

190 4340/2017 I 3834/17
भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिम बंगाल WEST BENGAL

NO. 408763/2017

K 429915

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

District Sub-Registrar
Kolkata South 24 Parganas

20 DEC 2017

**DEVELOPMENT AGREEMENT
WITH GENERAL POWER OF ATTORNEY**

THIS INDENTURE OF DEVELOPMENT AGREEMENT & GENERAL POWER

OF ATTORNEY made this the 20th day of Dec.

Two Thousand Seventeen (2017)

BY AND BETWEEN

✓ **SRI ABIRLAL BANERJEE (PAN NO. ANVPB 6076H)** son of Late Sreemohan Banerjee, by faith - Hindu, by occupation - Service, both residing at 129B & 129D, Satyendra Nath Mazumder Sarani, formerly Monoharpukur Road, P.S. Tollygunge, KM.C. Ward No. 84, Kolkata - 700026, hereinafter jointly called and

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIRLAL BANERJEE
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
Proprietor

Abir Lal Banerjee

referred to and called for the sake or brevity as the "**OWNER/ FIRST PARTY**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

"**M/S. JEEKON**" a sole proprietor firm having its office present office at 129A, Monoharpukur Road , P.S. Tollygunge , K.M.C. Ward No. 84, Kolkata- 700026, represented by its sole proprietor **SRI ANJAN MUKHERJEE, (PAN NO. AFEPM 1010M)** son of Late Santi Ranjan Mukherjee, by faith- Hindu, by Occupation- Business, residing at 81, Deshpriya Sashmal Road, P.S. Charumarket, P.O. Tollygunge, K.M.C. Ward No. 89, Kolkata- 700 033, hereinafter referred to and called for the sake or brevity as the "**DEVELOPER/BUILDER /SECOND PARTY**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office , executors, administrators, representatives and assigns) of the **SECOND PART**.

WHEREAS :-

- A. One Akshay Bandopadhyay possessed a piece and parcel of plot of land measuring 18 (Eighteen) Cottahs, 05 (Five) Chittacks and 0 (Zero) Sq. ft. in Mouza-Monoharpukur Gram, being Premises Nos. 127, 128, 128/1, 129, 129A, 129B, 129C, Monoharpukur Road (known as 1 & 2A, Satish Mukherjee Road) , P.S. Tollygunge within the limit of then Tollygunge Municipality under the Sub-Registry office at Alipore, District 24-Parganas.
- B. After the demise of the said Akshay Bandopadhyay, his wife Smt. Durga Devi Bandopadhyay and his three sons namely (1) Sri Bipin Behari Bandopadhyay, (2) Sri Jyotindra Nath Bandopadhyay and (3) Sri Kamala Charan Bandopadhyay inherited the aforesaid land measuring 18 (Eighteen) Cottahs, 05 (Five) Chittacks and 0 (Zero) Sq. ft. from their

ANJAN MUKHERJEE
 CONSTITUTED ATTORNEY OF
 SRI ANJAN MUKHERJEE
 SRI ANJAN MUKHERJEE
 SMT ARPITA BANERJEE
 SRI CHAND MOHON BANERJEE
 SRI ARJIT BANERJEE
 SRI KUMAR SAHA

JEEKON
 Anjan Mukherjee
 Proprietor



deceased husband & father Akshay Bandopadhyay, as his legal heirs as per Hindu Succession Act.

- C. By becoming the Owners of the said land, 18 (Eighteen) Cottahs, 05 (Five) Chittacks and 0 (Zero) Sq. ft. being premises Nos. Premises Nos. 127, 128, 128/1, 129, 129A, 129B, 129C, Monoharpukur Road (known as 1 & 2A, Satish Mukherjee Road), P.S. Tollygunge within the limit of then Tollygunge Municipality under the Sub-Registry office at Alipore, District 24-Parganas, the said (1) Smt. Durga devi Bandopadhyay, (2) Sri Bipin Behari Bandopadhyay, (3) Sri Jyotindranath Bandopadhyay and (4) Sri Kamala Charan Bandopadhyay recorded their names and owners in the record of the Collectorate, 24 parganas (South) and in the office of then Tollygunge Municipality and constructed partly permanent and partly temporally (Tile & Tin) structure thereon.
- D. To avoid future litigation between the above legal heirs of deceased Akshay Bandopadhyay therein (1) Smt. Durga devi Bandopadhyay, (2) Sri Bipin Behari Bandopadhyay, (3) Sri Jyotindranath Bandopadhyay and (4) Sri Kamala Charan Bandopadhyay had jointly decided to partition all that the said land with structure thereon measuring 18 (Eighteen) Cottahs, 05 (Five) Chittacks and 0 (Zero) Sq. ft. amongst them and executed a Deed of Partition dated 21.02.1937 and the same was registered at the office of Sub-Registrar Alipore, Dist 24-Parganas and recorded in its Book No.1, Volume No.35, Pages 65 to 74, being No. 685, for the year 1937.
- E. After becoming the beneficial owner of the land measuring 6 (six) Cottahs 04(Four) Chittacks & 0 (zero) sq. ft. be the same a little more or less together with the tin shed structure stranding their on being part of premises No. 129B, Monoharpukur Road & part of 2A, Satish Mukherjee Road, P.S. Tollygunge, Kolkata- 700026, which was morefully and specifically in the Schedule 'B' in the Deed of Partition executed on 21.02.1937, the said Bipin Behari Bandopadhyay mutated his name in

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIRLAL BANERJEE
SRI SAYIK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
Proprietor

respect of the aforesaid land measuring total 6 (six) Cottahs 04(Four) Chittack & 0 (zero) sq. ft with structure thereon as sole owner in respect of the Premises No.129/B, Monoharpukur Road and adjoining 2A, Satish Mukherjee Road in the office of then Tollygunge Municipality subsequently Calcutta Corporation ward No. 84, and paid necessary taxes thereof.

- F. After the demise of said Bipin Behari Bandopadhyay, his wife Smt. Debbarnini Debi and his three sons namely Sri Giridhary Bandopadhyay, Sri Madan Mohan Bandopadhyay and Sri Sri mohan Bandopadhyay. Became the joint Owner in respect of the 6 (six) Cottahs 04(Four) Chittacks & 0 (zero) sq. ft. be the same a little more or less together with the tin shed structure stranding their on being part of premises No. 129B, Monoharpukur Road & part of 2A, Satish Mukherjee Road, P.S. Tollygunge, Kolkata- 700026, and recorded their names in the record of then competent authority and paid necessary taxes there of .
- G. By an Indenture of Deed of partition dated 27.10. 1965 executed among Smt. Debbarnini Debi , Sri Giridhary Bandopadhyay, Sri Madan Mohan Bandopadhyay and Sri Sri mohan Bandopadhyay in respect of the land measuring 6 (six) Cottahs 04(Four) Chittacks & 0 (zero) sq. ft. be the same a little more or less together with the tin shed structure stranding their on being part of premises No. 129B, Monoharpukur Road & part of 2A, Satish Mukherjee Road, P.S. Tollygunge, Kolkata- 700026 and registered at the office of Sub-Registrar Alipore and recorded in its Book No.1, Volume No. 152, Pages 201 to 209, Being No.8167, for the year 1965.
- H. By virtue of the Deed of partition dated 27.10. 1965 said Sreemohan Bandopadhyay became the absolute owner in respect of the land measuring 01 (One) Cottah 05 (Five) Chittacks & 11.5 (Eleven Point Five) Sq. ft. be the same a little more or less together with the tin shed structure stranding there on being part of premises No. 129B, Monoharpukur Road & P.S. Tollygunge, Kolkata- 700026 and recorded his name in the record

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIR LAL BANERJEE
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
Proprietor

of then the Calcutta Corporation as the sole owner in respect of the Premises Being No. as 129D, Monoharpukur Road & P.S. Tollygunge, Kolkata- 700026 and paid necessary taxes thereof holding the Assessee No. 11-084-11-0306-1.

