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भारत INDIA
INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is admitted to
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the endorsement sheets attached with the
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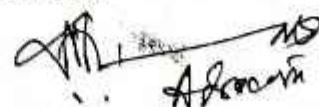
District Sub-Register-III
Alipore, South 24-pargana

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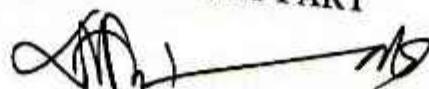
DEVELOPMENT AGREEMENT ALONG WITH
DEVELOPER POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT ALONG WITH DEVELOPER
POWER OF ATTORNEY is made this the 14th day of July Two
Thousand and Twenty Three (2023)

BETWEEN


Abdullah

(1) **SRI JAYANTA GHOSH, (PAN – BSXPG9614E), (Aadhaar No. 3855 9015 0708),** son of Late Anil Baran Ghosh, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at D-69 Baghajatin Pally, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700 032, District – South 24-Parganas, (2) **SRI BIDYUT BARAN GHOSH, (PAN –ADYPG2423N), (Aadhaar No. 2707 5938 9314),** son of Late Anil Baran Ghosh, by Faith – Hindu, by Occupation – Retired, by Nationality – Indian, residing at D-95A, Baghajatin Pally, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700 032, District – South 24-Parganas, (3) **SRI UTTAM KUMAR GHOSH, (PAN – ADEPG6496R), (Aadhaar No. 6285 9265 4166),** son of Late Anil Baran Ghosh, by Faith – Hindu, by Occupation – Retired, by Nationality – Indian, residing at 185/2, Kharer Math, Ward No. 9, Post Office – New Barrackpore, Police Station – New Barrackpore, West Bengal – 700 131, (4) **SMT. SUMITA CHAKRABORTY, (PAN – ARSPC7188G), (Aadhaar No. 6132 0247 1347),** wife of Late Somesh Chakraborty and daughter of Late Anil Baran Ghosh, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at Panchabati, Panihati (M), Natagarh, North 24 Parganas, West Bengal – 700 113, (5) **SMT. ARUNA GHOSH alias SOMA GHOSH, (PAN – AUVPG1912E), (Aadhaar No. 4362 1105 1180),** wife of Swapan Kumar Ghosh and daughter of Late Anil Baran Ghosh, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at 512/1, Haralal Nagar, Masji Badi Road, Post Office – Kanchrapara, Police Station – Kanchrapara, District – South 24-Parganas, Pin code – 743145, (6) **SMT. GOPA BHATTACHARJEE, (PAN – CAJPB2434C), (Aadhaar No. 8121 8893 4896),** wife of Bimalendu Bhattacharjee, daughter of Late Anil Baran Ghosh, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at L R 364, A.B.L. Township, Durgapur Abi Township, Barddhaman, West Bengal – 713 206, (7) **SMT. GOURI DUTTA, (PAN – BYXPD2877A), (Aadhaar No. 2301 8207 5115),** wife of Late Swapan Dutta and daughter of Late Anil Baran Ghosh, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at E 42 Baghajatin Pally, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700 086, District – South 24-Parganas, hereinafter jointly called and referred to as the **OWNERS/FIRST PARTY** (which terms or expressions shall unless excluded by or repugnant to the subject or context or meaning thereof be deemed to mean and include their legal heirs, executors, legal representatives, administrators and assigns) of the **FIRST PART**



AND

"M/S. UMA ENTERPRISE", (PAN : AMUPM3072C), a sole proprietorship concern, having its office at E/41, Baghajatin, Post Office - Baghajatin, Police Station – Patuli, Kolkata – 700 086, District – South 24-Parganas, being represented by its sole proprietor namely SRI DIPANKAR MAJUMDER, (PAN : AMUPM3072C), (Aadhaar No.7300 6870 9450), son of Sri Dulal Aditya Majumder, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at E/41, Baghajatin, Post Office - Baghajatin, Police Station – Patuli, Kolkata – 700 086, District – South 24-Parganas, hereinafter called and the "DEVELOPER/ SECOND PARTY" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heir/ heirs, executor/ executors, administrator/ administrators, assigns, representative/ representatives, successors and successors-in-interest) of the SECOND PART.

WHEREAS one Anil Baran Ghosh since deceased, son of Late Chintaharan Ghosh obtained a plot of land measuring an area of 3 (Three) Cottahs 4 (Four) Chittaks under Refuge Relief and Rehabilitation Department, West Bengal, comprising in E/P No. 458, S/P No. 435, C.S. Plot No. 25 (P) and 26 (P) of Mouza – Bademasur, J.L. No. 31, P.S. Jadavpur, Kolkata – 700032, by virtue of a registered Indenture dated 04.04.1989, registered in the office of Addl. District Registrar, Alipore and entered into Book No. 1, Volume no. 27, Page no. 5 to 8, Deed No. 1952 for the year 1989.

AND WHEREAS thereafter said Anil Baran Ghosh deceased father of the present Owners erected building and structures in the said property and several tenanted shops in the said premises and also residential tenanted unit in the said premises and it has been recorded in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No. 171, Baghajatin Block – 'D', Assessee No. 31-102-02-0171-3, within K.M.C. Ward No. 102 and the entire property is also known as Postal Address D-69 Baghajatin Pally, Police Station – Jadavpur, Kolkata – 700 032, morefully mentioned in the SCHEDULE-A below.

AND WHEREAS during enjoyment of the said property said Anil Baran Ghosh died intestate on 14.09.2010 leaving behind his three sons and four married daughters namely Sri Jayanta Ghosh, Sri Bidyut Baran Ghosh, Sri Uttam Kumar Ghosh, Smt. Sumita Chakraborty, Smt. Aruna ghosh alias Soma Ghosh, Smt. Gopa Bhattacharjee and Smt. Gouri Dutta as his successors who have jointly inherited the said property as per

Hindu Succession Act 1956 each having undivided 1/7th share of the total property. It is noted that wife of said deceased Anil Baran Ghosh namely Rama Ghosh died previously on 13.01.1969.

AND WHEREAS the present **OWNERS** herein have recorded their names in the record of The Kolkata Municipal Corporation and have been paying the necessary taxes in favour of The K.M.C. time to time.

AND WHEREAS thus the present **OWNERS/Parties of the FIRST PART** herein become the absolute joint Owners/possessors of All That the said plot of 'Bastu' land measuring an area 3 (Three) Cottahs 4 (Four) Chittaks 0 (Zero) Sq.ft. more or less together with old structures standing thereon, situated in Mouza - Bademasur, J.L. No. 31, comprising in E/P No. 458, S.P. No. 435, C.S. Plot No. 25 (P) and 26 (P) within the limits of The Kolkata Municipal Corporation Ward No. 102, known as The Kolkata Municipal Corporation Premises No. 171, Baghajatin Block - 'D' having Assessee No. 31-102-02-0171-3, corresponding to Postal Address D-69 Baghajatin Pally, Police Station - Jadavpur, Kolkata - 700 032, District - South 24-Parganas as described in the **SCHEDULE - A** below.

