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पश्चिम बंगाल WEST BENGAL

AG 2822

DEVELOPMENT AGREEMENT TOGETHER WITH CONNECTED

DEVELOPMENT

POWER OF ATTORNEY

THIS AGREEMENT made this 16th day of August, 2021

BETWEEN

(1) **SRI SRIDEEP CHAKRABORTY** (Aadhaar No.7060 4446 6098), (PAN No.BVDPC31147) (Mobile No.7044 643172), son of Sri Sandeep Chakraborty, residing at 50-A/B/C/D, Maharaja Tagore Road, P.O.-Dhakuria, P.S.-Lake Thana, by faith-Hindu, by Nationality Indian, by Occupation-Business and (2) **A) SMT. NAMITA BANERJEE** (Aadhaar No.8203 3217 6854), (PAN No.AYDPB3960B), (Mobile No.98300 19391), wife of Late Sanat Kumar Banerjee and **(B) SRI BINAYAK BANERJEE** (Aadhaar No.5668 2725 7929), (PAN No.ACWPB3935H), (Mobile No.98300 19391), son of Late Sanat Kumar Banerjee and **(C) SRI PULAK BANERJEE** (Aadhaar No. 2409 9637 4218), (PAN No. AXUPB9374R), (Mobile No.91236 38029), son of Late Sanat Kumar Banerjee residing at 50-A/B/C/D, Maharaja Tagore Road, P.O.-Dhakuria, P.S.-Lake Thana, hereinafter called and referred to as the **OWNERS/LANDLORDS** (which

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

Namita Banerjee
Binayak Banerjee
Pulak Banerjee
Srideep Chakraborty

District Sub-Registrar V
Alipore, South 24 Parganas

18 AUG 2021

7.39

Q-14248/21

SPANDAN INFRA PROJECTS LLP

Partner

Kamal Das

Sreelina Das

... of expression shall unless repugnant to the context be deemed to mean and include his heirs, legal representatives, successors, executors, administrators and assigns) of the **FIRST PART**.

AND

M/s. "SPANDAN INFRA PROJECTS LLP", (PAN No.AEHFS1104C), a Partnership Firm having its registered office at Premises No.7/1-A, Hazra Road, Edcons Chamber, P.O.-Kalighat, P.S.-Bhawanipore, Kolkata 700 026 and Premises No.70-B/1, Selimpore Road, Spandan Tulip, 3rd floor, Dhakuria, Kolkata-700 031 represented by its partners **(1) SRI KAMAL DAS** (Aadhaar No.7644 1573 2461), (PAN No.-ADWPD1069K), (Mobile No.98300 24077) son of Late Taraklal Das, by faith Hindu, by Nationality Indian, by Occupation-Business and **(2) Ms. DEVOLINA DAS** (Aadhaar No.7151 1680 7668), (PAN No.CLWPD4411P) (Mobile No.86973 06025), daughter of **SRI KAMAL DAS** by faith-Hindu, by Nationality-Indian by Occupation-Business, both residing at 76/1, Selimpore Road, Debarati Apartment, 2nd floor, Kolkata-700 031, hereinafter called and referred to as the **"DEVELOPER"** (which terms of expression shall unless repugnant to the context be deemed to mean and include the said Firm's successors-in-office and the respective heirs, legal representatives, successors, executors, administrators and assigns of the Partners thereof) of the **OTHER PART**.

WHEREAS one Shyamacharan Kotal, son of Gopal Chandra Kotal was the absolute Owner, seized and possessed of or otherwise well and sufficiently entitled to all that the piece and parcel of an area of land measuring about 3 Bighas, be the same a little more or less comprised in Jamindar Khatian No.230/2 and 233 in Dag No.1040/1269 and 1267 in Mouza-Dhakuria, the then Police Station-Sadar Tollygunge, thereafter Kasba Police Station, now within the limits of Lake Police Station, more fully and particularly described in the 'A' schedule written hereunder, for the sake of brevity the same is hereafter referred to as the **"THE SAID PROPERTY"** by virtue of a Deed of Conveyance dated 26.02.1897 registered in the office of the Sadar Sub Registrar at Alipore, District 24 Parganas, purchased from one Sannyashi Charan Nath Bairagi, son of Netai Nath Bairagi.

AND WHEREAS while seized and possessed of the same the said Sannyashi Charan Nath Bairagi sold, transferred and conveyed the said property in entirety

Namita Banerjee.
Binayak Banerjee
Pulak Banerjee
Sandeep Chakrabarty.

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Kamal Das.

Devolina Das.

Partner

to one Shyama Charan Kotal, son of Gopal Chandra Kotal, by virtue of a Deed of Conveyance dated 02.05.1929 registered in the Office of the Sadar Sub-Registrar at Alipore District 24 Parganas and thus, the said Shyama Charan Kotal became the sole and absolute owner in respect thereof, at the absolute exclusion of any claim, demand, right and interest of any person or persons.

AND WHEREAS while seized and possessed of the said property the said Shyama Charan Kotal had sold, transferred, conveyed and assured unto one Kiranbala Debi, wife of late Ramchandra Bandopadhyay an area of land measuring about 6 cottahs 8 chittacks, be the same a little more or less, out of the said property by virtue of a Deed Of Conveyance dated 12.06.1929 registered in the office of the Sadar Sub-Registrar District 24 Parganas and recorded in Book No.1, Volume No.50, Pages 131-133, Being No.2518 for the year 1929 and thus the said Kiran Bala Debi became the absolute owner of All that the piece and parcel of an area of land measuring about 6 Kathas 8 Chittacks out of the said land comprising in Jamindar Khatian No.230/2 and 233 in Dag No.1040/1269 and 1267 in Mouza-Dhakuria, the then Police Station-Sadar Tollygunge, thereafter Kasba Police Station, now within the limits of Lake Police Station, more fully and particularly described in Schedule-**'B'** written hereunder, having mutated her name in respect thereof in the record of the Calcutta Corporation and the same was recorded as Municipal Holding No.50 Maharaja Tagore Road, Dhakuria, Kolkata-700 031.

AND WHEREAS the said Kiranbala Devi during her lifetime executed a Will Dated 14.12.1957, husband pre-deceased, in favour of her two sons namely Sanat Banerjee and Dilip Banerjee and her three grandsons namely Amal Banerjee, Gautam Banerjee and Biman Banerjee in respect of the **'A'** Schedule property thereby appointing one Makhan Lal Mukhapadhyaya to act as an Executor in respect thereof and on her demise the said Will was probated in the court of the learned District Judge at Alipore in Act 39 bearing case No.169 of 1964.

AND WHEREAS by virtue of the said Will, the said sons of the deceased Kiran Bala Devi were allotted with specific demarcation in respect of an area of land measuring about 2 Kathas 6 Chittacks with old structure existing thereon and the said grandsons namely Amal Banerjee and Goutam Banerjee were separately allotted with specific demarcation an area of land measuring about 1 Katha 5 Chittacks with an old existing structure thereon out of the Schedule Land **'A'** and

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Devolina Das

Partner

the other grandson of the deceased Kiranbala Debi named hereinabove Biman Banerjee was allotted with and/or had acquired with specific demarcation an area of land measuring about 2 Kathas 8 Chittaks 95 sq. ft. where upon being seized and possessed of the said Biman Banerjee has since a long time back from now constructed his own residential Building having mutated his name in respect thereof in the record of the Calcutta Municipal Corporation.

AND WHEREAS the said Sanat Banerjee and Dilip Banerjee died intestate on 02.12.2004 and 24.01.1994 respectively and the said Amal Banerjee and Goutam Banerjee had also died intestate surviving their respective heirs and successors, the landowners herein, and the said Goutam Banerjee was a Bachelor and on his demise his allotted and demarcated an area of land measuring about 9 Chittacks out of the Schedule-'A' property was devolved upon the heirs and successors of his said deceased brother Amal Banerjee.

AND NOW WHEREAS the said Sanat Banerjee and Dilip Banerjee died intestate as aforesaid surviving him by their following respective heirs and successors:

1. Sanat Banerjee died on 02.12.2004
 - 1.1. Mrs. Namita Banerjee, wife of Sanat Banerjee
 - 1.2. Mr. Binayak Banerjee, son of Sanat Banerjee
 - 1.3. Mr. Pulak Banerjee, son of Sanat Banerjee
2. Dilip Banerjee died on 24.01.1994
 - 2.1. Puspa Banerjee, wife of Dilip Banerjee, died on 19.05.2021
 - 2.2. Jolly Chakraborty, daughter of Dilip Banerjee, died on 15.08.2001
 - 2.3. Mr. Srideep Chakraborty, son of the said Jolly Chakraborty and Sandeep Chakraborty

AND WHEREAS the said Amal Banerjee died intestate on 18.05.2018, surviving him by his wife Latika Banerjee.

AND WHEREAS the said Puspa Banerjee, wife of Late Dilip Banerjee, (her said daughter Jolly Chakraborty and son-in-law Sandeep Chakraborty were predeceased) during her lifetime on 12.05.2021 executed and registered a Deed of Gift in the name of her said Grandson Sri Srideep Chakraborty registered in the office of the DSR-II, South 24 Parganas and recorded in Book No.-I, Volume No.1602-2021, Pages from 201060 to 201083, Being No.160204669 for the year 2021 in respect of an area of land measuring about 1 cottah 5 chittacks out of

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Pulak Banerjee
Srideep Chakraborty.

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Devolina Das

Partner

the said land measuring about 6 cottah 8 chittacks and thus the said Srideep Chakraborty became the absolute owner seized and possessed of or otherwise well and sufficiently entitled to the said area of land measuring about 1 cottah 5 chittacks with old structure existing thereon lying and situate at Premises No.50-D, Maharaja Thakur Road, Kolkata-700 031.

AND WHEREAS in view of the above, the said (1) Sri Srideep Chakraborty, son of Sandeep Chakraborty, (2) Smt. Namita Banerjee, wife of Late Sanat Kumar Banerjee, (3) Sri Binayak Banerjee, son of Late Sanat Kumar Banerjee and (4) Sri Pulak Banerjee, son of Late Sanat Kumar Banerjee respectively became the absolute owner in respect of the land in aggregation measuring about 2 cottaha 10 chittacks.

AND WHEREAS in terms of the said Will dated 14.12.1957, the other son of the said Kiranbala Debi namely Santosh Kumar Banerjee (his wife predeceased) was not provided and allotted with any land property or structure out of her said area of land measuring about 6 cottaha 8 chittacks but the two sons of the said Santosh Kumar Banerjee namely Amal Banerjee (since deceased) and Sri Goutam Banerjee were allotted and provided by virtue thereof an area of land measuring about 1 cottah 5 chittacks.

