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Certified that the above document is a true and correct copy of the original document. The signature of the person whose name is written on the document is the same as the signature of the person whose name is written on the document.

26-08-2022

**DEVELOPMENT AGREEMENT**

**AND**

**DEVELOPMENT POWER OF ATTORNEY**

This Development Agreement and Development Power of Attorney is made on this the 30<sup>th</sup> day of July, 2022 (Two Thousand And Twenty Two).

**BETWEEN**

**BETWEEN**

(1) **NRIPENDRA NARAYAN ROY (PAN NO- AYJPR 1491H) (ADHAAR NO-5818 7382 4308)**, son of Late Dhirendra Narayan Roy, by faith- Hindu, by occupation- Doctor, by Nationality- Indian (2) **SMT. ILA ROY (PAN NO- CBEPR 7211K) (ADHAAR NO- 2208 9618 2888)**, Daughter of Late Dhirendra Narayan Roy, by faith- Hindu, by occupation- Home Maker, by Nationality- Indian (3) **SMT. LILI ROY (PAN NO- FBSPR 4965R) (ADHAAR NO- 3988 2326 2245)**, Daughter of Late Dhirendra Narayan Roy, by faith- Hindu, by occupation- Home Maker, by Nationality- Indian (4) **SMT. RATNA ROY (PAN NO- BFOPR 0876R) (ADHAAR NO- 9540 6563 5959)**, Daughter of Late Dhirendra Narayan Roy, by faith- Hindu, by occupation- Home Maker, by Nationality- Indian all are residing at L.O.P No 67, Boral G.S Scheme, P.S- Sonarpur, Kolkata- 700153 (5) **PIYALI RANI NAG, (PAN NO- BAQPN 0355L) (ADHAAR NO- 3081 4713 4066)**, wife of Sri Debeswar Nag, Daughter of Late Kartic Narayan Roy, by faith- Hindu, by occupation- Home Maker, by Nationality- Indian residing at **Rishi Rajnarayan Pally, P.O- Boral, P.S- Narendrapur, Kolkata- 700154**, hereinafter called and referred to as the "**LAND OWNERS**" (which expression shall unless excluded by and/or repugnant to the context mean and include their heirs, executors, administrators and assigns) of the **FIRST PART**.

**A N D**

**M/S HIMALAYA CONSTRUCTION** a partnership firm having its office at **407, Paschim Nischintapur, F-7, Aroma park Boral, ward no- 33, Rajpur Sonarpur Municipality, in the District South 24 Parganas**, represented by its partners namely 1) **SRI CHANCHAL SARKAR, (PAN-BLPPS2880B)**, Son of Sri Makhan Lal Sarkar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Sukanta

Pally, P.O- Boral, P.S- Sonarpur now Narendrapur, Kolkata- 700154 and (2) **SRI ZIDAN SAHA, (PAN-IHJPS2460A)**, Son of Sri Uttam Saha, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at F7, Aroma Park, Paschim Nischintapur, P.O- Boral, P.S- Sonarpur now Narendrapur, Kolkata- 700154, District South 24 Parganas, hereinafter called & referred to as the **DEVELOPER** (which term or expression unless excluded by or repugnant to the context shall mean and include their heirs, successors, administrators, executors, legal representatives, assignees etc.) of the **SECOND PART**.

**WHEREAS** in this agreement unless it be contrary or repugnant to the context the following words or terms shall have the following meaning:-

**DEFINITION**

- I} The "**FIRST PART**" shall mean and include the **LAND OWNERS** of the Land Property, which is morefully mentioned under the Schedule-A hereunder written and their respective heirs and successors, representatives, executors.
- II} The "**SECOND PART**" shall mean and include the "**DEVELOPER**" and his heirs, successors, representatives, exccutors.
- III} The said "**PROPERTY OR LAND**" shall mean **ALL THAT** piece and parcel of **Bastu** land measuring **03 Cottahs 05 Chittak** be the same a little more or less together with **300 sq.ft.** RTS structure with cemented floor standing thereon situated at A.D.S.R.O. Sonarpur, Mouza- Boral, appertaining to **C.S. Dag No. 520(P), E.P/L.O.P. No. 67**, comprised in J.L. No. 61, within the limits of Rajpur- Sonarpur Municipality under **Ward No. 33, vide Holding no. 194, Boral Majher Para**, Dist. 24 pgs(s).

IV} **"PROPOSED BUILDING"** shall mean G+3 storied buildings / types, which is going to be constructed, on the said premises mentioned above, to be sanctioned by the Competent Authority of the Rajpur- Sonarpur Municipality.

V} **"THE PLAN"** shall mean the said Building Plan, to be sanctioned, by the Competent Authority of the Rajpur- Sonarpur Municipality, for the purpose of construction of a Multi-Storied Building over the land and shall include any amendments and modifications thereof.

VI} **"THE ARCHITECT"** shall mean any duly qualified person or persons firm or firms having proper License to undertake construction work to be appointed by the Developer for construction of the said Building in the said premises as per the Building Plan, duly sanctioned by the Rajpur- Sonarpur Municipality.

VII} **"THE SALEABLE AREA"** shall mean the space in the said proposed Building available for independent use and occupation including common portions and or common facilities (i.e. super built-up area).

BUILT - UP AREA shall mean Flat Area (including Partition Wall) along with proportionate share of the Staircase and Stair landing.

SUPER BUILT - UP AREA shall mean **25%** of the Built - Up Area.