- I. By virtue of the Deed of partition dated 27.10. 1965 said Giridhary Bandopadhyay became the absolute owner in respect of the land measuring 03 (Three) Cottah 11 (Eleven) Chittacks & 07 (Eleven Seven) Sq. ft. be the same a little more or less together with the tin shed structure stranding there on being part of premises No. 129B, Monoharpukur Road & P.S. Tollygunge, Kolkata- 700026 and recorded his name in the record of then the Calcutta Corporation as the sole owner in respect of the Premises Being No. as 2B, Satish Mukherjee Road & P.S. Tollygunge, Kolkata- 700026 and thereafter said Giridhary Bandopadhyay sold out the entire land with structure being Premises No. 2B, Satish Mukherjee Road & P.S. Tollygunge, Kolkata- 700026 dated 05.03.1979.
- J. The said Sreemohan Bandopadhyay died intestate on 04.02.2005 leaving behind his wife Smt. Kalpana Banerjee and his only son Sri Abirlal Banerjee as his legal heirs & successors in respect of the land measuring 01 (One) Cottah 05 (Five) Chittacks & 11.5 (Eleven Point Five) Sq. ft. be the same a little more or less together with the tin shed structure stranding there on being premises No. 129D, Monoharpukur Road & P.S. Tollygunge, Kolkata- 700026.
- K. By an Indenture of Bengali Gift dated 14th March 1981 executed by Sri Modan Mohan Bandopadhyay in respect of the land measuring 01 (One) Cottah 03 (Three) Chittacks & 26.5 (Twenty Six Point Five) Sq. ft. be the same a little more or less together with the tin shed structure stranding there on being premises No. 129B, Monoharpukur Road & P.S. Tollygunge, Kolkata- 700026 in favour of Sri Abirlal Banerjee (Minor) represented by his father Sreemohan Bandopadhyay as natural Gurdian and registered the

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIRLAL BANERJEE
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHAN BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee -
Proprietor

Copy

same in the office at Sub-Registrar at Alipore and recorded in its Book No.1, Volume No. 31 , Pages 229 to 232 , Being No. 2837, for the year 1981.

- L. By becoming the absolute owner in respect of the land measuring 01 (One) Cottah 03 (Three) Chittacks & 26.5 (Twenty Six Point Five) Sq. ft. be the same a little more or less together with the tin shed structure stranding there on being premises No. 129B, Monoharpukur Road & P.S. Tollygunge, Kolkata- 700026 by virtue of the Deed of Gift dated 14.03.1981, said Abirlal Banerjee represented by his father Sreemohan Bandopadhyay as natural Gurdian recorded his name in the record of the Calcutta Corporation in respect of the said land and paid necessary taxes thereof holding the Assessee No. 11-084-11-0220-4.
- M. By virtue of inheritance and said Deed of Gift , said Smt. Kalpana Banerjee and Sri Abirlal Banerjee, now major, became the joint Owners in respect of the land total measuring 02 (Two) Cottahs 08 (Eight) Chittaks & 38 (Thirty Eight) Sq. ft. be the same a little more or less together with the tin shed structure stranding there on being premises No. 129B, & 129D, Monoharpukur Road & P.S. Tollygunge, Kolkata- 700026.
- N. The Owners herein seized and possessed of otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring 02 (Two) Cottahs 08 (Eight) Chittaks & 38 (Thirty Eight) sq. ft. be the same a little more or less together with the tin shed structure stranding there on being premises No. 129B, & 129D, Monoharpukur Road & P.S. Tollygunge, Kolkata- 700026 within the limit of Kolkata Municipal Corporation which is morefully and specifically described in Schedule "A" herein below
- O. For considerable time the owners have been thinking of developing the said property in such manner as may yield them greater advantage together with providing flats or apartments for intending dwellers for their

ANJAN MUKHERJEE
 CONSTITUTED ATTORNEY OF,
 SRI ABIRLAL BANERJEE
 SRI SAYAK BANERJEE,
 SMT ARPITA BANERJEE
 SRI CHAND MOHON BANERJEE,
 SRI ARIJIT BANERJEE,
 SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
 Proprietor

Amir

residential requirements but for paucity of funds could not materialized the same.

- P. Coming to know of die intention of the parties of the one part the Developer/Builder, "**M/S. JEEKON**" a sole proprietor firm having its office at 5A, Library Road, P.S. Tollygunge, Kolkata-700026, represented by its sole proprietor **SRI ANJAN MUKHERJEE** approached said owners with an offer to develop the said property at his cost and expenses and in such a manner as to serve the purpose of die owners in terms of their requirements and desires.
- Q. The Developer/Builder has been informed about the acceptance of the proposals of developing the said property by constructing an ownership apartment on die said land total measuring 02 (Two) Cottahs 08 (Eight) Chittaks & 38 (Thirty Eight) Sq. ft. be the same a little more or less together with the tin shed structure stranding there on being premises No. 129B, & 129D, Monoharpukur Road & P.S. Tollygunge, Kolkata- 700026 together with dilapidated structure thereon and have proposed the Developer/Builder herein to undertake the said development work and the Developer/Builder herein upon making inspection and search become satisfied to the marketable title of the said land with dilapidated structure thereon and the Developer/ Builder has agreed with the proposal of the owners under certain terms and conditions concerning the project and finally entered into **DEVELOPMENT AGREEMENT** dated **09.02.2009** (hereinafter referred to as the "**PRINCIPAL AGREEMENT**")
- R. By a Deed of Gift dated 4th day of December 2009, the said Abirlal Banerjee, gifted his undivided 1/2th share of land measuring 01 (One) Cottah 03 (Three) Chittacks & 26.5 (Twenty Six Point Five) Sq. ft. i.e. 429 Sq. ft. together with undivided 1/2th share of structure sanding thereon being Premises no. 129B, Satyendra Nath mazumder Sarani formerly known as MonoharpukurRoad, P.S. Tollygunge, K.M.C. Ward no. 84,

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIRLAL BANERJEE
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
Proprietor

Kolkata-700026 in favour of his mother Smt. Kalpana Banerjee and the same was registered at the office at D. S. R- I, Alipore, District 24-parganas(South) and recorded there in its Book No. I, CD Volume No. 17, Pages 1288 to 1301, Being no. 03729 for the year 2009.

- S. The said Kalpana Banerjee died intestate on 20.02.2012 leaving behind her only son as the legal heir and successor in respect of the property being premises no. 129B, & 129D, Monoharpukur Road & P.S. Tollygunge, K.M.C. Ward no. 84, Kolkata- 700026 .
- T. After the demise of Kalpana Banerjee , said Abirlal Banerjee recorded his name in the record of the Kolkata Municipal Corporation in respect of both the Premises total land measuring about 02 (Two) Cottahs 08 (Eight) Chittaks & 38 (Thirty Eight) Sq. ft. be the same a little more or less together with the structure standing thereon being nos. 129B, & 129D, Monoharpukur Road & P.S. Tollygunge, K.M.C. Ward no. 84, Kolkata- 700026 as the sole and absolute owner and paid necessary taxes thereof holding the assessee Nos. 11-084-11-0220-4 & 11-084-11-0305-1 respectively.
- T_a. The present owner herein and the Developer herein finally enter into fresh Development as per present status separately by cancelling the previous Development Agreement dated 09.02.2009 and revoke the previous Power of Attorney...

NOW THIS INDENTURE WITNESSETH THAT ARTICLE DEFINITING:

THE OWNER :

1. The Owner shall mean **SRI ABIRLAL BANERJEE** son o f Late Sreemohan Banerjee, by faith – Hindu, by occupation – Service, both residing at 129B & 129D, Satyendra Nath Mazumder Sarani, formerly Monoharpukur Road, P.S.

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIRLAL BANERJEE
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
Proprietor

Tollygunge, K.M.C. Ward No. 84, Kolkata – 700026, and his heirs, executors, administrators, legal representatives and/or assign.