AND WHEREAS the Owners herein have decided to construct a multi storied building on the said land, more fully and particularly described in the schedule 'B' written hereunder, by way of deploying an experienced Developer with sound financial capability and came in contact with the Developer herein who is agreed to develop the 'B' schedule land and construct thereon a multi storied building as permitted by the Building Rules and Regulations of the Kolkata Municipal Corporation Authority

NOW THIS INDENTURE WITNESSETH as under:

ARTICLE - I

DEFINITIONS

LANDOWNERS: shall mean the following:

(1) **SRI SRIDEEP CHAKRABORTY** (Aadhaar No.7060 4446 6098), (PAN No.BVDPC3114), (Mobile No.7044 643172), son of Sandeep Chakraborty, residing at 50-A/B/C/D, Maharaja Tagore Road, P.O.-Dhakuria, P.S.-Lake Thana, by faith-Hindu, by Nationality-Indian, by Occupation-Business and (2) **A) SMT.**

Namita Banerjee
Binayak Banerjee
Pulak Banerjee
Srideep Chakraborty

SPANDAN INFAPROJECTS LLP

Partner

Karnada Das

SPANDAN INFAPROJECTS LLP

Partner

Devina Das

NAMITA BANERJEE (Aadhaar No.8203 3217 6854), (PAN No.AYDPB3960B), (Mobile No.98300 19391), wife of Late Sanat Kumar Banerjee and **(B) SRI BINAYAK BANERJEE** (Aadhaar No.5668 2725 7929), (PAN No.ACWPB3935H), (Mobile No.98300 19391), son of Late Sanat Kumar Banerjee and **(C) SRI PULAK BANERJEE** (Aadhaar No.2409 9637 4218), (PAN No.AXUPB9374R), (Mobile No.91236 38029), son of Late Sanat Kumar Banerjee, residing at 50-A/B/C/D, Maharaja Tagore Road, P.O.-Dhakuria, P.S.-Lake Thana, hereinafter called and referred to as the **OWNERS/LANDLORDS** (which terms of expression shall unless repugnant to the context be deemed to mean and include their respective heirs, legal representatives, successors, executors, administrators and assigns).

BUILDER/DEVELOPER shall mean:-

M/s. "SPANDAN INFRA PROJECTS LLP", a Partnership Firm having its registered office at Premises No.7/1-A, Hazra Road, Edcons Chamber, P.O.-Kalighat, P.S.-Bhawanipore, Kolkata 700 026 and Premises No.70-B/1, Selimpore Road, Spandan Tulip, 3rd floor, Dhakuria, Kolkata 700 031 represented by its partners **(1) SRI KAMAL DAS** (Aadhaar No.7644 1573 2461) (PAN No.ADWPD1069K), (Mobile No.98300 24077) son of Late Taraklal Das by faith Hindu, by Nationality Indian, by occupation Business and **(2) MS. DEVOLINA DAS** (Aadhaar No.7151 1680 7668) (PAN No.CEWPD4411P) (Mobile No.86973 06025), daughter of **Sri Kamal Das** by faith Hindu, by Nationality Indian by occupation business, hereinafter called and referred to as the **"DEVELOPER"** (which terms of expression shall unless repugnant to the context be deemed to mean and include the said Firm's successors-in-office and the respective heirs, legal representatives, successors, executors, administrators and assigns of the Partners thereof).

PREMISES: Land measuring about 2¹/₂ cottah 10 chittacks with existing structure thereon measuring about 530 sq. ft. one storied old building comprised in Jamindar Khatian No. 230/2 and 233 in Dag No.1040/1269 and 1267 in Mouza-Dhakuria, the then Police Station-Sadar Tollygunge, thereafter Kasba Police Station, now within the limits of Lake Police Station lying and situate at KMC Premises No.50-A/B/C/D, Maharaja Tagore Road, Kolkata-700 031 under KMC Ward No.92 hereinafter called the **"SAID PROPERTY FOR**

Namita Banerjee.
Binayak Banerjee
Pulak Banerjee
Anind Chakrabarty.

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Partner

SPANDAN INFRA PROJECTS LLP

Devolina Das

Partner

DEVELOPMENT", more fully and particularly described in the 'C' schedule written hereunder being butted and bounded as follows:-

ON THE NORTH : 20 feet wide K.M.C. Maharaja Tagore Road

ON THE SOUTH : Building No.50-E, Maharaja Tagore Road

ON THE EAST : Common passage in between Building No.48 Maharaja Tagore Road

ON THE WEST : Common passage in between Building No.57 & 58 Maharaja Tagore Road

BUILDING : shall be a Ground plus three storied building for residential purpose comprising of diverse self contained flats/garages as per sanction and approval to be obtained by the party of the other Part at its own cost from the Kolkata Municipal Corporation to be constructed on the 'C' Schedule land lying and situate at KMC Premises No.50-A/B/C/D, Maharaja Tagore Road, Kolkata-700 031 under KMC Ward No.92 comprising in Jamindar Khatian No. 230/2 and 233 in Dag No.1040/1269 and 1267 in Mouza-Dhakuria, the then Police Station-Sadar Tollygunge, thereafter Jadavupur Police Station, now within the limits of Lake Police Station hereinafter called the "SAID PROPERTY FOR DEVELOPMENT" more fully and particularly described in the 'C' schedule written hereunder.

COMMON AREAS: shall mean the passage, ways, stair ways, staircase, gates, common lavatory, all rainwater pipes, sewerage system, fittings, manhole, pit, gullies, Kolkata Municipal Corporation filtered water connection and the pipe lines, water pump, pump room and over head Tank, underground water reservoir, ultimate roof of the building, boundary wall, court yard, electric connection, electric supply to common areas and facilities, electric fixtures, in the common areas, main switch, electric meter room and other facilities which will be provided by the parties of the Second Part from time to time, the particulars of such common areas are more clearly written in **SCHEDULE 'F'** hereunder.

LANDOWNER'S ALLOCATION : shall mean 50% of the built up area as per plan to be sanctioned by the KMC Authority in the form of Self contained flats/units in diverse floor in the proposed ground plus three storied building together with undivided proportionate share of right and interest in the 'C' schedule land along with the amenities and benefits of common areas attached with the said proposed

Namita Banerjee
Bhrajak Banerjee
Pulak Banerjee
Sandeep Chakraborty

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Kolkata 700045

Registered Office: 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Partner

Devendra Das

Partner

building, more fully and particularly described in the schedule 'F' written hereunder, including 50% area of car parking space in the ground floor of the proposed ground plus three storied building in lieu of the 'C' schedule land.

The said Landowners' Allocation shall comprise of the undivided proportionate share of right and interest in the 'C' schedule land with enjoyment of all common areas and facilities available to the said proposed building with the fittings, fixtures and arrangements as provided in schedule written below including the right of users in common of the stair case, stair case landing including right of user of the roof along with other intending purchaser(s) of Developer's allocation for the purpose of drying clothes, fixing and installation of TV Antena, use/maintenance of overhead tank etc., more fully and particularly described in the schedule 'E' written hereunder.

That the Landowners herein do hereby declare and record that he does not have any objection and discontentment towards the above Landowners' allocation made in the proposed ground plus three storied building for residential purpose and he, immediately upon such allocation, subject to payment/adjustment of the said refundable advance, as the case may be, in the manner aforesaid and delivery of peaceful possession in respect thereof unto him in the manner aforesaid, shall stand ceased, relinquished and stopped for ever from raising any dispute or further claim, demand, title, right and interest and any sort of interference and intervention whatsoever in respect and on account of such allocation/payment/adjustment as aforesaid. During progress of the construction work on and upon the 'C' schedule land the Landowner herein shall not raise any disputes owing to the agreed ratio of allocation being 50% as Landowner's Allocation in lieu of the 'C' schedule land which may even to the minutes extent encumber or endanger or interfere or intervene the construction work of the proposed building thereon or insecure or interfere in enjoying and dealing with the Developer's allocation as aforesaid and under any circumstances whatsoever the General Power of Attorney executed by the Owner herein in favour of the Developer shall remain quite in force till completion of the construction work and delivery of respective allocation in the said proposed building in the manner aforesaid is completed.

Namita Banerjee
Bhanyak Banerjee
Pulak Banerjee
Sandeep Chakraborty

SPANDAN INFRASTRUCTURE LLP
Kamal Das

SPANDAN INFRASTRUCTURE LLP
Rashmi Das
Partner

The details of the Owners' Allocation as aforesaid in lieu of the 'C' schedule land are more fully, particularly and clearly written in the 'D' Schedule hereunder and the common areas, amenities, benefits etc. are more fully and particularly written in the 'F' Schedule hereunder and the Developer's Allocation as aforesaid is more fully and particularly written in the 'E' Schedule as per specification of Construction more fully and particularly written in the 'G' Schedule hereunder. The Landowners do hereby deliver unto the Builder/Developer herein the peaceful and unencumbered vacant possession of the 'C' schedule land property for the purpose of, in connection with and in relation to the proposed construction thereon.

ARCHITECT: shall mean such person or persons who shall be appointed by the Developer at its cost, at the absolute exclusion of any interference and intervention by and from the end of the Owner for designing and planning of the proposed building and/or building and also supervision during continuance of the construction work to be carried out by the Developer at the said land and premises.

BUILDING PLAN: shall mean the Plan/Drawing/Design to be sanctioned by the Kolkata Municipal Corporation as per the KMC Building Rules and Regulations and other modifications or alterations made or to be made from time to time as per the said Act.

TRANSFER : with its grammatical variation shall include transfer of or possession and by any other lawful means adopted for effecting such transfer are understood as a transfer of undivided and proportionate share of 'C' schedule land to the purchasers together with the flats/units in the proposed ground plus three storied building thereof.

TRANSFeree : shall mean a person, firm, limited company, association of persons to whom any share of undivided land underneath the building to be built shall be transferred along with finished flat.

CONFIRMING PARTY: the Landowners shall execute and register the necessary General Power of Attorney simultaneously with execution hereof in favour of the Developer by virtue of which the Developer shall enter into the necessary agreement(s) for sale with the intending purchasers of flats under Developer's

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Allocation along with undivided proportionate share of right and interest in the 'C' schedule land and shall admit, execute and register the necessary Deed(s) of Conveyance in respect thereof by way of putting their signatures as attorneys for and on behalf of the Landowners and shall be authorized and remain authorized to receive the advance/earnest money/full consideration from such intending purchaser(s) and to grant good and valid receipt on account thereof.

DEVELOPER'S ALLOCATION: shall mean the remaining built-up area of 50% of the built up area in the proposed building in the form of flats other than the Landowners' Allocation as per schedule 'D' written hereunder including the proportionate undivided share of right and interest in the schedule 'C' land and common areas and facilities of the land and premises together with right to enter into agreement for sale, transfer, lease and let out, transfer or deal with Bank/NBFC for mortgage for loan for the purpose of Development or deal with the same to take advance and/or settle price from the intending purchasers or transferees subject to due performances of the terms of these presents and further subject to the Builder's/Developer's effectively keeping and continuing to keep the landowner indemnified from any and/or all risk, responsibility and liability whatsoever on account thereof.