VIII} **"LAND OWNER'S ALLOCATION"** shall mean (i) one **2BHK** Flat on the **Ground Floor (South-West-North side)** if constructed otherwise one **2BHK** Flat Being no. C, on the **Third Floor (South-East-North side)**, (ii) one **2BHK** Flat Being no. A, on the **First Floor (South-East-North side)**, (iii) One car parking space measuring 120 sq.ft more or less on the **Ground Floor** of the said proposed Ground plus Three storied building, which will be constructed, as per the Building Plan, to be sanctioned by the Rajpur-Sonarpur Municipality AND a non-Refundable amount of **Rs. 7,00,000/- (Rupees Seven**

Lakh) only to be paid by the Developer out of which Rs. 5,00,000/- (Rupees Five Lakh) only will be paid at the time of signing of this agreement and Rs. 2,00,000/- (Rupees Two Lakh) only will be paid after plan sanction and Shifting charges of Rs. 6,000/- (Rupees Six Thousand) only till delivery of possession in the new building AND the said Land owner's allocation is morefully described in **Schedule-B** hereunder written TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

IX} **"DEVELOPER'S ALLOCATION"** shall mean the remaining constructed area of the said proposed buildings to be constructed on the basis of the Building Plan, as may be sanctioned by the Competent Authority of the Rajpur-Sonarpur Municipality TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed will be of the Developer's Allocation AND the said Developer's allocation is morefully described in **Schedule-C** hereunder written.

X} **"COMMON PARTS, USERS AND FACILITIES"** shall mean and include common passage, common users, staircase - cum - landing, equipments and accessories for common use and enjoyment AND the said common portion/use is morefully described in **Schedule-D** hereunder written.

XI} **"PROPORTIONATE SHARE"** means the share which is agreed to be fixed Land owner's and Developer's shares respectively in the land, on the basis of the respective allocation.

**DETAILS OF THE TITLE OF THE LAND**

**WHEREAS (1) KARTIC @ KARTICK NARAYAN ROY (2) SHIBENDRA NARAYAN ROY (3) NRIPENDRA NARAYAN ROY, both sons of Late**

**Dhirendra Narayan Roy (4) SMT. ILA (5) SMT. LILI ROY (6) SMT. RATNA ROY ALL** Daughters of Late **Dhirendra Narayan Roy** being refugee displaced from East Pakistan now called Bangladesh came to the territory of West Bengal after the partition of India and occupied **ALL THAT** piece and parcel of **Bastu** land measuring **03 Cottahs 05 Chittak** be the same a little more or less together with **300 sq.ft.** RTS structure with cemented floor standing thereon situated at **A.D.S.R.O. Sonarpur, Mouza- Boral, appertaining to C.S. Dag No. 520(P), E.P/L.O.P. No. 67**, comprised in **J.L. No. 61**, within the limits of **Rajpur-Sonarpur Municipality under Ward No. 33, vide Holding no. 194, Boral Majher Para, Dist. 24** pgs(s) morefully described in the **Schedule- A** hereunder written and constructed a residential house thereon and had been seized and possessed the said property without any disturbance or interference in any manner whatsoever.

**AND WHEREAS** said (1) **KARTIC @ KARTICK NARAYAN ROY (2) SHIBENDRA NARAYAN ROY (3) NRIPENDRA NARAYAN ROY (4) SMT. ILA (5) SMT. LILI ROY (6) SMT. RATNA ROY** while in possession and enjoyment of the above mentioned property subsequently on **30/07/2008** a registered Deed of Gift executed by the then Hon'ble Governor of West Bengal through **R.R. & R Department** in his name in respect of the said property. The said Deed of Gift duly registered at the office of **A.D.S.R. Alipore** and recorded in **Book No. I, Volume No. II, Page No. 33 to 36, Being No. 759** for the year **2008**.

**AND WHEREAS** said 1) **KARTIC @ KARTICK NARAYAN ROY (2) SHIBENDRA NARAYAN ROY (3) NRIPENDRA NARAYAN ROY (4) SMT. ILA (5) SMT. LILI ROY (6) SMT. RATNA ROY** become absolute joint land owners of said **ALL THAT** piece and parcel of **Bastu** land

measuring **03 Cottahs 05 Chittak** be the same a little more or less together with **300 sq.ft.** RTS structure with cemented floor standing thereon situated at **A.D.S.R.O. Sonarpur, Mouza- Boral**, appertaining to **C.S. Dag No. 520(P), E.P/L.O.P. No. 67**, comprised in **J.L. No. 61**, within the limits of **Rajpur- Sonarpur Municipality under Ward No. 33, vide Holding no. 194, Boral Majher Para**, Dist. 24 pgs(s) and they paid taxes regularly to the appropriate authority and he is in peaceful possession, occupation enjoyment over the said property and said property is free from all encumbrances which is morefully described in schedule- A hereunder written.

**AND WHEREAS** said **KARTIC @ KARTICK NARAYAN ROY** died intestate on **30/12/2019 AT M. R. BANGUR HOSPITAL KOLKATA-700033** leaving behind his only married daughter namely **PIYALI RANI NAG**, wife of **Sri Debeswar Nag** to inherit his property. **Parulbala Roy**, wife of **KARTIC @ KARTICK NARAYAN ROY** was predeceased.

**AND WHEREAS** said **SHIBENDRA NARAYAN ROY** a confirm bachelor died intestate on **30/05/2022** living behind his brother and sisters namely **(1) NRIPENDRA NARAYAN ROY (2) SMT. ILA ROY (3) SMT. LILI ROY (4) SMT. RATNA ROY** as his absolute legal heirs to inherit all his estates including his share of aforesaid plot of homestead land as joint and absolute land owners of the same and seized and possessed the same by exercising all rights, title, interest and continued their peaceful khas possession and enjoyment thereof.

