

6225/2024

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



88AB 650607

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11:20

21/06/24
21 June

9450 000/-

Additional Registrar of
Assurances-IV, Kolkata

Certified that the Document is admitted of
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar of
Assurances-IV, Kolkata

3 MAY 2024

DEVELOPMENT AGREEMENT along with POWER OF ATTORNEY

THIS INDENTURE AND POWER OF ATTORNEY is made on this 3rd
day of May, Two Thousand Twenty Four (2024).

BETWEEN

101755

SWAPNADIP DAS
Advocate
6, Old Post Office Street,
Temple Chambers
Ground Floor, Room No. 56
Kolkata-700001
Mob. No. 9830168651

No.....
Address.....
Rs.....
Date.....

SIPRA DEY

Licence No. 11 NOV 2023

Code: 1070

1, N. S. Road, Kolkata-700 001



Additional Registrar of
Kolkata

Additional Registrar of
Kolkata

3 MAY 2024

(1). MRS. SUNANDA BANERJEE, (PAN No. AELPB3541A) & (AADHAAR No. 7414 0468 5624) & (MOBILE No. 9830083922), married daughter of late Bishnu Pada Chatterjee and widow of late Alok Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, **(2).MR. ARINDAM BANERJEE, (PAN no. AEFPB8754F) & (AADHAAR no. 7474 0290 4129) & (MOBILE NO. 9830792002),** son of late Alok Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, nos. 1 & 2 are residing at Siddha Pines", Block - Silver1, Flat - SL401, opposite Derozio College, P.O. Gopalpur, P.S. Narayanpur, District - 24 Parganas (north), Pin code - 700136, State - West Bengal and **(3). MRS. PAPIA BANERJEE, (PAN NO. AEFPB8748B) & (AADHAAR NO. 9015 8864 2369) & (Mobile No. 8951619330),** married daughter of late Alok Banerjee and wife of Mr. Shoumit Bhattacharyya, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Siddha Town, SP-302, Sir Ramesh Mitra Road, Beraberi Sikher Bagan, Besides Spencer, Rajarhat - Gopalpur (M), P.O. Gopalpur, P.S. Narayanpur, North 24 Parganas, Pin code- 700136, State - West Bengal, hereinafter called the **"OWNERS"** (which expression shall unless excluded by or repugnant to the subject or context here of be deemed to mean and include **their** heirs, executors, administrators, representatives, assigns, nominee or nominees and also Successors and Legal heirs) of the **ONE PART.**

AND

SWEET HUT INFRASTRUCTURE PRIVATE LIMITED, (PAN No. AAOC9984L), a Private Limited Company, having its office at Synthesis Business Park, 7th Floor, Block - A, Room No. - 12, opposite Eco Park Gate no. 2, Action area - 2A, New Town, P.O. New Town, P.S. Rajarhat, District - 24 Parganas (north), Pin code - 700156, State - West Bengal, represented through its Managing Director namely **MR. ARINDAM BANERJEE, (PAN no. AEFPB8754F) & (AADHAAR no. 7474 0290 4129) & (MOBILE NO. 9830792002),** residing at Siddha Pines", Block - Silver1, Flat - SL401, opposite Derozio College, P.O. Gopalpur, P.S. Narayanpur, District - 24 Parganas (north), Pin code - 700136, State - West Bengal, hereinafter called and referred to as the **"DEVELOPER / PROMOTER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include **its** legal heirs, executors, administrators, representatives, assigns, nominee or nominees) of the **OTHER PART.**

1. Recitals & Background of the Premises :

WHEREAS Absolute Ownership of Kiran Chandra Karmakar : One Kiran Chandra Karmakar was the absolute owner of **49 Decimal** land lying and situated at **Mouza - Bhatenda, J.L No. 28, Touzi No.2998, R.S./L.R. Dag No. 586** corresponding to **R.S./L.R. Khatian No. 349, Bishnupur-I Gram Panchayet, P.S. Rajarhat, A.D.S.R. Office Bidhannagar, Salt Lake City (Presently Rajarhat, Newtown) Pargana - Kalikata.**

AND WHEREAS Demise of Kiran Chandra Karmakar : Kiran Chandra Karmakar died interstate leaving behind as his legal heir and heiress **2 (two) wives** namely **Smt. Durba Rani Karmakar and Bimala Bala Karmakar, 7 (seven) sons** namely **Ashutosh Karmakar, Sunil Karmakar, Sushil Karmakar, Anil Chandra Karmakar, Krishna Chandra Karmakar, Sushanto Karmakar, Sukumar Karmakar** and **4 (four) daughters** namely **Reba Karmakar, Renuka Ghosh, Indubala Karmakar and Nalini Karmakar** who jointly inherited **49 satak land.**

AND WHEREAS Ownership of Sri Bimal Mukherjee (now deceased) & Ors. : **Bimal Mukherjee (now deceased), Mantu Mallick and Bijoy Ghosh** were the owners of the **ALL THAT** piece or parcel of **Bagan land** measuring an area of **41.324 Decimal** be the same a little more or less lying and situate at **Monza - Bhatenda,** comprised in **R.S./L.R. Dag No. 586** by way of **4 (four) different "Bengali Saf Bikray Kobala vide Deed Nos. 8974, 8975, 8976 & 17685,** recorded in Book No. I, Volume No. 192, Pages from 237 to 244, **being No. 8974** for the year **1997;** Book No. I, Volume No. 192, Pages from 245 to 252, **being No. 8975** for the year **1997,** Book No. I, Volume No. 192, Pages from 253 to 260, **being No. 8976** for the year **1997** all dated **24.10.1997** and all are registered at the office of A.D.S.R. Bidhannagar, Salt lake City **AND** Book No. I, Volume No. 1523-2021, Pages from 748705 to 748745, **being No. 17685 for the year 2021** respectively and registered at the office of A.D.S.R. Rajarhat dated **17.11.2021.**

AND WHEREAS Absolute Ownership of Bimal Mukherjee (now deceased) : That said **Bimal Mukherjee (now deceased),** became the owner and occupier of the **ALL**



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THAT piece or parcel of **Bagan land** measuring an area of **34.324 Decimal** be the same a little more or less lying and situate at **Monza - Bhatenda**, comprised in **R.S./L.R. Dag No. 586** by way of **Two separate Sale Deed (Saf Bikray Kobala)**, vide Deed Nos. **8974 for the year 1997 and 17685 for the year 2021.**

AND WHEREAS Absolute Ownership of Mantu Mallick: That said **Mantu Mallick** became the owner and occupier of the **ALL THAT** piece or parcel of **Bagan land** measuring an area of **4 Decimal** be the same a little more or less lying and situate at **Monza - Bhatenda**, comprised in **R.S./L.R. Dag No. 586** by way of **Sale Deed (Saf Bikray Kobala)**, vide Deed No. **8975 for the year 1997.**

AND WHEREAS Absolute Ownership of Bijoy Ghosh: That said **Bijoy Ghosh** became the owner and occupier of the **ALL THAT** piece or parcel of **Bagan land** measuring an area of **3 Decimal** be the same a little more or less lying and situate at **Monza - Bhatenda**, comprised in **R.S./L.R. Dag No. 586** by way of **Sale Deed (Saf Bikray Kobala)**, vide Deed No. **8976 for the year 1997.**