ARTICLE - II

COMMENCEMENT

This Agreement is made for commencement of work in respect of the proposed ground plus three storied building with effect from receipt of the sanctioned building plan from the Kolkata Municipal Corporation and upon demolition of the existing building on the 'C' schedule land the construction work shall be completed within 24 months thereof, and in that consequence time shall operate as essence of the contract subject to the force majeure circumstances and also the circumstances beyond control of the Developer. In the meantime the landowner does hereby deliver unto the Developer the 'C' Schedule land for the purpose of, in connection with and in relation to the proposed construction work thereat. The construction work shall commence immediately after receipt of the

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sanctioned building plan from the KMC Authority and upon demolition of the existing structure lying on the 'C' schedule land without unreasonable delay.

ARTICLE - III

OWNER'S RIGHT AND REPRESENTATIONS

The Landowners are absolutely and jointly seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of land measuring about 2 cottaha 10 chittacks with existing structure thereon measuring about 530 sq. ft. one storied old building comprised in Jamindar Khatian No.230/2 and 233 in Dag No.1040/1269 and 1267 in **Mouza-Dhakuria**, the then **Police Station-Sadar Tollygunge**, thereafter Jadavpur Police Station, now within the limits of Lake Police Station lying and situate at **K.M.C** Premises No.50-A/B/C/D, Maharaja Tagore Road, Kolkata-700 031 under KMC Ward No.92 hereinafter called the "SAID PROPERTY FOR DEVELOPMENT" being butted and bounded as, **ON THE NORTH:** 20 feet wide K.M.C. Maharaja Tagore Road; **ON THE SOUTH:** Building No: 50-E, Maharaja Tagore Road, **ON THE EAST:** Common Passage in between Building No:48, Maharaja Tagore Road, **ON THE WEST:** Common Passage in between Building No:57 & 58, Maharaja Tagore Road or in any portion thereof and the said Property is free from all encumbrances, liens, lispendences, charges etc. or otherwise. Moreover, the Landowners till this day has not entered into any agreement for sale or joint venture agreement with any third party in respect of the 'C' schedule land or even if he has entered into any such agreements for sale or any joint venture agreement with any third party or parties, the same has/have duly been settled and cancelled and lawfully not subsisting in respect thereof. The said premises is free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisitions, requisitions whatsoever or howsoever and the Landowners are lawfully competent and there is no legal bar or otherwise for the Landowners to enter into the present Development Agreement with the Builder/Developer. It is agreed by and between the parties herein that in the event of any bona-fide necessity or if situation demands that certain modification of the instant agreement is required to be executed for the greatest advantage and benefit of both the parties herein, then and in such event such mutual modification may be executed by the parties herein which, of course, shall form part of this instant agreement.

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Partner

If any defect in Title of the 'C' schedule property is found or if anybody disputes the Title of the landowners in respect of the said premises or any suit or action or proceeding is initiated regarding the Title of the Landowners in respect thereof, then and in that event, it shall be the responsibility of the Landowners to defend such suits, proceedings, or actions at its own costs and the Landowners hereby further agree to keep the Developer indemnified against all actions, suit, proceedings and costs, charges and expenses on account thereof.

ARTICLE - IV
DEVELOPER'S RIGHT

The Landowners do hereby singly and jointly grant rights and powers to the Developer to possess the schedule 'C' land and construct and erect building thereon as aforesaid and to deal with the Developer's Allocation in any lawful manner.

ARTICLE - IV (A)
(DEVELOPER'S OBLIGATION)

- i) The Developer without any unnecessary delay shall take up the work of preparation of building plan for the proposed ground plus three storied building, submit the same to the Kolkata Municipal Corporation for sanction and obtain the sanctioned building plan exclusively at the cost of the Developer. Upon receipt of the sanctioned building plan from the Kolkata Municipal Corporation the developer immediately upon demolition of the existing building on the 'C' schedule land shall complete the proposed building within 24 months from the date of sanction thereof subject to force majeure circumstances and the circumstances beyond his control, and shall deliver unto the Landowners the vacant peaceful possession of the Landowners' Allocation complete in all respect in a most habitable condition.
- ii) That the Builder/Developer will construct the proposed building upon the said property strictly as per the building plan duly sanctioned by the Kolkata Municipal Corporation.
- iii) That the Builder/Developer shall as far as practical maintain the proper sizes/specification as per building plan and also as per advice of the architect.

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iv) That the Builder/Developer shall have to appoint a professional Civil Engineer or LBS or Architect to supervise the construction of the building.

v) That the entire cost and expenses for the construction of the building will be borne exclusively by the Builder/Developer and the Builder/Developer shall have no claim or demand in any part of the said expenses from the said Landowners. The Landowners shall pay nothing in the matter of such constructional and/or development works of the property as described in the Schedule 'C' including the expenses for sanctioning plan, save the payment/adjustment with the Landowners' allocation in respect of the refundable advance paid or to be paid to the Landowners by the Builder/Developer as assured to be paid/adjusted by the Landowners before taking possession of the Owners' Allocation as fully mentioned and described Schedule 'D' written hereunder.

vi) That on completion of the building in question in terms of the building plan to be sanctioned by the KMC the Builder/Developer shall first, subject as aforesaid, handover the Landowners' Allocation subject to adjustment as aforesaid, fully stated and provided in Landowners' Allocation in the proposed ground plus three storied building to the Landowners.

vii) That the Builder/Developer shall pay the corporation taxes, electricity bill only from the date of taking possession of the premises till the date of delivery of possession of the Landowners' area of the Owner before which the same has to be borne by the Landowners.

viii) The Builder/Developer should abide by all the laws, by laws and regulations of the Government, local bodies, as the case may be, and shall attend to answer and be responsible for any deviation, violation and/or breach of any laws, by-laws, rules and regulations including compliance with the sanctioned building plan.

ix) That the Builder/Developer shall have no right or shall not be entitled to sell, transfer and/or otherwise encumber the flats under the Owners' allocation in any manner whatsoever.

x) That the Builder/Developer shall act as an independent Builder in construction of the proposed building and undertake to keep the landowners indemnified from time to time against all third party claims and actions arising out of any act of commission or accident such as loss of life of labours and other

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persons connected with such construction and allied nature of things relating to the construction of the proposed building at the 'C' schedule land/premises.

xi) The Builder/Developer shall keep the Landowners' share or allocation harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance to the development of the said property.

xii) That the Builder/Developer shall be responsible for all claims or demand of the adjoining building(s)/properties in case any damage made during construction of the proposed building.

xiii) The Builder/Developer shall be responsible for all claims and demands of the suppliers, contractors, workmen and agents of the developer arising out of the present Development Agreement whatsoever including any accident or other loss.

xiv) The Builder/Developer shall be responsible for any action taken by the corporation and/or any other authority for any illegal or faulty construction or otherwise of the building.

xv) That the Builder/Developer, shall install the main electric connection at the proposed ground plus three storied building. The main electric installation charges and security deposit, if any, will be borne by the Developer but the Landowner and other unit holders in the said proposed building shall bear the cost of their respective separate electric meter with deposit, if any, in respect of their respective unit or units.

xvi) That the Landowners shall not be liable with regard to the nature of construction of the proposed building and also for any financial transaction of the Builder/Developer with the third parties arising out of the present Development Agreement.

xvii) The Builder/Developer will arrange for permanent water supply and sewerage connection from KMC.

xviii) After demolition of existing structure in the schedule property at the cost of the Builder/Developer, all slavage, debris and materials will belong to the Builder/Developer and to that effect Landowners shall not raise any objection in any manner whatsoever and shall have no claim or demand on account thereof.

xix) The Builder/Developer shall bear the cost on account of mutation of names of the landowners and pay the outstanding Municipal Taxes up to date in respect

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of the 'C' schedule property and the amount of such arrear municipal taxes up to the date hereof shall be paid by the Landowners before effecting delivery of Landowners' allocation in the proposed building.

xx) The Builder/Developer will bear total cost of amalgamation of the said land

xxi) The Builder/Developer will bear rent **Rs.8000/-** (Rupees Eight Thousand) only for Srideep Chakraborty and **Rs.8000/-** (Rupees Eight Thousand) for Sayak Banerjee each at the time of construction.

ARTICLE - V **CONSTRUCTION**

In consideration of the Landowners having agreed to permit the Developer to commercially exploit the said premises by constructing, erecting and building i.e. building in accordance with the sanctioned plan as may be required by the Builder/Developer, the Builder/Developer has agreed to provide the Owner's allocation portion. The said Landowners' allocation along with the entire building shall be constructed and completed with good and standard materials and the said building should be a decent building and shall contain all amenities, benefits, advantages and privileges which are normally provided for a decent building for residential purpose. The Landowners shall not be liable to pay or contribute nor the Builder/Developer shall be entitled to call upon the Landowners to pay and contribute any amount in the construction and completion of the building and/or the said Landowners' allocation save and except any items of works required by the Landowners for their own use and benefit which has to be paid extra and similarly the same principle is liable to be adopted by any and/or all intending buyers in respect of the unit/units intended to be purchased under the Developer's allocation in the said building on account of extra items of works of his or their personal requirement to be paid extra to the Builder/Developer but under any circumstances such personal requirements cannot be entertained by the Builder/Developer affecting the structure of the building.

ARTICLE - VI **PROCEDURE**

The Builder/Developer shall sell and transfer the undivided proportionate share of right and interest in the land underneath the building comprising in the portion of the Developer's allocation after handing over and making over the said

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Owners' allocation with their satisfaction with the possession letter and letter of acceptance. The building completion certificate may be obtained from the Kolkata Municipal Corporation. In the event any permissible change of construction of the Owners' Allocation other than sanctioned by the K.M.C Authority, the Landowners shall have to pay extra cost for the same. It is specifically and categorically agreed by the Landowners that the Builder/Developer, subject as aforesaid, shall remain and continue to remain authorized and empowered by virtue hereof and the General Power of Attorney to be executed and registered by the Landowners in favour of the Builder/Developer to execute, admit and register the necessary Deed of Conveyance as Constituted Attorney of the landowners in respect of the Developer's allocation without any further consent and concurrence of the Landowners.

The Builder/Developer shall spend all the money for all necessary permission for the said construction. Subsequent to that of making the plan by the Architect and sanctioned by the Kolkata Municipal Corporation the Developer shall undertake the construction work in the said premises. The Developer shall undertake the said construction by the standard materials and the specification of materials as given in the schedule written hereunder and the Landowners shall not raise any objection or obstruction or intervene in the method of construction unless any gross irregularity and illegality is truly detected to have been committed by the Builder/Developer and in such event the Builder/Developer shall at its risk and cost make the same good and regular but the Landowners shall capriciously not do anything by which the Developer may be restrained from doing or completing the constructional work of the proposed ground plus three storied building at the 'C' schedule premises.