2. THE DEVELOPER :s

The Developer unless excluded by or repugnant to the subject or context be deemed to mean and include the shareholders for the time being of the said firm "M/S. JEEKON" a sole proprietor firm having its office at 81, Deshpran Sashmal Road, P.S. Charumarket, K.M.C. Ward No. 89, Kolkata- 700 033, represented by its sole Proprietor SRI ANJAN MUKHERJEE, son of Late Santi Ranjan Mukherjee, by faith- Hindu, by occupation- Business, residing at 81, Deshpran Sashmal Road, P.S. Charumarket, K.M.C. Ward No. 89, Kolkata- 700 033 and heirs, legal representatives, executors, administrators, assigns and nominees.

3. THE SAID PROPERTY:

The said property shall mean : land total measuring 02 (Two) Cottahs 08 (Eight) Chittaks & 38 (Thirty Eight) Sq. ft. be the same a little more or less together with the structure stranding there on being premises No. 129B, & 129D, Monoharpukur Road & P.S. Tollygunge, Kolkata- 700026 in the Kolkata Municipal Corporation, Ward No. 84 and Assessee No. 11-084-11-0220-4 & 11-084-11-0305-1 within the jurisdiction of District Sub-Registry Office at Alipore, District 24-Parganas (South) ,described fully. and particularly in SCHEDULE-A written hereunder.

4. THE NEW BUILDING:

The New Building shall mean the proposed building and/or buildings to be constructed at G+V storied building as per sanction of building plan sanctioned by the Kolkata Municipal Corporation.

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIR BANERJEE,
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE,
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
Proprietor

5. **COMMON FACILITIES:**

Common facilities shall mean and include Corridors, Hall ways, Stairways, Landings, Stair case, common Toilet, Passage and Common conveniences whatsoever required for the beneficial enjoyment, use and occupation by the occupiers thereof of the proposed building.

6. **SALEABLE SPACE :**

Saleable space shall mean the space in New Building available for independent use and occupation, other than the space allowable to the owners or flat purchasers along with the right to use and enjoy the common facilities and conveniences provided in the New Building.

7. **OWNER'S ALLOCATION :**

Owner's Allocation shall mean :

- 1) One flat about **800 Sq.ft.** Covered on First and/or Second Floor of the Proposed Building.
- i) A sum of **Rs. 12,00,000/- (Rupees Twelve Lakhs)** only shall be paid by the Developer together with Tenant Liabilities to the owner as follows :-
 - a) A sum of **Rs. 5,00,000/- (Rupees Five Lakh)** only has already been paid by the Developer .
 - b) A sum of **Rs. 2,00,000/- (Rupees Two Lakh)** only to be paid by the Developer in differ basis.
 - c) Rest sum of **Rs. 5,00,000/- (Rupees Five Lakhs)** only shall be paid at the time of getting the peaceful vacant possession of existing premises.
 - d) an area about **100 Sq. ft.** shall be provided at the Ground floor in the proposed building .
 - e) Amalgamation, Mutation, Due Property taxes will be bear by the owner.

ANJAN MUKHERJEE
 CONSTITUTED ATTORNEY OF,
 SRI ABHIRAM BANERJEE
 SRI SAYAK BANERJEE,
 SMT ARPITA BANERJEE
 SRI CHAND MOHON BANERJEE,
 SRI ARIJIT BANERJEE,
 SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
 Proprietor

8. **THE DEVELOPER'S ALLOCATION :**

The Developer's Allocation shall mean the space allocable to the Developer in the remaining F.A.R. (residential, Commercial and Car Parking Space) other than the Owner's Allocation (As stated in Clause -7) of the New Building/ Buildings as fully and particularly described in **SCHEDULE "C"** hereunder written, together with undivided proportionate share of land including common service area in newly constructed building and/or buildings which the developer shall be entitled to sell, transfer, lease and/or otherwise deal with as it deems fit and proper and it shall be entitled to enter to agreements and other commitments with any other party or parties to regard to disposal thereof.

9. **THE ENGINEER/ARCHITECT:**

The Engineer shall mean the constituting engineer who will be appointed by the Developer/ Builder for designing and planning of the New Building or any other persons, firm or company who be appointed hereinafter for the similar purpose.

10. **THE BUILDING PLAN:**

The Building Plan to be prepared by the Architect/ Engineer appointed by the Developer/ Builder for the construction of the New Building/ Buildings and to be submitted before the competent authority for sanction duly signed by the Owners of their attorney.

11. **ENCUMBRANCES :**

Encumbrances shall mean charges, liens, claims, liabilities, trusts, demands, acquisition and requisition.

12. **TIME:**

Time shall mean the construction shall be completed by the Developers/ Second Party within **45 (Forty Five) months** from the date of getting the vacant possession of the Schedule property

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIR LAL BANERJEE
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
Proprietor

Anjan Mukherjee

13. ADVOCATE :

ADVOCATE TO THE PROJECT (For Developer) shall mean **SRI BAPI DEBNATH** of High Court, Kolkata, Kolkata-700027, residence-cum-Chamber 26/1C, Prince Baktiar Shah Road, Kolkata -700033.

ARTICLE – II : DEVELOPMENT

The developer herein shall develop the said premises on the terms herein agreed and in the manner as follows:

- 1) By obtaining necessary sanctions and/or permission from the Kolkata Municipal Corporation and other appropriate environment Department and authorities plan to be approved by the Owners before submission to K.M.C.
- 2) By erecting and/or constructing the said building in or upon the said land and to commercially exploring the premises and/or the building.
- 3) By retaining selling transferring or otherwise disposing of the Developer's allocation in favour of the intending buyers of flat and other space of the building and also to receive, realize, recover and appropriate the proceed.
- 4) That being satisfied about the marketable title and possession of the Owners, the Developer/Builder/Second Party herein has entered into this agreement with the Owners if any defect in respect of title and possession of the Vendor be transferred the Owners shall rectify the same at an earliest at the cost of the Developer/Builder/Second Party.
- 5) The Owners have also represented that to the best of their knowledge the said premises is not affected by the provision of Urban Land (Ceiling and Regulation Act, 1976).

ANJAN MUKHERJEE
 CONSTITUTED ATTORNEY OF,
 SRI ABIR LAL BANERJEE
 SRI SAYAK BANERJEE,
 SMT ARPITA BANERJEE
 SRI CHAND MOHON BANERJEE,
 SRI ARIJIT BANERJEE,
 SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
 Proprietor

- 6) All the original documents related to the Schedule Property to be kept under the custody of the owners but landowners will produce the original documents to the Developer for any inspection purpose. The Developer shall provide and acknowledge receipt for the same.
- 7) That the Owners agreed that after execution of this agreement, Owners will not in any manner encumber, mortgage sale, transfer let out or otherwise deal with or dispose of the said premises or portion thereof till hand over the owner's allocation except in the manner as expressly provided.
- 8) The Owners hereby also undertake that the Developer/ Builder/Second Party shall be entitled to construct and complete the said building on the said premises and to retain and enjoy the Developer/Builder/Second Party allocation therein without any interruption or interruptions from the Owners or any person or persons claiming under the Owners.
- 9) The Developer/Builder/Second Party undertake to construct the building in accordance with the sanctioned plans and undertakes to pay damages penalties and/or compounding fees payable to the authority or authorities concerned relating to any deviation.
- 10) The Developer shall not have any right to transfer their right, by power of attorney title interest and obligations, under this Agreement and to make sub-contract with any person, firm, society or company.
- 11) In carrying out the said development work and/or construction of the said building herein agreed the Developer/Builder/Second Party shall keep the Owners indemnified from and against all third party claims or compensations and actions due to any act or commission of the Developer/Builder/Second Party or any accident in or related to the

ANJAN MUKHERJEE
 CONSTITUTED ATTORNEY OF,
 SRI ADIRAJ BANERJEE
 SRI SAYAN BANERJEE,
 SMT ARPITA BANERJEE
 SRI CHAND MOHON BANERJEE,
 SRI ARIJIT BANERJEE,
 SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
 Proprietor

construction of the building including all sale taxes and income tax, K.M.C taxes liabilities if any.