AND WHEREAS Repurchase of Bimal Mukherjee : That said **Bimal Mukherjee (now deceased)**, again purchased **ALL THAT** piece or parcel of **Bagan land** measuring an area of **4 Decimal** be the same a little more or less lying and situate at **Monza - Bhatenda**, comprised in **R.S./L.R. Dag No. 586** from one **Mantu Mallick** by virtue of **Bengali Saf Bikray Kobala vide Deed Nos. 00307 for the year 2022**, recorded in Book No. I, Volume No. 1523-2022, Pages from 18452 to 18475 and registered at the office of A.D.S.R. Rajarhat dated **23.12.2021** and **ALL THAT** piece or parcel of **Bagan land** measuring an area of **3 Decimal** be the same a little more or less lying and situate at **Monza - Bhatenda**, comprised in **R.S./L.R. Dag No. 586** from one **Bijoy Ghosh** by virtue of **Bengali Saf Bikray Kobala vide Deed Nos. 00308 for the year 2022**, recorded in Book No. I, Volume No. 1523-2022, Pages from 18476 to 18499 and registered at the office of A.D.S.R. Rajarhat dated **23.12.2021.**

AND WHEREAS Record of Rights : The said **LANDOWNER** therein namely **Bimal Mukherjee (now deceased)** mutated his name in respect thereof the said land in the concerned B.L. & L.R.O. office under **L.R. Khatian No. 1610** and in the records of **Rajarhat Bishnupur Gram Panchayat** in respect of plots of land total measuring about **41 (Forty One) Decimal** be the same a little more or less under **Rajarhat Bishnupur 1 No. Gram Panchayet, Kolkata - 700135 under the Police Station - Rajarhat**, in the District - North 24 - Parganas.

AND WHEREAS in the manner aforesaid the said **LANDOWNER** therein namely **Bimal Mukherjee (now deceased)** thus became the absolute owner and seized and possessed of and / or otherwise well and sufficiently entitled to **ALL THAT** piece of the **Bagan land** containing by estimation an area of **41 (Forty One) Decimal** be the same a little more or less out of 49 Decimal of land, lying and situate at **Monza - Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 2998**, Pargana - Kalikata, P.S. Rajarhat, comprised in **R.S./L.R. Dag No. 586** under R.S. Khatian Nos. 349 , 805, 299/1, 169/1, 631/1 & 318/1, **L.R. Khatian No. 1610**, A.D.S.R.O. Rajarhat, New Town, within the local limit of **Rajarhat Bishnupur 1 No. Gram Panchayet, Pin code - 700135**, in the District - North 24 - Parganas, West Bengal and have been possessing and enjoying their respective plot of land without interruption of others.

AND WHEREAS Demise of Bimal Mukherjee: **Bimal Mukherjee** died intestate on 21.11.2022 leaving behind as his legal heir and heiress his wife **Sutapa Mukherjee** and daughter **Shrabani Mukherjee** who jointly inherited the entire property/Total Land morefully mentioned in **ALL THAT** piece or parcel of **land** measuring an area of **41 (Forty One) Decimal** be the same a little more or less comprised in **R.S./L.R. Dag No. 586.**

AND WHEREAS Absolute Ownership of Sutapa Mukherjee and Shrabani Mukherjee : **Sutapa Mukherjee and Shrabani Mukherjee** became the absolute owners of the **ALL THAT** piece or parcel of **land** measuring an area of **41 (Forty One) Decimal** be the same a little more or less comprised in **R.S./L.R. Dag No. 586** under by virtue of inheritance according to the Hindu Succession Act.

AND WHEREAS Record of Rights : The said **Sutapa Mukherjee and Shrabani Mukherjee** mutated their names in respect thereof the said land in the concerned B.L. & L.R.O. office under **L.R. Khatian Nos. 5462 and 5463** and in the records of **Rajarhat Bishnupur Gram Panchayat** in respect of plots of land total measuring about **41 (Forty One) Decimal** be the same a little more or less under **Rajarhat Bishnupur 1 No. Gram Panchayet, Kolkata - 700135 under the Police Station - Rajarhat**, in the District - North 24 - Parganas.





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



192024250033536838

GRN Details

GRN:	192024250033536838	Payment Mode:	SBI Epay
GRN Date:	01/05/2024 18:38:59	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6926601477129	BRN Date:	01/05/2024 18:39:35
Gateway Ref ID:	IGAREZCYG3	Method:	State Bank of India NB
GRIPS Payment ID:	010520242003353682	Payment Init. Date:	01/05/2024 18:38:59
Payment Status:	Successful	Payment Ref. No:	2001062561/2/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mrs SWEET HUT INFRASTRUCTURE PRIVATE LIMITED
Address:	Rajarhat Newtown Kolkata-700156
Mobile:	9830006976
Period From (dd/mm/yyyy):	01/05/2024
Period To (dd/mm/yyyy):	01/05/2024
Payment Ref ID:	2001062561/2/2024
Dept Ref ID/DRN:	2001062561/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001062561/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	10061
2	2001062561/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	1528
Total				11589

IN WORDS: ELEVEN THOUSAND FIVE HUNDRED EIGHTY NINE ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



010520242003353682

GRIPS Payment Detail

GRIPS Payment ID:	010520242003353682	Payment Init. Date:	01/05/2024 18:38:59
Total Amount:	11589	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6926601477129	BRN Date:	01/05/2024 18:39:35
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

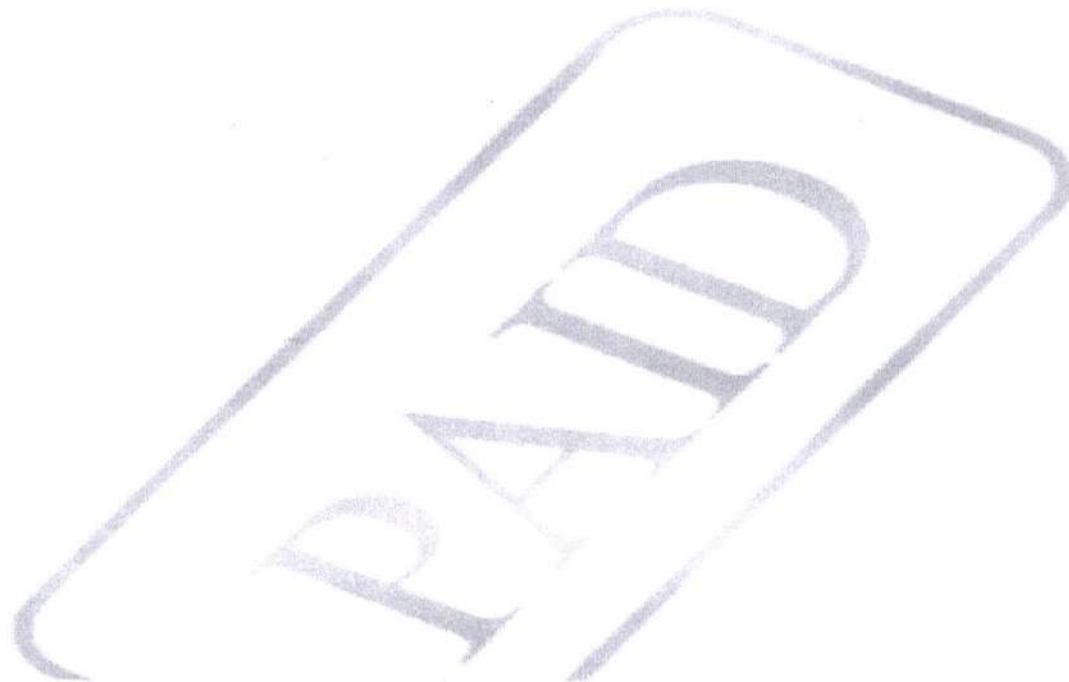
Depositor's Name:	Mrs SWEET HUT INFRASTRUCTURE PRIVATE LIMITED
Mobile:	9830006976

