inter alia to sell and transfer the undivided proportionate share/interest of land in the premises attributable to the Developer's allocation and receive consideration therefor at its discretion, execute deed of conveyance in respect of the developer's allocation and present the same before the competent registration authority.

3.6. The Owners, with the execution of this agreement, will

For ARUNODAY

hand over all original documents, title deeds relating to the said premises to the Developer against accountable receipt. Those documents will remain with said Developer till the formation of association of the flat owners.

Partner
M/s. ARUNODAY
PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
C.A. OF
SWAPAN BISWAS
GITA BISWAS

The Owners will be solely responsible for delivering the

Pradip Nath

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peaceful, vacant, well demarcated, physical possession of the said premises to the Developer free from all encumbrances whatsoever to development and start to constructional work of the said property.

3.8. The Owners will extend all reasonable co-operation to the Developer for effecting construction of the new building.

ARTICLE - IV : DEVELOPER'S RIGHT:

4.1. The owners hereby grants exclusive right to the developer to build and complete the said new building in the said premises and commercially exploit the developer's allocation for its gain without any obstruction and objection from the owner. The developer will have full right and absolute authority to enter into any agreement with any purchaser in respect of the Developer's allocation at any price of its discretion and to receive advance/ consideration in full thereof.

4.2. The Developer will be entitled to receive, collect and realise all money out of the developer's allocation without creating any personal liability of the owner.

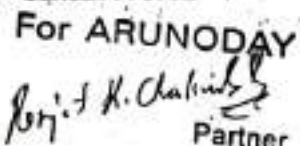
4.3. The developer will be entitled to deliver the flats pertaining to the developer's allocation to the purchaser at its discretion.

4.4. The Developer will be entitled to transfer the undivided proportionate share of land in the premises attributable to the developer's allocation on the strength of the Development Power

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M. ARUNODAY
PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
C.A. OF
SWAPAN BISWAS

For ARUNODAY

Partner

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of Attorney to be given by the owners.

4.5 The Developer will be entitled to make publicity and advertisement in all possible manners for the benefit of commercial exploitation of the developer's allocation in the building.

4.6. The Developer will adjust from the owners' allocation all the expenses it will bear for mutation and amalgamation of the said premise's and payment of up to date tax of the said premises till the developer get physical possession of the said premises for the attainment of a clear marketable title of the said premises.

ARTICLE - V : DEVELOPER'S OBLIGATION:

5.1. The Developer will start standard work for construction of the said new building after getting possession of the said premises and furnish documents in support thereof from the Owners.

5.2. The Developer will deliver the Owners' allocation in complete habitable condition to the Owner within 24 months from the date of obtaining the peaceful vacant physical possession of the said premises from the Owner or obtaining the sanction of the building plan, whichever is later.

5.3. The Developer will complete the Owners' allocation with the specification annexed hereto and marked with Annexure 'A'.

5.4. The Developer shall construct the building with standard

materials available in the market.

M/s. ARUNODAY
PARTNERS
SANJIT KUMAR CHAKRABARTY
ASHISH BHAI YACHARYA &
PRADIP NATH
C.A. OF
SWAPAN BISWAS
GITA BISWAS

[Signature] Pradip Nath

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For ARUNODAY
[Signature]
Partner

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5.5. The Developer will bear all cost arising out of the construction of the building.

5.6. The Developer will take delivery of possession of the said premises construction of the said building and selling the developer's allocation only.

5.7. The Developer shall, for the time being, meet up all arrear tax liability to the Kolkata Municipal Corporation and/or other competent authority in respect of the said land which will subsequently be adjusted from the Owner's allocation as aforesaid by submitting receipt issued by those authorities in respect of the said payment.

5.8. The Developer shall bear all tax liability to the Kolkata Municipal Corporation and/or other competent authority in respect of the said land from the date of getting possession of the said land till the completion of the building.

5.9. The Developer shall construct the said new building in accordance with the sanction of the building plan.

ARTICLE VI: OWNERS' INDEMNITY :

6.1. The Owners declare that the premises is free from all encumbrances whatsoever and the owners have full right and absolute authority to enter into this agreement with the Developer.

6.2. The Owners declare that save and except the Owners herein

M/s. ARUNODAY
PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
C.A. OF
SWAPAN BISWAS
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Pradip Nath

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For ARUNODAY
Ranjit K. Chakrabarty
Partner

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6.3. The Owners declare that there is no defect in the title of the said premises.

