

सविता मित्रा
/Mridul Das
Mridul Das
Rita Mitra

Agreement dated 24/07/2020 between me and **EVANGEL INDIA INFRASTRUCTURE PRIVATE LIMITED.**

8. To raise fund for Construction of multistoried building/ flat/ flat parking for residential/commercial or for any one purpose and of mortgage of the said property for/or to sell, transfer, mortgage, lease, letting out or any other purpose whatsoever to any person /persons /Firm/Company/ Institution/Organization/Financial Institution/Nationalised or Private Bank in any form with other financial institution including intending purchaser/purchasers for any purpose whatsoever in regards to the full or respective portion of land and/or with construction or of a multistoried residential- cum-Commercial ownership building/buildings/flat/ flats/parking or any kind of use/ transfer of the said landed properties on the plots of land ad also offices, showrooms, shops for developers Allocation as settled with the Development Agreement relates hereto on of the respective Khatian described in the schedule below including the owners allocation if owner desired at the sole discretion of the said Attorney. To make/ prepare a building plan or plans for the respective construction thereon with any other Plan Project Scheme whatsoever and submit the same for sanction by the competent authority, Municipal Authority P.W.D. or any other body Government/ Semi Government/ Corporate/ Private and to sign all such building Plan and relates to deeds, papers, records and documents in our name and on behalf and to receive or make payment of all dues or arrears, rents and taxes and whatsoever incidental thereto in our name and on our behalf following the said Development Agreement hereto.

8A. To perform all following the Development Agreement relates hereto including construction of proposed Building as per Attorney's sweet will from

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Munish Khandekar

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Basement/Ground or Ground to Top Floor to be sanctioned with rooftop Bungalow/Structure/rest house, office whatsoever.

9. To sign application and/or petitions and to appear for and represent us before Competent Authority under the W.B.L.R. Act or Estate Acquisition Act or West Bengal or Municipal or any other Act or Acts whatsoever and/or before Government/Semi Government/ Civil/ Criminal/any other Govt. Officials, Police authorities in respect of the said land or any construction of complex as per plan, design and specification or changing of the nature and character of the said land and any other record/records that our attorney seems fit and proper.

10. To execute such agreement for sale/booking or whatsoever of the said land /properties/flat/flats/parkings and to take earnest money /final price/ sale price and sell of flat/flats/ shop/ shops space/ commercial space offices/showroom or garage/ garages/ parking /units or whatsoever with a construction of a multistoried building as per choice from Basement/Ground Floor to 5 storied with/without any rooftop structure/bungalow/etc. with a construction of multistoried building as per choice from Basement/G Parking to 5 storied or 5 storied with roof Top Bungalow etc. with any such terms and conditions as our said Attorney seems fit and proper and to sell any intending purchaser/purchasers or anyone else and to receive from them earnest money against the total considered price settled with his absolute discretion and discharge valid receipt for in the name of **DEVELOPER** and on our behalf and or to receive entire fund/price whatever is required time to time as per his choice and to forfeit the said price in his favour. But this power is limited on the **DEVELOPER's** Allocation being the total constructed area as the case may be except the Two Complete Flats (to be situated at Ground Floor preferably or as per

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Smt. S. J. N. S.

Mr. S. Das.

Mr. S. Das.

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the choice of the Developer) being the Owner's Allocation following the respective Clauses of the Development Agreement dated 24/07/2020 as applicable with entire basement plus ground floor or entire ground floor as per sanction plan leaving common usable area as in the said **DEVELOPMENT** Agreement relates hereto for schedule property hereunder including the proportionate share of land underneath to be erected on the said Schedule 'A' to 'D' property.

11. To take appropriate step to vacate the said land or part of land if occupied by any person/persons including demolition of old dilapidated house now standing including the additional part under our possession and to make the said land free from all encumbrances within the similar boundary of land hereunder if any.

12. To do all such acts whatsoever in respect of the said Schedule 'A' TO 'D' property in our name and on our behalf or any kind of use.

13. To execute Deed or deeds as required for any kind of lease, transfer, mortgage, let out whatsoever as necessary in respect of our said land and the building to be constructed lease in the respective Schedules of Land hereunder as well as in the said Development Agreement connected hereto which more and particularly described in the site plan annexed hereto being annexure A hereunder in respect of said Development project to raise its all expenditure, profit and loss, and such right shall be effected only on **DEVELOPERS** Allocation included with proportionate share of land underneath on the said allocation.

Coop. Regn.
5. 29. 2020

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Mr. Md. Dars,

Mr. Md. Karim Dars.

Rita Mitra

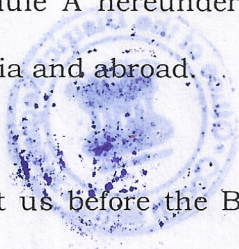
14. To effect mutation or separation of holding in the Revenue and/or Municipal/Panchayat records or elsewhere and apply accordingly.

15. To draw the building/building plans by doing all necessary on the said property and to sign and place for Municipal Sanction and commence the said Construction work and on completion obtaining the completion certificate on our behalf.

16. To do all such work, construction, soil test and to take all necessary permissions.

17. To make wide publicity, advertisement, display marketing of all relates to said Development Project on Schedule 'A' hereunder and otherwise including News Papers and electronic media in India and abroad.

18. To appear for and represent us before the Board or Revenue, Collector or any appropriate authority of any District, Sub-Divisional Officer, any Learned Magistrate, Learned Judge, Learned Munsif, Hon'ble Justice and all Government and Public Officers, including Municipal/West Bengal Land & Land Reforms Authorities/Panchayat Authority and Commissioners of any Division, any statutory body of Public Sector or whomsoever may it concern in all matters, things relating to our said property or properties or affairs in respect thereof and to act do all necessary things on our behalf including erection of building for any



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