**AND WHEREAS** Land owners herein-named, for the purpose of better utilization of the property and to gain something more out of his property, has decided to raise a multi - storied building there on his Schedule- A mentioned land property, but not having so much fund,

man power and set-up, time to endeavor, as also with the intention to materialize desire through a Developer, he has decided to entrust the above-named Developer **M/S HIMALAYA CONSTRUCTION** a partnership firm having its office at **407**, Paschim Nischintapur, ward no- 33, Rajpur-Sonarapur Municipality, in the District South 24 Parganas, represented by its partners namely **1) SRI CHANCHAL SARKAR** and **(2) SRI ZIDAN SAHA** to raise a multi - storied building there on the Schedule- A mentioned land property, under some specific terms and conditions.

Finding the project a viable said **1) SRI CHANCHAL SARKAR** and **(2) SRI ZIDAN SAHA** have agreed to take charge of the project under the mutually settled terms and conditions.

Considering the facts and circumstances, the Developer herein-named, has decided to take charge of the Project under some specific terms and conditions and because of the same, the Parties have mutually decided to execute this Memorandum of Understanding in respect of the property as morefully described under the Schedule- A herein.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY  
AGREED AND DECLARED BY AND BETWEEN THE PARTIES**

**HERETO AS follows:**

1. The Land owners agreed to appoint and do hereby appoint the Developer as the constructor for Development of the said premises as between the land owners and the Developer on the terms and conditions herein after contained where the Developer shall do the following jobs:-
  - a) Signing complete plan by developer for submitting to the Rajpur-Sonarapur Municipality which already been done.
  - b) Relation of land owners belonging to other flats.

c) Deliver of possession of the flats/shop/car parking to the land owners.

d) To sell the other flats/shop/car parking to third parties.

2. The Land owners do hereby agree to transfer, convey and assign to the Developer the Developer's portion of the proposed building on the terms and conditions herein after contained.

3. The Development transfer and/or assignments shall be in favour of the developer and/or its nominee or nominees and/or its and/or their respective transferee or transferees and/or their respective assigns.

4. The development shall be completed by such number of conveyances and/or other transfer documents as may be required by the Developer and or such portions and/or undivided share in the land comprised in the said premises and/or the proposed building as the Developer may at its absolute discretion think fit and proper so long as the Developer gets.

5. The Land owners ALSO executing Development power of attorney in favour of the developer herein for the purpose of construction and transferring, selling, conveying and/or assigning the Developer's portion of the proposed building and for the said purpose for signing and executing all writings, agreement, conveyances and or other transfer documents and perfecting such deeds, documents and writings by registration their or and the land owners do hereby further agree to grant in favour of the Developer such other Power and/or authorities as may from time to time be required by the Developer for the purpose aforesaid.

6. All cost of stamp duty and registration charges payable on such writings, agreements, conveyances and/or other transfer documents shall be borne and paid by the Developer and/or its transferees and/or their respective assignees, transferred to itself and/or nominees and/or transferees the entirety of the interest of the land

owners in the Developer's portion of the proposed Building and the scheme of transfer avail be such as be decide by the Advocate.

7. The Developer have full right to transfer and/or assign its rights under these presents and/or in respect of the Developer's portion of the proposed building in such manner and/or such terms as the Developer may at its absolute discretion think fit and proper but subject to these presents provided however that the Developer shall not be absolute of its obligations hereunder.

8. As after the date hereof the Developer shall be deemed to be in joint possession of the said premises along with the land owners.

9. To apply for and obtain temporary and/or permanent connection for electricity gas, water power and/or other connection and/or lines for essential service and/or any part thereof.

10. All costs charges and expenses for carrying out the rights and or entitlements of the Developer in terms hereof as aforesaid shall be borne and paid by the Developer to carry out effectually the rights and or entitlements of the developer hereunder.

11. The land owners shall forthwith on being required by the Developer sign execute and deliver all plans papers and or documents as be required by the Developer to enable the Developer to carry out effectually the rights and/or entitlements of the developer hereunder.

12. The land owners shall also grant and extend all co-operation and/or assistance as may reasonably be required and/or demanded by the developer from time to time to enable the Developer to carry out the rights authorities and/or entitlements of the Developer in term hereof.

13. The land owners further agree to grant in favour of the Developer and/or nominee or nominees or from time to time such other power and/or authorities as may be necessary and be reasonable required by

the Developer for morefully effectuating the rights authorities and/or entitlements of the developer in terms of these presents.

14. The Developer shall endeavor to complete the construction of the proposed building within **36 (Thirty six) months** from the date of the sanction of the building plan except any disturbance either by nature or by human created the constructions should be completed **within 36 months**.

15. The specification of construction of the proposed building shall be generally those are normal in a residential building but shall not be in any way in favour to the specifications as contained in the Schedule-F hereunder written.

16. The Developer shall pay and liable to pay the cost for construction the land owner's portion of the proposed building and the land owners or any other portion of the proposed building the Developer shall bear and pay the same without raising any objection whatsoever and the developer agree to indemnify and keep indemnified the land owners for payment of the same as and when the same shall be demanded by the Authority concerned.

a. It is clarified that in consideration of the developer developing and construction at its costs the land owner's portion of the proposed building the land owners has agreed to transfer the Developer's portion of the proposed Building.