6.4. The Owners declare that no other agreement whatsoever subsists in respect of the premises.

ARTICLE -VII: DEVELOPER'S INDEMNITY :

7.1. The Developer indemnifies the Owner against all claims, actions, suits and proceedings arising out of any acts of the Developer in connection with the construction of the building.

ARTICLE -VIII: COMMON RESTRICTIONS:

8.1. 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 living of the other occupiers of the building.

8.2. Neither party shall demolish or permit to demolish any wall or make any structural alteration to the building.

8.3. Both parties shall abide by all laws, bye-laws, rules and regulations of the competent authority in enjoying the occupation of the building.

8.4. The owners and the purchaser of developer's allocation will jointly form an adhoc common body/committee to look after the maintenance of the building. But with the Owners takes possession of the Owners' Allocation and the Developer sell major

M/s. ARUNODAY allocation, the Developer will have no liability to the

PARTNERS

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RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
C.A. OF
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GITA BISWAS

Pradip Nath

Pradip Nath For ARUNODAY
Raj K. Chakrabarty
Partner

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said committee and/or any association to be formed.

8.5. Neither party shall use or permit to use of their respective allocation or any portion of the new building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.

8.6. Both parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building upon giving notice in writing.

8.7. Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allotments.

ARTICLE-IX: MISCELLANEOUS:

9.1 The Owners and the Developer have entered into this agreement purely as a contract and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.

9.2. Save and except this agreement no agreement and/or oral representation exists or will have any validity.

9.3. After completion of the said new building the Developer will issue a notice to the Owners to take possession of the Owner's allocation. Receipt of this notice will imply delivery of the owner's allocation to the Owners whether they take physical possession of the Owner's Allocation or not.

ARTICLES-X : DELIVERY OF OWNERS' ALLOCATION:

M/s. ARUNODAY
PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
C.A. OF
SWAPAN BISWAS
GITA BISWAS

Ashish Bhattacharya

Pradip Nath

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For ARUNODAY
Ranjit K. Chakrabarty
Partner

10.1. Upon completion of the new building the Developer will serve a notice upon the owners for taking delivery of possession of the owner's allocation within thirty days from receipt of the notice. After thirty days of receipt of the notice if the owners or owners do not take delivery of possession, that receipt of notice will imply that he or they takes or take delivery of his or their allocation.

ARTICLE - XI: FORCE MAJURE:

11.1. The Developer will complete the Owners' allocation within the stipulated period subject to the circumstances which may be beyond control of the Developer.

ARTICLE - XII: JURISDICTION:

12.1. The courts which have the territorial jurisdiction over the said premises will have the exclusive jurisdiction over this agreement.

ARTICLE - XIII: ARBITRATION:

13.1. In case of any dispute in respect of the meaning purport of the agreement the matter will be to and settled by Arbitration of two Arbitrators approved by the parties as per the provision of Arbitration and conciliation Act, 1996.

ARTICLE - XIV: POWER OF ATTORNEY:

KNOW ALL MEN BY THESE PRESENTS THAT we, (1) **SMT GEETA BISWAS** wife of Shri Swapan Biswas, by caste-Hindu, by occupation- housewife, Citizen-Indian, (2) **SHRI SWAPAN BISWAS**

M/s. ARUNODAY
PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
C/O. OF
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GITA BISWAS



Pradip Nath

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For ARUNODAY
Ranjit K. Chakrabarty
Partner

son of Late Krishna Kanta Das, by caste-Hindu, by occupation-Business, Citizen-Indian, both are residing at 12, Jagat Roy Chowdhury Road, P.O. Barisha, P.S. Thakurpukur, Kolkata-700008, District South 24-Parganas, being the rightful legal joint Owners of **ALL THAT** parcel of land measuring about **4 (four) Cottahs 6 (six) Chittak 20 (Twenty) Sq.Ft.** of land in Mouza-Purba Barisha, Pargana- Khaspur, J.L. No. 23, R.S. No. 43, Touzi No. 240, Dag No. 994, Khatian No. 1589, P.S.- Thakurpukur, now Haridevpur, Kolkata-700008, in the District of South 24-Parganas at the **Premises No. 7462**, Kailash Ghosh Road, P.O. Haridevpur, Kolkata- 700008, **Ward No. 123**, having its mailing address 750/1, Uttar Kasto Danga Road, morefully mentioned in the Schedule hereunder written and presently as We are not able to effort all time and agreed to Develop our property do hereby **Nominate Constitute and Appoint (1) SHRI RANJIT KUMAR CHAKRABARTY** son of Late Basanta Kumar Chakrabarty, by caste- Hindu, by occupation- Business, residing at Milan Nagar, VIP Chowk, P.O. Guwahati Airport, P.S.- Azara, Guwahati-781015, Assam, (2) **SHRI ASHISH BHATTACHARYA** son of Late Nirendra Kumar Bhattacharya, by caste- Hindu, by occupation-Business, residing at 214A, Kalipada Mukherjee Road, P.O. Barisha, P.S. Haridevpur, Kolkata- 700008, District South 24-Parganas and (3) **SHRI PRADIP NATH** son of Late Rameh Chandra