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250033536838	Directorate of Registration & Stamp Revenue	11589
Total			11589

IN WORDS: ELEVEN THOUSAND FIVE HUNDRED EIGHTY NINE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



AND WHEREAS Ownership of MRS. SUNANDA BANERJEE, MR. ARINDAM BANERJEE AND MRS. PAPIA BANERJEE : That MRS. SUNANDA BANERJEE, MR. ARINDAM BANERJEE and MRS. PAPIA BANERJEE purchased ALL THAT piece and parcel of a land measuring 21 (Twenty One) Decimal be the same a little more or less (10 Decimal of Sutapa Mukherjee and 11 Decimal of Shrabani Mukherjee) out of 41 (Forty One) Decimal be the same a little more or less, lying and situate at Monza - Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 2998, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 586 under R.S. Khatian Nos. 349, 805, 299/1, 169/1, 631/1 & 318/1, 826/1, 858/1, 450/1, 446/1, 30, 148, 800, 634, 637, L.R. Khatian nos. 1611 and 1612, L.R. Khatian No. 1610 (in the name of Bimal Mukherjee), new L.R. Khatian No. 5462 (in the name of Sutapa Mukherjee), new L.R. Khatian No. 5463 (in the name of Shrabani Mukherjee), A.D.S.R.O. Rajarhat, New Town, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, Pin code - 700135, in the District - North 24 - Parganas, West Bengal by virtue of a Deed of Conveyance vide Deed No. 17490 for the year 2023, recorded in Book No. I, Volume No. 1904-2023, Pages from 999186 to 999210 and registered at the office of A.R.A. IV Kolkata dated 09.12.2023 and Schedule "A" Property from said Sutapa Mukherjee and Shrabani Mukherjee.

AND WHEREAS Record of Rights : The present LANDOWNERS therein namely MRS. SUNANDA BANERJEE, MR. ARINDAM BANERJEE and MRS. PAPIA BANERJEE mutated their names in respect thereof the said land in the concerned B.L. & L.R.O. office under L.R. Khatian Nos. 5617 (in the name of SUNANDA BANERJEE), 5618 (in the name of ARINDAM BANERJEE) and 5619 (in the name of MRS. PAPIA BANERJEE) respectively and in the records of Rajarhat Bishnupur Gram Panchayat in respect of plots of land total measuring about 41 (Forty One) Decimal be the same a little more or less under Rajarhat Bishnupur 1 No. Gram Panchayet, Kolkata - 700135 under the Police Station - Rajarhat, in the District - North 24 - Parganas.

1.1. Ownership : Now MRS. SUNANDA BANERJEE, MR. ARINDAM BANERJEE AND MRS. PAPIA BANERJEE, the Owners herein is thus well seized and possessed or of otherwise well and sufficiently entitled to the Bastu land measuring more or 21 (Twenty One) Decimal be the same a little more or less (10 Decimal of Sutapa Mukherjee and 11 Decimal of Shrabani Mukherjee) out of 41 (Forty One) Decimal be the same a little more or less, lying and situate at Monza - Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 2998, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 586 under R.S. Khatian Nos. 349, 805, 299/1, 169/1, 631/1 & 318/1, 826/1, 858/1, 450/1, 446/1, 30, 148, 800, 634, 637, L.R. Khatian nos. 1611 and 1612, L.R. Khatian No. 1610 (in the name of Bimal Mukherjee), L.R. Khatian No. 5462 (in the name of Sutapa Mukherjee), L.R. Khatian No. 5463 (in the name of Shrabani Mukherjee), new L.R. Khatian Nos. 5617 (in the name of SUNANDA BANERJEE), 5618 (in the name of ARINDAM BANERJEE) and 5619 (in the name of MRS. PAPIA BANERJEE), A.D.S.R.O. Rajarhat, New Town, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, Pin code - 700135, in the District - North 24 - Parganas, West Bengal, morefully described in the Schedule 'A' written hereunder and converted the nature of the land from Bagan to Bastu.

1.2. Project property : ALL THAT a piece or parcel of Bastu land measuring more or less 21 (Twenty One) Decimal be the same a little more or less comprised in R.S./L.R. Dag No. 586, morefully described in the Schedule 'A' written hereunder.

1.3. Development Agreement by & between the parties herein :

The Owners herein expressed their desire to develop the said premises by constructing a Multistoried Building consisting of flats, Garages and Shops etc. on the said land thereon but due to lack of construction fund, the Owners approached the Developer herein to develop the said premises by constructing a Multistoried Building consisting of flats / Garages / Shops etc. on the said land morefully described in the Schedule 'A' written hereunder at the cost and expenses of the said Developer and accordingly the said Owners have agreed to execute one Registered DEVELOPMENT AGREEMENT with Registered Power of Attorney in favour of SWEET HUT INFRASTRUCTURE PRIVATE LIMITED, a Private Limited Company, represented by its Partners named Managing Director namely MR. ARINDAM BANERJEE, Developer herein, as their Constituted Attorney and to avoid future contradiction and confrontation the Owners have agreed to execute this Agreement in favour of the Developer as mutually agreed upon and the Owners herein agreed to develop the aforesaid building on the following terms and conditions.

2. NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH as follows :-



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THE ADDL REGISTRAR
KOLKATA
- 3 MAY 2024

ARTICLE - I, DEFINITION

2.1. OWNERS / VENDORS SHALL MEAN

MRS. SUNANDA BANERJEE, MR. ARINDAM BANERJEE AND MRS. PAPIA BANERJEE.

2.2. DEVELOPER / PROMOTER SHALL MEAN

SWEET HUT INFRASTRUCTURE PRIVATE LIMITED, a Private Limited Company, represented through its Managing Director namely **SRI. ARINDAM BANERJEE**.

2.3. PREMISES / LAND SHALL MEAN

ALL THAT a piece or parcel of land measuring an area of **Bastu** land measuring more or less **21 (Twenty One) Decimal** be the same a little more or less comprised in **R.S./L.R. Dag No. 586**, morefully described in the **Schedule 'A'** written hereunder.

2.4. BUILDING

Shall mean **Multistoried Building** to be constructed by the **Developer** herein according to the sanctioned plan issued by the competent authorities including **Rajarhat Bishnupur 1 no. Gram Panchayat**, in the District of 24-Parganas (North) on the said plot of land more fully and particularly described in the **Schedule 'A'** written hereunder and referred to as the **"SAID BUILDING"**.

2.5. COMMON FACILITIES AND AMENITIES :

Shall mean entrance of the building, corridor, staircase, passage, driveway, lift, machine room, overhead water tank, water pump and motor and other facilities which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

2.6. THE ARCHITECT

Shall mean such person or persons who may be appointed by the **Developer** for designing, planning and supervision of the building.