- 12) The developer also agrees that from time to time the Owners & their authorized representatives shall have right of inspection of the new construction and shall have the right to point out any defect or to give any suggestion to the developer.

ARTICLE - III: EXPLORATION RIGHT

- 1) The Developer/Builder/Second Party in consultation with the Owners shall be entitled to cause all such charges from time to time or modifications to be made in the places as shall be required by the Kolkata Municipal Corporation or the Government or any authority as aforesaid or to comply with such sanction, permission, clearance and approved as aforesaid all costs, expenses and payment required for the preparation and sanction of the plan shall be paid and borne by the Developer/Builder/Second Party provided always that the Developer/Builder/Second Party shall be entitled to all refunds of payment and/or deposits made by the Developer/Builder/Second Party for peaceful start of the construction as per K.M.C. sanctioned plan.
- 2) The Developer/Builder/Second Party shall abide by all the laws, rules and regulations of the Government local bodies as the case may be and shall attend to answer and be responsible for any deviation and/or breach of any of the laws, bye laws rules and regulations.

ARTICLE - IV: DEVELOPER/BUILDER

- 1) The Developer/Builder/Second Party shall at its own cost construct the building in or upon the said land portion thereof in accordance with the sanctioned plan without any hindrance or disturbance by or on behalf of the Owners or any person claiming under her. The Developer/Builder/

ANJAN MUKHERJEE
 CONSTITUTED ATTORNEY OF,
 SRI ABIR K. BANERJEE
 SRI SAYAK BANERJEE,
 SMT ARPITA BANERJEE
 SRI CHAND MOHON BANERJEE,
 SRI ARIJIT BANERJEE,
 SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
 Proprietor

Second Party shall ensure that the building confirm to Class-I, standard building and made with the I.S.I. materials.

- 2) The Developer/Builder/Second Party shall be entitled to use the name of the Owners to apply for obtaining quota entitlements and other building of cement steel, bricks and other materials as may be required for the construction of the said building.
- 3) The Developer/Builder/Second Party shall be entitled to at its own cost to apply for and obtain temporary and/or permanent connection of water sewerage, electricity power telephone and/or gas to the building and other public utilizes and facilities to the said premises and/or the said building in its own costs and in its own name or its nominees as it shall think proper. The Owners shall sign, execute and deliver all papers and applications signing under consent and approval to enable to deliver to obtain such public utility services and facilities. The occupancy and completion certificates shall be collected by the Developer/ Builder/ Second Party before giving possession to the Owners/First Party and others.
- 4) The Developer/Builder/Second Party undertakes to complete the construction of the building and to offer the Owner's allocation to Owners to be constructed strictly as per specification written hereunder within **45 (Forty Five) months** from the date of getting the vacant physical possession of the schedule Property.
- 5) The Developer shall not be entitled to handover possession any portion of the proposed building in favour of any proposed Purchaser/Purchasers before delivery of the Owner's allocation mentioned earlier.

ANJAN MUKHERJEE
 CONSTITUTED ATTORNEY OF,
 SRI ABIR LAL BANERJEE,
 SRI SAYAK BANERJEE,
 SMT ARPITA BANERJEE,
 SRI CHAND MOHON BANERJEE,
 SRI ARIJIT BANERJEE,
 SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
 Proprietor

The Purchaser of various portions as well as the owners of the said building shall form an Association or society for maintenance of the common and essential services for the proposed building in such manner and form as may be required by the Developer. The Developer shall cause all its Purchasers or their assigns to join in and be bound by the same. All the Purchasers shall have the right to use the common area to be constructed by the Developer as per this Agreement.

ARTICLE: V CONSIDERATION & SPACE ALLOCATION:

- 1) In consideration of the above agreement Developer/Builder /Second Party shall allot on the Owner allocation free and it is agreed and made clear that the Developer/Builder/Second Party shall be entitled to develop the building at its own cost, tax to be paid for construction development and all other liabilities.
- 2) The Developer/Builder/Second Party shall pay all the expenses to be incurred towards sanction of the plan including the expenses towards the fees of the Architect soil testing, mixture expenses cost of boundary walls etc whatsoever shall become necessary for the purpose of construction of the building.

OWNERS'S ALLOCATION shall mean: AS MENTIONED EARLIER

Together with the right of the common space to be spared subject to grant and receive of the common facilities and grant easement right to the prospective purchaser and/or Owners including the Developer/Builder/Second Party.

THE OWNERS shall be entitled to transfer or dispose of her own allocation in the building along with the proportionate undivided common facilities/amenities available to the said building to be constructed with the exclusive right to deal with and enter into any agreement for sale of Owners portion of flat. The Developer agrees not to give possession to any third party unless the Owner allocated portion is handed over First.

- 3) The Developer/Builder/Second Party and the Owners both shall be entitled to proportionate undivided share in the said land after the construction is

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIRLAL BANERJEE
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
Proprietor

completed or at any suitable time of both the parties the Owners shall execute a registered Deed or Deeds of Conveyance or Conveyances in the favour of the Developer/Builder/Second Party or its nominees in respect of constructed parts with such undivided proportionate share of in the land in respect of the Developer/ Builder/ Second Party allocation at the request of the Developer/Builder/Second Party or it's nominee or nominees at their own costs.

ARTICLE – VI COMMON RIGHTS AND OBLIGATION

1) The Developer/Builder/Second Party shall bear and pay all rates and taxes and other outgoings in respect of the said premises till the Owners is offered the Owners allocation and the flats be completed in all respects including delivery of possession to the Owners including separation of taxes and electric Meters Installation.

2) As soon as the said building is completed the Developer/ Builder/Second Party upon obtaining completion certificate from K.M.C. it shall give written notice to the Owners to take possession of the Owners allocation in the said building only from the date of delivery and at all times thereafter the Owners shall be exclusively responsible for payment of all taxes or property taxes and outgoings and composition whatsoever (hereinafter for the same of brevity collectively referred to as "the said taxes") payable in respect of the said Owner's allocation similarly as and from the said date the Developer/Builder/Second Party shall be responsible for the said rates payable in respect of the Developer/Builder/Second Party's allocation. The said rates if levied on the building as a whole then and in such an event it shall be appropriate pro-rata.

3) On and from the date of service of the notice to take possession the Owners or her nominee/nominees as the case may be shall also be responsible to pay and shall forth with pay on demand to the Developer/Builder/Second Party or its nominee or nominees or the association of flat Owners and other space Owners the same on the basis of sub-clause hereinabove the service charges for the common utilities in the building payable in respect of the Owners

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ARJIT BANERJEE,
SRI SATYK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON
Anjan Mukherjee
Proprietor

allocation. The said charges shall include premium for the insurance of the building, water, fire and scavenging charges water, fire and scavenging charges and taxes lights sanitation and operation, repair and renewals security guards salary and management of the common facilities, including replacement, repair and maintenance charges and expenses for the building and all of common wiring pipes electric and mechanical and mechanical equipments switch gear, transformers generators pumps motors and other electrical and mechanical and installations appliances and equipment stair ways, corridors, halls passage ways lift shaft greens park way and other common facilities whatsoever including creating of sinking funds similarly as and from the said date the Developer/Builder/Second Party or its nominees or Purchaser of flat and other spaces out of Developer/Builder/Second Party allocation shall also be responsible to pay and bear and shall forthwith pay the proportionate share in terms and on the same basis of Sub-Clause (ii) hereinabove the service charges for the facilities in the building payable to the Owner's Association.

ARTICLE - VII: MISCELLANEOUS

- 1) The Owners and the Developer/Builder/Second Party have entered into the agreement purely on a principal to principal basis herein shall be deemed or construed a Joint Venture between the Owners and the Developer/ Builder/ Second Party nor shall the Developer/Builder /Second Party and the Owners in any manner constituted an association of persons. Each party shall keep the other party indemnified for and against the same.
- 2) **THE OWNERS** or Developer/Builder/Second Party as the case may be, shall not be considered to be in breach of any obligation here under to the extent that the performance in the relative obligation is prevented by the existence of a force majeure shall be suspended for the duration of the force majeure. Force majeure shall mean irrespectable.