AND WHEREAS the present **OWNERS** have now decided to develop the **SCHEDULE -'A'** mentioned property by constructing a multi storied building with lift facility, comprising of a number of residential flats and shops on the different floors, but due to paucity of fund, lack of technical knowledge, experience in the field of construction, the **OWNERS** have now decided to do the same by appointing a **DEVELOPER**, who is financially and technically sound to construct a ground plus three storied building with lift facility upon the aforesaid property as per the sanction building plan to be sanctioned from The Kolkata Municipal Corporation.

AND WHEREAS the **DEVELOPER** herein, coming to know the facts of such desire of the **OWNERS** herein, has made a proposal in relation to the aforesaid development of the said property before the **OWNERS**. The **OWNERS** after necessary investigation and thorough understanding with the **DEVELOPER** herein, have agreed to develop the said premises by the **DEVELOPER**. Both the Parties hereto have mutually analysed, discussed, agreed and now the **DEVELOPER** and **VENDOR** desire to enter into this registered Development Agreement for the construction of a new ground plus three storied building with



Lift facility upon the aforesaid property as per the sanction building plan under certain terms and conditions which has been decided by and between the Parties herein, without involving the **OWNERS** in the matter of the hazards of construction. Refer Annexure - X for Specification of Building Construction.

AND WHEREAS the **DEVELOPER** i.e. the party of the **SECOND PART** herein has agreed to make the construction of the proposed ground plus three storied building with lift facility with a right to construct extra floor as per K.M.C. rules in flat systems for residential and other purposes in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind of flats etc. after giving the **OWNERS**, the Owners' Allocation. The **OWNERS** shall jointly get one Flat on **Third Floor** South-East side (50% of **Third Floor** area) and entire **Second Floor** consisting of two almost equal flats and seven Shop Rooms on ground floor as per commercial sanction measuring total built up area of 425 (Four hundred Twenty Five) Sq.ft. for the existing Shop Keepers for which the **DEVELOPER** shall get Rs. 1,700/- (Rs. One Thousand Seven Hundred) per Sq.ft. supplying them without shutter finish having net cement flooring from the each shop keeper. It is noted that the existing old building along with structures which is standing in the said Premises shall be demolished by the **DEVELOPER** herein at its cost and the **DEVELOPER** shall enjoy the entire sale proceeds of the such demolished building/structure materials after demolishing the same. The **OWNERS** shall also enjoy the undivided proportionate share of land and also the other common rights and facilities of the proposed building as mentioned in the **SCHEDULE "A"** and **"C"** herein below. This is called the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE "B"** herein below. It has been settled by and between the Parties that the **DEVELOPER** shall take sanction of extra floor of the G+III storied building as per K.M.C. rules and accordingly after completion of the such ground plus IV storied building the **OWNERS** shall get South-West side flat (50% of total Flat area) on proposed **Fourth Floor** and the **DEVELOPER** shall get remaining Flat area on proposed **Fourth Floor** South-East side i.e. 50% of such fourth floor flat area as their allocation.

AND WHEREAS the Party of the **SECOND PART** i.e. **DEVELOPER** herein shall get the rest construction of the proposed such ground plus three storied building i.e. entire **First Floor** Flat area and one flat on **Third Floor** (50% of **Third Floor**), South-West side of the proposed building as per building plan and also rest Ground Floor Parking/Commercial area excluding the Owners' Allocated Shop area. The



DEVELOPER'S ALLOCATION has been clearly mentioned and described in the **SCHEDULE "D"** hereunder written. The Party of the **SECOND PART** shall erect the entire proposed ground plus three storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the said sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats etc. The **DEVELOPER** shall enjoy the undivided proportionate share of land and common rights as mentioned in the **SCHEDULE - A** and **C** below. It has been settled by and between the Parties that the **DEVELOPER** shall take sanction of extra floor of the G+III storied building as per K.M.C. rules and accordingly after completion of the such ground plus IV storied building the **OWNERS** shall get South-West side flat (50% of total Flat area) on proposed Fourth Floor and the **DEVELOPER** shall get remaining Flat area on proposed Fourth Floor South-East side i.e. 50% of such fourth floor flat area as their allocation.

NOW THE AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term:

(a) **OWNERS** : shall mean the party of the **FIRST PARTIES** herein namely (1) **SRI JAYANTA GHOSH**, son of Late Anil Baran Ghosh, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at D-69 Baghajatin Pally, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700 032, District – South 24-Parganas, (2) **SRI BIDYUT BARAN GHOSH**, son of Late Anil Baran Ghosh, by Faith – Hindu, by Occupation – Retired, by Nationality – Indian, residing at D-95A, Baghajatin Pally, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700 032, District – South 24-Parganas, (3) **SRI UTTAM KUMAR GHOSH**, son of Late Anil Baran Ghosh, by Faith – Hindu, by Occupation – Retired, by Nationality – Indian, residing at 185/2, Kharer Math, Ward No. 9, Post Office – New Barrackpore, Police Station – New Barrackpore, West Bengal – 700 131, (4) **SMT. SUMITA CHAKRABORTY**, wife of Late Somesh Chakraborty and daughter of Late Anil Baran Ghosh, by

Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at Panchabati, Panihati (M), Natagarh, North 24 Parganas, West Bengal– 700 113, (5) **SMT. Aruna ghosh alias SOMA GHOSH**, wife of Swapan Kumar Ghosh and daughter of Late Anil Baran Ghosh, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at 512/1, Haralal Nagar, Masji Badi Road, Post Office – Kanchrapara, Police Station – Kanchrapara, District – South 24-Parganas, Pin code – 743145, (6) **SMT. GOPA BHATTACHARJEE**, wife of Bimalendu Bhattacharjee, daughter of Late Anil Baran Ghosh, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at L R 364, A.B.L. Township, Durgapur Abi Township, Barddhaman, West Bengal– 713 206, (7) **SMT. GOURI DUTTA**, wife of Late Swapan Dutta and daughter of Late Anil Baran Ghosh, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at E 42 Baghajatin Pally, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700 086, District – South 24-Parganas, and their legal heir/heirs, executor/ executors, administrator/ administrators, and legal representative/ representatives.

- (b) **DEVELOPER** : shall mean "M/S UMA ENTERPRISE", a sole proprietorship concern, having its office at E/41, Baghajatin, Post Office - Baghajatin, Police Station – Patuli, Kolkata – 700 086, District – South 24-Parganas, being represented by its sole proprietor namely **SRI DIPANKAR MAJUMDER**, son of Sri Dulal Aditya Majumder, residing at E/41, Baghajatin, Post Office - Baghajatin, Police Station – Patuli, Kolkata – 700 086, District – South 24-Parganas for the time being and his legal heirs, representatives, administrators and assigns.
- (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
- (d) **PREMISES** : shall mean the Property measuring land area of 3 (Three) Cottahs 4 (Four) Chittaks 0 (Zero) Sq.ft. more or less together with an old structure, situated in Mouza - Bademasur, J.L. No. 31, comprising in E/P No. 458, S.P. No. 435, C.S. Plot No. 25 (P) and 26 (P) within the limits of The Kolkata Municipal Corporation Ward No. 102, known as K.M.C. **Premises No. 171, Baghajatin Block – 'D'**, having Assessee No. 31-102-02-0171-3, corresponding to Postal Address D-69 Baghajatin Pally, Police Station – Jadavpur, Kolkata – 700 032, District – South 24-Parganas, as mentioned and described in the **SCHEDULE 'A'** hereunder written.
- (e) **BUILDING** : shall mean the proposed Ground plus three storied building with lift facility to be constructed on the said premises as per sanction residential



building plan to be sanctioned by The Kolkata Municipal Corporation Borough Office - XII. The **DEVELOPER** shall have full right to take sanction of extra floor thereafter as per K.M.C. Rules and to erect the same at its cost.

- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, stair ways, passages ways, driveways, common lavatories, meter space, water and water lines and plumbing lines, under ground water reservoir, over head water tank, water pump and motor, boundary wall, roof, common vacant area/space, lift, lift wall, lift lobby on Ground Floor inside the premises and other facilities as mentioned in the **SCHEDULE "C"** hereunder written which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat Owners who shall purchase the same from the **DEVELOPER**.
- (g) **OWNERS' ALLOCATION** : The **OWNERS** shall jointly get one Flat on Third Floor South-East side (50% of Third Floor area) and entire Second Floor consisting of two almost equal flats and seven Shop Rooms on ground floor as per commercial sanction measuring total built up area of 425 (Four hundred Twenty Five) Sq.ft. for the existing Shop Keepers for which the **DEVELOPER** shall get Rs. 1,700/- (Rs. One Thousand Seven Hundred) per Sq.ft. supplying them without shutter finish having net cement flooring from the each shop keeper. It is noted that the existing old building along with structures which is standing in the said Premises shall be demolished by the **DEVELOPER** herein at its cost and the **DEVELOPER** shall enjoy the entire sale proceeds of the such demolished building/structure materials after demolishing the same. The **OWNERS** shall also enjoy the undivided proportionate share of land and also the other common rights and facilities of the proposed building as mentioned in the **SCHEDULE "A"** and **"C"** herein below. This is called the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE "B"** herein below. It has been settled by and between the Parties that the **DEVELOPER** shall take sanction of extra floor of the G+III storied building as per K.M.C. rules and accordingly after completion of the such ground plus IV storied building the **OWNERS** shall get South-West side flat (50% of total Flat area) on proposed Fourth Floor and the **DEVELOPER** shall get remaining Flat area on proposed Fourth Floor South-East side i.e. 50% of such fourth floor flat area as their allocation.



(h) **DEVELOPER'S ALLOCATION** : The Party of the **SECOND PART** i.e. **DEVELOPER** herein shall get the rest construction of the proposed such ground plus three storied building i.e. entire First Floor Flat area and one flat on Third Floor (50% of Third Floor), South-West side of the proposed building as per building plan and also rest Ground Floor Parking/Commercial area excluding the Owners' Allocated Shop area. The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "D"** hereunder written. The Party of the **SECOND PART** shall erect the entire proposed ground plus three storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the said sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats etc. The **DEVELOPER** shall enjoy the undivided proportionate share of land and common rights as mentioned in the **SCHEDULE - A and C** below. It has been settled by and between the Parties that the **DEVELOPER** shall take sanction of extra floor of the G+III storied building as per K.M.C. rules and accordingly after completion of the such ground plus IV storied building the **OWNERS** shall get South-West side flat (50% of total Flat area) on proposed Fourth Floor and the **DEVELOPER** shall get remaining Flat area on proposed Fourth Floor South-East side i.e. 50% of such fourth floor flat area as their allocation.

(i) **THE ARCHITECT/PLANNER** : shall mean such persons who will be appointed by the **DEVELOPER** for both designing and planning the building on the said premises.

(j) **BUILDING PLAN** : would mean such plan prepared by the Planner for the construction of the building to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**.

(k) **TRANSFER** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.


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(i) **TRANSFeree** : shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.

2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.

3. **THE OWNERS DECLARE** as follows:

- (a) That they are the absolute joint Owners and seized and possessed of and/or well and sufficiently entitled to the said property as described in the **SCHEDULE 'A'** below.
- (b) That the said property is free from all encumbrances and the **OWNERS** have a good marketable title in respect of the said property as described in the **SCHEDULE 'A'** below.
- (c) That the said property is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.

4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:

- (a) That the **OWNERS** have hereby granted exclusive right to the **DEVELOPER** to undertake the new construction on the said Premises to be constructed by the **DEVELOPER** in accordance with the sanction residential building plan/plans to be sanctioned by The Kolkata Municipal Corporation.
- (b) (i) **OWNERS' ALLOCATION** : the **DEVELOPER** shall give the **OWNERS** as the **OWNERS' ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written and rest sale proceeds etc., of the project shall be enjoyed by the **DEVELOPER** herein.
- (ii) **DEVELOPER'S ALLOCATION** : The **DEVELOPER** shall enjoy the **DEVELOPER'S ALLOCATION** as described in the **SCHEDULE-D** below.



- (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval of building plan and its alteration/modification/verification of the sanctioned building plan from the appropriate authorities has been prepared signed and submitted by the **DEVELOPER** for and in the names of the **OWNERS** at the cost of **DEVELOPER** and if any alteration/modification of making further plans for proposed construction are required the **OWNERS** shall give such written permission to the **DEVELOPER** without any interruption.
- (d) For all that purpose of sanction of Building plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the **DEVELOPER** shall appear, represent, sign before the concerned authorities on behalf of the **OWNERS** in their names and on their behalf in connection with any or all of the matters aforesaid and the **OWNERS**, in such circumstances, shall give assistance/co-operation/ signatures whenever necessary to the **DEVELOPER** for the interest of the proposed project.
- (e) That the **DEVELOPER** shall erect the proposed building in the said Premises as per sanction residential building plan and for the same the **OWNERS** shall put their signatures as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the Developer's Allocation together with proportionate undivided share of land and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER**.
- (f) The **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a ground plus storied building thereon in accordance with the said sanction building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office at the cost of the Developer.



- (g) The **DEVELOPER** shall construct the building and also supervise and carry out all the acts through contractors and sub-contractors in such manner as may be thought fit and proper by it for such construction of the said proposed building according to the building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office referred to in this Agreement on the said Property and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement.
- (h) That the **DEVELOPER** shall be exclusively entitled to its respective share of its allocation i.e. **DEVELOPER'S ALLOCATION** in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
- (i) The **DEVELOPER** shall apply in the names of the **OWNERS** and represent them before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the **OWNERS** shall not raise any objections for it on the contrary the **OWNERS** shall give full co-operations for facilitating the proposed project.
- (j) That the **DEVELOPER** shall at its own costs construct and complete the proposed building at the said premises in accordance with the sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER** and as well as hereby annexed specifications and the **DEVELOPER** shall take all the responsibility and risk regarding the construction of the proposed building and further covenant to complete the said building within 24 (Twenty four) months from the date of sanction of the building plan and also from the date of taking over vacant possession of the **SCHEDULE 'A'** mentioned property whichever is later.
- (k) That the **DEVELOPER** shall install in the said building at its own costs, pump operated water connection through water lines in each floors/flats, water storage

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tanks, overhead water reservoir with suitable pump, lift, lift wall, electric wiring and installations other electrical things and also other facilities as are required to be provided in the new building constructed for sale of the flats therein on Ownership basis and as mutually agreed upon.

