

05002/2025

D-1804/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 344929

23/05/2025
 Q-2001420500/2025

Certified that the document is addressed to the Registrar. The signature shown and the endorsement shown attached with the document are the part of this document

[Signature]
 District Sub-Registrar IV
 Registrar U/S F (2) of
 Registration 1908
 Alipore, South 24 Parganas
 23 MAY 2025

**DEVELOPMENT AGREEMENT ALONG WITH
 DEVELOPMENT POWER OF ATTORNEY**

THIS DEVELOPMENT AGREEMENT ALONG WITH DEVELOPMENT POWER OF ATTORNEY is made this the 23rd day of **May** Two Thousand and Twenty-five (2025)

BETWEEN

[Signature]
 Advocate

DEBES KUMAR MISRA
ADVOCATE
CALCUTTA HIGH COURT
KOLKATA - 700 001

SL. No.....Date.....
Rs.....
Name.....
Address.....
.....

15

15

SMRITI BIKASH DAS
Govt. License Stamp Vendor
Alipore Police Court
Kol-27



Identified by:
Abhijit Kumar Mishra
son of Late Narendran Mishra
VIII. Nij Maitama
P.O. Bhatla
Dist - Purba Midnapur
Pin code. 721433
Law Clerk

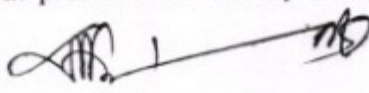
District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
23 MAY 2025

(1) **SRI RAJKUMAR CHAKRABORTY**, (PAN - ACNPC5269Q), (Aadhaar No. 8775 8573 8540), son of Late Rajat Kumar Chakraborty, by faith - Hindu, by Occupation - Service, by Nationality - Indian, residing at A/28, Nandan Kanan, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District - South 24-Parganas and (2) **SMT. BITASTA CHATTERJEE**, (PAN - BBZPC3930J), (Aadhaar No. 7552 8894 3057), wife of Dr. Abhijit Chatterjee, daughter of Late Rajat Kumar Chakraborty, by faith - Hindu, by Occupation - House-wife, by Nationality - Indian, residing at A/62, Survey Park, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District - South 24-Parganas, hereinafter jointly called and referred to as the **OWNERS/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their legal heirs, executors, legal representatives, administrators and assigns) of the **FIRST PART**

AND

"M/S. J.S. CONTRACTOR", (PAN - AGAPK0494N), a sole proprietorship concern, having its office at 5, Lake East 5th Road, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District - South 24-Parganas, being represented by its sole proprietor namely **SRI SWAPAN KANTHA**, (PAN - AGAPK0494N), (Aadhaar No. 5547 7590 5058), son of Late Bhabatosh Kantha, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 29, Lake East 4th Road, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District - South 24-Parganas, hereinafter called and referred to the **DEVELOPER** (which expression unless repugnant to the context shall mean and include its heir/ heirs, executor/ executors, administrator/ administrators, assign/ assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **SECOND PART**.

WHEREAS one M/s. Modern House and Land Development Company Private Limited of 9, Gariahat Road, P.S. Ballygunge, Kolkata - 700 019, was the absolute Owner of a big plot of land measuring an area of 7.21 Sataks equivalent to 21 Bighas 12 Cottahs 11 Chittacks lying and situated in Mouza - Santoshpur, J.L. No. 22, Touzi No. 151, comprising in C.S. Dag No.706, under C.S. Khatian No.10, corresponding to R.S. Dag No.804, under R.S. Khanda Khatian No.991, arising out of R.S. Khatian No. 14, under the then P.S. Sadar Tollygunge, thereafter P.S. Jadavpur, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur and at present P.S. Survey Park, in the District of 24-

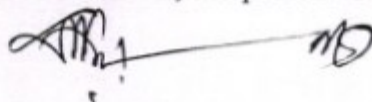


Parganas, now South 24-Parganas by way of a registered Deed of Sale dated 28.12.1954, registered at Sub-Registry Office at Alipore and recorded into Book No. I, Volume No. 141, at Pages 110 to 114, Deed No. 8697 for the year 1954 and the name of said M/s. Modern House and Land Development Company Private Limited was recorded and published in the R.S. Record of Right during Revisional Settlement operation.

AND WHEREAS by virtue of a registered Bengali Kobala Deed dated 11.07.1969, registered at Joint Sub-Registrar of Alipore at Alipore, District - 24-Parganas and recorded into Book No. I, Volume No. 68, at Pages 161 to 166, Deed No. 3590 for the year 1969 and thereafter by virtue of a registered Deed of Declaration dated 24.08.1995, registered at District Sub-Registrar - III, South 24-Parganas, Alipore and recorded into Book No. I, Volume No. 24, at Pages 306 to 310, Deed No. 1168 for the year 1995, said M/s. Modern House and Land Development Company Private Limited, sold, conveyed, transferred, assigned and granted one plot of land measuring an area of 3 (Three) Cottahs 6 (Six) Chittacks 30 (Thirty) Sq.ft. more or less togetherwith all easement rights lying and/or situated in Mouza - Santoshpur, J.L. No. 22, Touzi No. 151, Scheme Plot No. 19, comprising in C.S. Dag No.706, under C.S. Khatian No.10, corresponding to R.S. Dag No.804, under R.S. Khanda Khatian No.991, arising out of R.S. Khatian No. 14, under the then P.S. Sadar Tollygunge, thereafter P.S. Jadavpur, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur and at present P.S. Survey Park, in the District of 24-Parganas, now South 24-Parganas in favor of one Sri Rajat Kumar Chakraborty, son of Sri Bhabesh Chandra Chakraborty, deceased father of the present **OWNERS/VENDORS** herein.

AND WHEREAS after purchase, the said Rajat Kumar Chakraborty since deceased erected a two storied residential building admeasuring an area of 1582 (One Thousand Five hundred and Eighty-two) Sq.ft. more or less and started to reside thereon with his family.

AND WHEREAS while seized and possessed of otherwise well and sufficiently entitled to the aforesaid land together with two storied existing building said Rajat Kumar Chakraborty who was a hindu during his lifetime and was governed by Dayabhaga School of Hindu Law died intestate on 07.05.2003 and his wife Gayatri Chakraborty died intestate on 24.11.2012 leaving behind his only son namely **SRI RAJKUMAR CHAKRABORTY**, the present **OWNER No. 1** herein and one married daughter namely **SMT. BITASTA CHATTERJEE**, the present **OWNER No. 2** herein

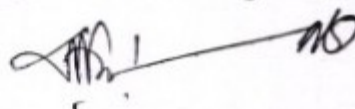


who jointly inherited the entire land and existing two storied building as per Hindu Succession Act 1956. After obtaining the aforesaid property the present **OWNERS** have mutated their names as the absolute Owners in the books and records of The Kolkata Municipal Corporation, under Ward No. 109, known and numbered as K.M.C. Premises No. 713, Survey Park, being Assessee No. 31-109-13-0713-7, under presently P.S. Survey Park (formerly P.S. Purba Jadavpur), corresponding to Postal Address A/28, Nandan Kanan, Post Office – Santoshpur, Kolkata – 700 075, District – South 24-Parganas and are paying the regular taxes thereof in respect of the aforesaid land and property.

AND WHEREAS thereafter the present **OWNERS** have filed the applications before the Ld. B.L. & L.R.O. Office for necessary Mutation and the concerned B.L. & L.R.O. department mutated the above mentioned land under L.R. Record of Rights vide L.R. Khatian Nos. 2001 & 2000, in L.R. Dag No. 804 in the name of present **OWNERS No. 1 & 2** respectively.