2.7. BUILDING PLAN

Shall mean such plan prepared by the Architect for construction of the building or modified plan and sanctioned by the concerned department and / or any other such competent authorities as the case may be and amended thereof.

2.8. PROJECT

shall mean the work of development undertaken and to be done by the **Developer** in respect of the Premises in pursuance of the Agreement and / or any modification or extension thereof till such development of the Premises be completed and possession of the completed Flats be made over to the Unit Owners.

2.9. FORCE MAJEURE

Shall include natural calamities, Act of God, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, air raid, strikes, (including of contractor/construction agencies), lockout, transport strike, notice or prohibitory order from Municipal Corporation or any other statutory body or any Court, Receiver, Government Regulations, new and/or charges in any municipal or other rules, laws or policies affecting or likely to affect the Project or any part or portion thereof, shortage of Essential Commodities and/or any circumstances beyond the control or reasonable estimation of the **Developer**.

2.10. SALABLE SPACE :

Shall mean the constructed space in the building available for independent use and occupation after making due provisions for common areas and facilities and spaces required thereof, after deducting the Owner's allocation.

2.11. LAND OWNERS' ALLOCATION :

It has been further agreed by and between the parties herein that after development of the **Schedule 'A'** property the **Owners** will get the follows :-

- a. **30%** of the total salable area from the proposed building which will be constructed on the **Schedule "A"** property hereinabove as per proposed valid sanction plan and extension thereof together with undivided impartible proportionate share or interest over the aforesaid **Schedule "A"** property save and except the **Developer's Allocation** more fully described in the **Schedule "C"** hereinafter along with right of egress and ingress over the main entrance gate and all other common rights in the landings, lobbies, stair cases, passages, sewerages, drainages, electrical installations, top roof of the proposed new building including all amenities, facilities and benefits in respect thereof in respect thereof.
- b. A security deposit refundable amount of **Rs. 1,50,000/- (Rupees One Lacs and Fifty Thousand)** only.
- c. Apart from the **Owners' allocation** mentioned in **Schedule 'B'** hereof, the **Owners** is also freely and legally entitled to all benefits and rights mentioned in all Common Areas / Facilities mentioned in **Schedule 'D' & Schedule 'E'** hereof.



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ADDITIONAL REGISTRAR
WEST BENGAL, KOLKATA
- 3 MAY 2024

- d. That it is agreed by and between the parties hereto that the allocation mentioned in paragraph (a to b) and also Common facilities morefully mentioned in **Schedule 'D' & Schedule 'E'** respectively here of Agreement written hereunder would be the full and final consideration of the **Owners**.

2.12. DEVELOPER / PROMOTER'S ALLOCATION :

All that the balance/remaining portion of the total constructed area. Apart from **Developer's allocation** mentioned in **Schedule 'C'** hereof, the **Developer** is also freely and legally entitled to all benefits and rights mentioned in all Common Areas / Facilities mentioned in **Schedule 'D' & Schedule 'E'** hereof.

2.13. COVERED-AREA :

Shall mean the plinth area of that Flat including the area of bathrooms, balconies and terraces, in any apartment thereto and also the thickness of the walls (external or internal), the columns and pillars therein Provided That if any wall, column or pillar be common between two Flats, the one-half of the area under such wall, column or pillar shall be included in each such Flat.

2.14. SUPER BUILT-UP AREA :

Shall mean the area of a Flat to be computed by the **Developer** by adding to the Built-up / Covered Area of the Flat with proportionate share in the Common Portions as may be deemed appropriate by the **Developer** in its absolute discretion.

2.15. TRANSFEREE :

Shall mean a person / firm / limited company / association of person to whom any space in the building has been transferred.

2.16. SINGULAR :

Shall include plural and vice versa.

2.17. MASCULINE GENDER :

Shall include feminine and neutral genders and vice versa.

2.18. ADVOCATE FOR THE PROJECT

Shall mean Mr. Swapnadip Das, Advocate having his Office at no. 6. Old Post Office Street, ground floor, Room no.56, Kolkata - 700001.

ARTICLE - II, COMMENCEMENT

- 3.1.** This Agreement shall be deemed to have been commenced on and with effect from the day of registration of the present.

ARTICLE - III, OWNER'S RIGHT & REPORESENTATION

4.1. Rightful legal possession

4.1.A. The **Owners** are now seized and possessed of and / or otherwise well and sufficiently entitled to the said premises and shall deliver physical as well as identical possession to the **Developer** to develop the said premises.

4.1.B. There is no existing agreement regarding the development or sale of the said premises and that all other agreement if any made prior to this agreement, be treated as cancelled and the **Owners** agrees to indemnify and keep indemnified the **Developer** against any or all claims made by any third party in respect of the said premises and the **Developer** has no liability in this regard. That the **Owners** shall handover the vacant peaceful possession of the aforesaid property after meeting all liabilities to the **Developer**.

4.2. Free from Encumbrances

4.2.A. The **Owners** specifically undertakes that the said property has not been subject to any notice of attachment under Public Demands Recovery Act or for payment of Income Tax or other Statutory Law.

4.2.B. The **Owners** hereby unequivocally and unambiguously declares that the said plot of land is free from all encumbrances and liens, lispendents, attachments, trust acquisitions requisitions whatsoever and howsoever and the **Owners** has marketable title thereto and the aforesaid lands are not affected by or under the Urban Land (Ceiling and Regulation) Act, 1976 or under the West Bengal Land Reforms Act, 1955 or by any other Act and that no certificate proceeding and no notice of attachment has or have been instituted and / or served upon the **Owners** under the Income Tax Act, 1961 or Gift Tax or wealth Tax and / or under Estate Duty Act or under any Statute and that no notice has ever been served upon the **Owners** and the **Owners** hereby also declares that there is no excess vacant land in the said property within the meaning of **Urban Land (Ceiling and Regulation) Act, 1976 or by any other Act.**

- 4.3.** That the **Owner** undertakes to hand over the peaceful and vacant possession of the property for the purpose of raising the new construction at the said property to the



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 MAY 2024

Developer.

4.4. That the **Owners** undertake that said property is free from all encumbrances, attachments.

4.5. On and from the date of delivery of physical possession of the **Owners' Allocation**, the **Owners** shall also be responsible to pay and bear and shall forthwith pay on demand to the **Developer / its** nominee or assignees the proportionate service charges for the common facilities in the newly constructed building payable in respect of the **Owners' Allocation** and such charges are to include proportionate share of premises for the insurance of the building, water, fire charges, lights sanitary and maintaining, occasional repair of the portion to be used in common and its renovation, replacement, repair and maintenance charges and expenses for the building to be used in common and of all common wiring, pipes, electrical and equipments, stairways, corridors, halls, passage, ways, parkways and other facilities whatsoever as may be mutually agreed from time to time subject to the chargeability to actual Flat/property owners.

4.6. That the total area of land is **21 (Twenty One) Decimal** more or less.

ARTICLE - IV, DEVELOPER/PROMOTER'S RIGHTS

5.1. Authority of Developer : The **Developer** shall have authority to deal with the property in terms of the Agreement or negotiate with any person or persons or enter into any contract or Agreement or take any advance against **its** allocation or acquired right under these Agreement and in case the **Developer** requires any financial assistance from any Nationalised / Private / Foreign Bank or from any Financial Institution for the better development or expansion of the proposed building without imposing any financial liability to the **Owners**, the **Owners** shall enter into any kind of Agreement and execute any sorts of documents that may be required time to time for this purpose.