All the men and machinery and materials will be supplied by the Builder/Developer at its own costs and expenses.

All the electrical goods, sewerage goods, water pipe line, bricks, sands, irons, windows, doors, stone chips and all other materials in relation to construction will be supplied of standard and approved quality by the Builder/Developer at its own cost and the Landowners cannot raise any arbitrary and capricious objection for the same subject to the Developer's bona-fide use of standard and approved quality of such materials as aforesaid and all such costs will be borne by the

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Devendra Das

Partner

Builder/Developer regarding construction. The particulars of such specification of construction are more clearly written in 'G' Schedule hereunder.

That the Builder/Developer shall negotiate the terms and conditions with the intending purchaser(s) for the flat(s) of the Developer's allocation and shall receive the entire consideration money from the intending purchaser(s) of the said flat(s) and shall discharge money receipt for the same. It is the absolute discretion of the Builder/Developer that the Builder/Developer shall nominate and/or select the intending purchaser(s) for the Developer's allocation in the said premises and the owner shall not be liable for any act done by the Builder/Developer and the Builder/Developer shall exclusively be liable for the same.

The Landowners shall grant a Development Power of Attorney to the Builder/Developer or its nominated persons appointing them as his (Landowners) Attorney to negotiate with terms and conditions with the intending Purchaser(s) in respect of the units/flats under Developer's allocation to collect consideration either in part or in full and to admit and effect registration and to do all acts, deeds and things as required necessary for transferring the units/flats in the proposed building under Builder/Developer's allocation.

ARTICLE - VII

POSSESSION AND CONSTRUCTION

It has been agreed between the Landowners and the Builder/Developer that the construction, erection and completion of the said building shall be completed within 24 months from sanction and receipt of building plan from the Kolkata Municipal Corporation and upon demolition of the existing building at the 'C' schedule land. The Builder/Developer shall on completion of the new building, put, subject as aforesaid, the Landowners in possession of the Owners' allocation in complete and habitable condition together with all rights in common specified as common areas and parts and/or facilities in the said building.

That the Landowners shall be entitled to transfer or otherwise deal with the owners' allocation or portion thereof at the sole discretion of the Landowners. The Builder/Developer shall have exclusive right to transfer the Developer's allocation to the intending buyer(s) being Indian *bona fide* nominated by the Builder/Developer at its sole discretion.

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It is expressly agreed and declared that the Builder/Developer shall be entitled to Developer's allocation in the said building after possession of Landowners' allocation is made over to the Landowners by the Builder/Developer. The construction of the Owners' allocation shall be done by the Builder/Developer at its own cost in lieu of the 'C' schedule land owned by the Landowners.

The Builder/Developer shall be entitled to sell the Developer's allocation as hereinabove mentioned together with the undivided proportionate share in the land and shall be entitled to deal with or dispose of the Developer's allocation without being required for any further authority or permission of and granted by the Landowners.

The Landowners shall co-operate with the Builder/Developer in obtaining quotas, entitlements and other allocation of or for cement, steel, bricks, and other building material for construction of the said new building for construction of the said new building and obtaining temporary and permanent connection of water (filtered and unfiltered) electricity and if possible separate drainage, sewerage and gas etc. for the said building. All costs, charges and expense including architect's fees shall be paid, discharged and borne by the Builder/Developer and the Landowners shall have no liability in this context.

In the event of the Developer's failure to complete the proposed building within the period stipulated hereinabove for 24 months from the date of sanction of the building plan and upon demolition of existing building as aforesaid, in such case the Landowners shall extend the period of completion by further six months and the Builder/Developer shall have to complete the entire construction work with due diligence within such extended period unless prevented by any Acts of God or for any reasons beyond its control but further if the Builder/Developer fails or neglects to complete the proposed ground plus three storied building in full, the Landowners in such event shall have contractual duty to pay the pre-determined damages at the rate of **Rs. 10,000/-** per month which would be adjusted from the amount of the said refundable advance while handing over and delivery unto him the peaceful vacant possession of the Landowners' allocation in the proposed ground plus three storied building at the 'C' schedule premise.

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Sridheer Chakraborty.

ARTICLE - VIII

BUILDING

The Builder/Developer shall be authorized in the name of the landowners in so far as is necessary to apply for quotas of or for cement, steel, bricks, and other building materials allocable to the Landowners for the construction for and obtain temporary and permanent connection of water, electricity, power, drainage, sewerage and/or gas to the portion of new building and other inputs and facilities required for the construction of the proposed building and enjoyment of the benefits thereof for which purpose, the Landowner shall execute in favour of the Builder/Developer a General Power of Attorney and other authorization as shall be required by the Builder/Developer.

ARTICLE - IX

DEVELOPER'S ALLOCATION

shall mean the remaining built-up area of 50% of the built up area in the proposed building in the form of flats other than the Landowner's Allocation as per schedule 'D' written hereunder including the proportionate undivided share of right and interest in the schedule 'C' land and common areas and facilities of the land and premises together with right to enter into agreement for sale, transfer, lease, and let out, transfer or deal with Bank/NBFC for mortgage for loan for the purpose of Development or deal with the same to take advance and/or settle price from the intending purchasers or transferees subject to due performances of the terms of these presents and further subject to the Builder's/Developer's effectively keeping and continuing to keep the landowners indemnified from any and/or all risk, responsibility and liability whatsoever on account thereof.

That the Landowners herein do hereby declare and record that they do not have any objection and discontentment towards the above allocation/payment made on account of the instant Development Agreement for the purpose of and in connection with the construction of the proposed ground plus three storied building at the 'C' schedule premises and he, immediately upon handing over and delivery unto him the agreed Landowner's Allocation in the manner aforesaid, shall stand ceased, relinquished and estopped for ever from any claim,

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demand, title, right and interest and any sort of interference and intervention whatsoever in respect of such allocation. During progress of the construction work on and upon the 'C' schedule land the Landowners herein shall not raise any disputes or controversies owing to the Landowners' Allocation in the proposed building in lieu of his ownership in respect of the 'C' schedule land respective share in the schedule land which may even to the minutes extent encumber or endanger or interfere or intervene the construction work of the proposed building thereon or insecure or interfere in enjoying and dealing with the Developer's allocation as aforesaid and under any circumstances whatsoever the General Power of Attorney executed by the Owners herein in favour of the Developer shall remain quite in force till completion of the building and handing over Landowner's Allocation and disposal of Developer's Allocation.

The details of the Owners' Allocation as aforesaid in lieu of the schedule land are more fully, particularly and clearly written in the 'D' Schedule hereunder and the common areas, amenities, benefits etc. are more fully and particularly written in the 'F' Schedule hereunder and the Developer's Allocation as aforesaid is more fully and particularly written in the 'E' Schedule as per specification of Construction more fully and particularly written in the 'G' Schedule hereunder. The owner does hereby deliver unto the Developer the peaceful possession of the 'C' schedule land property for the purpose of, in connection with and in relation to the proposed construction thereon.

The Developer shall exclusively be entitled to the Developer's allocation in the said building and to transfer, alienate or otherwise deal with or dispose of the said allocated portion without any right, claim or interest therein whatsoever on the part of the Landowners and the Landowners shall not in any way interfere with or disturb the khas and peaceful possession of the Developer's allocation, more fully and particularly described in the 'E' schedule written hereunder.

The Developer shall have the rights and powers by virtue hereof to convey and transfer the Developer's allocated portion to his nominated person or persons as a Constituted Attorney of the Landowners and shall receive the entire consideration money to be fixed by the Developer for the said portion with the intending purchaser(s) and the Landowner must not have any claim or demand or objection

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whatsoever for such transfer and transaction or for sale of the Developer's allocation to any persons or persons nominated by the Developer.

ARTICLE -X

NOTICE OF POSSESSION & PAYMENT OF TAXES

1. After completion of the Landowners' allocation as per the sanctioned building plan, the developer shall issue a notice to the Landowners at their address before the delivery of possession. On receipt of the such notice, the Landowners shall take possession of the Landowners' allocation in the proposed building in the form of flats/units therein free from all encumbrances and then the Developer as a Constituted Attorney of the Landowners shall execute Deed of Conveyance in respect of the Developer's allocation to the respective intending purchaser(s) duly nominated by the Developer by virtue hereof and the said registered General Power of Attorney hereby simultaneously executed by the Landowners in favour of the Developer.
2. The Developer shall be liable to pay the taxes from the date of taking possession of the 'C' schedule property till completion of the building and after delivery of possession of the Landowners' allocation, the Landowners shall pay proportionate share of Municipal taxes etc. in respect of the Landowners' allocation.

ARTICLE -XI

DUTIES & OBLIGATIONS AND/OR REGISTRATION

1. Both the Landowners and the Developer shall abide by all laws, regulations, bye-laws, and rules and regulations imposed by the Government local bodies and shall be responsible for any deviation and/or breach of any laws, bye-laws and rules and regulations
2. The Landowners and the Developer shall keep the interior walls of their respective allocation clean and harmless including sewer, drains pipes and other fittings comprised therein
3. Simultaneously with execution hereof and registration thereof, the Landowners shall hand over the peaceful possession of the 'C' schedule Premises to the Developer

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Sandeep Chakraborty

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Kamal Das
Partner

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Sandeep Das

4. That the Landowners do hereby confer the rights and powers to the Developer in connection with, in relation to and for the purpose of this Agreement in the manner noted herein:

NOW KNOW WE SRI SRIDEEP CHAKRABORTY (Aadhaar No.7060 4446 6098), (PAN No.BVDPC3114J), (Mobile No.7044 643172), son of Sandeep Chakraborty, residing at-50-A/B/C/D, Maharaja Tagore Road, P.O.-Dhakuria, P.S.-Lake Thana, by faith-Hindu, by Nationality-Indian, by Occupation-Business and **(2) A) SMT. NAMITA BANERJEE** (Aadhaar No.8203 32176854), (PAN No.AYDPB3960B), (Mobile No.98300 19391), wife of Late Sanat Kumar Banerjee and **(B) SRI BINAYAK BANERJEE** (Aadhaar No.5668 2725 7929), (PAN No.ACWPB3935H), (Mobile No.98300 19391), son of Late Sanat Kumar Banerjee and **(C) SRI PULAK BANERJEE** (Aadhaar No. 2409 9637 4218), (PAN No.AXUPB9374R), (Mobile No.91236 38029), son of Late Sanat Kumar Banerjee residing at 50-A/B/C/D, Maharaja Tagore Road, P.O.-Dhakuria, P.S.-Lake Thana, hereinafter called and referred to as the **OWNERS/LANDLORDS** (which terms of expression shall unless repugnant to the context be deemed to mean and include his heirs, legal representatives, successors, executors, administrators and assigns) we do hereby appoint, nominate and constitute the said partners **(1) SRI KAMAL DAS** (Aadhaar No.7644 1573 2461) (PAN ADWPD1069K) (Mobile No.98300 24077), son of Late Taraklal Das, by faith Hindu, by Nationality Indian, by Occupation- Business and **(2) MS. DEVOLINA DAS** (Aadhaar No.7151 1680 7668) (PAN No.CLWPD4411P) (Mobile No.86973 06025), daughter of **Sri Kamal Das** by faith-Hindu, by Nationality-Indian, by Occupation-Business both residing at 76/1, Selimpore Road, Debarati Apartment, 2nd floor, Kolkata-700 031 being the Partners of the said **M/s. "SPANDAN INFRA PROJECTS LLP"**, a Partnership Firm having its registered office at Premises No.7/1-A, Hazra Road, Edcons Chamber, P.O.-Kalighat, P.S.-Bhawanipore, Kolkata-700 026 and Premises No.70-B/1, Selimpore Road, Spandan Tulip, 3rd floor, Dhakuria, Kolkata 700 031, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns including the successors-in-office of the said Developer Firm) in

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connection with, for the purpose of and in relation to the land property, more fully and particularly described in the 'C' SCHEDULE written hereunder, to do, execute and perform and cause to be done, executed and performed either *singly* or *jointly* the following acts, deeds and things:

1. To have the name of the owners to be mutated in the records of the Kolkata Municipal Corporation and to do all other acts including signing all papers and instruments in this regards.
2. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such papers documents instruments than may be required in this regards.
3. To deal and negotiate with the existing occupiers of the said premises and to make a settlement of this shifting or eviction from the Schedule property while developing the said premises. As also to appropriate legal steps as our Attorney may deem fit and proper at their discretion.
4. To enter into sale/lease or any agreement or deeds with any person or persons in respect of the "Developer's Allocation" on our behalf.
5. To receive the booking and/or advance amount, Sale consideration amount from the intending purchaser or purchasers in respect of the "Developer's Allocation" as per the Development Agreement also to execute the Sale Deeds/Agreements/Assignment Deeds and to present the same for registration before the concerned Registrar of Assurances, Sub-Registrar Offices and to admit execution. Also to sign all forms, petitioners, affidavits and other documents necessary for completion of the registration of the Sale Deeds, etc., and to receive the same back after registration.
6. To appear and act and give evidence in all the Courts, Civil, Revenue or Criminal whether Original or Appellate, Consumer Courts, Consumer State and National Commissions, in the Registration Offices or any other office of Central and State Government of District Board or any Revenue or any local Authority, Kolkata Municipal Corporation, CESC, in any proceedings or matters as and when necessary.
7. To take/institute proceedings as and when necessary for all matters relating to the Schedule mentioned property and to sign and verify Plants,

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Pulak Banerjee
Sandeep Chakraborty.

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Kennel Das.

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SPANDAN INFAPROJECTS LLP

Devika Das

Partner

Vakalaths, Authorisation, Letters, Written Statements, Petitions or Claims and Objections, Memorandum of Appeal and Petitions, forms and Applications of all kinds and to file them in any such Court or Office, till a finality is reached and also to correspond with the Electricity Board, City Municipal Corporation, Revenue Authorities, Panchayat Board Authorities and any other Local Bodies and the Reserve Bank of India and the Income Tax Authorities Constituted under the Income Tax Act, Central, State and Local Government Bodies/Departments.

8. To create construction and/or carryout development work by constructing multi storied building by demolishing the old structure standing thereon as per the plan approved by the appropriate authority.
9. To appoint any Advocate/s, Revenue Agent or any other legal Practitioner or Auditor.
10. To file and receive back documents to receive deposit and advance and to issue receipts thereof.
11. To obtain refund to Stamp duty, Court fees or repayment of Court fees etc. If any.
12. To apply to Courts and Government and other officers including Central and State Authorities and Tax Authorities for copies of documents and papers.
13. To apply for the inspection of and to inspect judicial and public records.
14. To accept service of any summons, Notice or Writ issued by any Court or Officer against us.
15. To apply before the Kolkata Municipal Corporation for sanction of building plan, amalgamation and mutation of the schedule mentioned property and to sign all necessary documents and forms for such mutation on our behalf and also to sign the building plan and to submit the same before Kolkata Municipal Corporation on our behalf.
16. To apply before **CESC Ltd.** for new electricity connection including allied matter on our behalf and also lift connection and sanction
17. To defend possession manage and maintain as well as construction including contractor and suppliers.

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Partner

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Partner

Namita Banerjee
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Binayak Banerjee
Pulak Banerjee
Sandeep Chakrabarty

18. To deposit and withdraw fees documents and money in any from any Court or Courts, and/or any other persons or authority and give valid receipts and discharges whereof.
19. For all or any of the purpose herein before stated to appear and represent us before the authorities having jurisdiction and to sign execute and submit papers and documents.
20. To apply before any authority for any purpose on our behalf and also to sign all necessary documents.
21. To execute the Sale Deed/Deeds or any other deed or deeds in respect of the "Developer's Allocation" and present the same in our name and on our behalf before the concerned Registrar Office for registering the Sale Deeds. Also to admit execution in respect of any such documents before the Registrar for purposes of registration and to receive the sale price/consideration and to give effectual receipts therefore and to consent for change of Registry.
22. To do all such acts necessary to make the sale effective and to effect mutation of Government and public records and accounts subsequent to the sale.
23. From time to time to appoint and remove at pleasure any substitute or substitutes as Attorney or Agent under them, in respect of all or any of the matters aforesaid upon such terms and on such salaries or remuneration as they shall think fit.
24. GENERALLY to act as our ATTORNEY or AGENT in relation to the matters aforesaid and on our behalf to execute and to all deeds, acts or things as fully and effectually in all respects as we, ourselves would do if personally present.
25. We do hereby for ourselves, our heirs, executors, administrators and legal representatives ratify and confirm whatsoever our said ATTORNEY shall do or purport to do by virtue of this POWER OF ATTORNEY.
26. The said Attorney shall obtain or have power to make any construction, Development work on the Schedule mentioned property.
AND to do and/or perform all other acts, deeds and things relating to the schedule mentioned property which our said Attorney in their absolute

Namita Banerjee 25.

Binayak Banerjee
Pulak Banerjee
Sandeep Chakrabarty.

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Kamala Das
Partner

Devinder Das
Partner

discretion think fit and proper as we could do in all respect if we personally present.

- A. To sign on my behalf the necessary building plan/revised plan, structural designs etc. in respect of the proposed ground plus three storied building and to submit, sign and execute all lawful documents and papers in connection therewith and to receive from and grant valid receipt of such sanctioned building plan/revised plan to the Kolkata Municipal Corporation.
- B. To sign and execute the necessary documents, declaration and any other papers lawfully required for the purpose of mutation of names in my favour in respect of the schedule 'C' property both in the office of the Kolkata Municipal Corporation and other concerned offices.
- C. Subject as provided in the said Development Agreement, upon receipt of such money as aforesaid only in respect of transfer and conveyance of undivided proportionate share of right and interest in the 'C' schedule land on account of Developer's Allocation in my name and on my behalf as my acts and deeds, to sign, execute, admit and register any conveyance or conveyances in respect of the flat or flats under Developer's allocation in the said proposed multistoried building to be constructed by the Developer on and upon my said 'C' Schedule land in favour of the intending purchasers.
- D. Subject as provided in the said Development Agreement, to sign and execute all other deeds, instruments and assurance which my said attorney or attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the respective units/flats in the said building under Developer's Allocation at the schedule premises as we could do yourselves, if personally present.
- E. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which my said attorney/attorneys shall consider necessary for conveying the respective units/flats in the said building

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Kamod Das

Partner

SPANDAN INFAPROJECTS LLP

Aradhana Das

Partner

Namita Banerjee
Binayak Banerjee -
Pulak Banerjee

under Developer's Allocation to the said purchaser or purchasers as fully and effectually in all respects as we could do the same yourselves.

- F. To raise fund for the purpose of the above construction from Bank or any financial institution but only authorized to create charge upon the Developer's Allocation keeping absolutely free and unencumbered the Owners' Allocation and on such account the Owners shall be kept and continue to be kept indemnified from any and/or all claims against the Owners' allocation in the said proposed building at the schedule premises.
- G. And we hereby agree to ratify and confirm all and whatever others act or acts our said attorney/attorneys shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the transfer of the diverse flats/units under Developer's allocation in the said proposed multistoried building to be constructed by the Developer on and upon my said "C" Schedule land under and by virtue of the said Development Agreement notwithstanding any express power in that behalf is provided herein.

ARTICLE - XII

LANDOWNERS' INDEMNITY

The Landowners hereby agree that the Developer shall be entitled to the construction including the Developer's allocation and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer performs and fulfils all the terms and conditions heretofore and hereafter contained on the part of the Developer to be observed and performed. The Landowners shall remain indemnified and continue to remain indemnified for any acts, commission and omission on the part of the Developer in connection with, for the purpose of and in relation to the construction of the proposed building arising out of the said Development Agreement.

ARTICLE - XIII

DEVELOPER'S INDEMNITY

The Developer hereby agrees to keep the Landowners indemnified against all Third party claims and actions arising out of any acts, commission or omission or admission of the Developer in relation to construction of the said proposed Ground plus three storied building at the "C" schedule premises, more

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Pulak Banerjee

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Kanwar Das

Partner

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Devendra Das

Partner

specifically to say, the Developer shall not do, execute and perform or cause to be done, executed or performed any acts, deeds or things in relation to, in connection with and for the purpose of sale or transfer of any flat or flats by way of receiving consideration for the same falling under the "Developer's Allocation" by virtue of which the right, title and interest in the "C" Schedule land may be told upon even to the minutest extent and for such acts of violation of the present Development Agreement and exercise of rights and powers more than conferred upon the attorney/attorneys, the landowners shall not under any circumstances and on any account whatsoever in respect thereof be responsible or liable and in such event this agreement shall forthwith be cancelled and determined to all effects and intents and for all practical purposes and the Developer shall be personally liable and responsible for any consequences on account thereof.

ARTICLE - XIV

MISCELLANEOUS

1. The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the parties hereto in any manner nor shall the parties hereto constituted as an Association of person.
2. It is implied herein that to facilitate the construction of the building by the Developer, various deeds, matters and things not particularly specified herein may be required bona-fide to be done, executed and performed or cause to be done, executed and performed by the Developer and in such nexus the Landowners hereby undertakes to do execute and perform all such lawful acts, deeds and things as may be lawfully required by the Developer.
3. Any notice or notices required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by registered post with A/d and shall likewise be deemed to have been served on the Developer if delivered or sent by registered post to the Developer at the above recorded address.