AND WHEREAS thereafter the present **OWNERS** converted the land from 'Holchar' to 'Bastu' in nature from the Office of the Additional District Magistrate & District Land & Land Reforms Officer, South 24-Parganas, New Treasury Building, Alipore vide Conversion Case Nos. CN/2024/1630/4221 and CN/2024/1630/4222, Memo Nos. 57(C)/51/2168/P/25 and 57(C)/51/2169/P/25 respectively, both dated 24.03.2025 against their ownership plot of land.

AND WHEREAS now the present **OWNERS/VENDORS** herein are the absolute joint recorded owners of **ALL THAT** piece and parcel of land measuring an area of 3 (Three) Cottahs 6 (Six) Chittacks 30 (Thirty) Sq.ft. more or less together with the existing two Storied building standing thereon total measuring an area of 1582 (One Thousand Five hundred and Eighty-two) Sq.ft. more or less, lying and situated in Mouza - Santoshpur, J.L. No. 22, Touzi No. 151, Scheme Plot No. 19, comprising in C.S. Dag No.706, under C.S. Khatian No.10, corresponding to R.S. Dag No.804, under R.S. Khanda Khatian No.991, arising out of R.S. Khatian No. 14, corresponding to L.R. Dag No. 804, under L.R. Khatian Nos. 2000 & 2001, under formerly P.S. Purba Jadavpur, at present P.S. Survey Park, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, known as K.M.C. Premises No. 713, Survey Park, being Assessee No. 31-109-13-0713-7, under presently P.S. Survey Park (formerly P.S. Purba Jadavpur), corresponding to Postal Address A/28, Nandan Kanan, Post Office – Santoshpur, Kolkata – 700 075, District – South 24-Parganas, which is more fully and



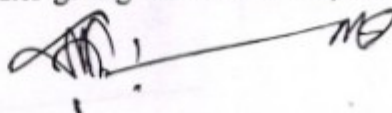
particularly mentioned and described in the **SCHEDULE - A** hereunder written and the present **OWNERS** are in possession and have been enjoying their absolute ownership and possession of the said land and property as free from all encumbrances.

AND WHEREAS the present **OWNERS** have now taken the physical measurement of their said plot of land and the net land area becomes 3 (Three) Cottahs 5 (Five) Chittacks 40.248 (Forty point two four eight) Sq.ft. more or less as per present physical measurement and the land area measuring 34.752 (Thirty-four point seven five two) Sq.ft. has been decreased due to extension of adjacent road.

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

AND WHEREAS the **DEVELOPER** herein, coming to know the facts of such desire of the **OWNERS** herein, has made a proposal in relation to the aforesaid development of the said property before the **OWNERS**. The **OWNERS** after necessary investigation and thorough understanding with the **DEVELOPER** herein, have agreed to develop the said premises by the **DEVELOPER**. Both the Parties hereto have mutually analysed, discussed, agreed and now the **DEVELOPER** and **OWNERS** desire to enter into this registered Development Agreement for the construction of a new Ground Plus Four storied building with Lift facility upon the aforesaid property as per the sanction building plan under certain terms and conditions which has been decided by and between the Parties herein, without involving the **OWNERS** in the matter of the hazards of construction. Refer Annexure - X for Specification of Building Construction.

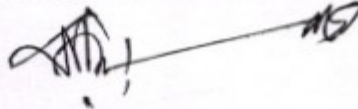
AND WHEREAS the **DEVELOPER** i.e. the party of the **SECOND PART** herein has agreed to make the construction of the proposed Ground Plus Four storied building with lift facility in flat systems for residential purposes only in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind of flats i.e. Developer's Allocation etc. after giving the **OWNERS**, the **Owners' Allocation**.



The **OWNERS** shall jointly get **entire complete First Floor and entire complete Third Floor** as per K.M.C. sanction floor area of the proposed building **together with 50% of the sanction Car Parking area** on the **Ground Floor** of the proposed Ground Plus Four Storied building. Besides above the **OWNERS** herein shall also jointly get in equal ration from the **DEVELOPER** a non-refundable sum of Rs.20,00,000/- (Rupees Twenty Lac) only out of which (i) Rs.5,00,000/- (Rupees Five Lac) only is being paid at the time of execution and registration of this Development Agreement as mentioned in the Memo of Consideration below, (ii) Rs.5,00,000/- (Rupees Five Lac) only is to be paid before commencement of work, (iii) Rs.5,00,000/- (Rupees Five Lac) only is to be paid at the time of Top Floor roof casting and balance (iv) Rs.5,00,000/- (Rupees Five Lac) only is to be paid on or before handing over the possession of Owners' Allocation as mentioned above. It is noted that the existing old two storied building which is standing in the said premises shall be demolished by the **DEVELOPER** herein at its cost and the **DEVELOPER** shall enjoy the entire sale proceeds of all broken materials thereto after demolishing the same. The **OWNERS** herein shall also get an alternative accommodation on rental basis per month from the **DEVELOPER** since the date of vacating the said premises and till the date of handing over the **Owners' Allocation**. The **OWNERS** shall also enjoy the undivided proportionate share of land and also common rights and facilities of the building as mentioned in the **SCHEDULE - A and C** below. This is called the **OWNERS' ALLOCATION** as described in the **SCHEDULE - B** below.

AND WHEREAS the **DEVELOPER** herein shall get the rest construction of Flats and Car Parking Space/s in the proposed building (**excluding the OWNERS' Allocation**). The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "D"** hereunder written. The **DEVELOPER** shall erect the proposed Ground Plus Four storied building with lift facility at its own cost and its supervision and labour to be erected as per annexed specification as well as the building plan to be sanctioned from K.M.C. and to meet up such expenses the **DEVELOPER** shall collect the entire consideration amount from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as the cost of land in connection with the said flats etc.

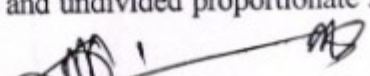
NOW THE AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions:-



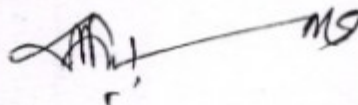
1. **DEFINITION** : Unless there is anything repugnant to the subject or context the terms:
 - (a) **OWNERS** : shall mean (1) **SRI RAJKUMAR CHAKRABORTY**, son of Late Rajat Kumar Chakraborty, by faith - Hindu, by Occupation - Service, by Nationality - Indian, residing at A/28, Nandan Kanan, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District - South 24-Parganas and (2) **SMT. BITASTA CHATTERJEE**, wife of Sri Abhijit Chatterjee, daughter of Late Rajat Kumar Chakraborty, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at A/62, Survey Park, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District - South 24-Parganas, the Parties of the **FIRST PART** herein and their respective legal heir/heirs, executor/ executors, administrator/ administrators, and legal representative/ representatives.
 - (b) **DEVELOPER** : shall mean "**M/S. J.S. CONTRACTOR**", a sole proprietorship concern, having its office at 5, Lake East 5th Road, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District - South 24-Parganas, being represented by its sole proprietor namely **SRI SWAPAN KANTHA**, son of Late Bhabatosh Kantha, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 29, Lake East 4th Road, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District - South 24-Parganas, the Party of the **SECOND PART** herein for the time being and its respective successors or successors in interest, representatives, administrators and assigns.
 - (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
 - (d) **PROPERTY** : shall mean the Property measuring net land area 3 (Three) Cottahs 5 (Five) Chittacks 40.248 (Forty point two four eight) Sq.ft. more or less as per present physical measurement together with the existing two Storied building standing thereon total measuring an area of 1582 (One Thousand Five hundred and Eighty-two) Sq.ft. more or less lying and situated in Mouza - Santoshpur, J.L. No. 22, Touzi No. 151, Scheme Plot No. 19, comprising in C.S. Dag No.706, under C.S. Khatian No.10, corresponding to R.S. Dag No.804, under R.S. Khanda Khatian No.991, arising out of R.S. Khatian No. 14, corresponding to L.R. Dag No. 804, under L.R. Khatian Nos. 2000 & 2001, under formerly P.S. Purba



Jadavpur, at present P.S. Survey Park, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, known as K.M.C. Premises No. 713, Survey Park, being Assessee No. 31-109-13-0713-7, under presently P.S. Survey Park (formerly P.S. Purba Jadavpur), corresponding to Postal Address A/28, Nandan Kanan, Post Office – Santoshpur, Kolkata – 700 075, District – South 24-Parganas, as mentioned and described in the **SCHEDULE - 'A'** hereunder written.