5.2. Legal right of Construction : The **Owners** hereby grants permission, subject to what have been hereunder provided to the **Developer** to build new building upon the said land in accordance with the plan sanctioned by any Govt. authorities and any amendment thereof in the name of the **Owners** with or without any amendment and / or modification thereto made or caused to be made by the parties thereto.

5.3. Booking & Agreement for sale : Booking from Intending Purchaser for **Developer's Allocation** will be taken by the **Developer** and the Agreement with the Intending Purchaser will be signed by **Developer** herein on behalf of the **Owners** as a Registered Power of Attorney Holder.

5.4. Selling Rate : The selling rate of the **Developer's allocation** will be fixed by the **Developer** without any permission or consultation with the **Owners**.

5.5. Legal power of Developer : **Developer** is empowered to collect consideration money from the sale of **Developer's allocation** from the Intending Purchaser and issue money receipt in its own name, take advance and full and final consideration from the Intending Purchaser for **Developer's allocation** only.

5.6. Delivery of Possession : That on completion of the proposed **Multistoried Building** when the flats / Garages / Shops are ready for giving possession, the **Developer** will put the **Owners** in their allocation. The possession letter will be signed by the **Developer** and Power of Attorney holder of the **Owners** and **Owners** also will sign if needed. The Deed of Conveyance will be signed by the **Developer**, for its allocation, on behalf of and as representative and Registered Power of Attorney Holder of the **Owners** and the **Owner** will sign the Deed of Conveyance as Vendor, if needed.

5.7. Construction cost : All construction cost will be borne by the **Developer**.

5.8. Authority of signature : All applications, plans and other papers and documents that may be required by the **Developer** for the purpose of obtaining necessary sanction from the local panchayat or any other competent authorities, shall be prepared and submitted by the **Developer** on behalf of the **Owners** and the **Owners** shall sign all such plans, application, other papers and documents as and when necessary and all costs expenses including plan sanctioning costs will be borne by the **Developer**.

5.9. Sale proceeds of Developer's allocation : That the **Developer** shall carry total construction work of the present building at **its** own costs and will take the sale proceeds of **Developer's Allocation** exclusively.

ARTICLE - V, CONSIDERATION

6.1. The **Developer** has agreed to build the said proposed building / unit at **its** own cost and expenses and **Owner** shall not be required to contribute any sums towards the construction of the said building or buildings on the said premises.

6.2. In consideration of the **Owners** having agreed to grant exclusive right for developing the said premises in addition to the **Owners' allocation** as herein provided, as mentioned



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herein.

6.3. Apart from the aforesaid consideration, which has already been made by the **Developer** to the **Owners**, the **Developer** has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of development of the said premises and / or this **Development Agreement** and such consideration for all practical purpose will be deemed to be apparent consideration which are as follows :-

- (a). Space allocation to the Owner.
- (b). Cost, charge and expenses incurred for construction erection and completion of the said new building at the said Premises.
- (c). Cost, charge and expenses incurred for appointment of Engineer if any and also sewerage, drainage and other connection.
- (d). Fees payable to Architect and the Engineers as also fees payable to the **Rajarhat Bishnupur 1 no. Gram Panchayat**, in the District of 24-Parganas (North) or any other Govt. authorities for the purpose of obtaining necessary permission of sanction for sewerage, drainage and water connections.
- (e). Legal expenses incurred and paid for this **Development Agreement** and all other expenses and charges for the purpose of development of the said permission of sanction for sewerage, drainage and water connection.
- (f). Cost of supervision of construction of the **Owners' allocation** of the said premises.

6.4. The **Owners** having agreed to grant exclusive right for developing the said premises in term of these presents the **Developer** has agreed, undertaken to build the said building at its own cost and expenses and the **Owners** shall not be required to contribute any sum towards construction of the said building and or development of the land.

ARTICLE - VI, PROCEDURE

7.1. The **Owners** shall grant to the **Developer** one **Registered Power of Attorney** as may be required for the purpose of obtaining sanction of plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the concerned department.

ARTICLE - VII, DEALING OF SPACE IN THE BUILDING

8.1. The **Developer** shall on completion of the new building put the **Owners** in undisputed possession of the **Owners' allocation** together with all right of the common facilities and amenities as mentioned earlier.

8.2. The **Owners** shall be entitled to transfer or otherwise deal with **Owner's allocation** in the building and the **Developer** shall not in any way interfere or disturb with peaceful possession of the **Owners' Allocation**.

8.3. The **Developer** shall be exclusively entitled to the **Developer's allocation** in the building with exclusive right to transfer any right, claim, interest therein irrespective of the **Owners** and the **Owners** shall not in any way interfere with or disturb the quiet and peaceful possession of the **Developer's Allocation**.

ARTICLE - VIII, SPACE ALLOCATION

9.1. On completion of the proposed building the **Owners** agrees to sign, execute and register at the cost of the **Developer** or Intending Purchaser all such agreements, documents, installments and writing as may be necessary and expedient for the purpose of transfer or sale of the **Developer's Allocation**.

ARTICLE - IX, POWER AND PROCEDURE

10.1. The **Owners** executing one Registered Power of Attorney in favour of the **Developer** including power of preparing and executing and signing and also presenting for registration of deed of conveyance for **Developer's Allocation** as follows :-

1. To construct the **Multistoried Building** upon the said property mentioned in the Schedule herein below in accordance with the Plan to be sanctioned in **our** name by the appropriate authority or authorities and to sign on **our** behalf in the building plan and to file and obtain the same from said Authority or authorities and to take all other necessary steps in the **Rajarhat Bishnupur 1 no. Gram Panchayat**, in the District of 24-Parganas (North), West Bengal or any other Office or Offices.

2. To deal and correspond with the concerned Authorities in connection with or relating to the development of the said Property and in particular to do the following acts, deeds, matters and things including but not limited to:

- (a) To apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as our said Attorney(s) may require;
- (b) To apply for and obtain the occupation and/or completion certificate(s) in respect of the buildings to be constructed and completed on the land of the said Property;
- (c) To apply for and obtain, necessary clearances and/or No Objections from Statutory



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Authorities including but not limited to Fire Brigade, Electricity Supply Agency, Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Land Revenue & Land Reforms Authority, concerned local authority, North 24-Parganas Zilla Parishad and/or any other authority or authorities and sign all papers, documents, writings, declarations on our behalf in connection with and other Concerned Authorities under any Statute as may be in force from time to time.

3. To appear and represent before the authorities of **Rajarhat Bishnupur 1 no. Gram Panchayat**, in the District of 24-Parganas (North), B.L.L.R.O, and S.L.R.O. and before the D.L.R.S., C.E.S.C / W.B.S.E.B., Income Tax Department, authorities under the Town and Country Planning Act, Airport authority of India, Assurance of Calcutta, District Registrar, Barasat, Addl. Dist. Sub-Registrar - Bidhannagar, Salt Lake City, Addl. Dist. Sub-Registrar - Rajarhat and before all other statutory and local bodies as and when necessary for the purpose of construction of a new building and do all the needful as per the terms and conditions mentioned in this Development Agreement for registration of flats.

4. To apply obtain electricity, Gas, water, Sewerage order and permissions from the necessary authorities as to expedient for sanction, modification and / or alteration of the development, plans and also to submit and take delivery titles deeds 'concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint engineers, architects, and other agents and Sub - Contractor for the aforesaid purpose as the said **Developer** may think fit and proper.