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M/s. ARUNODAY
PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
C.A. OF
SWAPAN BISWAS
GITA BISWAS

Pradip Nath

Pradip Nath For ARUNODAY
Ranjit K. Chakrabarty
Partner

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Nath, by caste- Hindu, by occupation- Business, residing at 24/
4, Bhuban Mohan Roy Road, P.O. Barisha, P.S. Haridevpur,
Kolkata- 700008, District South 24-Parganas, partners of
ARUNODAY a partnership firm having its office at 214A, Kalipada
Mukherjee Road, P.O. Barisha, P.S. Haridevpur, Kolkata- 700008,
District South 24-Parganas, **as our True and Lawful Constituted
Attorney** in our names and on ourselves to do acts, deeds and
things as follows :-

- (i) To look-after, manage, control, supervise the property,
mentioned in the schedule hereunder written for me in our names
and on ourselves.
- (ii) To appear and sign for and represent on ourselves, before
all Municipal Bodies, and local bodies, Kolkata Municipal Corpo-
ration for permission or obtained sanction building plan or re-
verse plan or all purpose relating to the plan, for water connec-
tion, Boundary Declaration, Boundary Wall-Common Passage
gift to K.M.C. of Strif of land, or relating to any purpose of K.M.C,
Improvement Trust, Treasury, Revenue Office, Police Authori-
ties, Settlement Offices.

(iii) To represent ourselves before the Civil Judge (Sr. & Jr.

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M/s. ARUNODAY
PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA
PRADIP NATH
C.A. OF
SWAPAN BISWAS
GITA BISWAS

Pradip Nath

Pradip Nath

For ARUNODAY
Ranjit K. Chakrabarty
Partner

Divn.), District Judge, or any other Courts, Collector, Board of Revenue, C.E.S.C for installasion of Electric connection, Calcutta Telephone and other Government and Semi Government Offices and obtain all necessary directions as may be required for the sale of our property of the said premises.

(iv) To sign and represent us brfore any Local Authority(s) Municipal Corporation Office, in all Courts Civil, Criminal, Revenue in original or Appellate Jurisdiction, file plaints written statements, Memo of Appeals and to receive all summons and other process of law.

(v) To Develop the scheduled mentioned property by constructing multi-storied building residencial or commercial and represent us or sign for obtaining the sanctioned building plan, or reverse plan or all purpose relating to the plan from the Klokata Municipal Corporation.

(vi) To engage or sign on ourselves pleaders, Advocates and Solicitors and to discharge his services.

(vii) To negotiate or sign for Sale, enter into Agreement for Sale,

M/s. ARUNODAY
PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA
PRADIP NATH
C.A. OF
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GITA BISWAS

Pradip Nath

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For ARUNODAY

Pradip Nath
Partner

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to cancel or repudiate the same from developers allocation as mentioned herein above.

(viii) To receive advance or advances and balance consideration money from the intending Purchasers and sign money receipt for the said new proposed building on the scheduled mentioned land from developers allocation.

(ix) To sign and present any deed of sale, conveyance, Lease, Mortgage, Boundary Declaration, Common Passage gift to K.M.C. of Strip of land and execute by for and on or behalf to the registering authority and appear before such authority and admit execution thereof and to do other things and acts that may be necessary for the registration of the said Deed or Deeds and receive the said Deed or Deeds and deliver the same to the Purchaser aforesaid /aforementioned or authorise the delivery thereof to the purchaser or purchasers from developers allocation as per Development Agreement.