- (e) **BUILDING** : shall mean the proposed Ground Plus Four storied building with Lift facility having one flat in each floor to be constructed on the said property as per building plan to be sanctioned by the K.M.C. at the cost of the **DEVELOPER**.
- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, landings, stair ways, ultimate roof of the building, passage-ways, driveways, common toilet in the Ground Floor of the proposed Ground Plus Four storied building with Lift facility and care taker's room, if any on the Ground Floor of the proposed building, Lift and lift room of the building, meter space, water and water lines and plumbing lines, underground water reservoir, over head water tank, water pump and motor and other facilities as mentioned in the **SCHEDULE "C"** hereunder written which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat owners who shall purchase the same from the **DEVELOPER**.
- (g) **OWNERS' ALLOCATION** : The entire **OWNERS' ALLOCATION** is described in the **SCHEDULE - B** below. The **OWNERS** shall also enjoy undivided proportionate share of land and also right to use the common rights and facilities of the building as mentioned in the **SCHEDULE - A and C** below. This is called the **OWNERS' ALLOCATION** as described in the **SCHEDULE - B** below.
- (h) **DEVELOPER'S ALLOCATION** : The entire **DEVELOPER'S ALLOCATION** is described in the **SCHEDULE - D** below. The **DEVELOPER** shall also enjoy the common rights and undivided proportionate share of land of the Premises.
- 

- (i) **THE ARCHITECT** : shall mean such persons who will be appointed by the **DEVELOPER** for both designing and planning the building on the said premises.
 - (j) **BUILDING PLAN** : would mean such plan to be prepared by the Planner/Architect of the **DEVELOPER** for the construction of the proposed Ground Plus Four storied building with lift facility to be sanctioned by The Kolkata Municipal Corporation Borough Office XII at the cost of the **DEVELOPER**.
 - (k) **TRANSFEROR** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.
 - (l) **TRANSFeree** : shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.
3. **THE OWNERS DECLARE** as follows:
- (a) That they are the absolute recorded Owners and seized and possessed of and/or well and sufficiently entitled to the property as described in the **SCHEDULE - A** below.
 - (b) That the entire property is free from all encumbrances and the **OWNERS** have a good marketable title in respect of the said property as described in the **SCHEDULE - A** below.
 - (c) That the said property is free from all encumbrances, charges, liens lispens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever and there is no other co-sharer in this property except the **OWNERS** herein.
4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
- (a) That the **OWNERS** have hereby granted exclusive right to the **DEVELOPER** to undertake the new construction on the said Premises to be constructed by the

Handwritten signature and initials, possibly 'MS', in black ink.

DEVELOPER in accordance with the plan or plans to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER** and the **OWNERS** shall give full co-operation to the **DEVELOPER** for the same as and when required.

- (b) (i) **OWNERS' ALLOCATION** : the **DEVELOPER** shall give the **OWNERS** as the **OWNERS' ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written after completion of the project.

(ii) **DEVELOPER'S ALLOCATION** : the **DEVELOPER** shall enjoy the rest construction of the building as described in the **SCHEDULE-D** below.

- (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval and sanction of the building plan and the alternation/ modification/verification of the sanctioned building plan from the appropriate authorities shall be prepared signed and submitted by the **DEVELOPER** in the name of the **OWNERS** and also at the cost of **DEVELOPER** and if any addition/alteration/modification of making further plans to be sanctioned for proposed construction are required the **OWNERS** shall give such written permission to the **DEVELOPER** without any interruption.

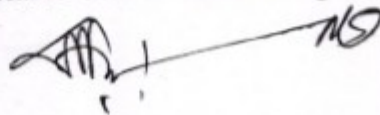
- (d) For all that purpose of sanction of Building plan applications, petitions, affidavits, drawings, sketches and for getting such addition/alteration/ modification plan or further plans to be approved by the appropriate authorities and the **DEVELOPER** shall appear, represent, sign before the concerned authorities on behalf of the **OWNERS** in their names and on their behalf in connection with any or all of the matters aforesaid and the **OWNERS**, in such circumstances, shall give assistance/co-operation/signatures whenever necessary to the **DEVELOPER** for the interest of the proposed project.

- (e) That the **DEVELOPER-Firm** shall erect the building in the said premises as per building plan to be sanctioned by K.M.C. at the cost of the **DEVELOPER** and for the same the **OWNERS** shall put their signature as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the Developer's portion together with proportionate undivided land share and other common rights to the intending purchasers and receive part or full consideration



money from the sale of part or full of **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER**.

- (f) The **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a Ground Plus Four storied building with lift facility having one flat in each floor and Car Parking Spaces on the Ground Floor thereon in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER**.
- (g) The **DEVELOPER** shall construct the new proposed Ground Plus Four storied building with Lift facility and carry out all the acts through its men or agents in such manner which the **DEVELOPER** shall think fit and proper for such construction of the said proposed building according to the K.M.C. building plan and shall also file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement.
- (h) That the **DEVELOPER** shall be exclusively entitled to its respective share of its allocation i.e. **DEVELOPER'S ALLOCATION** in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
- (i) The **DEVELOPER** shall apply in the name of the **OWNERS** and represent them before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the **OWNERS** shall not raise any objections for it; on the contrary the **OWNERS** shall give full co-operations to the **DEVELOPER** for facilitating the proposed project.
- (j) That the **DEVELOPER** shall at its own costs construct the proposed building at the said premises in accordance with the K.M.C. building plan and also as per annexed specifications and the **DEVELOPER** shall take all the responsibility and risk regarding the construction of the proposed building and the **DEVELOPER** further declares that it shall complete the said building

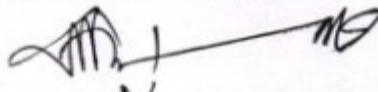
Handwritten signature and initials, possibly 'NS', at the bottom of the page.

within 12 (Twelve) months from the date of sanction of the building plan and also from the date of taking over peaceful vacant possession therein by the **DEVELOPER** whichever is later and 6 (Six) months grace period.

- (k) That the **DEVELOPER** shall install pump operated water connection through water lines in each floors/flats for K.M.C. water, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things, drains and also other facilities including lift in the said building at its own cost as required to be provided in the new building to be constructed by the **DEVELOPER** on ownership basis and as mutually agreed upon.