5. **THE OWNERS HEREBY AGREE AND COVENANT WITH THE DEVELOPER** as follows:-

- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the **DEVELOPER**.
- (ii) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the **DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.
- (iii) The **OWNERS** along with all the existing tenants positively give vacant possession of the entire premises as mentioned in the **SCHEDULE 'A'** hereunder to the **DEVELOPER** for making construction work of the proposed building as per sanction building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER** within 1 (One) week from the date of sanction of the building plan. The **OWNERS** shall insist the existing tenants to vacate the possession for the construction of new building and the said existing tenants shall remove their articles elsewhere from the premises at their cost immediate after sanction of the building plan.
- (iv) The **DEVELOPER** shall sell all the flats etc. of the proposed building, as the **DEVELOPER'S ALLOCATION** (strictly excluding the Owners' Allocation) as described in the **SCHEDULE 'D'** hereunder written **TOGETHER WITH** proportionate undivided share of land of the said premises and the common portions, roof of the building proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full consideration money from the intending purchasers of the relative flats and/or all other portions of the building from the **DEVELOPER'S ALLOCATION** as per the terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the

same for the intending Purchaser(s) and shall have right to execute and register all the Conveyances, Deeds or Agreement for Sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**.

(v) The **OWNERS** hereby empower and authorize the **DEVELOPER** to do this Project in connection with the said property as described in the schedule hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well sewerage plan and to take water or electric connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the **DEVELOPER'S ALLOCATION**, to negotiate any matter for the said property etc.

6. **THE OWNERS HEREIN EXECUTES THE POWER OF ATTORNEY IN FAVOUR OF THE DEVELOPER HEREIN BELOW:**

WE the **OWNERS** herein namely, (1) **SRI JAYANTA GHOSH**, (PAN - **BSXPG9614E**), (Aadhaar No. 3855 9015 0708), son of Late Anil Baran Ghosh, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at D-69 Baghajatin Pally, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700 032, District - South 24-Parganas, (2) **SRI BIDYUT BARAN GHOSH**, (PAN - **ADYPG2423N**), (Aadhaar No. 2707 5938 9314), son of Late Anil Baran Ghosh, by Faith - Hindu, by Occupation - Retired, by Nationality - Indian, residing at D-95A, Baghajatin Pally, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700 032, District - South 24-Parganas, (3) **SRI UTTAM KUMAR GHOSH**, (PAN - **ADEPG6496R**), (Aadhaar No. 6285 9265 4166), son of Late Anil Baran Ghosh, by Faith - Hindu, by Occupation - Retired, by Nationality - Indian, residing at 185/2, Kharer Math, Ward No. 9, Post Office - New Barrackpore, Police Station - New Barrackpore, West Bengal - 700 131, (4) **SMT. SUMITA CHAKRABORTY**, (PAN - **ARSPC7188G**), (Aadhaar No. 6132 0247 1347), wife of Late Somesh Chakraborty and daughter of Late Anil Baran Ghosh, by Faith - Hindu, by Occupation - Housewife, by Nationality - Indian,



residing at Panchabati, Panihati (M), Natagarh, North 24 Parganas, West Bengal- 700 113, (5) SMT. Aruna ghosh alias SOMA GHOSH, (PAN - AUVPG1912E), (Aadhaar No. 4362 1105 1180), wife of Swapan Kumar Ghosh and daughter of Late Anil Baran Ghosh, by Faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 512/1, Haralal Nagar, Masji Badi Road, Post Office - Kanchrapara, Police Station - Kanchrapara, District - South 24-Parganas, Pin code - 743145, (6) SMT. GOPA BHATTACHARJEE, (PAN - CAJPB2434C), (Aadhaar No. 8121 8893 4896), wife of Bimalendu Bhattacharjee, daughter of Late Anil Baran Ghosh, by Faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at L R 364, A.B.L. Township, Durgapur Abi Township, Barddhaman, West Bengal- 713 206, (7) SMT. GOURI DUTTA, (PAN - BYXPD2877A), (Aadhaar No. 2301 8207 5115), wife of Late Swapan Dutta and daughter of Late Anil Baran Ghosh, by Faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at E 42 Baghajatin Pally, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086, District - South 24-Parganas, do hereby appoint "M/S UMA ENTERPRISE", (PAN : AMUPM3072C), a sole proprietorship concern, having its office at E/41, Baghajatin, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086, District - South 24-Parganas, being represented by its sole proprietor namely SRI DIPANKAR MAJUMDER, (PAN : AMUPM3072C), (Aaadhaar No.7300 6870 9450), son of Sri Dulal Aditya Majumder, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at E/41, Baghajatin, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086, District - South 24-Parganas, as our lawful Constituted Attorney on our behalf to do the following acts in respect of our property as mentioned in the **SCHEDULE** below:

- i. To look after and manage the property on behalf of us.
- ii. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices and in any other Office of Government, in the Office of The Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayat or any other office or Local Authority on behalf of us and for such purpose our said Attorney may accept service of any summons or any notice issued by any authority, shall be received by our said Lawful Attorney.



- iii. To sign and verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the **SCHEDULE** hereunder written in any such Court or Office.
- iv. To appoint, engage on our behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever our said Attorney shall think proper to do so and to discharge and/or terminate his appointments.
- v. To cause mutation of our said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and/or in the office of B.L. & L.R.O. and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation and also to the B.L. & L.R.O. as and when necessary on our behalf.
- vi. To demarcate or delineate our said property that be necessary for the said purpose by virtue of a Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered before the concerned registering authority and/or to sewer any affidavit related thereto.
- vii. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
- viii. To sign all the plans to be submitted before the concerned authority/authorities for the sanction of the building plan, revised building Plan and/or modified Plan and/or completion Building Plan for our said property and sign all the papers related thereto and to sign the same on our behalf the modified or revised Plan and submit the same before The Kolkata Municipal Corporation for sanction and then to get delivery the same along with the Completion Certificate and also Completion Plan of the building on our behalf from The Kolkata Municipal Corporation and execute any affidavit related thereto and also sign, execute and register any Deed of Declaration to be required for the same related to our said property.
- ix. To sign drainage and sewerage Plan of the property and submit the same before the Kolkata Municipal Corporation in respect of the Premises and to sign all other papers related thereto.



x. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the Schedule below and also to sign all the papers related thereto.

xi. To look after and to control all the affairs for the development of the said land and construction of a new ground plus three storied building and/or extra floor as per K.M.C. Rules which shall be erected as per sanction building Plan to be sanctioned by The Kolkata Municipal Corporation or other approval of the Government Authority at the cost of the **DEVELOPER** and our Attorney i.e. the **DEVELOPER** shall sign and execute on our behalf all the Declaration Deed or any other Declaration to be required for our property as mentioned in the **SCHEDULE** below related thereto and registrar the such document as per requirement for the interest of the proposed project.