(x) To sign, execute, admit, contract, agreement and present any Deed of Conveyance or Deed of Conveyances for registration in respect of the said property from developers allocation as

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M/s. ARUNODAY
PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
C.A. OF
SWAPAN BISWAS
GITA BISWAS

Pradip Nath

For ARUNODAY
Ranjit K. Chakrabarty
Partner

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per Development Agreement, of it before the Registrar or Sub-Registrar having authority for the same and to have the said Deed of Conveyances registered as fully and effectually as we could do for ourselves as if we were personally present there.

AND we hereby for ourselves, ratify and confirm, and agree to ratify and confirm all and whatsoever our said Attornies shall lawfully do or cause to be done in respect of the said property.

THE SCHEDULE "A" ABOVE REFERRED TO

(Description of the Premises)

ALL THAT piece and parcel of land measuring **4 (four) Cottahs 6 (six) Chittak 20 (Twenty) Sq.Ft.** of land in Mouza- Purba Barisha, Pargana- Khaspur, J.L. No. 23, R.S. No. 43, Totuzi No. 240, Dag No. 994, Khatian No. 1589, P.S.- Thakurpukur, now Haridevpur, Kolkata-700008, in the District of South 24- Parganas at the **Premises No. 7462**, Kailash Ghosh Road, P.O. Haridevpur, Kolkata- 700008, **Ward No. 123**, under K.M.C. **Ward No. 127**, which is butted and bounded by :-

ON THE NORTH : by Samar Jana & Dipak Nandis Land

ON THE SOUTH : by 12'-wide Common Passage,

ON THE EAST : by Biren Mukherjee & Biswaranjan Mukherjee's land

ON THE WEST : by 14' -wide KMC Road.

THE SCHEDULE "B" ABOVE REFERRED TO

(Owner's Allocation)

M/s. ARUNODAY
PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BH. CHARYA
PRADIP NATH
C.A. OF
SWAPAN BISWAS
GITA BISWAS

Pradip Nath

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For ARUNODAY

Ranjit K. Chakrabarty
Partner

Save and except the Developer's Allocation as described in the schedule-C herein under the Owners will be entitled to get

1. Nonrefundable money of **Rs. 52,00,000/-** (Rupees fifty two lakh) only, will be paid by the developer to the owner out of that:-

- a) at the time of execution of this development agreement Rs. 10,00,000/-
- b) at the time of ^{Starting} ~~beginning~~ of constructional work Rs. 5,00,000/-
- c) after completion of building Rs. 37,00,000/-

Pradip Nath

2. One Car-Parking space on the ground floor measuring more or less 120 Sq.Ft.

along with undivided proportionate share of land attributable thereto in the said premises together with proportionate right over the common areas and/or common amenities attached thereto

SCHEDULE "C" REFERRED TO ABOVE

(Developer's Allocation)

ALL THAT rest flats and covered area of the residential protion alongwith other space or spaces, except the owner's allocation as mentioned in the Schedule "B" hereinabove written

THE SCHEDULE 'D' ABOVE REFERRED TO

(Construction Works Specification)

1. **Structure** : R.C.C. frame structure.

For ARUNODAY
Ranjit K. Chakrabarty
Partner

M/s. ARUNODAY
PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHAI JACHARYA &
PRADIP NATH
C.A. OF
SWAPAN BISWAS
GITA BISWAS

Pradip Nath

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2. **Brick work** : Brick with first class bricks cement mortar.
3. **Plaster** : 12 mm thick inside plaster in cement mortar 1:6, 6 mm thick ceiling plaster in cement mortar 1:4 20 mm thick outside plaster in cement mortar 1:5.
4. **Flooring** : Marble.
5. **Windows** : Still window with covered grill and frosted pinet white glass.
6. **Doors** : Main door panhel wooden others commercial flush door.
7. **Paris** : Super snow white plaster of paris will be given.
8. **Kitchen** : One cooking platform of black Kadappa stone top, one 18" x 15" sink with one C.P. pillar cock.
9. **Toilet** : Marbel floor, One European type white ceramic comode including white P.V.C. cystem, one C.P. shower point, two C.P. bib cock, one white ceramic wash basin with C.P. pillar cock.
10. **Plumbing & Sanitary** : Septic tank, semi underground water reservoir, overhead reservoir, P.V.C. pipe line will be provided.
11. **Eletrification** : Conceal type wiring and I.S.I. mkd. synthetic poly coated coper wire and others accessoried.
12. **Living & Dining** : 2 light points, 2 fan points, 1 power points 15 Amp and 5 Amp combined.
13. **Bed Room** : 2 light points, 2 fan point.
14. **Kitchen** : 1 light point, 1 power point 15 Amp, 1 Exhaust fan point.