ANJAN MUKHERJEE
 CONSTITUTED ATTORNEY OF,
 SRI ABIR LAL BANERJEE
 SRI SAYAK BANERJEE,
 SMT ARPITA BANERJEE
 SRI CHAND MOHON BANERJEE,
 SRI ARIJIT BANERJEE,
 SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
 Proprietor

3) **COMPULSION OR ERECTION RECOGNISED AS IRRESISTABLE AND SHALL INCLUDE** flood, earth quake, riot, war, severe abnormal storm, tempest civil commotion state wide strike and any other act beyond the reasonable control of the party affected hereby but shall not include normal bad weather or processions etc.

4) **BE IT** specifically mentioned here that the Developer/ Builder/Second Party shall deliver the vacant peaceful possession of the Owners allocation to be constructed strictly as per specification mentioned herein schedule below to the Owners within **45 (Forty Five) months** from the date of getting the vacant physical possession of the schedule Property.

5) After completion of the construction in all respect , the Developer will issue a notice for handover the physical possession of the owner's allocation to the owner thereafter the Developer will hand over its own allocation.

6) Internal wiring for Electrification will be provided for each flat. However the individually for obtaining supply of Power and the Meter for their respective flats. The allottee shall be required to pay the applicable Security Deposit to C.E.S.C. and other charges such as cost of Meter, Main Switch, D.B. Etc.

7) **Prices are Exclusive of the Following:-**

- a> Documentation/Stamp duty/Registration Charges.
- b> Security Deposit and Service Connection Charges for Installation of electric Meter for Individual flats.
- c> Security Deposit and Service Connection Charges for Installation of Meter of common areas and facilities.
- d> Advance Maintenance charges for six months.
- e> Common toilet, caretaker room and beautification charges.
- f> Extra cost to be provided other than the items mentioned in the specification herein below.
- g> Generator Back up.

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIR K. BANERJEE
SRI SAYAN BANERJEE,
SMT ARMITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARJIT BANERJEE,
SRI KUMAR SAHA.

JEEKON

Anjan Mukherjee
Proprietor

BE it noted that Commercial area , if, should have a separate entrance apart from the residential entrance.

8) Courts at local jurisdiction shall have jurisdiction to the allocation arising out of this agreement

GENERAL POWER OF ATTORNEY

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS :-

2. Subject matter of Power of Attorney :

land total measuring 02 (Two) Cottahs 08 (Eight) Chittaks & 38 (Thirty Eight) Sq. ft. be the same a little more or less together with the structure stranding there on being premises No. 129B, & 129D, Monoharpukur Road & P.S. Tollygunge, Kolkata- 700026 in the Kolkata Municipal Corporation, Ward No. 84 and Assessee No. 11-084-11-0220-4 & 11-084-11-0305-1 within the jurisdiction of District Sub-Registry Office at Alipore, District 24-Parganas (South) .

3. Appointment :

The owner hereby nominate constitute and appoint "**M/S. JEEKON**" a sole proprietor firm having its office present office at 129A, Monoharpukur Road , P.S. Tollygunge , K.M.C. Ward No. 84, Kolkata- 700026, represented by its sole proprietor **SRI ANJAN MUKHERJEE**, son of Late Santi Ranjan Mukherjee, by faith- Hindu, by Occupation- Business, residing at 81, Deshpran Sashmal Road, P.S. Charumarket, K.M.C. Ward No. 89, Kolkata- 700 033 as the true and lawful attorney to do all acts, deeds and things mentioned herein below in respect of the Schedule Property.

4. Powers and Authorities :

(a) To present the Deed of Conveyance or Conveyances and/or Deed of Lease and/or any Deed of Transfer , Deed of Exchange for amalgamation, Deed of Declaration for Amalgamation before any competent Registration

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIRLAL BANERJEE
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
Proprietor

Authority for admission and completion the same and sign all the necessary papers as may be required and to do all acts deeds and things which our Attorney shall consider necessary for conveying the land being premises No. 129B, & 129D, Monoharpukur Road & P.S. Tollygunge, Kolkata- 700026 , within the limits of the Kolkata Municipal Corporation Ward No. 84,, District 24- Parganas (South), mentioned in **THE SCHEDULE "A"** here under written in respect of the Developer's allocation only .

- (b) To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money and to give good, valid receipt and discharge for the same which will protect the purchaser or purchases without seeing the application of the money.
- (c) Upon such receipt as aforesaid and as I act and deed to sign, execute and deliver conveyance or conveyances of the said property in favour of the purchaser and/or purchasers or his/her/their nominee or nominees and assignees, as the case may be.
- (d) To sign and execute all other deeds, instruments and assurances which the said firm will consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying and/or transferring the said property as mentioned in the schedule hereunder written as we could do ourselves , if personally present.
- (e) To present such conveyance or conveyances, Deed of Exchange for amalgamation, Deed of Declaration for Amalgamation to admit execution and receipt of consideration before the Sub-Registrar and/or Additional District Sub-Registrar having authority for and to have the said conveyance and/or conveyances registered and to do all acts, deeds and things which my said Attorney shall consider necessary for conveying and/or

ANJAN MUKHERJEE
 CONSTITUTED ATTORNEY OF,
 SRI ABIPAL BANERJEE
 SRI SAYAK BANERJEE,
 SMT ARPITA BANERJEE
 SRI CHAND MOHON BANERJEE,
 SRI ARIJIT BANERJEE,
 SRI KUMAR SAHA,

JEEKON
Anjan Mukherjee
 Proprietor

transferring the said property , Developer's allocation only to the purchaser or purchasers as fully and effectually in all respect as I could do the same ourselves.

- f) To sign and submit proposed drawing to the Kolkata Municipal Corporation and any other Civic bodies and to obtain sanction of the same .
- g) To sign, execute, submit and present before the concerned authorities all papers, documents, declarations, affidavits, applications, returns for and in connection with sanction of the Plans of the Premises.
- h) To make correspondence with the Kolkata Municipal Corporation other Government authorities /departments and/or Town Planning Department and other concerned authorities in connection with the said land.
- i) To take necessary steps for bringing electricity from the appropriate authority of the local area as the case may be.
- j) To obtain No objection certificate (NOC) form the office of the Kolkata Municipal Corporation for the said land and proposed building and apply and sign for mutation, Amalgamation in the record of the Kolkata Municipal corporation.
- k) To obtain filtered and unfiltered water connection and/or obtain drainage and sewerage connections from the appropriate Offices/authorities/Kolkata Municipal Corporation .
- l) To demand, sue for, enforcement payment of recover receive and give proper receipts and discharges for all moneys, debts, goods, effects or other property now belonging to us which receipts and discharges will exonerate any or all persons s paying without seeing the application thereof and non payment or non realization thereof to institute suits or other appropriate proceedings for receiving or compelling payment or delivery thereof.

ANJAN MUKHERJEE
 CONSTITUTED ATTORNEY OF,
 SRI ABIR LAL BANERJEE
 SRI SAYAK BANERJEE,
 SMT ARPITA BANERJEE
 SRI CHAND MOHON BANERJEE,
 SRI ARIJIT BANERJEE,
 SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
 Proprietor

- m) I , hereby further direct that notwithstanding anything contained hereinbefore, it is made clear that the present General Power of Attorney is limited to the said plot of land mentioned in **THE SCHEDULE "A"** here under written and I do hereby confirm and undertake to ratify that all acts, deeds and things whatsoever our said attorney shall lawfully do or cause to be done by my said Attorney will be treated as acts done by me as I could do the same if, I was personally present by virtue of this power.