17. On completion of construction of the proposed building the land owners shall become entitled to exclusive use and occupation of the developed area comprised in the Land owner's portion of the proposed building and the Developer shall put the land owners in undisputed exclusive possession thereof.

18. The Developer and the land owners have entered into this agreement purely on a principal basis and nothing stated herein shall

be deemed or constructed as a partnership between the developer and the land owners in any manner constitute as association of persons.

19. The Contractor shall use in the construction best quality materials in accordance with the specifications.

20. As after the date hereof the Developer shall be deemed to be in joint possession of the said premises along with the land owners.

21. All cost of construction of the Land owner's portion of the proposed building shall be incurred by the Developer on the land owners and all such payments shall be deemed to be payable towards the consideration herein and would fully discharges the developer from the liability towards payments of the consideration of the land owners positions of the proposed building is completed.

22. That the common portion as described in Schedule-D of this agreement all the flat land owners shall have equal rights and no other person excepting the flats land owners shall have no right over the same whatsoever and the said common space shall be kept open.

23. That the purchaser/s and the land owners herein shall pay proportionate cost of mother meter.

24. The Developer shall sale the developer's allocated portion to any buyer/buyers and the land owners shall handover the original deeds and parcha and other papers and documents in respect of the said property to the Developer at the time of execution of this agreement and the Developer shall return all original documents to the land owners after transferring their allocated portion.

DEVELOPMENT POWER OF ATTORNEY

**KNOW ALL MEN BY THESE PRESENTS** that We, (1) **NRIPENDRA NARAYAN ROY (PAN NO- AYJPR 1491H) (ADHAAR NO-5818 7382 4308)**, son of Late Dhirendra Narayan Roy, by faith- Hindu, by occupation- Doctor, by Nationality- Indian (2) **SMT. ILA ROY (PAN NO- CBEPR 7211K) (ADHAAR NO- 2208 9618 2888)**, Daughter of Late Dhirendra Narayan Roy, by faith- Hindu, by occupation- Home Maker, by Nationality- Indian (3) **SMT. LILI ROY (PAN NO- FBSPR 4965R) (ADHAAR NO- 3988 2326 2245)**, Daughter of Late Dhirendra Narayan Roy, by faith- Hindu, by occupation- Home Maker, by Nationality- Indian (4) **SMT. RATNA ROY (PAN NO- BFOPR 0876R) (ADHAAR NO- 9540 6563 5959)**, Daughter of Late Dhirendra Narayan Roy, by faith- Hindu, by occupation- Home Maker, by Nationality- Indian all are residing at **L.O.P No 67, Boral G.S Scheme, P.S- Sonarpur, Kolkata- 700153** (5) **PIYALI RANI NAG, (PAN NO- BAQPN 0355L) (ADHAAR NO- 3081 4713 4066)**, wife of Sri Debeswar Nag, Daughter of Late Kartic Narayan Roy, by faith- Hindu, by occupation- Home Maker, by Nationality- Indian residing at **Rishi Rajnarayan Pally, P.O- Boral, P.S- Narendrapur, Kolkata- 700154**, Hereinafter called and referred to as the "**LAND OWNERS**" of **ALL THAT** piece and parcel of **Bastu** land measuring **03 Cottahs 05 Chittak** be the same a little more or less together with **300 sq.ft. RTS** structure with cemented floor standing thereon situated at **A.D.S.R.O. Sonarpur, Mouza- Boral, appertaining to C.S. Dag No. 520(P), E.P/L.O.P. No. 67**, comprised in **J.L. No. 61**, within the limits of **Rajpur- Sonarpur Municipality under Ward No. 33, vide Holding no. 194, Boral Majher Para, Dist. 24** pgs(s), morefully described in schedule-A hereunder, do hereby nominate, constitute and appoint 1) **SRI CHANCHAL SARKAR, (PAN-BLPPS2880B)**, Son of Sri Makhan

Lal Sarkar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Sukanta Pally, P.O- Boral, P.S- Sonarpur now Narendrapur, Kolkata- 700154 and **(2) SRI ZIDAN SAHA, (PAN-IHJPS2460A)**, Son of Sri Uttam Saha, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at F7, Aroma Park, Paschim Nischintapur, P.O- Boral, P.S- Sonarpur now Narendrapur, Kolkata- 700154, District South 24 Parganas, as my true and lawful **ATTORNEY** to construct the proposed building and to act in my names, on my behalf and in place of me and in my stead to do the following acts, deeds and things in respect of the under mentioned **Schedule-A** property, that is to say:

**AND WHEREAS** the said **1) SRI CHANCHAL SARKAR, (PAN-BLPPS2880B)**, Son of Sri Makhan Lal Sarkar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Sukanta Pally, P.O- Boral, P.S- Sonarpur now Narendrapur, Kolkata- 700154 and **(2) SRI ZIDAN SAHA, (PAN-IHJPS2460A)**, Son of Sri Uttam Saha, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at F7, Aroma Park, Paschim Nischintapur, P.O- Boral, P.S- Sonarpur now Narendrapur, Kolkata- 700154, District South 24 Parganas as per terms of the instant Development Agreement requested to the Executant herein to execute and register a Development Power of Attorney in his name in respect of Developer's allocation in the proposed new building which has been particularly mentioned in the **Schedule - 'C'** hereunder written so that the Developer herein can execute and register the Agreement for Sale and Sale Deed and other transfer in the name and on behalf of the Land owners in respect of the Flat or Flats, space or spaces along with undivided proportionate share of land and common areas and facilities attached thereto.