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

- (i) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of the portion of **DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.
- (ii) The **OWNERS** positively give vacant possession of the property as mentioned in the **SCHEDULE 'A'** hereunder to the **DEVELOPER** for making construction work of the proposed building as per sanction building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER** within 12 (Twelve) months from the date of sanction of the building plan and also from the date of taking over peaceful vacant possession therein by the **DEVELOPER** whichever is later and 6 (Six) months grace period.
- (iii) The **DEVELOPER** shall sell the flats, Car Parking Spaces, portions etc. of the proposed building, from the **DEVELOPER'S ALLOCATION** (strictly excluding the Owners' Allocation as described in the **SCHEDULE - B** below) as described in the **SCHEDULE 'D'** hereunder written **TOGETHER WITH** proportionate undivided share of land of the said property and the common portions, roof of the building proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full consideration money from the intending purchasers of the relative flats and/or all other portions of the building in respect of the **DEVELOPER'S**



ALLOCATION as per the terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyance, Deeds or Agreement for sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**.

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

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

The **OWNERS** namely, (1) **SRI RAJKUMAR CHAKRABORTY**, (PAN - ACNPC5269Q), (Aadhaar No. 8775 8573 8540), son of Late Rajat Kumar Chakraborty, by faith - Hindu, by Occupation - Service, by Nationality - Indian, residing at A/28, Nandan Kanan, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District - South 24-Parganas and (2) **SMT. BITASTA CHATTERJEE**, (PAN - BBZPC3930J), (Aadhaar No. 7552 8894 3057), wife of Dr. Abhijit Chatterjee, daughter of Late Rajat Kumar Chakraborty, by faith - Hindu, by Occupation - House-wife, by Nationality - Indian, residing at A/62, Survey Park, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District - South 24-Parganas, as the **PRINCIPALS** do hereby appoint "**M/S. J.S. CONTRACTOR**", (PAN - AGAPK0494N), a sole proprietorship concern, having its office at 5, Lake East 5th Road, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District - South 24-Parganas, being represented



by its sole proprietor namely **SRI SWAPAN KANTHA, (PAN - AGAPK0494N), (Aadhaar No. 554775905058)**, son of Late Bhabatosh Kantha, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 29, Lake East 4th Road, Post Office - Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District – South 24-Parganas, as their lawful Attorney on their behalf to do the following acts in respect of their property known as K.M.C. Premises No. 713, Survey Park, being Assessee No. 31-109-13-0713-7, within Ward No. 109, under formerly P.S. Purba Jadavpur, at present P.S. Survey Park, known as under presently P.S. Survey Park (formerly P.S. Purba Jadavpur), corresponding to Postal Address A/28, Nandan Kanan, Post Office – Santoshpur, Kolkata – 700 075, District – South 24-Parganasas morefully mentioned in the **SCHEDULE - A** below:

- i. To look after and manage the property on behalf of the **OWNERS**.
- ii. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices and in any other Office of Government, in the Office of The Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayat or any other office or Local Authority on behalf of us and for such purpose our said Attorney may accept service of any summons or any notice issued by any authority, shall be received by our said Lawful Attorney.
- iii. To sign and verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the **SCHEDULE - A** hereunder written in any such Court or Office.
- iv. To appoint, engage on our behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever our said Attorney shall think proper to do so and to discharge and/or terminate his appointments.
- v. To cause mutation of our said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and also in the record of Ld. B.L. & L.R.O. within the jurisdiction and to make such statements and



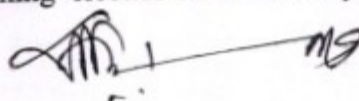
sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on our behalf.

- vi. To demarcate or delineate our said property that be necessary for the said purpose by virtue of a Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered before the concerned registering authority and/or to sewer any affidavit related thereto.
- vii. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
- viii. To sign all the plans to be submitted before the concerned authority/authorities for the sanction of the building plan, revised building Plan, addition and/or alteration Plan and/or modified Plan and/or completion Building Plan for our said property and sign all the papers related thereto and to sign the same on our behalf the addition and/or alteration and/or modified or revised Plan and submit the same before The Kolkata Municipal Corporation for sanction and then to get delivery the same along with the Completion Certificate and also Completion Plan of the building on our behalf from The Kolkata Municipal Corporation and execute any affidavit related thereto and also sign, execute and register any Deed of Declaration to be required for the same related to our said property.
- ix. To sign drainage and sewerage Plan of the property and submit the same before the Kolkata Municipal Corporation in respect of the Premises and to sign all other papers related thereto.
- x. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the **SCHEDULE - A** below and also to sign all the papers related thereto.
- xi. To look after and to control all the affairs for the development of the said land and construction of a new Ground Plus Four storied building with lift facility having one flat in each floor which is being erected as per sanction building Plan

 MS

to be sanctioned by The Kolkata Municipal Corporation or other approval of the Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the owners all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE – A** below related thereto and registrar the such document as per requirement for the interest of the proposed project.

- xii. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction, modification, revised and/or addition and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowner.
- xiii. To appear and represent on behalf of the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal Police, necessary Departments of Government of West Bengal, in connection with the modification and/or addition and/or alteration of Development plans for the above mentioned property and also for the interest of the proposed project.
- xiv. To pay fees for obtaining the addition, alteration, modification and/or revised plan and such other orders and permissions from the necessary authorities on behalf of the landowners as required for sanction, modification, addition and/or alteration of the Development Plan in accordance with law and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our Attorney shall think fit and proper.
- xv. To receive the excess amount of fees, if any, paid for the purpose of modification addition, alteration, revised and/or completion building plan to be sanctioned from the authority or authorities.
- xvi. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper.
- xvii. To apply for obtaining electricity gas, water sewerage, drainage, lift, telephone or other connections or obtaining electric meter or any other utility to the said



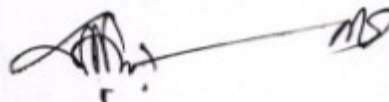
property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto on behalf of the **OWNERS** and submit the same before the concerned authority/ authorities for such connection of electric,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

- xviii. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
- xix. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
- xx. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
- xxi. To negotiate with other intending buyers for giving possession of the flats etc. in lieu of proper considerations sum against the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of this registered Development Agreement below and the **DEVELOPER** shall do all the acts in the Premises and the **DEVELOPER** shall get the **DEVELOPER'S ALLOCATION** as within mentioned.
- xxii. To collect advance or part payment or full consideration money from the intending purchasers of the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of this registered Development Agreement, alongwith the proportionate share of land and grant receipt in favour of the interested persons/persons who are interested to take possession of the flat/ flats etc. in lieu of satisfactory consideration.
- xxiii. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the Developer's Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the Developer's Allocation as



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

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



- xxx. To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf or to be institute preferred by or any person or persons in respect of the said property.
- xxxi. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the entire Premises.
- xxxii. To sign, declare and/or affirm any complaints, written statements petitions, affidavits, verifications, vokatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
- xxxiii. To deposit and withdraw fee, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.
- xxxiv. To install lift with other necessary installation and fittings and fixtures etc. in the building of the property and sign and execute all the papers along with C-Form from the lift company in connection with such installation of lift in the building.

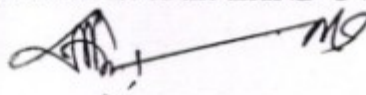
The Attorney i.e. the **DEVELOPER** shall do all other acts on behalf of the **OWNERS** in respect of the said property by virtue of this Power of Attorney.

AND GENERALLY TO act as the said Attorney in relation to all matters touching the said property and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as the Land Owners would do if we would personally present.

AND the Land Owners hereby ratify and confirm and agree or undertake and whatsoever their said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirmation and other works.

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

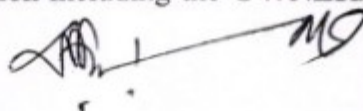
- (i) To get maximum sanction area from The Kolkata Municipal Corporation the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at **DEVELOPER'S** cost without prejudice right, title and interest of the **LAND OWNERS**.