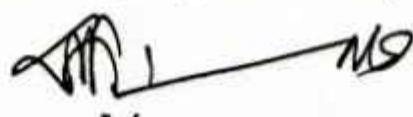
xii. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowner.

xiii. To appear and represent on behalf of the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal Police, necessary Departments of Government of West Bengal, in connection with the modification and/or alteration of Development plans for the above mentioned property and also for the interest of the proposed project.

xiv. To pay fees for obtaining the sanction of the building plan, modification of plan and such other orders and permissions from the necessary authorities on our behalf as required for sanction, modification and/or alteration of the Development Plan and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our Attorney shall think fit and proper.

xv. To receive the excess amount of fees, if any, paid for the purpose of sanction and/or modification and/or alteration of the revised and/or completion building plan to be sanctioned from the authority or authorities.

xvi. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper.



xvii. To apply for obtaining electricity gas, water sewerage, drainage, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto on behalf of us and submit the same before the concerned authority/authorities for such connection of electric, drainage and sewerage, water, telephone, gas, connection etc. and to execute and sign all paper plan for sanction drainage and sewerage connection of the said entire property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.

xviii. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid and to sign all papers/forms etc. for installation of lift in our building.

xix. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.

xx. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose 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.

xxi. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum against the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of this registered Development Agreement below and the **DEVELOPER** shall do all the acts in the Premises and the **DEVELOPER** shall get the **DEVELOPER'S ALLOCATION** as within mentioned.

xxii. To collect advance or part payment or full consideration money from the intending purchasers of the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of this registered Development Agreement, alongwith the proportionate share of land and grant receipt in favour of the interested persons/persons who are interested to take possession of the flat/ flats etc. in lieu of satisfactory consideration.

xxiii. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the **DEVELOPER'S ALLOCATION** alongwith the proportionate share of land in any name as the said **DEVELOPER** shall think fit and proper and to sell the **DEVELOPER'S**

ALLOCATION as mentioned in this registered Development Agreement to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.

- xxiv. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats etc., if any including proportionate land share of the said **DEVELOPER'S ALLOCATION** alongwith the proportionate share of land at our said premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per this registered Development Agreement.
- xxv. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- xxvi. To receive part or full consideration sum against the **DEVELOPER'S ALLOCATION** as mentioned in this registered Development Agreement from the intending purchasers and acknowledges the receipt of the same.
- xxvii. To appear and represent us before any Notary Public, office of the Additional District Sub-Registrar and District Sub-Registrar offices at Alipore, Addl. Registrar of Assurance/s at Kolkata, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Amalgamation, Deed of Boundary Declaration and/or any kind of instrument writing executed and signed by the said Attorney in any manner concerning the said property as per this registered Development Agreement in connection with the **DEVELOPER'S ALLOCATION** only and present the same before the Registrar for registration.
- xxviii. To take necessary steps for registration of the **DEVELOPER'S ALLOCATION** as mentioned in this registered Development Agreement or any part alongwith the proportionate share of land by the Developer i.e. the Attorney herein.
- xxix. To convey, prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof and to file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf or to be institute preferred by or any person or persons in respect of the said property.



xxx. Our Attorney on our behalf shall sign all the papers, documents and form to install lift in the new building at his cost.

xxxi. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the entire Premises.

xxxii. To sign, declare and/or affirm any plaints, written statements petitions, affidavits, verifications, vokalatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.

xxxiii. To deposit and withdraw fee, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

The Attorney i.e. the **DEVELOPER** shall do all other acts on behalf of the **OWNERS** in respect of the said property by virtue of this Power of Attorney.

7. **THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNERS** as follows :-

- (i) To get maximum sanction area from The Kolkata Municipal Corporation the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at **DEVELOPER'S** cost.
- (ii) To complete the construction of the building within 24 (Twenty four) months from the date of sanction of the building plan and also from the date of taking over vacant possession of the SCHEDULE 'A' mentioned property whichever is later. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered the such delay shall not be counted and the **DEVELOPER** shall have liberty to extend the time for a maximum period of another 6 (Six) months to cover '*Force Meajure*' period.
- (iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- (iv) Not to do any act, deed or thing from the part of the **OWNERS** whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** in the said building.
- (v) Completion time of the project shall be 24 (Twenty four) months from the date of sanction of the building plan and also from the date of taking over



vacant possession of the SCHEDULE 'A' mentioned property whichever is later.

- (vi) The OWNERS shall mutate and record their names in the record of K.M.C. and also in the record of the B.L. & L.R.O. at their cost and responsibilities by DEVELOPER if required and shall pay all the outstanding K.M.C. taxes with arrears including pending G.R., if any, upto the date of signing this agreement. It is noted that before applying the sanction plan the LAND OWNERS shall have to hand over the necessary Assessment Roll of K.M.C., Mutation Certificate and Conversion Certificate and also K.M.C. Mutation Certificate in their names in respect of the SCHEDULE - A property to the DEVELOPER.
- (vii) Thereafter such tax upto the period of handing over of OWNERS' ALLOCATION shall be borne by the DEVELOPER.
- (viii) The complete construction specification shall be part of the agreement under annexure X.
- (ix) After completion of the entire Building and thereafter after completion of registration of entire Developer's Allocation in favour of the intending Purchaser/s, the DEVELOPER shall deliver all the original Documents, K.M.C. Mutation Certificate and other Tax Receipts to the Owners and other Flat Owners and / or their Association as and when required without any delay.

7. MUTUAL COVENANT AND INDEMNITIES :-

- (i) The OWNERS hereby undertake that the DEVELOPER shall be entitled to the entire proposed construction excluding the OWNERS' ALLOCATION and shall enjoy its Allocation without interference or disturbances from the Owners' end, provided the DEVELOPER shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.
- (ii) The OWNERS are executing and registering a Development Power of Attorney by these presents in favour of the DEVELOPER to complete the project and also register all the Deeds including Agreement for Sale and Conveyance Deeds in respect of DEVELOPER'S ALLOCATION in favour of the intending purchasers and the DEVELOPER shall also execute and register the Deed of Conveyance in favour of the intending Purchasers on the DEVELOPER'S ALLOCATION (strictly excluding the OWNERS' ALLOCATION) and the OWNERS shall join in the same when they shall be called for, if required.

- (iii) The **OWNERS** shall hand over the Original Title Deed, K.M.C. Mutation Certificate, Assessment Roll, Tax clearance Certificate in the names of the present Owners, up to date paid up K.M.C. tax bills, land tax (khajna) receipts and any other original papers in respect of the property to the **DEVELOPER** at the time of execution of the agreement and the **DEVELOPER** shall grant receipt for the same in favour of the **OWNERS**. The said Deed/s etc. shall be handed over to the **OWNERS** before all the Flat Owners after completion of the project.
- (iv) The **DEVELOPER** shall clear up all the previous outstanding taxes of K.M.C. including pending G.R., if any. After taking possession of the Owners' Allocation in the said building the Owners shall have to pay the necessary maintenance of the building and also the proportionate taxes. The **DEVELOPER** shall pay the taxes for the period of construction of the building in respect of building and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers.
- (v) The **OWNERS** shall take proper initiative to enjoy all easement rights upon the adjacent passage on which the entire project depend upon.
- (vi) The **DEVELOPER** shall have right to erect any extra floor if the **DEVELOPER** gets such extra F.A.R. from the K.M.C. in accordance with law and the such extra area on top floor of the new building shall be then erected at the cost of the **DEVELOPER** but the **OWNERS** shall get 50% of the such complete construction as mentioned in the individual allocation of the Owners and the Developer as mentioned in the **SCHEDULE** below.
- (vii) That the **DEVELOPER** and the **OWNERS** shall talk with the existing tenants and shall collect no objection from them before filing sanctioned building plan and for the same the **OWNERS** shall give full co-operation to the **DEVELOPER** and if required the **OWNERS** and the **DEVELOPER** shall jointly enter into necessary agreement with the existing tenants immediate after execution and registration of this Development Agreement along with Power of Attorney. For the same the **OWNERS** shall give full co-operation to the **DEVELOPER**. In such agreement the proposed area of the shop keeper shall be mentioned clearly for smooth running of the project and also to avoid future dispute with the such tenants.
- (viii) The **DEVELOPER** shall bear the entire consideration cost of the proposed building and erect the building as per annexed specification and sanctioned building to be sanctioned by K.M.C. at the cost of the **DEVELOPER**.