For ARUNODAY

Signature of K. Chakraborty
Partner

Signature of Pradip Nath
ARUNODAY
PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
C.A. OF
SWAPAN BISWAS

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15. **Toilet** : one 15 Amp point, 1 light point, 1 Exhaust fan point.
Any matter excluding this specification will be charged extra
Main meter will be given by the Developers.

External painting with two coat Snowcem/Durocem or any other
of the building will be made at the last phase of the construction
of the building.

THE SCHEDULE "E" ABOVE REFERRED TO

(Common areas and facilities)

1. The land on which the building is located and all easement, rights and appurtenances belonging to the land or to the building.
2. The Sub structure, super structure, main wall, stair, stairways, stair head and entrances and exist of the building.
3. Installation of common services such as power, lights, sewerage etc. including common user for main staircases, lights etc. or way lights and scaping W.C. only.
4. Tanks, pumps, motors, pipes and ducts and in general all apparatus and installations.
5. All other parts of the property necessary, or convenience to its existence, maintenance and safety or normally in common use.
6. Roof is common for the flat Owners.

For ARUNODAY

Signature
Partner

Signature

Signature

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M/s. ARUNODAY
PARTNERS
RANJIT K. CHAKRABARTY
ASHISH CHAKRABARTY &
PRADIP NATH
C.A. OF
SWAPAN BISWAS
GITA BISWAS

SCHEDULE "F" ABOVE REFERRED TO

(Common Expences)

- 1 Expenses for maintaining and repairing of main structure, rain water pipes, sewer line, water line, water tanks, electrical lines, common lights.
- 2 Cost of cleaning and lighting the passage, Main Gate etc, and other common parts of the building.
- 3 Cost of maintenance, painting and decoration of the exterior of the building including common doors, fixture and fittings, boundary walls.
- 4 Cost of maintenance of pump space, water tanks, water pump including necessary connection thereof.
- 5 Proportionate Municipal and other local taxes, ground rents, if payable and other outgoing and impositions.
- 6 All other expenses for common services and in connection with the common areas and amenities mentioned above.
- 7 Insurance of the building.
- 8 Such other expenses as are necessary or incidental or the maintenance and upkeep of the building.

For ARUNODAY

Ranjit K. Chakrabarty
Partner

A. Chatterjee

Mrs. ARUNODAY
For ARUNODAY
RANJIT K. CHAKRABARTY
ASHISH K. CHAKRABARTY &
PRADIP NATH
C.A. OF
SWAPAN BISWAS
GITA BISWAS

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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 and Delivered by:

WITNESSES :

1. *Signature*
10 A.B.B. Sargupta Road
40L-34

2. *Signature*
Alipore police court
101-27

Greta Biswas

Swapan Biswas

Signature of the Owners

For ARUNODAY

Signature
Partner

For ARUNODAY

Signature
Partner

For ARUNODAY

Signature
Partner

Partner

Signature of the Developer

Drafted by :

Signature
Subrata Misra
Advocate
Alipore Criminal Court,
Kolkata - 700027.
WB/305/2000.

For ARUNODAY

Signature
Partner













Signature

M/s. ARUNODAY Contd.....27
PARTNERS
RANJIT KUMAR MAKRABARTY
ASHISH BHATIACHARYA &
PRADIP NATH
C.A. OF
SWAPAN BISWAS
GITA BISWAS

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

Name

Signature

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	left hand					
right hand						

Name Greta Biswas

Signature Greta Biswas











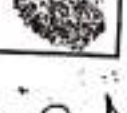
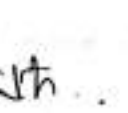
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	left hand					
right hand						

Name SWAPAN BISWAS

Signature Swapan Biswas

For ARUNODAY

Ranjit K. Chakraborty
Partner

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

Name RANJIT KUMAR CHAKRABORTY

Signature M/s. ARUNODAY

Partners
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
C.A. OF
SWAPAN BISWAS
GITA BISWAS

Pradip Nath

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

Name

Signature



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

Name ASHISH BHATTACHARYA

Signature *Ashish Bhattacharya*



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

Name PRADIP NATH

Signature *Pradip Nath*

For ARUNODAY

Ranjit K. Chakrabarty
Partner

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

Name

Signature

Ashish Bhattacharya Pradip Nath

M/s. ARUNODAY
PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
C.A. OF
SWAPAN BISWAS
CITY OFFICE