**AND WHEREAS 1) SRI CHANCHAL SARKAR AND (2) SRI ZIDAN SAHA** as my true and lawful Attorney for me and on my behalf in respect of the **Scheduled-A** property to execute and to do the following acts and things, deeds hereinafter mentioned that is to say:-

To represent me, to sign on my behalf in respect of the **Schedule-A** mentioned property as is required for the purpose of Development.

To attend before the Registrar of any Registration Office to execute and present Deed of Sale or Agreement for Sale for Registration on my behalf and also to do all acts on my behalf as permissible in the eye of law of land for the transfer of the "**Developer's allocation**" morefully described in **Schedule-C** to the intending Purchaser/ Purchasers in respect of Developer's allocation only hereunder written.

To sign, execute and submit all papers, applications, documents, statements, Deed of Sale/ Deed of Conveyance undertakings, declarations and supplementary plans as may be required for having the plan or plans on the said premises, re-sanctioned by the Rajpur-Sonarpur Municipality/ appropriate authority and/or any other authority or other authorities.

To appear and represent me before the appropriate authorities including the Rajpur-Sonarpur Municipality in connection with the sanction, modification and/or alteration of the plan.

To pay fees, obtain sanction and such orders and permissions from the authorities in my name as be expedient for sanction, modification and/or alteration of the plan and other papers and documents as may be required or necessary by the proper authorities.

To receive of the excess amount of fees if any paid for the purpose of sanction, modification and / or alteration of the plan and/or for the purpose related thereto from any authority or authorities, on my behalf.

To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other nature in the said premises and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans to do all other acts deeds and things as may deem fit and proper by the said Attorney.

To apply for and obtain necessary license, quota from the concerned authorities.

To execute and register the deeds like deed of conveyance, agreement, agreement for sale, deed of lease, deed of gift to Municipality before the Registrar and shall also have right to receive the consideration money for the same against receipt on my behalf in respect of **Developer's allocation** morefully described in **Schedule-C** hereunder written.

To appear, present and sign on my behalf before all authorities including those under the Rajpur-Sonarpur Municipality for fixing and/or finalization of the annual valuation of the said premises and for that to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

To appear and represent and/or sign on my behalf before and Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction to be executed and signed by the said Attorney.

To compromise suits, appeals or other legal proceedings in any court, tribunal, authority, whatsoever and sign and verify applications thereof for the said purpose in respect of the said premises.

To receive the registered letters or any other documents in respect of the said property and to grant proper and effectual receipts in respect thereof on my behalf.

To deposit and withdraw fees, documents and moneys in Court or Courts and / or any other person or authority and give valid receipts and discharges therefore in connection with the plan.

For all or any of the purpose herein before stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit all papers, deeds and documents.

**And I**, do hereby agree to ratify and confirm all or whatsoever, other act or acts which my said Attorney shall lawfully do execute or, permit or cause to done executed or performed in connection with all the acts and deeds stated herein before.

**THE SCHEDULE-A ABOVE REFFERRED TO**

**(Entire property)**

**ALL THAT** piece and parcel of **Bastu** land measuring **03 Cottahs 05 Chittak** be the same a little more or less together with **300** sq.ft. RTS structure with cemented floor standing thereon situated at A.D.S.R.O. Sonarpur, Mouza- Boral, appertaining to C.S. Dag No. 520(P), L.R Dag no. 667, Khatian no. 67, E.P/L.O.P. No. 67, comprised in J.L. No. 61, within the limits of Rajpur- Sonarpur Municipality under **Ward No. 33, vide Holding no. 194, Boral Majher Para, Dist. 24** pgs(s).

The said property is butted and bounded by as follows :-

|              |   |                                      |
|--------------|---|--------------------------------------|
| On the North | : | Land of plot no 64                   |
| On the South | : | Land of plot no 68                   |
| On the East  | : | 22ft wide Municipality (Colony) Road |
| On the West  | : | Land of plot no. 66                  |

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

**(Land owner's allocation portion)**

Land owners will get (i) one 2BHK Flat on the Ground Floor (South-West-North side) if constructed otherwise one 2BHK Flat Being no. C, on the Third Floor (South-East-North side), (ii) one 2BHK Flat Being no. A, on the First Floor (South-East-North side), (iii) One car parking space measuring 120 sq.ft more or less on the Ground Floor of the said proposed Ground plus Three storied building, which will be constructed, as per the Building Plan, to be sanctioned by the Rajpur-Sonarpur Municipality AND a non-Refundable amount of Rs. 7,00,000/- (Rupees Seven Lakh) only to be paid by the Developer out of which Rs. 5,00,000/- (Rupees Five Lakh) only will be paid at the time of signing of this agreement and Rs. 2,00,000/- (Rupees Two Lakh) only will be paid after plan sanction and Shifting charges of Rs. 6,000/- (Rupees Six Thousand) only till delivery of possession in the new building **TOGETHER WITH** the proportionate share in the land and all other common facilities/amenities of the said building and premises/Holding described in the **Schedule "A"** hereinabove written.

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

**(Developer's allocation Portion)**

Developer will get **ALL THAT** remaining portion of the proposed building (except **land owner's allocated portion**) of the sanctioned building by Rajpur-Sonarpur Municipality **TOGETHER WITH** the proportionate share in the land and all other common facilities/amenities of the said building and premises/Holding described in the **Schedule "A"** hereinabove written.