9.

JURISDICTION FOR THE ADJUDICATION OF ANY DISPUTE:

Any dispute or difference between the parties is cropped up during pendency of this agreement, the same shall be adjudicated before all courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta.

**SCHEDULE OF THE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)**

SCHEDULE - 'A'

ALL THAT piece and parcel of presently 'Bastu' land measuring an area of **3 (Three) Cottahs 4 (Four) Chittaks 0 (Zero) Sq.ft. more or less** together with several structures measuring an area of **1000 Sq.ft.** having cemented flooring standing thereon, whereon a new multi storied building with lift facility shall be erected as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation, Borough Office - XI after demolishing the existing old structure, situated in Mouza - Bademasur, J.L. No. 31, comprising in C.S. Plot No. 25 (P) and 26 (P), E/P No. 458, S.P. No. 435, within the limits of The Kolkata Municipal Corporation Ward No. 102, known as K.M.C. Premises No. 171, Baghajatin Block - 'D', having Assessee No. 31-102-02-0171-3, corresponding to Postal Address **D-69 Baghajatin Pally, Police Station - Jadavpur, Kolkata - 700 032, District - South 24-Parganas.** The entire property is butted and bounded by :

| | | |
|----------------------------|---|--|
| <u>ON THE NORTH</u> | : | Premises No. D/71, Baghajatin, Kolkata- 700032; |
| <u>ON THE SOUTH</u> | : | 30'-0" wide Baghajatin Station Road; |
| <u>ON THE EAST</u> | : | Premises No. D/69A, Baghajatin, Kolkata- 700032; |
| <u>ON THE WEST</u> | : | 12'-0" wide common passage. |

**SCHEDULE - 'B' ABOVE REFERRED TO
(OWNERS' ALLOCATION)**

TO BE OBTAINED FROM THE DEVELOPER

The **OWNERS** shall jointly get one Flat on **Third Floor South-East side (50% of Third Floor area) and entire Second Floor** consisting of two almost equal flats and **seven Shop Rooms on ground floor** as per commercial sanction measuring total built up area of **425 (Four hundred Twenty Five) Sq.ft.** for the existing Shop Keepers for which the **DEVELOPER** shall get Rs. 1,700/- (Rs. One Thousand Seven Hundred) per Sq.ft. supplying them without shutter finish having net cement flooring from the each shop keeper. It is noted that the existing old building along with structures which is standing in the said Premises shall be demolished by the **DEVELOPER** herein at its cost and the



DEVELOPER shall enjoy the entire sale proceeds of the such demolished building/structure materials after demolishing the same. The **OWNERS** shall also enjoy the undivided proportionate share of land and also the other common rights and facilities of the proposed building as mentioned in the **SCHEDULE "A"** and **"C"** herein below. This is called the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE "B"** herein below. It has been settled by and between the Parties that the **DEVELOPER** shall take sanction of extra floor of the G+III storied building as per K.M.C. rules and accordingly after completion of the such ground plus IV storied building the **OWNERS** shall get South-West side flat (50% of total Flat area) on proposed Fourth Floor and the **DEVELOPER** shall get remaining Flat area on proposed Fourth Floor South-East side i.e. 50% of such fourth floor flat area as their allocation.

**SCHEDULE - 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)**

1. All stair-cases on all the floors of the said building.
2. Stair-case and landing of the building leading towards the vacant roof.
3. Common passages including main entrances on the ground floor leading to the top floor vacant roof of the building, land, columns and beams and foundation of the building.
4. All common services and upon common spaces and undivided proportionate share of land and rights, liberties, easement and privileges and appendages and appurtenances to be enjoyed by the Co-owners.
5. Vacant Roof of the building, Parapet wall of the roof are for the purpose of common services and right.
6. Water pump, overhead water tank and all water supply line and plumbing lines.
7. Common Electric meter space, electric meter board, Electricity service and electricity main line wirings and lighting.
8. Drainages and sewerages including man-hole, junction pits etc.
9. Boundary walls, main gate and/or side gates if any.
10. Vacant space on Ground Floor inside the premises.
11. Such other common parts, areas, equipments and installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to other user and

 MR

occupier of the Unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

12. Lift, lift lobby and lift well.

**SCHEDULE - 'D' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)**

The **DEVELOPER** herein shall get the rest construction of the proposed such ground plus three storied building i.e. entire **First Floor Flat area and one flat on Third Floor (50% of Third Floor)**, South-West side of the proposed building as per building plan and also rest **Ground Floor Parking/Commercial area excluding the Owners' Allocated Shop area**. The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "D"** hereunder written. The Party of the **SECOND PART** shall erect the entire proposed ground plus three storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the said sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats etc. The **DEVELOPER** shall enjoy the undivided proportionate share of land and common rights as mentioned in the **SCHEDULE - A and C** below. It has been settled by and between the Parties that the **DEVELOPER** shall take sanction of extra floor of the G+III storied building as per K.M.C. rules and accordingly after completion of the such ground plus IV storied building the **OWNERS** shall get South-West side flat (50% of total Flat area) on proposed Fourth Floor and the **DEVELOPER** shall get remaining Flat area on proposed Fourth Floor South-East side i.e. 50% of such fourth floor flat area as their allocation.




IN WITNESS WHEREOF the parties herein put their respective hand and seals on this day, month and year first above written.

WITNESS:

1. Satyajit Rayh.
D-95A, Baghajatin Poly
P.S. Jodhpur
100 E.C. - 7th 32

2. Abhejik Kumar Majhi
Vill- Maji Martane
P.O. Bettala
Dist. Purba Midnapur

1. Jayanta Ghosh
2. Bidyut Baran Ghosh
3. Uttam Kumar Ghosh
4. Sumita Chakraborty
5. Aruna Ghosh

SIGNATURE OF THE OWNERS

UMA ENTERPRISE
Gopalkar Majumder (Am)
Proprietor

SIGNATURE OF THE DEVELOPER

Read over, explained in Vernacular to the
Parties and admitted to be correct and as per
the instructions given by the parties, drafted by
me and prepared in my chamber.

Debes Kumar Misra (D.K.M.)

(MR. DEBES KUMAR MISRA)

ADVOCATE [Enrollment No.F/364/329/1989]
HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata - 700 086.
PH-9830236148(D.K.M.), Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

ANNEXURE : XSCHEDULE OF WORK(SPECIFICATION OF THE BUILDING CONSTRUCTION)A. All Civil Work as per I.S.I. standard.Schedule Work Regarding Structure And Brick Works :

(i) R.C.C. with 1:2:4 cement concrete (Cement shall be used : Ultratech, ACC or Lafarge Birla Samrat or Ambuja Cement (ii) Durgapur TMT Bar 500 to be used as Iron in the building (iii) All external wall will be 8"/10" thickness and internal wall will be 3"/5" thickness as per requirement.