SPADAN INFAPROJECTS LI.

Kamlesh Das

Partner

SPADAN INFAPROJECTS LI.

Devendra Das

Partner

Mamit Banerjee
Binayak Banerjee
Pulak Banerjee
Srideep Chakraborty.

4. The Developer and the Landowners at material point of time shall mutually frame scheme for the management and administration of the said building and/or common parts therein.
5. The Developer shall pay all Municipal taxes and revenues etc. in respect of the "C" schedule property and also electricity charges to be paid in respect of Owner's allocated portion from the date of taking over possession of the "C" schedule property till the date of completion of the building and handing over possession of the same to the Landowners and the liabilities prior to the date of handing over of the "C" schedule property to the Developer for the purpose of construction of building, shall be borne by the Landowners.
6. The Intending Purchaser, flat owners, developer and the Landowners shall not do any such thing for which the mutation in respect of the respective flat is impeded or objected by the Kolkata Municipal Corporation or any concerning authority.
7. The developer will bear the cost of Gift of Deed of Srideep Chakraborty dated 13.05.2021 and total amount expenses **Rs.1,32,300/- (One Lakh Thirty Two thousand Three Hundred)** only. It will be adjusted from Srideep Chakraborty share at time of position
8. A suitable name of the building is "**SPANDAN IRIS**" and is not be changed by the Owner's or any of the buyers of the flats in the said building.

ARTICLE - XV

FORCE MAJEURE CLAUSE

The Landowners and the Developer hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation stand prevented by the existence of force majeure and the performance during such period shall remain suspended.

ARTICLE - XVI

ARBITRATION

Any dispute or differences which may arise between the parties or their representatives, with regard to the construction, meaning and effect of this Deed or any party thereof, or the rights and liabilities under this Deed, shall be referred to Arbitration and the decision of a Sole Arbitrator, if the parties in disputes so

Namita Banerjee²⁹
Dinoyak Banerjee -
Pulak Banerjee

SPANDAN INFRAPROJECTS PVT. LTD.

Kaorend Khas

Partner

SPANDAN INFRAPROJECTS PVT. LTD.

Devolina Das

Partner

agree, otherwise to two or more arbitration, one to be nominated by each party or his/their representatives and in case of difference of opinion between them, by the umpire selected by them at the commencement of reference and this clause shall be deemed to be a submission within the meaning of the Indian Arbitration & Conciliation Act, 1996 and/or any other statutory modification and/or re-enactment and the jurisdiction would be of Calcutta High Court and the District Courts at Kolkata.

SCHEDULE 'A' REFERRED TO ABOVE:

All that the piece and parcel of an area of land measuring about 3 Bighas, be the same a little more or less comprised in Jamindar Khatian No.230/2 and 233 in Dag No.1040/1269 and 1267 in Mouza-Dhakuria, the then Police Station-Sadar Tollygunge, thereafter Jadavpur Police Station, now within the limits of Lake Police Station lying and situate at Municipal Premises No.50, Maharaja Tagore Road, Kolkata-700 031 being butted and bounded as follows:

ON THE NORTH : 20 feet wide K.M.C. Maharaja Tagore Road

ON THE SOUTH : Building No.50-E, Maharaja Tagore Road

ON THE EAST : Common passage in between Building No.48 Maharaja Tagore Road

ON THE WEST : Common passage in between Building No.57 & 58 Maharaja Tagore Road

SCHEDULE 'B' REFERRED TO ABOVE

All that the piece and parcel of an area of land measuring about 6 Kathas 8 Chittacks out of the said land comprising in Jamindar Khatian No.230/2 and 233 in Dag No. 1040/1269 and 1267 in Mouza-Dhakuria, the then Police Station-Sadar Tollygunge, thereafter Jadavpur Police Station, now within the limits of Lake Police Station lying and situate at Municipal Premises No.50, Maharaja Tagore Road, Kolkata-700 031.

SCHEDULE 'C' REFERRED TO ABOVE
(The land for development)

All that the piece and parcel of land measuring about 2 cottaha 10 chittacks with existing structure thereon measuring about 530 sq. ft. one storied old building comprised in Jamindar Khatian No. 230/2 and 233 in Dag No.1040/1269 and 1267 in Mouza-Dhakuria, the then Police Station-Sadar Tollygunge, thereafter

Namita Banerjee
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Pulak Banerjee
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Devolina Das

Durham

Pravara

Jadavpur Police Station, now within the limits of Lake Police Station lying and situate at KMC Premises No.50-A/B/C/D, Maharaja Tagore Road, Kolkata-700 031 under KMC Ward No.92, District-24 Parganas (South).

SCHEDULE 'D' REFERRED TO ABOVE

(LANDOWNERS' ALLOCATION)

shall mean 50% of the built up area as per plan to be sanctioned by the KMC Authority in the form of Self contained flats/units in diverse floor in the proposed ground plus three storied building together with undivided proportionate share of right and interest in the 'C' schedule land along with the amenities and benefits of common areas attached with the said proposed building, more fully and particularly described in the schedule 'F' written hereunder, including 50% area of car parking space in the ground floor of the proposed ground plus three storied building in lieu of the 'C' schedule land.

The said Landowners' Allocation shall comprise of the undivided proportionate share of right and interest in the 'C' schedule land with enjoyment of all common areas and facilities available to the said proposed building with the fittings, fixtures and arrangements as provided in schedule written below including the right of users in common of the stair case, stair case landing including right of user of the roof along with other intending purchaser(s) of Developer's allocation for the purpose of drying clothes, fixing and installation of TV Antena, use/maintenance of overhead tank etc., more fully and particularly described in the schedule 'E' written hereunder.

That the Landowners herein do hereby declare and record that he does not have any objection and discontentment towards the above Landowners' allocation made in the proposed ground plus three storied building for residential purpose and he, immediately upon such allocation, subject to payment/adjustment of the said refundable advance, as the case may be, in the manner aforesaid and delivery of peaceful possession in respect thereof unto him in the manner aforesaid, shall stand ceased, relinquished and estopped for ever from raising any dispute or further claim, demand, title, right and interest and any sort of interference and intervention whatsoever in respect and on account of such allocation/payment/adjustment as aforesaid. During progress of the construction work on and upon the 'C' schedule land the Landowner herein shall not raise any

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Binayak Banerjee
Pulak Banerjee
Sandeep Chakraborty

SPANDAN INFAPROJECTS LI:

SPANDAN INFAPROJECTS LI:

Debarshi

Debarshi

disputes owing to the agreed ratio of allocation being 50% as Landowner's Allocation in lieu of the 'C' schedule land which may even to the minutes extent encumber or endanger or interfere or intervene the construction work of the proposed building thereon or insecure or interfere in enjoying and dealing with the Developer's allocation as aforesaid and under any circumstances whatsoever the General Power of Attorney executed by the Owner herein in favour of the Developer shall remain quite in force till completion of the construction work and delivery of respective allocation in the said proposed building in the manner aforesaid is completed.

The details of the Owners' Allocation as aforesaid in lieu of the 'C' schedule land are more fully, particularly and clearly written in the 'D' Schedule hereunder and the common areas, amenities, benefits etc. are more fully and particularly written in the 'F' Schedule hereunder and the Developer's Allocation as aforesaid is more fully and particularly written in the 'E' Schedule as per specification of Construction more fully and particularly written in the 'G' Schedule hereunder. The Landowners do hereby deliver unto the Builder/Developer herein the peaceful and unencumbered vacant possession of the 'C' schedule land property for the purpose of, in connection with and in relation to the proposed construction thereon.

SCHEDULE 'E' ABOVE REFERRED TO:
DEVELOPER'S ALLOCATION

shall mean the remaining built-up area of 50% of the built up area in the proposed building in the form of flats other than the Landowner's Allocation as per schedule 'D' written hereunder including the proportionate undivided share of right and interest in the schedule 'C' land and common areas and facilities of the land and premises together with right to enter into agreement for sale, transfer, lease and let out, transfer or deal with Bank/NBFC for mortgage for loan for the purpose of Development or deal with the same to take advance and/or settle price from the intending purchasers or transferees subject to due performances of the terms of these presents and further subject to the Builder's/Developer's effectively keeping and continuing to keep the landowners indemnified from any and/or all risk, responsibility and liability whatsoever on account thereof.

Namita Banerjee³²
Bhargav Banerjee
D. N. Banerjee

SPANDAN INFRA PROJECTS LLP
Kamal Das,
Partner

SPANDAN INFRA PROJECTS LLP
Pravina Das
Partner

That the Landowners herein do hereby declare and record that they do not have any objection and discontentment towards the above allocation/payment made on account of the instant Development Agreement for the purpose of and in connection with the construction of the proposed ground plus three storied building at the 'C' schedule premises and he, immediately upon handing over and delivery unto him the agreed Landowner's Allocation in the manner aforesaid, shall stand ceased, relinquished and estopped for ever from any claim, demand, title, right and interest and any sort of interference and intervention whatsoever in respect of such allocation. During progress of the construction work on and upon the 'C' schedule land the Landowners herein shall not raise any disputes or controversies owing to the Landowners' Allocation in the proposed building in lieu of his ownership in respect of the 'C' schedule land respective share in the schedule land which may even to the minutes extent encumber or endanger or interfere or intervene the construction work of the proposed building thereon or insecure or interfere in enjoying and dealing with the Developer's allocation as aforesaid and under any circumstances whatsoever the General Power of Attorney executed by the Owners herein in favour of the Developer shall remain quite in force till completion of the building and handing over Landowner's Allocation and disposal of Developer's Allocation.

The details of the Owners' Allocation as aforesaid in lieu of the schedule land are more fully, particularly and clearly written in the 'D' Schedule hereunder and the common areas, amenities, benefits etc. are more fully and particularly written in the 'F' Schedule hereunder and the Developer's Allocation as aforesaid is more fully and particularly written in the 'E' Schedule as per specification of Construction more fully and particularly written in the 'G' Schedule hereunder. The owner does hereby deliver unto the Developer the peaceful possession of the 'C' schedule land property for the purpose of, in connection with and in relation to the proposed construction thereon.

The Developer shall exclusively be entitled to the Developer's allocation in the said building and to transfer, alienate or otherwise deal with or dispose of the said allocated portion without any right, claim or interest therein whatsoever on the part of the Landowners and the Landowners shall not in any way interfere

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Dinayak Banerjee
Pulak Banerjee
Sandeep Chakrabarty.

Partner

Kamal Das

Nandini Das

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SPANDAN INFRA PROJECTS LLP

Partner

with or disturb the khas and peaceful possession of the Developer's allocation, more fully and particularly described in the 'E' schedule written hereunder.