**THE SCHEDULE "D" ABOVE REFERRED TO**  
**(The Common Portion)**

Common parts, passages, driveways and main entrances to the premises and the building.

Common boundary walls and main gates.

Drainage and sewerage and all pipes and other installed for the same (except only those as are installed within the exclusive area of any unit and/or exclusively for its use),

Electrical installations.

(if any) transformer (if any) electrical substation (if any) and electrical wiring and other fittings (excluding only those as are installed within the exclusive area of any unit and/or exclusively for its use).

Stair cases, stair case landing and/or mid landings on all floors in the building and roof.

Lobbies on all floors of the building.

Water pumps, water reservoir, water tanks and all common plumbing installation for carriage of water (save only those as are exclusive within and for use of any unit in and/or to and/or in respect of the building).

Such other common parts, areas, equipments, installations, fittings, fixtures of the premises and the building as are necessary for passage to and/or user of the units in common.

**THE SCHEDULE "E" ABOVE REFERRED TO**  
**(The Common Expenses)**

All costs of maintenance, operation, replacing, repairing white washing painting, decorating, redecorating, rebuilding, reconstruction, lighting

the common portions in the building including their land owners walls if any).

The salary of all persons employed for the common purposes including durwans, security, sweepers, plumbers, electricians etc,

All charges and deposit for supplies of common utilities to the co-land owners in common.

Municipal Tax, water tax and other levies in respect of the premises and the building have those separately assessed.

Costs of formation and operation of the Association.

Costs of running maintenance, repair and replacement of Generator, cost of transformer shall be borne by flat land owners, car parking and shop land owners except landlord and developer in proportionate share, pumps and other common installations including their license fees, taxes and other, levies (if any).

Electricity charges for the electrical energy consumed for the operation of the common services.

All other expenses, taxes, rates and other levies etc. as are deemed by Developer to be necessary or incidental or liable to be paid by the co-land owners in common including such account as be fixed for creating a fund for replacement, renovation, painting and/or partition repairing of the common portions.

**THE SCHEDULE "F" ABOVE REFERRED TO**  
**(SPECIFICATION OF CONSTRUCTION)**

**FOUNDATION :** R.C. Column foundation with super structure,

**BRICK WORK :** Outer walls will be 8" thick and inner wall will be 5" and 3" thick (with net) and inside, outside plaster

**WINDOW:** Alluminium windows which glass panel and grill with paint.

**DOOR:** Doors frame made of Flash Door and Frame made wood with fittings.

**KITCHEN:** Floor tiles and Black stone kitchen platform with a cylinder space, sink (Steel), tap water connection and 3 ft. height glazed tiles.

**TOILET:** Floor anti -skirt Spartech and Wall 6 ft. height Glazed Tiles

**FLOORING:** Floor in Bed Rooms, Balcony and Drawing cum Dining (vitrified).

**BALCONY:** Grill covered up to 3"-0" height from floor.

**ELECTRICITY:** Electric wiring will be concealed with standard copper wire ISI mark high power voltage with following connection to be made.

a. Bed Room - 3 light points, 1 fan points, 5 amp panel one extra plug point, AC Plug point (Master Bedroom).

b. Dining cum drawing - 3 light points, 2 fan points, 15 amp & 5 amp plug points two each.

c. Kitchen - one light point, one exhaust fan point, one water connection point, one acquagard point one kitchen chimney point 15 amp.

d. Toilet - 1 light point and one exhaust fan point.

e. Sanitation W.T. Commode Hindustan, with PVC cistern good (White) One Basin (20"X16") Tap (good quality) in toilet Commode with cistern. One Tap point,

f. Painting - Inside Plaster of Paris, outside colour wash snowcem, Tatacem.

IN WITNESS WHEREOF the Parties hereto have executed this Agreement and set and subscribe their hands and seals on the day, month and year first above written

SIGNED, SEALED AND DELIVERED BY THE PARTIES HERETO in presence of: -

WITNESSES:-

1. Sovan Bhattacharya  
147 Bidhan Pally  
P.O. - Garia  
Kolkata - 700084

Nityantra Narayan Roy  
Lili Roy

Ratna Roy

2. Bannudhali,  
Baral. Natunhul-  
Kal-154

Piyali Rani Nag



155 of 96 Roy  
by the Roy  
Rajesh Kumar

SIGNATURE OF THE LAND OWNERS

M.S. HIMALAYA CONSTRUCTION  
Chaital Sanyal

PARTNER

MIS. HIMALAYA CONSTRUCTION

Zedon Saha

PARTNER

SIGNATURE OF THE DEVELOPER

Barinder, explained &  
Drafted by me

Rajesh Kumar

Advocate WB 29/4/0

MEMORANDUM OF CONSIDRATION

RECEIVED a sum of Rs. 5,00,000/- (Rupees Five Lakh) only from the above named **developer**.

| BANK & BR.              | Dft/CHQ. NO | DATE     | AMOUNT     |
|-------------------------|-------------|----------|------------|
| Bandhan Bank.<br>Borail | 000334      | 29.07.22 | 5,00,000/- |

TOTAL Rs. 5,00,000/- (Rupees Five Lakh) only.