- (ii) To complete the construction of the building within 12 (Twelve) months from the date of sanction of the building plan and also from the date of taking over peaceful vacant possession therein by the **DEVELOPER** whichever is later and 6 (Six) months grace period. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered the such delay shall not be counted and the **DEVELOPER** shall have liberty to extend the time as per its requirement after negotiation and/or discussion with the Land Owners to cover '*Force Majeure*' period.
- (iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- (iv) Not to do any act, deed or thing from the part of the **OWNERS** whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** in the said building.
- (v) The **DEVELOPER** shall act as per the terms and conditions of this Agreement.
- (vi) All expenses for the project including soil test, supervision for construction of the proposed building, sanction of building plan and also Completion Certificate of the building along with C-Form of the lift shall be paid by the **DEVELOPER**, but the **OWNERS** shall have to clear up and pay all the outstanding taxes and liabilities of K.M.C. including the effect of G.R., if any, B.L. & L.R.O. Mutation and Conversion in respect of the said property up to the date of execution and registration of this Development Agreement and collect necessary Tax Clearance Certificate and Assessment Roll from the authority concerned and also have to pay up to date land tax (khajna). The **OWNERS** shall have to pay the K.M.C. taxes after getting possession of the Owners' allocation in the said building. The **DEVELOPER** shall pay the taxes for the period of construction of the building and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers.
- (vii) The complete construction specification shall be part of the agreement under annexure X.

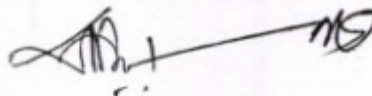
8. MUTUAL COVENANT AND INDEMNITIES :-

- (i) The **OWNERS** hereby undertake that the **DEVELOPER** shall be entitled to do the entire proposed construction including the **OWNERS' ALLOCATION** and



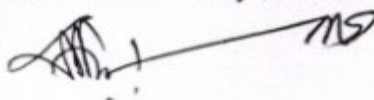
the **DEVELOPER** shall enjoy its Allocation without interference or disturbances from the end of the **OWNERS**, provided the **DEVELOPER** shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.

- (ii) The **OWNERS** are executing and registering a Development Power of Attorney by these presents in favour of the **DEVELOPER** to complete the project and also register all the Deeds including Agreement for Sale and Conveyance Deeds in respect of Developer's Allocation in favour of the intending purchasers and the **DEVELOPER** shall also execute and register the Deed of Conveyance in favour of the intending Purchasers on the **DEVELOPER'S ALLOCATION** (strictly excluding the Owners' Allocation) and the **OWNERS** shall join in the same when they shall be called for, if required.
- (iii) The **OWNERS** shall hand over the original Deed, all link deeds and other original papers in respect of the property to the **DEVELOPER** at the time of execution and registration of this agreement and for the same the **DEVELOPER** shall issue a receipt in favour of the **OWNERS** herein and such documents shall be handed over to the Association of the building after completion of the project alongwith registration of entire Developer's Allocation in presence of the flat owners of the proposed building including the **OWNERS** herein.
- (iv) The **OWNERS** shall have to pay the necessary maintenance of the building and also the proportionate taxes after taking delivery of the **Owners' Allocation**. The **DEVELOPER** shall pay the taxes for the period of construction of the building in respect of building and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers.
- (v) That during pendency of this Agreement if the **OWNERS** leave this material world, their legal heirs/successors shall inherit the **Schedule - A** mentioned property as per Hindu Succession Act, 1956 and thereafter the legal heirs of the present **OWNERS** herein shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the **DEVELOPER** by executing a Supplementary Agreement. The **OWNERS' ALLOCATION** shall then remain unchanged and thereafter such legal heirs of the **OWNERS** shall execute the fresh Supplementary Agreement and Development Power of Attorney in favour of the **DEVELOPER** herein without raising any



objection and it is also noted that if the **Developer** leaves this material world during this project work his legal heirs shall then continue this project as per the terms and condition of the firm.

- (vi) The **OWNERS** shall take proper initiative to enjoy all easement rights upon the adjacent passage on which the entire project depends upon. The **OWNERS** shall execute and register Deed of Declaration/s for the interest and benefit of the project relating to the Premises as and when required.
- (vii) That the **OWNERS** shall clear up all the previous outstanding K.M.C. taxes, khajna, if any, of the Schedule - A mentioned property and shall give a copy of Assessment Book copy and IB Copy issued by K.M.C. to the **DEVELOPER**. The **DEVELOPER** shall pay the taxes during construction of the proposed building.
- (viii) That by virtue of entering into this Development Agreement, the Landowners undertake that upon completion of the construction activities, obtaining the Completion Certificate, possession to the constructed area falling within the share of the Owners, would be handed over to the Owners by the Developer, upon the Owners paying their share of the Goods & Service Tax (GST) as and when applicable through the Developer as per Law of the Land. The liability of paying the Owners' share of Goods and Services Tax shall arise at the time when the Developer transfers possession or the right in the constructed complex, building or civil structure to the Owners, supplying the development rights by entering into a Conveyance Deed or similar instrument (e.g. Allotment letter).
- (ix) The **DEVELOPER** shall take entire financial liability of the proposed project to be done on the Premises and shall also take all the financial liability regarding subscription of local club, puja etc. and the **OWNERS** shall give full co-operation to the **DEVELOPER**.
- (x) The **DEVELOPER** shall take all the precaution at the time of construction of the building on the Premises exclusively at its cost and for the same the Owners shall not be financially liable.
- (xi) That if any accident occurs during the continuance of the constructional work of the project and any injury or death-casualty takes place relating to the masons and / or labourers etc., the **DEVELOPER / SECOND PARTY** and /or his engaged persons only will be liable for the said accident and the **OWNERS / FIRST PARTY** will not be held responsible or liable in any manner whatsoever.

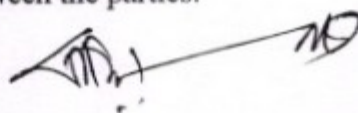


- (xii) That the **DEVELOPER** shall be bound to deliver the possession to the **OWNERS** before handing over the possession to the intending purchaser/s under Developer's Allocation by issuing a Possession Letter along with the keys of the flats. It is noted that after completion of the entire building with habitable condition at first the **DEVELOPER** shall give an offer with a 15 (Fifteen) days notice period to the **OWNERS** through electronic message or through e-mail or through by sending a letter to take the possession of the **OWNERS' ALLOCATION** and after expiring of the such 15 (Fifteen) days notice period from the date of receiving the said offer letter the **DEVELOPER** may hand over the possession of the flats and Car Parking Spaces to the intending purchaser/s under his own Developer's Allocation.
- (xiii) That the **DEVELOPER** shall erect and complete the construction of the entire building in accordance with the sanctioned building plan and shall be responsible to take the Completion Certificate of the building. No illegal construction shall be allowed by the **OWNERS** and the **OWNERS** shall not be liable for any illegal construction.
- (xiv) Existing two electric meters may be kept and later on these two meters can be handed over to the Owners, if possible as per the prevailing rule/norms of CESC.

BE IT NOTED THAT by this Development Agreement and the related Development Power of Attorney, the **DEVELOPER** shall only be entitled to receive consideration money by executing Agreement/final document for transfer of property, as per provisions laid down in the said documents as a **DEVELOPER** without getting any ownership of any part of the property under Schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement/final document for transfer of property between the **OWNERS** and the **DEVELOPER** in anyway.