The Developer shall have the rights and powers by virtue hereof to convey and transfer the Developer's allocated portion to his nominated person or persons as a Constituted Attorney of the Landowners and shall receive the entire consideration money to be fixed by the Developer for the said portion with the intending purchaser(s) and the Landowner must not have any claim or demand or objection whatsoever for such transfer and transaction or for sale of the Developer's allocation to any persons or persons nominated by the Developer.

SCHEDULE 'F' REFERRED TO ABOVE

COMMON AREAS

- a. The land on which the building is located, all easement rights belonging to land and building.
- b. The foundation columns, girders, supports main wall, roof lobbies, stair, staircase, ways, entrance and exits of the building.
- c. The easements, walls, lift, storage space.
- d. Installation of common services such as powers, lights, water, sewerage, telephone lines etc.
- e. Tanks pump, meters, compressors, pipes and tubes and general apparatus and installations existing for common use and passage and paths etc.
- f. All other parts of this property necessary and convenient to the existence, maintenance and safety of the building and common enjoyment or normally in common use.
- g. Boundary walls.
- h. Electric meter rooms, main electric meter, pump and switches fixed in the common areas.

SCHEDULE 'G' REFERRED TO ABOVE

(Specification of Construction)

1. General : R. C. C. frame structures building as per approved design.
2. Outside main wall 8" thick, all inside partition will be 5" or 3" thick brick work.
3. Flooring : All rooms, verandahs, kitchen, toilets, floors are laid with marble with skirting on height of same things, dado of the toilet with ceramic glazed tiles up to a height of 5' 0".

Namita Banerjee
Bijoyak Banerjee
Pulak Banerjee
Sudhakar Banerjee

SPANDAN INFRA PROJECTS LTD

Kamal Das

Director

SPANDAN INFRA PROJECTS LTD

Devendra Das

Director

4. Toilets: Glaze tiles fittings up to 7'-0" high, 1 no. of white Commode/pan, 2 Nos. of tab esco, 1 no. of shower, extra charges for hot water line and geezer line.
 5. Kitchen: Ceramics tiles will be fixed above, from the top of the cooking table at one end. Kitchen table top will be made off with suitable black stone, one bib cock will be provided. Provisions for space for gas cylinder will be kept thereon.
 6. Door: Doorframe will be made of 4" x 2½" sal wood/hard wood, door (Palla) commercial flash will be provided for each door. Main door will be made of with 1½" thick hard wood e.g. hillock etc. wood. One door bolt will be provided in main door. Other doors will be made of flash door with a door bolt.
 7. Window: Aluminum sliding glass palla.
 8. Water line: KMC water line with surface G.I./P.V.C. of standard dimension will be provided.
 9. Electric: Concealed wiring with Anchor switches and wire with normal and necessary points. Extra charges for A.C. points, MCB, cable lines, exhaust, telephone line.
 10. Finishing: Outside finishing by snowcem and inside will be finished by plaster of paris (white finish).
 11. Height of the floor will be as per sanctioned plan. Any minor dispute and /or change in specification of works shall be decided mutually by the parties hereto.
 12. To provide collapsible gate at the main entrance gate of the proposed building.
- IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hand and seal on the day month and year first above written.

Partner

SPANDAN INFRA PROJECTS
Kamala Das

SPANDAN INFRA PROJECTS
Devilina Das

Namita Banerjee
Bijaya Banerjee
Pulak Banerjee
Anil Kumar Chakrabarti

SIGNED AND DELIVERED

In presence of:

1. Probir Ray Chowdhury
17 W K P Ray Lane
PO - Dhakuria
PS - Garfa
KOL - 700031
2. Amit Ghosh
R.N.T. Road, Harinavi
Kolkata - 700148

2. Amit Ghosh
R.N.T. Road, Harinavi
Kolkata - 700148

2. Probir Ray Chowdhury
17 W K P. Ray Lane
PO - Dhakuria.
PS - Garfa
KOL - 700031

Drafted by

ACD. Rajesh Kumar
Advocate
Acipre Police Court, KOL - 27
Typed by
Kop H. P/354/07

Amit Ghosh
R.N.T Road, Harinavi
Kolkata - 700148

Narrita Banerjee -
Binayak Banerjee
Pulak Banerjee
Sandeep Chakraborty

SIGNATUTRE OF THE LANDOWNERS

SPANDAN INFAPROJECTS LLP
Kamal Das
Partner












SPANDAN INFAPROJECTS LLP
Devolina Das
Partner

SIGNATURE OF THE BUILDER/DEVELOPER

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












Name

Signature

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	left hand					
	right hand					












Name SRIDEEP CHAKRABORTY

Signature Srideep Chakraborty

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

Name NAMITA BANERJEE

Signature Namita Banerjee

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	left hand					
	right hand					










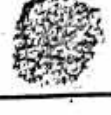

Name BINAYAK BANERJEE

Signature Binayak Banerjee

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PHOTO	left hand					
	right hand					












Name

Signature

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	left hand					
	right hand					












Name ...PULAK BANERJEE

Signature ✓ *Pulak Banerjee*

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	left hand					
	right hand					

Name ...KAMAL DAS

Signature ✓ *Kamal Das*

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	left hand					
	right hand					

Name ...DEVOLINA DAS

Signature ✓ *Devolina Das*

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220048232361 Payment Mode: Online Payment
GRN Date: 10/08/2021 13:46:29 Bank/Gateway: State Bank of India
BRN: IK0BFKYUJ2 BRN Date: 10/08/2021 13:08:33
Payment Status: Successful Payment Ref. No: 2001424827/4/2021
[Query No*/Query Year]

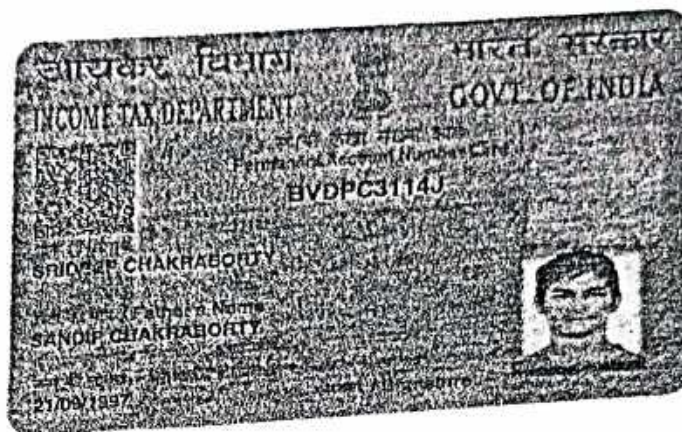
Depositor Details

Depositor's Name: KAMAL DAS
Address: 76/1, SELIMPORE ROAD, LAKE KOLKATA 700025
Mobile: 8017402184
Depositor Status: Attorney of Claimant
Query No: 2001424827
Applicant's Name: Mr ARGHADEEP CHOWDHURY
Identification No: 2001424827/4/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No	Payment ID	Description	Head of A/C	Amount (₹)
1	2001424827/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	9971
2	2001424827/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	1351
Total				11322

IN WORDS: ELEVEN THOUSAND THREE HUNDRED TWENTY TWO ONLY.



Sandip Chakraborty

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NAMITA BANERJEE

JITENDRA NATH MUKHERJEE

01/05/1932

Permanent Account Number

AYDPB3960B

Namita Banerjee

Signature



Namita Banerjee

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :

आयकर पैन सेवा यूनिट, यू टी आई एस एल,

प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,

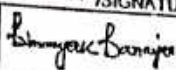
नवी मुंबई-४०० ६१४

रधार लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACWPB3935H

नाम /NAME
BINAYAK BANERJEE

पिता का नाम /FATHER'S NAME
SANAT KUMAR BANERJEE

जन्म तिथि /DATE OF BIRTH
15-11-1950

हस्ताक्षर /SIGNATURE


आयकर आयुक्त, प.नं. 11
COMMISSIONER OF INCOME-TAX, W.B. - II

Binayak Banerjee

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PULAK BANERJEE

SANAT BANERJEE

19/12/1952

Permanent Account Number

AXUPB9374R

Pulak Banerjee

Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Pulak Banerjee



Komal Das.
Devendra Das

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KAMAL DAS

TARAK LAL DAS

20/12/1964

Permanent Account Number
ADWPD1069K

Kamal Das
Signature

10102016

Kamal Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEVOLINA DAS

KAMAL DAS

15/03/1995

Permanent Account Number

CLWPD4411P

Devolina Das

Signature



Devolina Das

ভারত সরকার
Unique Identification Authority of India
Government of India

ভূমিকায়ুক্তির আই ডি/Enrollment No.: 1040/19551/34355

To
তোলা নথ্য প্রামাণিক
Bhola Nath Pramanik
18/2 KALIKAPUR KALIKAPUR ROAD
Mukundapur
Mukundapur South Twenty Four Parganas
West Bengal 700099
6597956
MIN06S979564DF



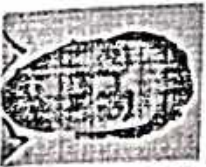
আপনার আধার সংখ্যা/ Your Aadhaar No. :

6660 3477 0051

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



তোলা নথ্য প্রামাণিক
Bhola Nath Pramanik
পিতা : কেশিনাথ প্রামাণিক
Father : KASHINATH PRAMANIK
জন্ম সাল / Year of Birth : 1979
সুকর / Male

6660 3477 0051



আধার - সাধারণ মানুষের অধিকার

তথ্য

- আপনার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আপনার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিচয়ের প্রাঙ্গণ সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

6597956



ভারতীয় পরিচয় প্রাঙ্গণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA







ঠিকানা:
১৮/২ কলিকাপুর, কলিকাপুর
রোড, মুকুন্দপুর, মুকুন্দপুর, পি. ২৪
মুকুন্দপুর, মুকুন্দপুর, ৭০০০৯৯
Address:
18/2 KALIKAPUR,
KALIKAPUR ROAD,
Mukundapur, Mukundapur,
South Twenty Four
Parganas, West Bengal,
700099











Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16302001424827/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Sri SRIDEEP CHAKRABORTY 50 A/S/O MAHARAJA TAGORE ROAD, City:-, P.O:- DHAKURIA, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Land Lord			<i>Srideep Chakraborty</i> 16.08.21
2	Smt NAMITA BANERJEE 50 A/B/C/D MAHARAJA TAGORE ROAD, City:-, P.O:- DHAKURIA, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Land Lord			<i>Namita Banerjee</i> 16.08.21.
3	Shri BINAYAK BANERJEE 50 A/B/C/D MAHARAJA TAGORE ROAD, City:-, P.O:- DHAKURIA, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Land Lord			<i>Binayak Banerjee</i> 16.08.21.