**WITNESSES:**

1. Sovan Bhattacharya  
147 Bidhan Pally  
P.O. Garia  
Kolkata - 700084

Nripatosh Nayen Roy

Jili Roy

2. Baennidhali'

Ratna Roy

Piyali Rani Nag



158 of 96 Roy  
by the son of  
Rajesh Kumar

**SIGNATURE OF THE LAND OWNERS**



|              | Thumb | Fore<br>Finger | Middle<br>Finger | Ring<br>Finger | Little<br>Finger |
|--------------|-------|----------------|------------------|----------------|------------------|
| Left<br>Hand |       |                |                  |                |                  |

|               | Thumb | Fore<br>Finger | Middle<br>Finger | Ring<br>Finger | Little<br>Finger |
|---------------|-------|----------------|------------------|----------------|------------------|
| Right<br>Hand |       |                |                  |                |                  |

NAME -

SIGNATURE.....*Nripender Narayan Ray*.....



|              | Thumb | Fore<br>Finger | Middle<br>Finger | Ring<br>Finger | Little<br>Finger |
|--------------|-------|----------------|------------------|----------------|------------------|
| Left<br>Hand |       |                |                  |                |                  |

|               | Thumb | Fore<br>Finger | Middle<br>Finger | Ring<br>Finger | Little<br>Finger |
|---------------|-------|----------------|------------------|----------------|------------------|
| Right<br>Hand |       |                |                  |                |                  |

NAME -

SIGNATURE.....*Lili Ray*.....



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

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

NAME -

SIGNATURE Piyali Rani Nag



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

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

NAME -

SIGNATURE Chanchal Sarkar



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

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

NAME -



*Rajat Kumar*  
*Signature of Rajat Kumar*

SIGNATURE .....



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

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

NAME -

SIGNATURE .....

*Ratna Roy*



|              | Thumb | Fore<br>Finger | Middle<br>Finger | Ring<br>Finger | Little<br>Finger |
|--------------|-------|----------------|------------------|----------------|------------------|
| Left<br>Hand |       |                |                  |                |                  |

|               | Thumb | Fore<br>Finger | Middle<br>Finger | Ring<br>Finger | Little<br>Finger |
|---------------|-------|----------------|------------------|----------------|------------------|
| Right<br>Hand |       |                |                  |                |                  |

NAME -

SIGNATURE *Zelon Soke*



|              | Thumb | Fore<br>Finger | Middle<br>Finger | Ring<br>Finger | Little<br>Finger |
|--------------|-------|----------------|------------------|----------------|------------------|
| Left<br>Hand |       |                |                  |                |                  |

|               | Thumb | Fore<br>Finger | Middle<br>Finger | Ring<br>Finger | Little<br>Finger |
|---------------|-------|----------------|------------------|----------------|------------------|
| Right<br>Hand |       |                |                  |                |                  |

NAME -

SIGNATURE *Rafael Casan*

## Major Information of the Deed

|                                                              |                                                                                                                                                                                                            |                                                             |            |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|------------|
| Deed No :                                                    | I-1603-13320/2022                                                                                                                                                                                          | Date of Registration                                        | 26/08/2022 |
| Query No / Year                                              | 1603-2002307167/2022                                                                                                                                                                                       | Office where deed is registered                             |            |
| Query Date                                                   | 28/07/2022 3:45:35 PM                                                                                                                                                                                      | D.S.R. - III SOUTH 24-PARGANAS, District: South 24 Parganas |            |
| Applicant Name, Address & Other Details                      | Madhurima Saha<br>Chakdah Mahespukur, Thana : Regent Park, District : South 24-Parganas, WEST BENGAL, PIN - 700093, Mobile No. : 7980463801, Status :Deed Writer                                           |                                                             |            |
| Transaction                                                  | Additional Transaction                                                                                                                                                                                     |                                                             |            |
| [0110] Sale, Development Agreement or Construction agreement | [4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-] |                                                             |            |
| Set Forth value                                              | Market Value                                                                                                                                                                                               |                                                             |            |
| Rs. 2/-                                                      | Rs. 40,16,250/-                                                                                                                                                                                            |                                                             |            |
| Stampduty Paid(SD)                                           | Registration Fee Paid                                                                                                                                                                                      |                                                             |            |
| Rs. 7,171/- (Article:48(g))                                  | Rs. 5,060/- (Article:E, E, E, B, M(b), H)                                                                                                                                                                  |                                                             |            |
| 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: Boral Majher Park, Mouza: Boral, Premises No: 194, , Ward No: 33 JI No: 61, Pin Code : 700154

| Sch No        | Plot Number     | Khatian Number | Land Use Proposed | Use ROR | Area of Land     | SetForth Value (In Rs.) | Market - Value (In Rs.) | Other Details                   |
|---------------|-----------------|----------------|-------------------|---------|------------------|-------------------------|-------------------------|---------------------------------|
| L1            | LR-667 (RS :- ) | LR-67          | Bastu             | Shali   | 3 Katha 5 Chatak | 1/-                     | 39,35,250/-             | Width of Approach Road: 22 Ft., |
| Grand Total : |                 |                |                   |         | 5.4656Dec        | 1/-                     | 39,35,250/-             |                                 |

### Structure Details :

| Sch No                                                                                                                                                    | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                        | On Land L1        | 300 Sq Ft.        | 1/-                     | 81,000/-              | Structure Type: Structure |
| Floor No: 1, Area of floor : 300 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 3 Years, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :                                                                                                                                                   |                   | 300 sq ft         | 1/-                     | 81,000/-              |                           |