B. 1. Vitrified tiles in Bed Room, Drawing, Dining, Verandah.

2. Ceramic tiles flooring in Kitchen, Toilet and Marble in stair and Stair case.

3. Sal Wood Door frame.

4. Factory made ply Flush Door Shutter (water proof). Main door with sanmica finish.

5. Aluminum sliding window with straight grill.

6. Putti in inside wall and Stair case.

7. Glazed tiles Up to 6 ft. height in toilet wall, 4'ft. height in kitchen on black stone kitchen platform.

8. Concealed Electrical wiring with copper wires, Three (2+1) Light points and Fan, Two Plug point one each in Bed Room, Drawing/Dining Room, 15A plug point in Drawing/Dining & Toilet including switch and switch board as necessary, 1 Geyser point in one Toilet, one A.C. point in any one Bed Room and cable point in Living Dining Room. (Finolex wire shall be used).

9. Concealed water supply line with supreme PVC pipes or any other branded quality.

10. White pan, basin & commode.

11. Steel Sink in Kitchen.

12. Black stone kitchen platform in kitchen.

13. Synthetic enamel paint in door shutter.

14. Weathercoat paint in out side wall.

15. Verandah railing up to window seal height.

16. Roof treatment shall be by net cement work.

NOTE : Any extra work other than the Work Schedule (without any deviation of the Sanctioned Building Plan) required by the Owners herein, shall be done at their own cost and expenses.

*Jayanta Chakraborty
Biplab Baran Ghosh*

Uttam Kumar Ghosh

*Sumita Chakraborty
Aruna Ghosh*

Gupta Bhattacharya

UMA ENTERPRISE

Gopakumar Majumder
Proprietor



| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name **JAYANTA GHOSH**
Signature *Jayanta Ghosh*



| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name **BIDYUT BARAN GHOSH**
Signature *Bidyut Baran Ghosh*



| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name **UTTAM KUMAR GHOSH**
Signature *Uttam Kumar Ghosh*



| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name **SUMITA CHAKRABORTY**
Signature *Sumita Chakraborty*



Aruna Ghosh

Name ARUNA GHOSH.
Signature Aruna Ghosh

| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |



Gopa Bhattacharya

Signature Gopa Bhattacharya

| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |



Gouri Dutta

Signature Gouri Dutta

| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |



Dipankar Majumder

Signature Dipankar Majumder (Smt)

| | Thumb | 1 st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |



भारत सरकार
Unique Identification Authority of India
Government of India

तानिकाभूक्ति आई डि / Enrollment No.: 1058/10543/51614

13/09/2013 To
अभिजित कुमार मिश्र
Abhijit Kumar Mishra
Nij Maitana
Battala
East Midnapore
West Bengal 721433

44128218

MN441282182FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9468 9034 0274

আধার - সাধারণ মানুষের অধিকার

লিখ

ভারত সরকার

Major Information of the Deed

| | | | |
|--|---|---|--|
| Deed No : | I-1603-10311/2023 | | |
| Query No / Year | 1603-2001755721/2023 | | |
| Query Date | 11/07/2023 4:56:03 PM | | |
| Applicant Name, Address & Other Details | Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | | [4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 39,55,498/- | | |
| Stampduty Paid (SD) | Registration Fee Paid | | |
| Rs. 7.070/- (Article:48(g)) | Rs. 60/- (Article:E, E, E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bagha Jatin Colony D Block, , Premises No: 171, , Ward No: 102 Pin Code : 700032

| Sch No | Plot Number | Khatian Number | Land Use | Area of Land | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|---------------|----------------|----------|------------------|--------------------------|-----------------------|---------------------------------|
| L1 | (RS :-) | | Bastu | 3 Katha 4 Chatak | 1/- | 36,85,498/- | Width of Approach Road: 30 Ft., |
| | Grand Total : | | | 5.3625Dec | 1/- | 36,85,498 /- | |

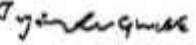
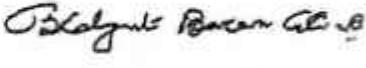
Structure Details :

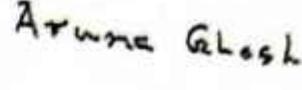
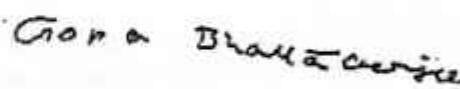
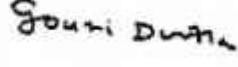
| Sch No | Structure Details | Area of Structure | Set forth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--------|-------------------|-------------------|--------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 1000 Sq Ft. | 1/- | 2,70,000/- | Structure Type: Structure |
| | Total : | 1000 sq ft | 1/- | 2,70,000 /- | |

Gr. Floor, Area of floor : 1000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Lord Details :

Name, Address, Photo, Finger print and Signature

| 1 | Name | Photo | Finger Print | Signature |
|--|---|---|--|---|
| 1 | Shri Jayanta Ghosh Son of Late Anil Baran Ghosh Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office |  14/07/2023 |  LTI 14/07/2023 |  14/07/2023 |
| D-69, Baghajatin Pally, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: bsxxxxxx4e, Aadhaar No: 38xxxxxxxx0708, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office | | | | |
| 2 | Shri Bidyut Baran Ghosh Son of Late Anil Baran Ghosh Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office |  14/07/2023 |  LTI 14/07/2023 |  14/07/2023 |
| D-95A, Baghajatin Pally, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: adxxxxxxxx3n, Aadhaar No: 27xxxxxxxx9314, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office | | | | |
| 3 | Shri Uttam Kumar Ghosh Son of Late Anil Baran Ghosh Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office |  14/07/2023 |  LTI 14/07/2023 |  14/07/2023 |
| 185/2, Kharer Math, Ward No. 9, City:- , P.O:- New Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: adxxxxxxxx6r, Aadhaar No: 62xxxxxxxx4166, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office | | | | |

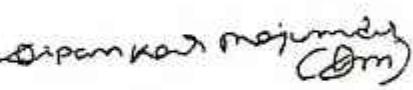
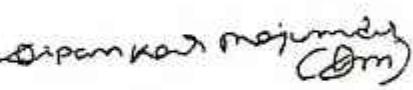
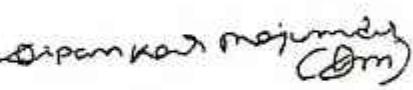
| Name | Photo | Finger Print | Signature |
|---|---|--|--|
| Smt Aruna Ghosh, (Alias: Soma Ghosh) Daughter of Late Anil Baran Ghosh Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office |  14/07/2023 |  LTI 14/07/2023 |  14/07/2023 |
| 512/1, Haralal Nagar, Masji Bari Raod, City:- , P.O:- Kanchrapara, P.S:-Kanchrapara, District:-North 24-Parganas, West Bengal, India, PIN:- 743145 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: auxxxxxx2e, Aadhaar No: 43xxxxxxxx1180, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office | | | |
| 5 Smt Gopa Bhattacherjee Daughter of Late Anil Baran Ghosh Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office |  14/07/2023 |  LTI 14/07/2023 |  14/07/2023 |
| LR 364, A.B.L. Township, Durgapur Abi Township, Barddhaman, City:- , P.O:- Durgapur, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: caxxxxxx4c, Aadhaar No: 81xxxxxxxx4896, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office | | | |
| 6 Smt Gouri Dutta Daughter of Late Anil Baran Ghosh Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office |  14/07/2023 |  LTI 14/07/2023 |  14/07/2023 |
| E 42 Baghajatin Pally, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: byxxxxxxxx7a, Aadhaar No: 23xxxxxxxx5115, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office | | | |

| Name Smt Sumita Chakraborty Daughter of Late Anil Baran Ghosh Executed by: Self, Date of Execution: 14/07/2023 Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office | Photo | Finger Print | Signature |
|--|-------------------|--------------|--------------------|
| 14/07/2023 | LTI 14/07/2023 | 14/07/2023 | Sumita Chakraborty |
| Panchabati, Panihati (m), Natagarh, City:- , P.O:- Natagarh, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700113 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.: arxxxxxx8g, Aadhaar No: 61xxxxxxxxx1347, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023, Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office | | | |