5. To defend possession, manage and maintain the said premises including the building to be constructed thereon.

6. To correspond with all concerned authorities and bodies in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried on the land of the said Property and any other matters pertaining to the said Property.

7. To sign, verify and file application, forms, and building plans and for **Multistoried Building**, documents and papers in respect of the said premises before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building over and above the said premises.

8. To amalgamate the said Property with any adjoining plot or plots for the purpose of development and to sign and execute all deeds and documents in this behalf on **our** behalf.

9. To make and prepare and/or cause to be made and prepared all such layout, sub-division, plans, specifications and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable at the discretion of **our** said Attorneys for the purpose of constructing the buildings on the land of the '**Said Property**' and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of **my** said attorneys and to pay necessary fees and premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the buildings sanctioned by the concerned authority and/or any other statutory authorities.

10. To appear and represent **us** before any and all concerned authorities and parties as may be required and/or advisable for or in connection with the development of the said Property and to make such agreement(s) arrived at such arrangement as may be conducive to the development work and completing the same.

11. To pay and discharge all rents, Khajna, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the Land from the date of the execution of the said Agreement onwards.

12. To sign transfer forms, documents and writings for transferring the Land in the records of Government or Panchayat authorities and other public authorities and to do all other acts in connection therewith on **our** behalf.

13. To commence, carry out and complete and/or cause to be commenced and completed, construction work on the said Land in accordance with the sanctioned plans, specifications and/or the permissions granted by the Competent Authority under the Urban Land (Ceiling and regulation) Act, 1976 and/or the permissions of any other statutory authority to be granted under the laws for the time being in force and so far as any construction work is concerned, to see that all applicable rules and regulations are strictly observed.

14. To invite tenders and offer for the purpose of construction of one or more building(s) or structure(s) on the land of the said Property, to accept such tenders or offers and such



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consideration and on such terms and conditions as the said attorney(s) may in its absolute discretion deem fit and proper and also to engage, appoint the contractors, Architect, labour, labour contractor (Rajmistri), Carpenter, Plumber etc and enter into the contract with such person(s) as **our** said Attorney may deem fit and proper to get all such building(s) or structure(s) duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of and/or construction on the land of the said Property wholly, partly or in stages and for construction(s) of buildings or structure(s) thereon and/or furnishing the Property therein as the said Attorney may in its absolute discretion deem fit and to pay the cost of construction and development of the said building(s) or structure(s) and furnishing of the Property to such contractors and other persons or bodies and to obtain valid receipts and discharges therefore and to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the building(s) or structure(s) on the Land on such terms and conditions as **our** said Attorney(s) may in its absolute discretion deem fit and proper.

15. To appoint Contractors/sub-contractors/dealers/sub-dealers and to negotiate and decide the terms and conditions thereof concerning the land and/or the building(s) or block(s) to be constructed thereon and/or for carrying on the interior works therein and also for suppliers of materials required in connection therewith, from time to time and to revoke their appointments and pay their remunerations / bills to be raised, time to time, including miscellaneous charges.

16. To nominate, appoint, engage and authorize solicitors, advocates, attorneys, pleaders in respect of any litigation concerning the said land and/or any structure, building, or block, or any self contained flats or commercial spaces to be constructed on the said land and to execute Vakalatnama or other necessary authorities in their favour from time to time and instruct them to initiate and/defend any proceedings before any judicial and quasi-judicial authority and/or any other statutory department and pay their remuneration/bills/fees including special fees and other charges to discontinue them and also to appoint and engage other solicitors, advocates, attorneys, pleaders afresh and instruct them accordingly.

17. To instruct the Advocate / Lawyer for preparing and / or drafting such agreement, instruments, documents and other such papers as per the terms and conditions agreed upon by both the parties in this agreement as may be necessary for the purpose for sale of the flats / units in the said building over and above **our** said premises.

18. To appoint and engage Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, and other professional agents in respect of the project to be constructed on the land of the said Property.

19. To enter upon the Land at any time, affix board, put the barbed wire fencing or construct a compound wall on the land of the said Property or any portion thereof as per demarcation thereof and to make all payments for getting the work done.

20. To represent before the public, local and/or private authorities in respect of the development of the said Property and to make such of the actions and things as may be necessary for effectually commencing the said construction and/or development work and completing the same.

21. To make, sign, declare and / or affirm and submit applications, petitions, written statement, vakalatnama, letters and memorandum of appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under any law, for the time being in force, for all and any licenses, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development and construction in the said Property.

22. To attend any Court of Law either Civil or Criminal and to represent in all Government Offices including BLLRO office on **our** behalf in connection with the construction of the proposed building upon the said properties mentioned in Schedule below.

23. To sign all complaints, petition, application, forms, affidavit etc. and to file the same in any Court of Law or any other Office or Offices, if required.

24. In connection with or relating to the Land to take action against person or tenants, occupiers, etc. if any, in any court, to represent us in any Court of Law and to sign all applications, complaints, written statements, affidavits, review, appeal, petitions, on our behalf from time to time be found necessary and proper and/or enter into any agreement relating to development of the said Property and to otherwise deal with the same effectively for all intents and purposes as aforesaid.

25. To make applications for obtaining certified copies of the proceedings in the Court,



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tribunal and other statutory authority whatsoever including Judgment, decree, Order, applications, pleadings, etc. and to receive the same on **my** behalf.

26.In the event any understanding or compromise reached between the parties, to negotiate and settle the terms of compromise and to sign and execute such compromise deed etc. and to file the same in the courts.

27.In case the said Property or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file or submit applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ petition, summons or other legal proceedings or motion and to appear and represent us in any court of justice including Tribunal and other statutory authority and before all magistrates, judges, judicial officers whatsoever as by the Attorney(s) shall be thought advisable and to commence and continue any such proceedings in any court of law and before any public officers or tribunals or other statutory authorities, as aforesaid, for receiving compensation, acquisition, requisition, reservation and/or relief for de-acquisition or derequisitioning or de-reservation or otherwise whatsoever.

28.To refer any dispute touching and arising out of the said Property and/or any structure, building, or block, or any self contained flats or commercial spaces to be constructed on the said land to arbitration and also to take steps on **our** behalf and represent **me** before the arbitrator accordingly.

29.To appear in any suit, proceedings, motion, L.A. Office, I.T. Office etc. on **our** behalf and to file the statement or objection, Affidavit, Affidavit - in - opposition etc. if required, in connection with the land mentioned in the Schedule herein below.

30. To call the tender, quotation etc. from the supplier for supply of cement, iron rod, sand, wood, iron grill etc.

31.To deal with the electricity and water supply authorities for the supply of electricity and water to the buildings that may be constructed on the Land and for that purpose to sign and/or execute all letters, applications, undertakings, or subscribed to terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.

32.To make application to the authorities and such other private and public authorities for making availability of water, electricity, etc. on the land of the said Property that may be required for commencing the development work and to complete the same and for that to execute necessary documents including undertakings.

33.To empower on **our** behalf and in **our** name and to represent **our** interest before the concerned officers for the grant of the licenses or permits or for any other purpose or renewal thereof as may be necessary under any Act, Rules, Regulations or Bye-laws, for the time being in force, and also to appear before any public or Government officer or other Authorities whatsoever and to execute the necessary documents in connection therewith.