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri PULAK BANERJEE 50 A/B/C/D MAHARAJA TAGORE ROAD, City:-, P.O:- DHAKURIA, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700031	Land Lord			<i>Pulak Banerjee</i> 16.08.21.
5	Shri KAMAL DAS 76/1 SELIMPORE ROAD, City:-, P.O:- DHAKURIA, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700025	Represent ative of Developer [SPANDA N INFRA PROJECT S LLP]			<i>Kamal Das</i> 16.08.21
6	Ms DEVOLINA DAS 76/1 SELIMPORE ROAD, City:-, P.O:- Dhakuria, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700031	Represent ative of Developer [SPANDA N INFRA PROJECT S LLP]			<i>Devolina Das</i> 16.08.21
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr BHOLANATH PRAMANICK Son of Late KASHINATH PRAMANICK 18/2, KALIKAPUR, City:-, P.O:- KALIKAPUR, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700099	Shri SRIDEEP CHAKRABORTY, Smt NAMITA BANERJEE, Shri BINAYAK BANERJEE, Shri PULAK BANERJEE, Shri KAMAL DAS, Ms DEVOLINA DAS			<i>Bholanath Pramanick</i> 16.08.21.

(Rita Lepcha)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

3 3

Major Information of the Deed

Deed No :	I-1630-02947/2021	Date of Registration	18/08/2021
Query No / Year	1630-2001424827/2021	Office where deed is registered	
Query Date	09/08/2021 12:00:37 PM	1630-2001424827/2021	
Applicant Name, Address & Other Details	ARGHADEEP CHOWDHURY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017402184, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 25,00,000/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,32,300/-]		
Set Forth value	Market Value		
Rs. 25,00,000/-	Rs. 98,07,748/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 1,383/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Maharaja Road, , Premises No: 50A/B/C/D, , Ward No: 092 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 10 Chatak	22,50,000/-	94,49,998/-	Width of App Road: 20 Ft.
				4.3313Dec	22,50,000 /-	94,49,998 /-	
Grand Total :							

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	530 Sq Ft.	2,50,000/-	3,57,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 530 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Pucca, Extent of Completion: Complete					
	Total :	530 sq ft	2,50,000 /-	3,57,750 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature

1 Shri SRIDEEP CHAKRABORTY

Son of Shri SANDEEP CHAKRABORTY 50 A/B/C/D MAHARAJA TAGORE ROAD, City:- , P.O:- DHAKURIA, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BVxxxxxx4J, Aadhaar No: 70xxxxxxxx6098, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021
Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2021
Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Pvt. Residence

2 Smt NAMITA BANERJEE

Wife of Late SANAT KUMAR BANERJEE 50 A/B/C/D MAHARAJA TAGORE ROAD, City:- , P.O:- DHAKURIA, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx0B, Aadhaar No: 82xxxxxxxx6854, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021
Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2021
Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Pvt. Residence

3 Shri BINAYAK BANERJEE

Son of Late SANAT KUMAR BANERJEE 50 A/B/C/D MAHARAJA TAGORE ROAD, City:- , P.O:- DHAKURIA, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx5H, Aadhaar No: 56xxxxxxxx7929, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021
Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2021
Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Pvt. Residence

4 Shri PULAK BANERJEE

Son of Late SANAT KUMAR BANERJEE 50 A/B/C/D MAHARAJA TAGORE ROAD, City:- , P.O:- DHAKURIA, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx4R, Aadhaar No: 24xxxxxxxx4218, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021
Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2021
Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Pvt. Residence

Developer Details :

SI No Name,Address,Photo,Finger print and Signature

1 SPANDAN INFRA PROJECTS LLP

7/1A EDCONS CHEMBAR, City:- , P.O:- Kalighat, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx4C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No Name,Address,Photo,Finger print and Signature

1 Shri KAMAL DAS (Presentant)

Son of Late TARAK LAL DAS 76/1 SELIMPORE ROAD, City:- , P.O:- DHAKURIA, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9K, Aadhaar No: 76xxxxxxxx2461 Status : Representative, Representative of : SPANDAN INFRA PROJECTS LLP (as PARTNER)

Ms DEVOLINA DAS
 Daughter of Shri KAMAL DAS 76/1 SELIMPORE ROAD, City:- , P.O:- Dhakuria, P.S:-Lake, District:-Sou
 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Female, By Caste: Hindu, Occupation: Busines
 Citizen of: India, , PAN No.:: CLxxxxxx1P, Aadhaar No: 71xxxxxxx7668 Status : Representative,
 Representative of : SPANDAN INFRA PROJECTS LLP (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BHOLANATH PRAMANICK Son of Late KASHINATH PRAMANICK 18/2, KALIKAPUR, City:- , P.O:- KALIKAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal India, PIN:- 700099			

Identifier Of Shri SRIDEEP CHAKRABORTY Smt NAMITA BANERJEE, Shri BINAYAK BANERJEE, Shri PULAK
 BANERJEE, Shri KAMAL DAS, Ms DEVOLINA DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SRIDEEP CHAKRABORTY	SPANDAN INFRA PROJECTS LLP-1.08281 Dec
2	Smt NAMITA BANERJEE	SPANDAN INFRA PROJECTS LLP-1.08281 Dec
3	Shri BINAYAK BANERJEE	SPANDAN INFRA PROJECTS LLP-1.08281 Dec
4	Shri PULAK BANERJEE	SPANDAN INFRA PROJECTS LLP-1.08281 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SRIDEEP CHAKRABORTY	SPANDAN INFRA PROJECTS LLP-132.50000000 Sq Ft
2	Smt NAMITA BANERJEE	SPANDAN INFRA PROJECTS LLP-132.50000000 Sq Ft
3	Shri BINAYAK BANERJEE	SPANDAN INFRA PROJECTS LLP-132.50000000 Sq Ft
4	Shri PULAK BANERJEE	SPANDAN INFRA PROJECTS LLP-132.50000000 Sq Ft

DEVOLINA DAS
 Daughter of Shri KAMAL DAS 76/1 SELIMPORE ROAD, City:- P.O:- Dhakuria, P.S:-Lake, District:-Sou
 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Female, By Caste: Hindu, Occupation: Busines
 Citizen of India, PAN No.:: CLxxxxxx1P, Aadhaar No: 71xxxxxxx7668 Status : Representative,
 Representative of : SPANDAN INFRA PROJECTS LLP (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BHOLANATH PRAMANICK Son of Late KASHINATH PRAMANICK 18/2, KALIKAPUR, City:- P.O:- KALIKAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099			

Identifier Of Shri SRIDEEP CHAKRABORTY, Smt NAMITA BANERJEE, Shri BINAYAK BANERJEE, Shri PULAK
 BANERJEE, Shri KAMAL DAS, Ms DEVOLINA DAS

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Shri SRIDEEP CHAKRABORTY	SPANDAN INFRA PROJECTS LLP-1.08281 Dec
2	Smt NAMITA BANERJEE	SPANDAN INFRA PROJECTS LLP-1.08281 Dec
3	Shri BINAYAK BANERJEE	SPANDAN INFRA PROJECTS LLP-1.08281 Dec
4	Shri PULAK BANERJEE	SPANDAN INFRA PROJECTS LLP-1.08281 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Shri SRIDEEP CHAKRABORTY	SPANDAN INFRA PROJECTS LLP-132.50000000 Sq Ft
2	Smt NAMITA BANERJEE	SPANDAN INFRA PROJECTS LLP-132.50000000 Sq Ft
3	Shri BINAYAK BANERJEE	SPANDAN INFRA PROJECTS LLP-132.50000000 Sq Ft
4	Shri PULAK BANERJEE	SPANDAN INFRA PROJECTS LLP-132.50000000 Sq Ft

Endorsement For Deed Number : I - 163002947 / 2021

16-08-2021

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

Presented for registration at 19:35 hrs on 16-08-2021, at the Private residence by Shri KAMAL DAS .

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 98.07.748/-

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

Execution is admitted on 16/08/2021 by 1. Shri SRIDEEP CHAKRABORTY, Son of Shri SANDEEP CHAKRABORTY, 50 A/B/C/D MAHARAJA TAGORE ROAD, P.O: DHAKURIA, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 2. Smt NAMITA BANERJEE, Wife of Late SANAT KUMAR BANERJEE, 50 A/B/C/D MAHARAJA TAGORE ROAD, P.O: DHAKURIA, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 3. Shri BINAYAK BANERJEE, Son of Late SANAT KUMAR BANERJEE, 50 A/B/C/D MAHARAJA TAGORE ROAD, P.O: DHAKURIA, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 4. Shri PULAK BANERJEE, Son of Late SANAT KUMAR BANERJEE, 50 A/B/C/D MAHARAJA TAGORE ROAD, P.O: DHAKURIA, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business

Indetified by Mr BHOLANATH PRAMANICK, , Son of Late KASHINATH PRAMANICK, 18/2, KALIKAPUR, P.O: KALIKAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Service

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

Execution is admitted on 16-08-2021 by Shri KAMAL DAS, PARTNER, SPANDAN INFRA PROJECTS LLP (Partnership Firm), 7/1A EDCONS CHEMBAR, City:- , P.O:- Kalighat, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr BHOLANATH PRAMANICK, , Son of Late KASHINATH PRAMANICK, 18/2, KALIKAPUR, P.O: KALIKAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Service

Execution is admitted on 16-08-2021 by Ms DEVOLINA DAS, PARTNER, SPANDAN INFRA PROJECTS LLP (Partnership Firm), 7/1A EDCONS CHEMBAR, City:- , P.O:- Kalighat, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr BHOLANATH PRAMANICK, , Son of Late KASHINATH PRAMANICK, 18/2, KALIKAPUR, P.O: KALIKAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Service

Rita Lepcha

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 18-08-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,383/- (B = Rs 1,323/- , E = Rs 28/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,351/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/08/2021 1:48PM with Govt. Ref. No: 192021220048232361 on 10-08-2021, Amount Rs: 1,351/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BFKYUJ2 on 10-08-2021, Head of Account 0030-03-104-001-16

Amount of Stamp Duty

Amount that required Stamp Duty payable for this document is Rs. 10.071/- and Stamp Duty paid by Stamp Rs 100/-,
Online = Rs 9.971/-.
Description of Stamp
Stamp Type: Impressed, Serial no 6585, Amount: Rs 100/-, Date of Purchase: 09/03/2021, Vendor name: Subhanka
Des.
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/08/2021 - 1 48PM with Govt. Ref. No. 192021220045232381 on 10-08-2021, Amount Rs 9.971/-, Bank
State Bank of India (SBIN0000001), Ref. No. FK0BFKYUJ2 on 10-08-2021, Head of Account 0030-02-103-003-02

Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

22

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 105843 to 105900

being No 163002947 for the year 2021.



Digitally signed by RITA LEPCHA DAS
Date: 2021.09.06 13:34:54 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/09/06 01:34:54 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)