SCHEDULE "A" ABOVE REFERRED TO:

ALL THAT Piece and Parcel of land total measuring 02 (Two) Cottahs 08 (Eight) Chittaks & 38 (Thirty Eight) Sq. ft. be the same a little more or less together with the structure about 1800 Sq. ft. stranding there on being premises No. 129B, & 129D, Monoharpukur Road & P.S. Tollygunge, Kolkata- 700026 in the Kolkata Municipal Corporation, Ward No. 84 and Assessee No. 11-084-11-0220-4 & 11-084-11-0305-1 within the jurisdiction of District Sub-Registry Office at Alipore, District 24-Parganas (South) and the same is butted and bounded by:

ON THE NORTH: 61'-0" K. M. C. Road,
ON THE SOUTH: 71/B, S. P. Mukherjee Road,
ON THE EAST: 129A, Monoharpukur Road,
ON THE WEST: 129C, Monoharpukur Road.

THE SCHEDULE "B" ABOVE REFERRED TO
(OWNER'S ALLOCATION)

ALL THAT

- 1) One flat about **800 Sq.ft.** Covered on First and/or Second Floor of the Proposed Building.

ANJAN MUKHERJEE
 CONSTITUTED ATTORNEY OF,
 SRI ABIRLA BANERJEE
 SRI SAYAK BANERJEE,
 SMT ARPITA BANERJEE
 SRI CHAND MOHON BANERJEE,
 SRI ARIJIT BANERJEE,
 SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
 Proprietor

- ii) A sum of **Rs. 12,00,000/- (Rupees Twelve Lakhs)** only shall be paid by the Developer together with Tenant Liabilities to the owner as follows :-
- A sum of **Rs. 5,00,000/- (Rupees Five Lakh)** only has already been paid by the Developer .
 - A sum of **Rs. 2,00,000/- (Rupees Two Lakh)** only to be paid by the Developer in differ basis.
 - Rest sum of **Rs. 5,00,000/- (Rupees Five Lakhs)** only shall be paid at the time of getting the peaceful vacant possession of existing premises.
 - an area about **100 Sq. ft.** shall be provided at the Ground floor in the proposed building .
 - Amalgamation, Mutation, Due Property taxes will be bear by the owner.

THE SCHEDULE "C" ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT:

The Developer's Allocation shall mean the space allocable to the Developer in the remaining F.A.R. (residential, commercial and car parking space) other than the Owner's Allocation (As stated Owner's allocation herein above) of the New Building/ Buildings as fully and particularly described in **SCHEDULE "B"** herein above written, together with undivided proportionate share of land, ultimate roof and including common service area in newly constructed building and/or buildings which the developer shall be entitled to sell, transfer, lease and/or otherwise deal with as it deems fit and proper and it shall be entitled to enter to agreements and other commitments with any other party or parties to regard to disposal thereof.

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIR LAL BANERJEE
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
Proprietor

THE SCHEDULE "D" ABOVE REFERRED TO
(COMMON AREAS AND FACILITIES)

- i. The entire land underneath the building comprising of 02 (Two) Cottahs 08 (Eight) Chittaks & 38 (Thirty Eight) Sq. ft. be the same a little more or less situate and lying Municipal Premises No. 129B, & 129D, Monoharpukur Road & P.S. Tollygunge, P. O. Kalighat, Kolkata- 700026 within the limits of the Kolkata Municipal Corporation, Ward No. 84.
- ii. Common areas would be side shares, water reservoir, tank on the roof, roof, staircase, septic tank, lift & lift Machine room, common Meter room & common pump room, under the staircase out side wall which should be uniform so that their management of different colours.
- iii. The foundation column, girders, beams, supports main walls .
- iv. Walls corridors lobbies stairs stair-ways fire escapes water reservoir septic tank, water tank, lighting arrangement in the common areas and gate, stair ways and entrances and exists of the building but excluding the corridors lobbies if any situating within any flat or apartment.
- v. Storage space for common use or for the use or for the use and enjoyment of the entire building.
- vi. Installations of common services as powers, lights, water sewerages, tanks, pumps, motors, compressors pipes and duits and other apparatus and installations for the common use.
- vii. The open spaces around the covered area within the premises not meant for exclusive user and enjoyment of any particular person or apartment holders kept open to sky as per provisions of law and as provided in the sanctioned plan.

ANJAN MUKHERJEE
 CONSTITUTED ATTORNEY OF,
 SRI ABIR LAL BANERJEE
 SRI SAYAK BANERJEE,
 SMT ARPITA BANERJEE
 SRI CHAND MOHON BANERJEE,
 SRI ARIJIT BANERJEE,
 SRI KUMAR SAHA.

JEEKON

Anjan Mukherjee
 Proprietor

- viii. All other parts of the building necessary or convenient to its existence, maintenance and safety or normally forming parts of the main building not being exclusively held and enjoyed by any apartment Owner.

THE SCHEDULE "E" ABOVE REFERRED TO
(COMMON EXPENSES)

- 1) After getting possession of the flats, the taxes etc. shall be proportionately paid by the parties who get possession.
- 2) The Developers/ Builders shall pay and clear all dues to the Kolkata Municipal Corporation for the property i.e. situated any lying under Municipal Premises No. 129B, & 129D, Monoharpukur Road & P.S. Tollygunge, Kolkata- 700026 within the limits of the Kolkata Municipal Corporation, Ward No. 84 and CESC for consumption of electricity from the date of getting the vacant possession of the land and structure till the handed over the newly constructed flat. The legal expenses for drafting and execution of the Agreement and Power of Attorney and others if any shall be borne by the Developer/ Builder.
- 3) If there be any dues payable by the Developer/ Builder in respect of Calcutta Electricity Supply Corporation dues, taxes of Calcutta Municipal Corporation it must be paid by the Developer/ Builder before or at the time of taking delivery of possession as per its allocation.
- 4) The Developer/ Builder shall make over possession to the Owners of their respective separate flats of the buildings on the said premises after making the building habitable with connection of sufficient water, electricity etc. at the cost of the Developer/ Builder within the aforesaid stipulation.

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIR LAL BANERJEE
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
Proprietor

SCHEDULE "F" ABOVE REFERRED TO
(SPECIFICATION)

Premises No. : 129B, & 129D, Monoharpukur Road & P.S. Tollygunge,
Kolkata- 700026.

1. **No of the flats** : Not Yet Settled
2. **No. of floors** : Not yet settled
3. **General** : The building shall be D. M. C. Pilling & RCC frames structure as per design of our Architect.
4. **Brick work** :
 - a) all external brick work will be generally 10"/8" inches thick with good quality brick in Cement and mortar (1:6).
 - b) All internal partition walls shall be 5"/3" with approved quality in sand and cement mortar (4:1).
 - c) Iron net is to be used in all 3" brick walls.
 - d) Height of all rooms in each flat should be 2.95 mtr. between RCC slab.
5. **Flooring** :
 - a) All floors will be 2'-0" x 2'-0" Vitrified tiles.
 - b) The skirting will be 6" high dado, marble.
 - c) Bath & Kitchen Floor will be anti skid Tiles.

6. Plastering :

The building will have 1/2" th average sand, cement plaster in all external surface the internal surface will have 3/4"th sand and cement plaster whereas the ceiling will have sand and cement plaster of 1/4"th (4:1).

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIR LAL BANERJEE
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
Proprietor

7. **Kitchen :**

- (a) Front wall of the cooking, slabs will have 2'-0" high finish with glaze tiles.
- (b) Black Granite of 1'-9" width have to be fitted on entire cooking platform of 10'-0" length. Space for keeping gas cylinder below the cooking platform.
- (c) One steel sink with a tap, one tap below the sink.

8. **Toilet /W.C. :** 6'-0" high coloured glazed tiles of the walls (Jonson or Kajaria.

9. **BATH & W.C. COMBINED :**

- a) White Commode with cistern will be provided in the W.C. and toilet both.
- b) One C.P. shower rose and one C.P. tap in both W.C. & toilet.
- c) One white wash basin with tap in only toilet.
- d) Hot & Cold water system for toilet.

10. **Windows :** Aluminum Windows.