34.To apply for refund of deposits made or to be made with the concerned Authorities and receive the said refunds.

35.To make applications to the government or quasi-government authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary documents including undertakings and bonds and to furnish necessary deposits including bank guarantee for the same.

36.To manage and supervise the said Property and to take such of the steps as may be necessary to manage and supervise the said Property till the time of completion of its development.

37.To attend and to represent us before any Collector, Authorities or officers of Government of India or any other State or States, before all Revenue, Municipal, Public or other officers including those of Income-tax as and when occasion shall arise for any purpose connected with the said development work.

38.To advertise in the newspapers for the sale of the Units and to enter into agreements for the sale of such Units with the prospective purchasers on and for such price or consideration and upon such terms and conditions as **our** said Attorney(s) shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said agreements for sale of the Units in respect of only **Developer's Allocation** and to do all such necessary acts and things as may be



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necessary or proper in that behalf.

39. To develop and negotiate sale of the buildings consisting of apartments/flats ("Units") for residential purpose, commercial units and/or ancillaries in the said Property and for that purpose to negotiate and execute agreement for sale with the prospective purchasers on such terms and conditions as the Attorney(s) may think fit and proper and to receive and appropriate the entire consideration for and in respect of the aforesaid sale and to give receipt for the same in respect of only **Developer's Allocation**.

40. To book flats and to enter into all Agreements for sale or sales of flats which are to be constructed on the said properties mentioned in the Schedule below in respect of only **Developer's Allocation**.

41. To receive from the intending Purchaser or Purchasers any earnest money and / or advances and also the balance of purchase money on completion of such sale or sales and to give good and valid receipt for the same in respect of only **Developer's Allocation**.

42. To execute necessary Deeds of Conveyance in favour of the Intending Purchaser or Purchasers for flats / shops / garages and / or car spaces by putting the signature of the above named **Developer** on behalf of **us** and also to receive full and final consideration of the flats / shops / garages and / or car spaces and giving discharge the Intending Purchasers by issuing money receipts in **its** name in respect of only **Developer's Allocation**.

43. To attend along with **us** before any office of the Registrar and / or to execute and present for Registration and admit, Execution of any Agreement, Deed, Conveyance, Transfer, Assignment, Assurance Release, indemnity or other instrument which is compulsory under the Registration Act and generally to do all things necessary or expedient for Registration.

44. To ask for, demand, recover, receive and collect all money due and payable in connection with the said proposed building from the intending purchaser / purchasers or any other person or persons in connection with the said building or construction and to settle, compromise and compound any debt or claim whatsoever.

45. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning **our** said premises or any or portion thereof.

46. For all or any of the purposes herein before stated and to appear and represent **our** before all concerned authorities having Jurisdiction over the said premises as per the condition mentioned in the development agreement.

47. To sign and execute all papers, correspondence and all other documents and assurances and documents of any kind whatsoever which **we** could have done for the completion of the said development work.

48. To do any act, deed or thing, as our said Attorney(s) may deem fit and proper and necessary in the best interest of the development of the said Property and construction thereon and sale of the Units, including all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.

49. To execute Deed of Rectification, Declaration and register the same before any concerned registration offices in connection with said properties.

50. To apply for No Objection Certificate or necessary permissions from the Panchayat / Municipal authority for occupying the building and to do all acts deeds or things for the said purpose.

51. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as our Attorney(s) may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and I hereby agree at all times to ratify and confirm whatever our Attorney(s) or any such substitutes or substitute shall lawfully do or cause to be done in or about the said Property and the development of the same.

52. For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time.

53. And to do all such acts, things, deeds which are necessary for the aforesaid purpose.

54. To all acts and things in contemplation of and in achievement of the objects and purposes contained in the said Development Agreement which are otherwise mentioned hereinabove.

55. AND we HEREBY agree to ratify and confirm whatsoever **our** said Attorneys shall do in the premises in virtue of these presents **AND I HEREBY DECLARE** that **we** have not done anything inconsistent with this Power of Attorney.



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56. AND we DO HEREBY agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by **our** said Attorney which shall be construed as **our** acts, deeds and things done by **them** to all intents and purpose notwithstanding the facts that no special power in that behalf is contained in these presents.

ARTICLE - X, NEW BUILDING

11.1. Construction cost : The Developer shall at its own costs construct, and complete the new building at the said premises in accordance with the sanctioned plan with good and standard material as may be specified by the Architect from time to time.

11.2. Installation of common amenities : The Developer shall install, erect in the building at Developer's own cost expanses electrification, permanent electric connection from the C.E.S.C / W.B.S.E.B., and until permanent electric connection will be obtained temporary and constructed for sale the flats / shops / garages and / or car spaces therein Ownership basis and as may be mutually agreed upon.

11.3. Fees payable to Architect : All cost, charges and expenses including Architect's fees shall be discharged and paid by the Developer and the Owners shall bear no responsibility in this context.

ARTICLE - XI, COMMON FACILITIES

12.1. The Developer shall pay and bear all property, taxes and other dues and outgoing in respect of the said premises according to dues as and from the date of execution of this agreement.

12.2. After completion of this project or after receiving respective allocation the Owners and the Developer shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and Developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the Developer in this behalf.

12.3. As and from the date of service of notice of possession, the Owners shall also be responsible to pay and bear and shall pay to the Developer the service charges for the common facilities in the new building payable in respect of the Owners' Allocation such charges is to include proportionate share of premium for the insurances of the building, if any, water, fire and damaging charges and taxes, light, sanction and maintenance, occasional repair and renewal charges for bill collection and management of the common facilities renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways and other common facilities and other common facilities whatsoever agreed upon or may be mutually agreed from time to time.

12.4. The Owners shall not do any act, deed or things whereby the Developer may be prevented from construction and completion of the said building. The time factor will be countable regarding any unforeseen reason beyond the control of the Developer.

ARTICLE - XII, COMMON RESTRICTION

The Owners hereby agrees and covenants with the Developer not to cause any interference in the construction of the proposed building for the benefits of all occupiers of the building which shall include the following :-

13.1. No illegal & immoral act : Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

13.2. No breach of Laws and byelaws : Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviation or violation and / or breach of any of the said laws byelaws and regulation.

13.3. Maintain of self unit : The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein.

13.4. Maintenance of cleanliness of building : Neither party shall throw or accumulate any dirt, rubbish, waste and refuse to permit the same to be thrown or accumulated in or about the building or in the compound corridor or any other portion or portions of the building.

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ARTICLE - XIII, OWNER'S OBLIGATION

14.1. No interference : That the **Owner** hereby covenants with **Developer** not to cause any interference or hindrance in the construction of the building at the said premises by the **Developer**.

14.2. Owner covenant with Developer : That the **Owners** hereby agrees and covenants with **Developer** not to do any act, deed or thing whereby the **Developer** may be prevented from selling assigning and / or disposing of any of the **Developer's allocation** in the building at the said premises.

14.3. Vesting of interest during Construction : That the **Owners** hereby agrees and covenants with the **Developer** not to let out, grant, lease, mortgage and / or charge the said premises or any portion thereof in respect of **Developer's allocation**.

14.4. Signature : That the **Owners** undertakes that in future if any signature is required then the **Owner** shall do that within 7 (Seven) days after receiving any intimation through by post, by mail or by whatsapp from the **Developer**.