**Land Lord Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <p><b>Mr NRIPENDRA NARAYAN ROY</b><br/> Son of Late Dhirendra Narayan Roy L.O.P No 67, Boral G.S Scheme, City:- Not Specified, P.O:- Boral, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AYxxxxxxH, Aadhaar No: 58xxxxxxxx4308, Status :Individual, Executed by: Self, Date of Execution: 30/07/2022<br/> , Admitted by: Self, Date of Admission: 31/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2022<br/> , Admitted by: Self, Date of Admission: 31/07/2022 ,Place : Pvt. Residence</p> |
| 2     | <p><b>Mrs ILA ROY</b><br/> Daughter of Late Dhirendra Narayan Roy L.O.P No 67, Boral G.S Scheme, City:- Not Specified, P.O:- Boral, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CBxxxxxxK, Aadhaar No: 22xxxxxxxx2888, Status :Individual, Executed by: Self, Date of Execution: 30/07/2022<br/> , Admitted by: Self, Date of Admission: 31/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2022<br/> , Admitted by: Self, Date of Admission: 31/07/2022 ,Place : Pvt. Residence</p>   |
| 3     | <p><b>Mrs LIL ROY</b><br/> Daughter of Late Dhirendra Narayan Roy L.O.P No 67, Boral G.S Scheme, City:- Not Specified, P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: FBxxxxxxR, Aadhaar No: 39xxxxxxxx2245, Status :Individual, Executed by: Self, Date of Execution: 30/07/2022<br/> , Admitted by: Self, Date of Admission: 31/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2022<br/> , Admitted by: Self, Date of Admission: 31/07/2022 ,Place : Pvt. Residence</p>    |
| 4     | <p><b>Mrs RATNA ROY</b><br/> Daughter of Late Dhirendra Narayan Roy L.O.P No 67, Boral G.S Scheme, City:- Not Specified, P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BFxxxxxxR, Aadhaar No: 95xxxxxxxx5959, Status :Individual, Executed by: Self, Date of Execution: 30/07/2022<br/> , Admitted by: Self, Date of Admission: 31/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2022<br/> , Admitted by: Self, Date of Admission: 31/07/2022 ,Place : Pvt. Residence</p>  |
| 5     | <p><b>Mrs PIYALI RANI NAG</b><br/> Daughter of Late Kartic Narayan Roy Rishi Rajnarayan Pally, City:- Not Specified, P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BAxxxxxxL, Aadhaar No: 30xxxxxxxx4066, Status :Individual, Executed by: Self, Date of Execution: 30/07/2022<br/> , Admitted by: Self, Date of Admission: 31/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2022<br/> , Admitted by: Self, Date of Admission: 31/07/2022 ,Place : Pvt. Residence</p>      |

**Developer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                         |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <p><b>HIMALAYA CONSTRUCTION</b><br/> 407, Paschim Nischintapur, F-7, Aroma Park Boral, City:- Not Specified, P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 , PAN No.: AAxxxxxx4J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p> |

**Representative Details :**

| Sl No | Name, Address, Photo, Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                     |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Mr CHANCHAL SARKAR (Presentant )</b><br>Son of Mr Makhan Lal Sarkar Sukanta Pally, City:- Not Specified, P.O:- BORAL, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BLxxxxxx0B, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : HIMALAYA CONSTRUCTION (as PARTNER) |
| 2     | <b>Mr ZIDAN SAHA</b><br>Son of Mr Uttam Saha F7, Aroma Park, Paschim Nischintapur, City:- Not Specified, P.O:- BORAL, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: IHxxxxxx0A, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : HIMALAYA CONSTRUCTION (as PARTNER)    |

**Identifier Details :**

| Name                                                                                                                                                                                                     | Photo | Finger Print | Signature |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|-----------|
| <b>Mr RAJESH LASKAR</b><br>Son of Mr Nuruddin Laskar<br>Alipore Police Court, City:- Not Specified,<br>P.O:- ALIPORE, P.S:-Alipore, District:-<br>South 24-Parganas, West Bengal, India,<br>PIN:- 700027 |       |              |           |
| Identifier Of Mr NRIPENDRA NARAYAN ROY, Mrs ILA ROY, Mrs LILI ROY, Mrs RATNA ROY, Mrs PIYALI RANI NAG, Mr CHANCHAL SARKAR, Mr ZIDAN SAHA                                                                 |       |              |           |

**Transfer of property for L1**

| Sl.No | From                     | To. with area (Name-Area)         |
|-------|--------------------------|-----------------------------------|
| 1     | Mr NRIPENDRA NARAYAN ROY | HIMALAYA CONSTRUCTION-1.09312 Dec |
| 2     | Mrs ILA ROY              | HIMALAYA CONSTRUCTION-1.09312 Dec |
| 3     | Mrs LILI ROY             | HIMALAYA CONSTRUCTION-1.09312 Dec |
| 4     | Mrs RATNA ROY            | HIMALAYA CONSTRUCTION-1.09312 Dec |
| 5     | Mrs PIYALI RANI NAG      | HIMALAYA CONSTRUCTION-1.09312 Dec |

**Transfer of property for S1**

| Sl.No | From                     | To. with area (Name-Area)               |
|-------|--------------------------|-----------------------------------------|
| 1     | Mr NRIPENDRA NARAYAN ROY | HIMALAYA CONSTRUCTION-60.00000000 Sq Ft |
| 2     | Mrs ILA ROY              | HIMALAYA CONSTRUCTION-60.00000000 Sq Ft |
| 3     | Mrs LILI ROY             | HIMALAYA CONSTRUCTION-60.00000000 Sq Ft |
| 4     | Mrs RATNA ROY            | HIMALAYA CONSTRUCTION-60.00000000 Sq Ft |
| 5     | Mrs PIYALI RANI NAG      | HIMALAYA CONSTRUCTION-60.00000000 Sq Ft |