9. **ARBITRATION:**

- (i) Save and except what has been specially stated hereunder, all disputes differences between the parties arising out of the meaning, construction of this Agreement of their respective right and liabilities as per this Agreement shall be adjudicated by the Arbitrator to be appointed jointly by the Parties or of two independent Arbitrators, one to be appointed by each of the parties, who shall jointly appoint an umpire and the decision of the Arbitrators or the Umpire shall be final and conclusive on the subject as between the parties.



- (ii) In spite of the foregoing provisions, the parties shall have right to sue for Specific Performance of Contract by one part against the other as per the terms and conditions of this Agreement.

10. **JURISDICTION OF THE COURT :**

All disputes and differences between the parties arising out of this development work of the Premises shall be adjudicated and settled through the Learned Court of Kolkata under the jurisdiction as the property in question is situated within Kolkata.

SCHEDULE OF THE ABOVE REFERRED TO
(DESCRIPTION OF THE PROPERTY OF)
SCHEDULE - 'A'

ALL THAT the piece and parcel of a plot of presently homestead land measuring net land area of **3 (Three) Cottahs 5 (Five) Chittacks 40.248 (Forty point Two Four Eight) Sq.ft. more or less** as per present actual physical measurement together with the existing two Storied residential building standing thereon total measuring an area of 1582 (One Thousand Five hundred and Eighty-two) Sq.ft. more or less whereon a new Ground Plus Four storied building with Lift facility shall be erected as per sanctioned building plan to be sanctioned by the K.M.C. lying and situated in Mouza - Santoshpur, J.L. No. 22, Touzi No. 151, Scheme Plot No. 19, comprising in C.S. Dag No.706, under C.S. Khatian No.10, corresponding to R.S. Dag No.804, under R.S. Khanda Khatian No.991, arising out of R.S. Khatian No. 14, corresponding to L.R. Dag No. 804, under L.R. Khatian Nos. 2000 & 2001, under formerly P.S. Purba Jadavpur, at present P.S. Survey Park, within the jurisdiction of The Kolkata Municipal Corporation, **Ward No. 109, known as K.M.C. Premises No. 713, Survey Park, (Zone : Nandan Kanan -- Nandan Kanan), being Assessee No. 31-109-13-0713-7, under presently P.S. Survey Park (formerly P.S. Purba Jadavpur), corresponding to Postal Address A/28, Nandan Kanan, Post Office - Santoshpur, Kolkata - 700 075, District - South 24-Parganas and it is butted and bounded by :-**

ON THE NORTH : Scheme Plot No. 18;

ON THE SOUTH : 40 ft. wide K.M.C. Road;



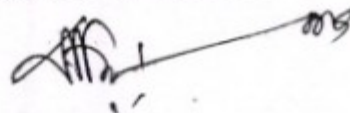
ON THE EAST : Scheme Plot No. 20;
ON THE WEST : 16 ft. wide K.M.C. Road.

SCHEDULE – 'B' ABOVE REFERRED TO
(OWNERS' ALLOCATION)
TO BE OBTAINED FROM THE DEVELOPER

The **OWNERS** shall jointly get **entire complete First Floor and entire complete Third Floor** as per K.M.C. sanction floor area of the proposed building together with **50% of the sanction Car Parking area on the Ground Floor** of the proposed Ground Plus Four Storied building. Besides above the **OWNERS** herein shall also jointly get in equal ration from the **DEVELOPER** a non-refundable sum of Rs.20,00,000/- (Rupees Twenty Lakhs) only out of which (i) Rs.5,00,000/- (Rupees Five Lac) only is being paid at the time of execution and registration of this Development Agreement as mentioned in the Memo of Consideration below, (ii) Rs.5,00,000/- (Rupees Five Lakhs) only is to be paid before commencement of work, (iii) Rs.5,00,000/- (Rupees Five Lakhs) only is to be paid at the time of Top Floor roof casting and balance (iv) Rs.5,00,000/- (Rupees Five Lakhs) only is to be paid on or before handing over the possession of Owners' Allocation as mentioned above. It is noted that the existing old two storied building which is standing in the said premises shall be demolished by the **DEVELOPER** herein at its cost and the **DEVELOPER** shall enjoy the entire sale proceeds of all broken materials thereto after demolishing the same. The **OWNERS** herein shall also get an alternative accommodation on rental basis per month from the **DEVELOPER** since the date of vacating the said premises and till the date of handing over the **Owners' Allocation** and the **OWNERS** will also get shifting charges to the rented house and from the rented house to the newly constructed building. The **OWNERS** shall also enjoy the undivided proportionate share of land and also the other common rights and facilities of the proposed building as mentioned in the **SCHEDULE "A"** above and **SCHEDULE "C"** herein below. This is called the **OWNERS' ALLOCATION**.

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

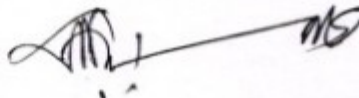
1. All stair-cases and stair landings on all the floors of the said building.
2. Stair-case of the building leading towards the vacant roof.



3. Common passages including main entrances on the ground floor leading to the top floor vacant roof, side open space, back space and front space of the building.
4. All common services and upon common spaces and undivided proportionate share of land and rights, liberties, easement and privileges and appendages and appurtenances to be enjoyed by the co-owners.
5. Ultimate Roof, Mounted Room, if any, Parapet wall of the building are for the purpose of common services and right.
6. Water pump, overhead water tank and all water supply line and plumbing lines, underground water reservoir.
7. Common Electric meter space, electric meter board, Electricity service and electricity main line wirings and lighting.
8. Drainages and sewerages including man-hole, junction pits etc. and drive way.
9. Boundary walls, main gate and/or side gates if any.
10. Vacant space, Care Taker's Room, if any and common W.C. on Ground Floor.
11. Lift and lift machine room of the building
12. Right of egress and ingress of car from the Car Parking Space to the outside road through common vacant space situated in front of the Car Parking Space.
13. Such other common parts, areas, equipments and installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to other user and occupier of the Unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

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

The **DEVELOPER** herein shall get the rest construction of Flats and Car Parking Space/s in the proposed building (excluding the Owners' Allocation as mentioned in Schedule - B above). The **DEVELOPER** shall enjoy all the common rights, common facilities and amenities as mentioned in the **SCHEDULE - 'C'** above along with undivided proportionate share of land as mentioned in the **SCHEDULE - "A"** above.



IN WITNESS WHEREOF the Parties have put their respective signature hereto the day, month and year first above written.

WITNESSES:

1. Bratati Chakraborty.
A/28, Nandan Kanak
Santoshpura.
Kolkata - 75

1. Rajkumar Chakraborty
2. Bitasta Chatterjee

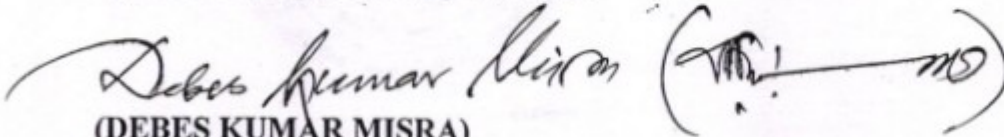
2. Abhejil Kumar Mishra
VIII - Nij Maitani
P.O. Battala
Dist. Purba Midnapur

SIGNATURE OF THE OWNERS

J. S. CONTRACTOR
Sapan Kumar
Proprietor

SIGNATURE OF THE DEVELOPER

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



(DEBES KUMAR MISRA)
ADVOCATE [Enrollment No. F/364/329/1989]
HIGH COURT, CALCUTTA
Resi-cum-Chamber : 'MAHESHWAR',
52, Commint Park, (Near Peerless Hospital),
P.O. & P.S. Panchasayar,
Kolkata - 700094.