TOTAL
PARTY



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No./Year	1607-0001873830/2018	Office where deed will be registered
Query Date	11/12/2018 8:09:35 PM	A.D.S.R. BEHALA, District, South 24-Parganas
Applicant Name, Address & Other Details	AJIT KUMAR MOHANTY ALIPORE POLICE COURT, Thana, Alipore, District, South 24-Parganas, WEST BENGAL PIN - 700027, Mobile No. : 7278121010, Status Advocate	
Transaction	Additional Transaction	
[3123] Sale, Development Power of Attorney	[4302] Power of Attorney, General Power of Attorney [Rs. 5/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond [Rs. 1,00,000/-], [4311] Other than Immovable Property, Receipt [Rs. 10,00,000/-]	
Set Forth value	Market Value	
Rs 2/-	Rs 25,71,554/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs 5,121/- (Article 49(a))	Rs. 10,035/- (Article E, E, E, E, B)	
Mutual Fee Payable	Mutual Fee Payable to be Paid by Non Judicial Stamp	
	Rs. 1,000/-	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)	

Land Details :

District, South 24-Parganas, P.S.- Trakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION Road, Kalish Ghosh Road, Premises No. 7482, Ward No. 127

Sch. No.	Plot Number	Khatian Number	Land Use (Proposed)	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bestu		4 Katha 5 Chatak 20 Sq Ft.	1/-	25,41,554/-	Width of Approach Road: 14 Ft.
Grand Total :					7.2546Dec	1/-	25,41,554/-	

Structure Details :

Sch. No.	Structure Details	Area of Structure	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure

Floor No: 1, Area of floor: 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type Tiles Shed, Extent of Completion: Complete

Total :: 100 sq ft 1/- 30,000/-

Form No. 160-C (ii) 07/2010 of 2018, Revised
C.A. Sec 12(2)(b) 17.25/18, Calculated from
Registration office

(Signature)

Pradip Nath, Ashish Chakrabarty
PARTNERS
R.D. IT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
C.A. OF
SWAPAN BISWAS

Principal Details

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs GEETA BISWAS Wife of SWAPAN BISWAS 12, JAGAT ROY CHOWDHURY ROAD, P.O. - BARISHA, P.S. - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AHOPB2798P, Status: Individual, Executed by Self To be Admitted by Self	Individual	Executed by Self To be Admitted by Self
2	Mr SWAPAN BISWAS Son of Late NIMAI BISWAS 12, JAGAT ROY CHOWDHURY ROAD, P.O. - BARISHA, P.S. - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AKNPB6643H, Status: Individual, Executed by Self To be Admitted by Self	Individual	Executed by Self To be Admitted by Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ARUNODAY 214, KALIPADA MUKHERJEE ROAD, P.O. - BARISHA, P.S. - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700008 PAN No.: ABNFA4602Q, Status: Organization, Executed by Representative	Organization	Executed by Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr RANJIT KUMAR CHAKRABARTY Son of Late BASANTA KUMAR CHAKRABARTY MILAN NAGAR, VIP CHOWK, P.O. - GUWAHATI AIRPORT, P.S. - SILCHAR, District -Cachar, Assam, India, Pin - 781015 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AEBPC6829C	ARUNODAY (as partners)
2	Mr ASHISH BHATTACHARYA Son of Mr NIRENDRA KUMAR BHATTACHARYA 214 A KALIPADA MUKHERJEE ROAD, P.O. - BARISHA, P.S. - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: BRRPB4742B	ARUNODAY (as partners)
3	Mr PRADIP NATH Son of Late RAMESH CHANDRA NATH 24/4 BHUBAN MOHAN ROY ROAD, P.O. - BARISHA, P.S. - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ADDPN4064F	ARUNODAY (as partners)



Query No: 1607-3-001873830 of 2018. Printed On: Dec 12 2018 1:00PM. Generated from Registration office

Shattacharya

Pradip Nath

AS-2 of 3

ARUNODAY
PARTNERS -
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
C.A. OF
SWAPAN BISWAS
CITY SQUARE

Identifier Details :

Mr AJIT KUMAR MOHANTY
Sons of Mr ASHOK KUMAR MOHANTY
ALIPORE POLICE COURT, P.O. - ALIPORE, P.S. - Alipore, District -South 24 Parganas, West Bengal, India, PIN - 700027 Sex Male, By Caste Hindu, Occupation: Advocate, Citizen of India. Identifier Of Mrs GEETA BISWAS, Mr SWAPAN BISWAS, Mr RANJIT KUMAR CHAKRABARTY, Mr ASHISH BHATTACHARYA, Mr PRADIP NATH