11. **Doors :**
- a) Main entrance door to be made of good quality wooden/Flush door with designing.
 - b) Sal wood, frames 5" x 2 1/2" (section).
 - c) One 8" long Brass best quality tower bolt from inside.
 - d) One telescopic pest bolt with fittings.
 - e) One brass handle from outside.
 - f) 3 nos. oxydised hinges (5").
 - g) Godrej night latch on front doors. Door stopper and door chain.

OTHERS DOORS :

12. **Doors :**
- a) Commercial flash doors painted both sides (good quality).
 - b) Sal wood frame of adequate thickness (4" x 2 1/2")
 - c) One 6" long, aluminum tower bolt from inside.
 - d) One aluminum hasp bolt with ring bed room doors and verandah door.
 - e) One 6" long tower bolt from outside of toilet and kitchen doors.

ANJAN MUKHERJEE
 CONSTITUTED ATTORNEY OF,
 SRI ABIR LAL BANERJEE,
 SRI SAYAK BANERJEE,
 SMT ARPITA BANERJEE,
 SRI CHAND MOHON BANERJEE,
 SRI ARIJIT BANERJEE,
 SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
 Proprietor

13. **Electrical Installation :**

Bed Room :

- a) Three light points.
- b) One fan point.
- c) One 5 amp socket outlet.

LIVING/DINING ROOM :

- a) Three light points.
- b) Two fan points.
- c) 1 Nos. of 15 amp power socket outlet.
- d) One telephone point.
- e) One antenna point.

W.C. :

- a) One point.
- b) One plug point.

TOILET. :

- a) One lamp point.
- b) One geyser point line (15 amp plug point).

KITCHEN :

- a) One light point.
- b) One exhaust fan point.
- c) One 15 amp power outlet with switch.

VERANDAH :

One light point each verandah.

INSIDE PASSAGE :

One light point.

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABHIRAM MUKHERJEE,
SRI SAYAN MUKHERJEE,
SMT ARPITA MUKHERJEE,
SRI CHANDAN MUKHERJEE,
SRI ARKUT MUKHERJEE,
SRI KUNIR SAHA,

JEEKON

Anjan Mukherjee
Proprietor

GARAGE :

One light point for each garage.

STAIR CASE :

- a) One light point on each full landing.
- b) One electric call bell point near each flat entrance door.

14. Roof :

- a) Suitable water proofing treatment at roof with Net Cement.
- b) 3'-0" height parapet wall will be provided the roof : slab.
- c) Suitable P.V.C. rain water pipe for proper drainage of water from roof.

15. Electric Meter :

Developer shall make arrangement for installation of one common electric meter from C.E.S.C at his cost. Developer will make arrangement for installation of separate electric meter in each flat in the name of prospective buyers and owners. The installation charges and other charges of meter from C.E.S.C is to be borne by the Buyers & Owners of the flat Common and Individual.

16. Painting :

- a) Outer wall of the building, to be finish with the wall putti & sheadersheild paints or its equivalent with proper ground in.
- b) All inside wall of the flats and ceiling of the owners have to be finished with wall putti.
- c) All doors and windows are to be painted with best quality paints made be ICI Asian paints.

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIR LAL BANERJEE
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
Proprietor

18. **Special** :

- a) On stair case mosaic/marble.
- b) Staircase room will be provided with steel fixed window with jalli for light and ventilation.
- c) Space for electric meter and pump room will be installed at ground floor under the stair.
- d) One RCC loft of each flats.
- e) Boundary wall of all sides, passage gate, water tap, electric line for garage, common passage and roof top use.
- f) R.C.C. overhead water tank will be provided at the top as per Architect design.
- g) Iron gate will be provided front of the Garage.

LIFT:

A good and standard quality Lift shall be provided.

ANJAN MUKHERJEE
 CONSTITUTED ATTORNEY OF,
 SRI ARJIT BANERJEE
 SRI SAYAN BANERJEE,
 SMT ARPITA BANERJEE
 SRI CHAND MOHON BANERJEE,
 SRI ARIJIT BANERJEE,
 SRI KUMAR SAHA.

JEEKON

Anjan Mukherjee
 Proprietor

⑤

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED

within named "**THE OWNER/**

FIRST PARTY" viz

SRI ABIRLAL BANERJEE

at Kolkata in presence of :

1. Ashima Naskar.
79 Rasom Mukherjee Lane
Kolkata-38.
2. Sujaya Begum
Siddhanta Road
Kolkata-53

Ashima Naskar

SIGNED SEALED AND DELIVERED

within named "**THE BUILDER/DEVELOPER/**

SECOND PARTY" viz "**JEEKON**"

represented by its sole proprietor

SRI ANJAN MUKHERJEE

at Kolkata in presence of :

1. Ashima Naskar
2. Sujaya Begum

JEEKON
Anjan Mukherjee
Proprietor

Drafted by me :

Prati Debata
Advocate
High Court Calcutta
WB/255/1994

Computer printed by :

Sourav Das
Das Type Chamber
12, Old Post Office Street,
Kolkata - 700001.

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIRLAL BANERJEE
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE,
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON
Anjan Mukherjee
Proprietor

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

GRN: 19-201718-013443721-2

GRN Date: 13/12/2017 17:21:59

BRN: 78613124

Payment Mode Counter Payment

Bank: Bank of Baroda

BRN Date: 14/12/2017 00:00:00

DEPOSITOR'S DETAILS

Name: ANJAN MUKHERJEE

Contact No.:

E-mail:

Address:

129A MONOHARPUKUR ROAD, KOLKATA 700026

Applicant Name: Mr BAPI DEBNATH

Office Name:

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks:

Sale, Development Agreement or Construction agreement
Payment No 2

Id No. : 16011000408763/3/2017

[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16011000408763/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	39021
2	16011000408763/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	7053

Total

46074

In Words : Rupees Forty Six Thousand Seventy Four only

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIR LAL BANERJEE,
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE,
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
Proprietor

MEMO OF CONSIDERATION

RECEIVED from the "**M/S JEEKON**" represented by its sole proprietor **SRI ANJAN MUKHERJEE**, the sum of **Rs. 7,00,000/- (Rupees Seven Lakh)** only as the signing amount in the manner hereunder written.

M E M O

Dated	Cheque No.	Bank	Branch	Amount(Rs.)
19.12.08.	246400	Allcheba	Tollymore.	25,000.00
-Do-	246337	-Do-	-Do-	75,000.00
07.02.09	013700	BOB	P.A. Shah Rd.	1,00,000.00
-Do-	015604	-Do-	-Do-	1,00,000.00
-Do-	Cash	-Do-	-Do-	2,00,000.00
Different	Different	-Do-	-Do-	2,00,000.00

Total : Rs. 7,00,000.00
=====

(Rupees Seven Lakh) only.

WITNESSES :

1. Ashima Naskar.

Arbin Lal Banerjee

SIG. OF THE OWNER

2. *Arjun Mukherjee*

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIR LAL BANERJEE
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
Proprietor

Arbin Lal Banerjee

Major Information of the Deed

Deed No :	I-1601-03834/2017	Date of Registration	20/12/2017
Query No / Year	1601-1000408763/2017	Office where deed is registered	
Query Date	12/12/2017 3:52:04 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BAPI DEBNATH HIGH COURT CAL, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831005479, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 7,00,000/-]	
Set Forth value		Market Value	
Rs. 7,00,000/-		Rs. 1,58,05,610/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,071/- (Article:48(g))		Rs. 7,060/- (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:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manohar Pukur Road, Road Zone : (Basusree Cinema -- Sarat Bose Road (Premises nos. 1 to 18/2, 107 to rest)) , , Premises No. 129B 129D, Ward No: 84

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			Bastu		2 Katha 8 Chatak 38 Sq Ft	6,50,000/-	1,52,65,610/-	Width of Approach Road: 61 Ft.,
Grand Total :					4.2121Dec	6,50,000 /-	152,65,610 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	50,000/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1800 sq ft	50,000 /-	5,40,000 /-	

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIR LAL BANERJEE
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
Proprietor