MOB. 9830236148 (D.K.M.),
9051446430 (Somesh),
9836115120 (Tapesh)

MEMO OF CONSIDERATION

RECEIVED the sum of Rs.5,00,000/- (Rupees Five Lakhs) only from the **DEVELOPER** herein as mentioned in this Agreement in the manner followings :-

Sl. No.	Cheque No.	Date	Name of the Bank & Branch	Paid in favour of	Amount (Rs.)
1.	000457	23.05.2025	Bank of Baroda, Santoshpur Branch	Rajkumar Chakraborty	Rs.2,50,000.00
2.	000460	23.05.2025	-Do-	Bitasta Chatterjee	Rs.2,50,000.00
				TOTAL :	Rs.5,00,000.00

(Total Rupees Five Lakhs only)

WITNESSES:

1. *Bratati Chakraborty*

1. *Rajkumar Chakraborty*

2. *Bitasta Chatterjee*

2. *Abhijit Kumar Mishra*
vill - Nij Matara
P.O. Baroda
Dist. Purba Midnapur

SIGNATURE OF THE OWNERS

[Signature]
Advocates

SCHEDULE OF WORK
(SPECIFICATION OF THE BUILDING CONSTRUCTION)

All Civil Work as per I.S.I. standard.

1. Entire Floor Marble/vitrified tiles inside the flat, Marble in staircase.
2. Sal wood frame in door.
3. Factory made phenol bonded ply flush door shutter in door.
4. M.S. Grill (Square Bar) and Aluminum sliding windows.
5. Putty in inside wall of the building.
6. Weather coat paints (Asian paint/Berger/ICI) in outside wall.
7. Synthetic enamel paint in doors & windows grill (Asian paint/Berger/ICI).
8. Colour glazed tiles (12"x18") in W.C. and toilets upto window height and 2 ft. height in kitchen.
9. Polished Green Marble on kitchen platform.
10. Polished Green Marble/steel sink in kitchen.
11. Concealed electrical & water supply line.
12. Verandah railing up to window seal height.
13. White vitreous commode, pan, and basin of Hindware/Parryware.
14. Main door one side Door screen finishes with necessary fittings.
15. Roof tiles on roof for leak and heat proof with a coat of SIKALATEX.
16. ESSCO/Parryware Mark plumbing fittings.
17. Two Nos. of Sheetgate in boundary wall for easy access.
18. Lift (Flex Elevator or equivalent) shall be installed in the Building.

ELECTRICAL SPECIFICATION OF FLAT

1. Bed Room - 3 Light points, 1 Fan point, 1 Plug point.
2. Drawing/Dining - 3 Light points, 1/2 Fan point, 1 Plug point, 1 Telephone point, 1 Cable point, 1 Plug point (15 amp.), 1 Calling Bell point.
3. Kitchen - 1 Light point, 2 Plug point (15 amp.), 1 Exhaust Fan point.
4. Toilet - 1 Light point, 1 Greaser point, 1 Exhaust Fan point.
5. W.C. - 1 Light point, 1 Exhaust Fan point.
6. Verandah - 1 Light Point.
7. Flat wise separate Main Switch and 1 A.C. point in master Bed Room.

It is noted that if any extra work is done out of the said specification by the OWNERS, for such extra work, the OWNERS shall pay the necessary cost to the DEVELOPER.

Raj Kumar Chakraborty
Bitasta Chatterjee

J. S. CONTRACTOR
Sunam Kamal
Proprietor



Name JAMES RAJKUMAR CHAKRABORTY
Signature Rajkumar Chakraborty

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



Name BITASTA CHATTERJEE
Signature Bitasta Chatterjee

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



Name SWAPAN KANTHA
Signature Swapan Kantha

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



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

Name
Signature



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



192025260077725868

GRN Details

GRN: 192025260077725868 Payment Mode: SBI Epay
GRN Date: 23/05/2025 00:56:12 Bank/Gateway: SBIEpay Payment Gateway
BRN : 7301614254255 BRN Date: 23/05/2025 00:56:25
Gateway Ref ID: 251431657284 Method: HDFC Bank - Retail NB
GRIPS Payment ID: 230520252007772585 Payment Init. Date: 23/05/2025 00:56:12
Payment Status: Successful Payment Ref. No: 2001420500/2/2025
[Query No*/Query Year]

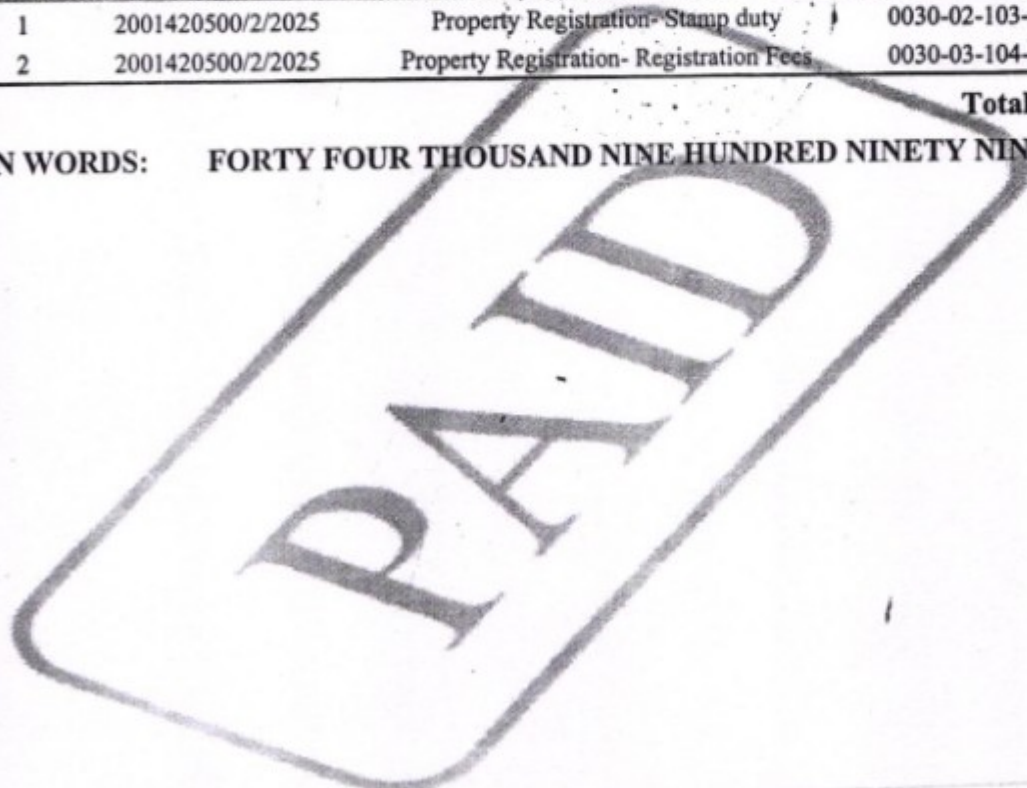
Depositor Details

Depositor's Name: Mr TAPESH MISHRA
Address: H C CALCUTTA
Mobile: 9836115120
Period From (dd/mm/yyyy): 23/05/2025
Period To (dd/mm/yyyy): 23/05/2025
Payment Ref ID: 2001420500/2/2025
Dept Ref ID/DRN: 2001420500/2/2025 .

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001420500/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	39971
2	2001420500/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	5028
Total				44999

IN WORDS: FORTY FOUR THOUSAND NINE HUNDRED NINETY NINE ONLY.





सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Handwritten initials/signature

Query No / Year	2001420500/2025	Office where deed will be registered
Query Date	22/05/2025 1:00:19 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Tapeshe Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 5,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 1,60,07,462/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,071/- (Article:48(g))	Rs. 5,028/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Survey Park, Road Zone : (Nandan Kanan -- Nandan Kanan) . . Premises No: 713, , Ward No: 109, Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 5 Chatak 40.248 Sq Ft	1/-	1,48,20,962/-	Width of Approach Road: 40 Ft.,
Grand Total :				5.5579Dec	1 /-	148,20,962 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1582 Sq Ft.	1/-	11,86,500/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 791 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 791 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1582 sq ft	1 /-	11,86,500 /-	



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri RAJKUMAR CHAKRABORTY	J.S. CONTRACTOR-2.77893 Dec
2	Smt BITASTA CHATTERJEE	J.S. CONTRACTOR-2.77893 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri RAJKUMAR CHAKRABORTY	J.S. CONTRACTOR-791 Sq Ft
2	Smt BITASTA CHATTERJEE	J.S. CONTRACTOR-791 Sq Ft

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311091307137 Premises No. : 713 Ward No. : 109 Street Name : SURVEY PARK	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : RAJKUMAR CHAKRABORTY & , BITASTA CHATTERJEE Owner Address : 713,SURVEY PARK , KOLKATA Pin No. : 700094	Character of Premises: Total Area of Land: 03 Cottah, 06 Chatak, 30 SqFeet,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 21-06-2025) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 21-06-2025)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No :	I-1604-04804/2025	Date of Registration	23/05/2025
Query No / Year	1604-2001420500/2025	Office where deed is registered	
Query Date	22/05/2025 1:00:19 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapeshe Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,60,07,462/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,071/- (Article:48(g))	Rs. 5,060/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



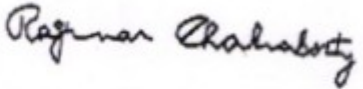


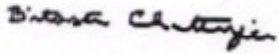
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Survey Park, Road Zone : (Nandan Kanan -- Nandan Kanan) , , Premises No: 713, , Ward No: 109 Pin Code : 700075

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	3 Katha 5 Chatak 40.248 Sq Ft	1/-	1,48,20,962/-	Width of Approach Road: 40 Ft.,
Grand Total :				5.5579Dec	1 /-	148,20,962 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1582 Sq Ft.	1/-	11,86,500/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 791 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 791 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1582 sq ft	1 /-	11,86,500 /-	



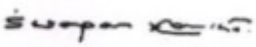
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri RAJKUMAR CHAKRABORTY (Presentant) Son of Late Rajat Kumar Chakraborty Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office</p>	<p>Photo</p>  <p>23/05/2025</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI 23/05/2025</p>	<p>Signature</p>  <p>23/05/2025</p>
<p>A/28, Nandan Kanan, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: ACxxxxxx9Q, Aadhaar No: 87xxxxxxxx8540, Status :Individual, Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office</p>				
2	<p>Name</p> <p>Smt BITASTA CHATTERJEE Wife of Dr Abhijit Chatterjee Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office</p>	<p>Photo</p>  <p>23/05/2025</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI 23/05/2025</p>	<p>Signature</p>  <p>23/05/2025</p>
<p>A/62, Survey Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: BBxxxxxx0J, Aadhaar No: 75xxxxxxxx3057, Status :Individual, Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office</p>				



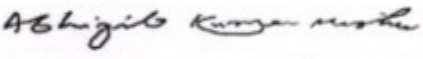
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>J.S. CONTRACTOR 5, Lake East 5th Road, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Date of Incorporation:XX-XX-1XX7 , PAN No.:: AGxxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SWAPAN KANTHA Son of Late Bhabatosh Kantha Date of Execution - 23/05/2025, , Admitted by: Self, Date of Admission: 23/05/2025, Place of Admission of Execution: Office	 May 23 2025 2:51PM	 Captured LTI 23/05/2025	 23/05/2025
29, Lake East 4th Road, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AGxxxxxx4N, Aadhaar No: 55xxxxxxxx5058 Status : Representative, Representative of : J.S. CONTRACTOR (as sole proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHIJIT KUMAR MISHRA Son of Late NIRANJAN MISHRA VILLAGE - NIJ MAITANA, City:- , P.O:- BATTALA, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433	 23/05/2025	 Captured 23/05/2025	 23/05/2025
Identifier Of Shri RAJKUMAR CHAKRABORTY, Smt BITASTA CHATTERJEE, Shri SWAPAN KANTHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri RAJKUMAR CHAKRABORTY	J.S. CONTRACTOR-2.77893 Dec
2	Smt BITASTA CHATTERJEE	J.S. CONTRACTOR-2.77893 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri RAJKUMAR CHAKRABORTY	J.S. CONTRACTOR-791.00000000 Sq Ft
2	Smt BITASTA CHATTERJEE	J.S. CONTRACTOR-791.00000000 Sq Ft

Endorsement For Deed Number : I - 160404804 / 2025

On 23-05-2025

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

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

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

Presented for registration at 13:28 hrs on 23-05-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri RAJKUMAR CHAKRABORTY , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,60,07,462/-

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

Execution is admitted on 23/05/2025 by 1. Shri RAJKUMAR CHAKRABORTY, Son of Late Rajat Kumar Chakraborty, A/28, Nandan Kanan, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 2. Smt BITASTA CHATTERJEE, Wife of Dr Abhijit Chatterjee, A/62, Survey Park, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Indetified by Mr ABHIJIT KUMAR MISHRA, , , Son of Late NIRANJAN MISHRA, VILLAGE - NIJ MAITANA, P.O: BATTALA, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 23-05-2025 by Shri SWAPAN KANTHA, sole proprietor, J.S. CONTRACTOR (Sole Proprietorship), 5, Lake East 5th Road, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr ABHIJIT KUMAR MISHRA, , , Son of Late NIRANJAN MISHRA, VILLAGE - NIJ MAITANA, P.O: BATTALA, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,060.00/- (B = Rs 5,000.00/- ,E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 5,028/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/05/2025 12:56AM with Govt. Ref. No: 192025260077725868 on 23-05-2025, Amount Rs: 5,028/-, Bank: SBI EPay (SBlePay), Ref. No. 7301614254255 on 23-05-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11306, Amount: Rs.100.00/-, Date of Purchase: 15/05/2025, Vendor name: Smriti Bikash Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/05/2025 12:56AM with Govt. Ref. No: 192025260077725868 on 23-05-2025, Amount Rs: 39,971/-,
Bank: SBI EPay (SBlePay), Ref. No. 7301614254255 on 23-05-2025, Head of Account 0030-02-103-003-02

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 123368 to 123406
being No 160404804 for the year 2025.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2025.05.23 15:47:39 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 23/05/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

DATED THIS 23RD DAY OF MAY 2025

BETWEEN

1. SRI RAJKUMAR CHAKRABORTY
 2. SMT. BITASTA CHATTERJEE
- OWNERS

AND

"J.S. CONTRACTOR"

DEVELOPER

DEVELOPMENT AGREEMENT
ALONG WITH DEVELOPMENT
POWER OF ATTORNEY

MR. DEBES KUMAR MISRA WITH
SOMESH MISHRA & TAPESH MISHRA
ADVOCATES
HIGH COURT, CALCUTTA
'MAHESHWAR', 52, COMMINT PARK,
(NEAR PEERLESS HOSPITAL),
P.O. & P.S. PANCHASAYAR
KOLKATA - 700094.
MOBILE : 9830236148
9051446430, 9836115120.