Note

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 10/01/2019) for e-Payment, Assessed market value & Query is valid for 44 days (i.e. upto 24/01/2019) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 50 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

[Handwritten Signature]

Pradip Nath *Ranjit K. Chakrabarty*

M/s. ARUNODAY
PARTNERS
RANJIT KUMAR CHAKRABARTY
ASHISH BHATTACHARYA &
PRADIP NATH
C.A. OF
SWAPAN BISWAS
GITA BISWAS

Query No: 1167 C-6018/2020 of 2018, Invited
on: 1st 12/2018 12:24PM. Generated from
Registrar office.

AS- 3 of 3

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

XN 19-201819-031629276-1
SRN Date: 12/12/2018 12:39:50
BRN IK00VRIRP9
Payment Mode Online Payment
Bank : State Bank of India
BRN Date: 12/12/2018 12:41:06

DEPOSITOR'S DETAILS

Id No. : 16070001873830/5/2018
(Duty No. Every Year)

Name : Ajit kumar mohanty
Contact No. : Mobile No. : +91 7278121010
E-mail :
Address : Kolkata
Applicant Name : Mr AJIT KUMAR MOHANTY
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Power of Attorney Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
	16070001873830/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	1121
	16070001873830/5/2018	Property Registration- Registration Fees	0030-03-104-001-15	1102

Total 14156

In Words : Rupees Fourteen Thousand One Hundred Fifty Six only

A. Chattacharya

Pradip Nath

Rajit K. Chakrabarty
M/s. ARUNODAY
PARTNERS
RAJIT KUMAR CHAKRABARTY
ASHISH CHATTACHARYA &
PRADIP NATH
C.A. OF
SWAPAN BISWAS
GITA BISWAS

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABNFA4602Q

राजकी संख्या /
Acknowledgement Number U- G009542815

नाम / Name ARUNODAY

निगमन / गठन की तारीख /
Date of Incorporation/Formation 21/05/2018

पता का पता /
Comm. Address ARUNODAY, 214A, KALIPADA MUKHERJEE ROAD, BARISHA, KOLKATA,
WEST BENGAL-700008, INDIA.



Signature Not Verified

Signed by Income Tax PAN
Services Unit, U/S/ITSL
Date : 03/12/2018 19:08
Reason : Document Signer
Location : India

- Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, assessments, tax demands, tax returns, tracking of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. सभी लेखा संख्या (PAN) एक प्रकार के अद्वितीय विनिर्देशक संकेतकों को जोड़ने में अक्सर विचार को सहायक होता है, जिसमें करों के प्रस्ताव, आकलन, कर वसूली, कर वापस के विवरण और प्रत्येक लेखा संख्या का अलग-अलग नमूना शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) अथवा अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए, सभी लेखा संख्या (PAN) का उद्धरण अब अनिवार्य है। (अनुसूची नियम, 1962 के नियम 114B, का उल्लेख करें)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक लेखा संख्या (PAN) का उपयोग या अर्जन करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाने का कारण है।
- This PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader"। इस PAN कार्ड में एडवांस्ड QR कोड शामिल है जो एक विशिष्ट एंड्रॉयड मोबाइल ऐप द्वारा पढ़ा जा सकता है। Google Play Store पर इस विशेष मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।



Pradip Nath *Pradip Nath* *Pradip Nath*



Swapan Biswas

Abhaya Pradip Nath
Rajit K. Chakrabarti



A. Bhattacharya

Biswas
Pradip Nath

Sanjay K. Chakravarty

PERMANENT ACCOUNT NUMBER
AEBPC6829C

TAX NAME
RANJIT KUMAR CHAKRABARTY

FATHER'S NAME
BASANTA KUMAR CHAKRABARTY

DATE OF BIRTH
18-11-1974

SIGNATURE


COMMISSIONER OF INCOME-TAX (SYSTEMS), SHILLONG

इस कार्ड के लिये / लिये कार्ड पर कृपया ध्यान देने
 वाले अधिकारी को सूचित / ध्यान देने
 आयकर केंद्र (सिस्टम),
 कम्प्यूटर सेंटर, आयकर भवन,
 पो. बॉ. नं. - 20,
 शिल्लोंग - 793 001.