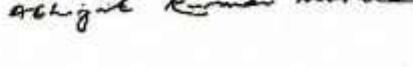
Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|----------|--|
| 1 | Messrs Uma Enterprise E/41, Baghajatin, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , PAN No.: AMxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | | | | | | |
|---|--|--|---|--------------|-----------|---|---|--|---|
| 1 | <table border="1" data-bbox="214 1055 1535 1426"> <thead> <tr> <th data-bbox="214 1055 579 1111">Name</th> <th data-bbox="579 1055 817 1111">Photo</th> <th data-bbox="817 1055 1008 1111">Finger Print</th> <th data-bbox="1008 1055 1535 1111">Signature</th> </tr> </thead> <tbody> <tr> <td data-bbox="214 1111 579 1426"> Shri Dipankar Majumder (Presentant) Son of Shri Dulal Aditya Majumder Date of Execution - 14/07/2023, , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office </td> <td data-bbox="579 1111 817 1426">  Jul 14 2023 2:27PM </td> <td data-bbox="817 1111 1008 1426">  LTI 14/07/2023 </td> <td data-bbox="1008 1111 1535 1426">  </td> </tr> </tbody> </table> <p>E/41, Baghajatin, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMxxxxxx2C, Aadhaar No: 73xxxxxxxx9450 Status : Representative, Representative of : Messrs Uma Enterprise (as Sole Proprietor)</p> | Name | Photo | Finger Print | Signature | Shri Dipankar Majumder (Presentant) Son of Shri Dulal Aditya Majumder Date of Execution - 14/07/2023, , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office |  Jul 14 2023 2:27PM |  LTI 14/07/2023 |  |
| Name | Photo | Finger Print | Signature | | | | | | |
| Shri Dipankar Majumder (Presentant) Son of Shri Dulal Aditya Majumder Date of Execution - 14/07/2023, , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office |  Jul 14 2023 2:27PM |  LTI 14/07/2023 |  | | | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr Abhijit Mishra Son of Late Niranjan Misra Nij Maltana, City:- , P.O:- Battala, P.S:- Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433 |  14/07/2023 |  14/07/2023 |  |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------|------------------------------------|
| 1 | Shri Jayanta Ghosh | Messrs Uma Enterprise-0.766071 Dec |
| 2 | Shri Bidyut Baran Ghosh | Messrs Uma Enterprise-0.766071 Dec |
| 3 | Shri Uttam Kumar Ghosh | Messrs Uma Enterprise-0.766071 Dec |
| 4 | Smt Aruna Ghosh | Messrs Uma Enterprise-0.766071 Dec |
| 5 | Smt Gopa Bhattacherjee | Messrs Uma Enterprise-0.766071 Dec |
| 6 | Smt Gouri Dutta | Messrs Uma Enterprise-0.766071 Dec |
| 7 | Smt Sumita Chakraborty | Messrs Uma Enterprise-0.766071 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------|--|
| 1 | Shri Jayanta Ghosh | Messrs Uma Enterprise-142.85714300 Sq Ft |
| 2 | Shri Bidyut Baran Ghosh | Messrs Uma Enterprise-142.85714300 Sq Ft |
| 3 | Shri Uttam Kumar Ghosh | Messrs Uma Enterprise-142.85714300 Sq Ft |
| 4 | Smt Aruna Ghosh | Messrs Uma Enterprise-142.85714300 Sq Ft |
| 5 | Smt Gopa Bhattacherjee | Messrs Uma Enterprise-142.85714300 Sq Ft |
| 6 | Smt Gouri Dutta | Messrs Uma Enterprise-142.85714300 Sq Ft |
| 7 | Smt Sumita Chakraborty | Messrs Uma Enterprise-142.85714300 Sq Ft |

Notice 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 13:10 hrs on 14-07-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Dipankar Majumder ..

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 39,55,498/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 14/07/2023 by 1. Shri Jayanta Ghosh, Son of Late Anil Baran Ghosh, D-69, Baghajatin Pally, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person, 2. Shri Bidyut Baran Ghosh, Son of Late Anil Baran Ghosh, D-95A, Baghajatin Pally, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 3. Shri Uttam Kumar Ghosh, Son of Late Anil Baran Ghosh, 185/2, Kharer Math, Ward No. 9, P.O: New Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Service, 4. Smt Aruna Ghosh, Alias Soma Ghosh, Daughter of Late Anil Baran Ghosh, 512/1, Haralal Nagar, Masji Bari Raod, P.O: Kanchrapara, Thana: Kanchrapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743145, by caste Hindu, by Profession House wife, 5. Smt Gopa Bhattacharjee, Daughter of Late Anil Baran Ghosh, LR 364, A.B.L. Township, Durgapur Abi Township, Bardhaman, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 6. Smt Gouri Dutta, Daughter of Late Anil Baran Ghosh, E 42 Baghajatin Pally, P.O: Baghajatin, Thana: Patuli, , South 24-Pargana WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 7. Smt Sumita Chakraborty, Daughter of Late Anil Baran Ghosh, Panchabati, Panihati (m), Natagarh, P.O: Natagarh, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by Profession House wife

Identified by Mr Abhijit Mishra, , , Son of Late Niranjan Misra, Nij Maltana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Others

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

Execution is admitted on 14-07-2023 by Shri Dipankar Majumder, Sole Proprietor, Messrs Uma Enterprise (Sole Proprietorship), E/41, Baghajatin, City: -, P.O: Baghajatin, P.S: Patuli, District: South 24-Parganas, West Bengal, India PIN: 700086

Identified by Mr Abhijit Mishra, , , Son of Late Niranjan Misra, Nij Maltana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- , H = Rs 28.00/- , M(= Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/07/2023 7:58AM with Govt. Ref. No: 192023240127456328 on 14-07-2023, Amount Rs: 28/-, Bank: S EPay (SBEPay), Ref. No. 1454343619927 on 14-07-2023, Head of Account 0030-03-104-001-16

and that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 100.00/-
online = Rs 6,970/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 10180, Amount: Rs.100.00/-, Date of Purchase: 11/07/2023, Vendor name: S B
Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/07/2023 7:58AM with Govt. Ref. No: 192023240127456328 on 14-07-2023, Amount Rs: 6,970/-, Bank:
SBI EPay (SBlePay), Ref. No. 1454343619927 on 14-07-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 296166 to 296204
being No 160310311 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.07.21 11:28:47 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/07/21 11:28:47 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)