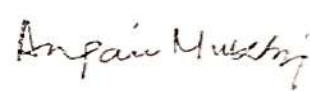
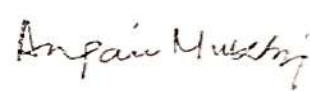
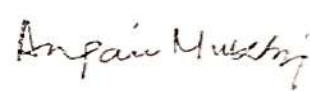
Lord Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Fingerprint</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ABIRLAL BANERJEE (Presentant) Son of Late SREEMOHAN BANERJEE Executed by: Self, Date of Execution: 20/12/2017 , Admitted by: Self, Date of Admission: 20/12/2017 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>20/12/2017</td> <td></td> <td>LTI 20/12/2017</td> <td>20/12/2017</td> </tr> </tbody> </table> 129B AND 129D , SATYENDRA ANTH MAZUMDER, P.O:- BHOWANIPORE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ANVPB6076H, Status :Individual, Executed by: Self, Date of Execution: 20/12/2017 , Admitted by: Self, Date of Admission: 20/12/2017 ,Place : Office	Name	Photo	Fingerprint	Signature	Mr ABIRLAL BANERJEE (Presentant) Son of Late SREEMOHAN BANERJEE Executed by: Self, Date of Execution: 20/12/2017 , Admitted by: Self, Date of Admission: 20/12/2017 ,Place : Office				20/12/2017		LTI 20/12/2017	20/12/2017
Name	Photo	Fingerprint	Signature										
Mr ABIRLAL BANERJEE (Presentant) Son of Late SREEMOHAN BANERJEE Executed by: Self, Date of Execution: 20/12/2017 , Admitted by: Self, Date of Admission: 20/12/2017 ,Place : Office													
20/12/2017		LTI 20/12/2017	20/12/2017										

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M/S JEEKON 129A. MONOHARPUKUR ROAD, P.O:- BHOWANIPORE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.: AFEPM1010M, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ANJAN MUKHERJEE Son of Late SANTI RANJAN MUKHERJEE Date of Execution - 20/12/2017 , , Admitted by: Self, Date of Admission: 20/12/2017, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Dec 20 2017 1.31PM</td> <td></td> <td>LTI 20/12/2017</td> <td>20/12/2017</td> </tr> </tbody> </table> 81. DESHPRAN SASHMAL ROAD, P.O:- TOLLYGUNGE, P.S:- Charu Market, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFEPM1010M Status : Representative, Representative of : M/S JEEKON (as PROPRIETOR)	Name	Photo	Finger Print	Signature	Mr ANJAN MUKHERJEE Son of Late SANTI RANJAN MUKHERJEE Date of Execution - 20/12/2017 , , Admitted by: Self, Date of Admission: 20/12/2017, Place of Admission of Execution: Office				Dec 20 2017 1.31PM		LTI 20/12/2017	20/12/2017
Name	Photo	Finger Print	Signature										
Mr ANJAN MUKHERJEE Son of Late SANTI RANJAN MUKHERJEE Date of Execution - 20/12/2017 , , Admitted by: Self, Date of Admission: 20/12/2017, Place of Admission of Execution: Office													
Dec 20 2017 1.31PM		LTI 20/12/2017	20/12/2017										

Identifier Details :

Name & address
Mrs ASHIMA NASKAR Wife of Mr JOYDEB NASKAR 79. RAJANI MUKHERJEE ROAD, P.O:- SAHAPUR, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700038, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , Identifier Of Mr ABIRLAL BANERJEE, Mr ANJAN MUKHERJEE

ANJAN MUKHERJEE
 CONSTITUTED ATTORNEY OF,
 SRI ABIRLAL BANERJEE
 SRI SAYAK BANERJEE

JEEKON

Anjan Mukherjee



20/12/2017 Query No:-1601-1000408763, 2017 Docu No:-1601038347 2017 Docu No:-1601038347

Document is digitally signed.

SRI CHAND MOHON BANERJEE,
 SRI ARIJIT BANERJEE,
 SRI KUMAR SAHA.

20/12/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ABIRLAL BANERJEE	M/S JEEKON-4.21208 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ABIRLAL BANERJEE	M/S JEEKON-1800.00000000 Sq Ft

Endorsement For Deed Number : I - 160103834 / 2017

On 12-12-2017

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,58,05,610/-

Debasis Patra

Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 20-12-2017

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

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

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

Presented for registration at 13:15 hrs on 20-12-2017, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr ABIRLAL BANERJEE ,Executant.

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

Execution is admitted on 20/12/2017 by Mr ABIRLAL BANERJEE, Son of Late SREEMOHAN BANERJEE, 129B AND 129D , SATYENDRA ANTH MAZUMDER, P.O: BHOWANIPORE, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service

Indetified by Mrs ASHIMA NASKAR, , Wife of Mr JOYDEB NASKAR, 79, RAJANI MUKHERJEE ROAD, P.O: SAHAPUR, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by profession House wife

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIRLAL BANERJEE
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,

JEEKON

Anjan Mukherjee
Proprietor



20/12/2017 Query No.-16011000408763 / 2017 Deed No. I - 160103834, 2017, Document is digitally signed.
Query No. 1601-1-000408763 of 2017

Commission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 20-12-2017 by Mr ANJAN MUKHERJEE, PROPRIETOR, M/S JEEKON (Sole Proprietorship),
MONOHARPUKUR ROAD, P.O:- BHOWANIPORE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas,
West Bengal, India, PIN - 700026
Indetified by Mrs ASHIMA NASKAR, , Wife of Mr JOYDEB NASKAR, 79, RAJANI MUKHERJEE ROAD, P.O:
SAHAPUR, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700038, by
caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,060/- (B = Rs 7,000/- ,E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 7/-, by online = Rs 7,053/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/12/2017 12:00AM with Govt. Ref. No: 192017180134437212 on 13-12-2017, Amount Rs: 7,053/-, Bank:
Bank of Boroda (BARB0INDIAE), Ref. No. 78613124 on 14-12-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Draft Rs 50/-, by
Stamp Rs 1,000/-, by online = Rs 39,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1458, Amount: Rs.1,000/-, Date of Purchase: 07/12/2017, Vendor name: Mita
Dutta

Description of Draft

1. Draft(other) No: 000443625957, Date: 20/12/2017, Amount: Rs.50/-, Bank: STATE BANK OF INDIA (SBI), ALIPORE
COURT TREASRY BR
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/12/2017 12:00AM with Govt. Ref. No: 192017180134437212 on 13-12-2017, Amount Rs: 39,021/-,
Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 78613124 on 14-12-2017, Head of Account 0030-02-103-003-02

Debasis Patra

Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIRLAL BANERJEE
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
Proprietor



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2017, Page from 120246 to 120287

being No 160103834 for the year 2017.



Digitally signed by DEBASIS PATRA
Date: 2017.12.20 16:34:00 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 20-12-2017 16:33:51
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIRLAL BANERJEE
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

JEEKON

Anjan Mukherjee
Proprietor

(This document is digitally signed.)



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
L E F T					

Signature :

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
R I G H T					



Abir Lal Banerjee

Signature :

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
L E F T					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
R I G H T					



Signature :

Anjan Mukherjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
L E F T					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
R I G H T					

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIR LAL BANERJEE
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA

JEEKON

Anjan Mukherjee
Proprietor

DATED THIS THE 20th DAY OF Dec 2017

BETWEEN

SRI ABIRLAL BANERJEE

.....OWNER/FIRST PARTY

AND

"M/S JEEKON"

represented by its sole Proprietor

SRI ANJAN MUKHERJEE

.....DEVELOPER/BUILDER/

SECOND PARTY

DEVELOPMENT AGREEMENT
& GENERAL POWER OF ATTORNEY

BAPI DEBNATH
Advocate
High Court, Calcutta

ANJAN MUKHERJEE
CONSTITUTED ATTORNEY OF,
SRI ABIRLAL BANERJEE,
SRI SAYAK BANERJEE,
SMT ARPITA BANERJEE,
SRI CHAND MOHON BANERJEE,
SRI ARIJIT BANERJEE,
SRI KUMAR SAHA,

Proprietor

Anjan Mukherjee
JEEKON