To use this card to be used, kindly informers to
 the issuing authority :
 Commissioner of Income-tax (Systems),
 Computer Centre, Ayakar Bhawan,
 Post Box No-20,
 Shillong - 793 001.

Ranjit K. Chakrabarty

Bhattacharya *Pradip Nath* *Ranjit K. Chakrabarty*

GOVERNMENT OF ASSAM
INDIAN UNION DRIVING LICENCE

DL NO AS01 199003302

NAME **IRANIT KR CHAKRABARTY**

SNAME: **DR. BASANTA KR CHAKRABARTY**
Address

**IRAN NAGAR VIL, CHOWK GHY AIR
PORT JOGIPURAJANPUR
METROPOLITAN 781015**

DOB: 10-11-1974 Ed.Cr. O+ Edg. 86a

Org. Issue Dt: 06-02-1999 SEQ.00AAAX017

Valid till (Non Trans) 05-02-2019 Wef 16-03-2017

Valid till (Trans) 00-00-0000

Class of Vehicle: **LAV, MCVO**

FORM T

Signature of holder: *[Signature]*

(Traffic Affairs)
GPO (R & G)
Kamrup (M), Assam
L.A. Assam

[Signature]
Ranjit d. Chakrabarti

[Signature] Pradip Nath *[Signature]*

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHISH BHATTACHARYA

NIRENDRA BHATTACHARYA

19/09/1966

Permanent Account Number

RRRPB4742B

Ashish Bhattacharya
Signature



आयकर विभाग, प्रमुख कार्यालय, लखनऊ
आयकर विभाग, प्रमुख कार्यालय, लखनऊ
आयकर विभाग, प्रमुख कार्यालय, लखनऊ
आयकर विभाग, प्रमुख कार्यालय, लखनऊ

आयकर विभाग, प्रमुख कार्यालय, लखनऊ
आयकर विभाग, प्रमुख कार्यालय, लखनऊ
आयकर विभाग, प्रमुख कार्यालय, लखनऊ
आयकर विभाग, प्रमुख कार्यालय, लखनऊ

फोन: 91-20-2721 8181, 91-20-2721 8181
फैक्स: 91-20-2721 8181

Ashish Bhattacharya Pradip Nath *Sanjay K. Chakraborty*



অশীষ ভট্টাচার্য

Ashish Bhattacharya
জন্ম তারিখ: 19/09/1966
পূর্ব/মূলে



7816 8818 3130

আমার স্বপ্ন, আমার পরিচয়



অশীষ ভট্টাচার্য প্রাধিকরণ
ASHISH BHATTACHARYA FOUNDATION OF INDIA

Address:
C/O: Mrendra Bhattacharya,
Ward-123, 214A, Kalipada
Mukherjee Road, Purba Barisha
South 24 Parganas,
West Bengal - 700008

ফোন:
৯৮৫৩৬ নীলম্বু ৬৬৬৬৬, ওয়াস-১২৩,
২১৪এ, অশীষ ভট্টাচার্য রোড, পূর্ব
বারিশা, পশ্চিম ২৪ পরগনা,
পশ্চিম বঙ্গ - ৭০০০০৮

www.ashishbhattacharya.org

1876 261 1547

ashish@ashishbhattacharya.org

www.ashishbhattacharya.org

P.O. Box No. 1247,
Bhadrabad, 700008

Ashish Bhattacharya

Pradip Nath

Pradip Nath



Bhattacharya Pradip Nath
Prof. K. Chakrabarty

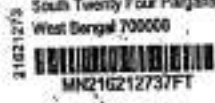


ভারত সরকার
Unique Identification Authority of India



অধিকারিক আই-টি / Enrollment No.: 1040/19886/29886

To
শ্রী শ্রী নাম
Pradip Nath
244 BHUBANMOHAN ROY ROAD
Purba Sonaha
Bardha
South Twenty Four Parganas
West Bengal 700000



MN21621273/FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6998 5952 1059

আধার - সাধারণ মানুষের অধিকার



শ্রী শ্রী নাম
Pradip Nath
পিতা / মাতা শ্রী শ্রী নাম
Father : RAMESH CHANDRA NATH
জন্ম তারিখ / Year of Birth : 1999
লিঙ্গ / Male



6998 5952 1059

আধার - সাধারণ মানুষের অধিকার

Pradip Nath
Pradip Nath
Pradip Nath