14.5. Conversion : That the **Owners** undertakes to take all steps at **their** own cost for converting or transforming the character of this land from Sali to Housing Complex as early as possible.

ARTICLE - XIV, DEVELOPER'S OBLIGATION

15.1. Time period of handing over the Possession : The **Developer** hereby agrees and covenants with the **Owners** to complete the construction of the building within **24 (Twenty Four) months** from the date of signing this Agreement.

15.2. Developer covenants with Owners : The **Developer** hereby agrees and covenants with the **Owners** not to do any act, deed or thing whereby the **Owners** are prevented from enjoying selling, assigning and / or disposing of any **Owners' Allocation** in the building at the said premises vice versa.

15.3. Tax of Developer's allocation : The **Owners** shall not be responsible for any Income Tax and any other taxes in respect of the **Developer's allocation** in the proposed building.

ARTICLE - XV, OWNER'S INDEMNITY

16.1. The **Owners** hereby undertakes that the **Developer** shall be entitled to the said construction and shall enjoy **its** allocated space without interference or disturbances.

ARTICLE - XVI, DEVELOPER'S INDEMNITY

17.1. The **Developer** hereby undertakes that the **Owners** shall enjoy **their** allocated space without interference or disturbances.

ARTICLE - XVII, MISCELLANEOUS

18.1. Fixing of Hording & banner : Immediately upon the **Developer** obtaining vacant possessions of the premises for the development, shall fix hoardings and banners and be entitled to start construction if laws of the land so permit after obtaining sanction of the building plan from the competent authority.

18.2. Supplementary deeds and documents : It is understood that from time to time to facilitate the construction of the building by the **Developer** various deeds matters and things not hereby specified may be required to be done by the **Developer** and for which the **Developer** may need the authority of the **Owners** and various applications and other documents may be required to be signed or made by the **Owners** for which specific provisions may not have been mentioned herein. The **Owners** hereby undertakes to do all such legal act, deed, matters and things as and when required and the **Owners** shall execute any such additional Power of Attorney and / or authorization as may be required by the **Developer** for all such purposes and the **Owners** also undertakes to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the **Owners** and / or against the spirit of these presents.

18.3. Name of the Building : The name of the building shall be given by the **Developer** in due course. The Owner / or the Flat Owners and / or the Association shall not be entitled to change the said name under any circumstances whatsoever.

18.4. Association of building : The **Developer** and the **Owners** shall mutually frame scheme for the management and the administration of the said building and / or common parts thereof after the completion of the said building.

18.5. Electric meter and Security deposit : Installation of electric meters charges of the **Owners' Allocation** shall be borne by the **Owners**. But in case the **Owners** shall decided to sale **his** portion to any Purchaser /s then the entire cost of installation of Electric Meter and the cost of Generator shall be borne by the said Purchaser/s from his / her / their / its own fund and the shall pay Rs. 50,000/- to the **Developer** for installation of Electric Meter and



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Stamp of the Registrar of Companies, Government of India, dated - 3 MAY 2024.

Purchaser/s of the **Owners' Allocation** shall also pay Rs. 30,000/- for Generator and also pay Rs. 5,000/- as security deposit to the **Developer**.

18.6. The **Owners** and the **Developer** have entered into this Agreement purely as a **Joint Venture** between the parties hereto.

18.7. the **Developer** shall be entitled to borrow money for construction of the proposed **Multistoried Building** from any Bank of Financial Institutions without creating any financial liability of the **Owners** or affecting **their** estate and interest in the said premises and it is being expressly agreed and understood that in no event the **Owners** or any of **their** estate shall be responsible and / or made liable for payment of any dues if payable, by the **Developer** to such Banks and for that purpose.

18.8. The **Developer** herein may amalgamate the said plot to any other plot or future plots for construction/extension of the proposed building.

18.9. It has been agreed between parties that after completion of the project the **Owners** will get **30%** share and the **Developer** will get **60%** share respectively but if any party will get less portion then other party shall compensate @Rs. 2,500/- per sq. ft. to the looser party.

ARTICLE - XVIII, FORCE MAJEURE

19.1. In the event of any delay suffered by the **Developer** in performance of its obligations herein due to Force Majeure or for reasons beyond the control of the **Developer** and in that event the time for construction of the building shall stand suitably extended.

19.2. Force Majeure shall include natural calamities, Act of God, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, air raid, strikes, (including by contractor/construction agencies), lockout, transport strike, notice or prohibitory order from Municipal Corporation or any other statutory body or any Court, Receiver, Government Regulations, amendment in any municipal or other rules, laws or policies affecting or likely to affect the Project or any part or portion thereof, shortage of Essential Commodities and/or any circumstances beyond the control of the **Developer**.

ARTICLE - XIX, JURISDICTION

20.1. The Jurisdictional Court shall have the Jurisdiction to entertain and determine all action suits and proceeding arising out of these presents between the parties hereto.

ARTICLE - XX, LEGAL ACTION

21.1. The **Developer** has every right to execute conveyances or sale deeds or join in the execution thereof in favour of the prospective purchasers of flats in the said building to be constructed. The Stamp Duty and Registration charges and all formalities in connection therewith will be paid and borne by the Intending Purchaser and the **Owners** shall have no responsibility whatsoever in respect thereof. Be it provided however that the costs of the conveyance or conveyances including non judicial stamps and registration expenses and all other legal expense shall be borne exclusively and paid by the Intending Purchaser, its nominee or nominees and / or prospective buyers.

21.2. Any dispute or difference amongst or between any of the parties hereto arising out of and/or relating to and/or connected with the said Flat Unit and/or the Memorandum of any term or condition herein contained and/or relating to interpretation thereof shall be referred to proper court of law having jurisdiction over the place of issue.

21.3. That the Agreement for Sale and Deed of Conveyance of all the Flats constructed by the **Developer** on the plot of land mentioned in **Schedule 'A'** shall be prepared by Mr. Swarnadip Das, Advocate having his Office at no. 6. Old Post Office Street, ground floor, Room no. 56, Kolkata – 700001 appointed Advocate for this entire project. The Purchaser/s deposit with the Owner or his Advocate the estimated amount of stamp duty, registration fee and other connected and miscellaneous expenses including Advocate's remuneration (@ 1% of the market value determined by the concerned Registration Office in each and every registration) relating to the execution and registration of the Agreement For Sale / Deed of Conveyance.

SCHEDULE "A" ABOVE REFERRED TO **(Description of the Land and Property)**

ALL THAT a piece and parcel of **Bastu** land measuring more or **21 (Twenty One) Decimal** be the same a little more or less (**10 Decimal of Sutapa Mukherjee and 11 Decimal of Shrabani Mukherjee**) out of **41 (Forty One) Decimal** be the same a little more or less, lying and situate at **Monza - Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 2998**, Pargana - Kalikata, P.S. Rajarhat, comprised in **R.S./L.R. Dag No. 586** under R.S. Khatian Nos. 349 , 805, 299/1, 169/1, 631/1 & 318/1, 826/1, 858/1, 450/1, 446/1, 30, 148, 800, 634, 637, L.R. Khatian nos. 1611 and 1612, L.R. Khatian No. 1610 (in the name of Bimal Mukherjee), L.R. Khatian No. 5462 (in the name of Sutapa Mukherjee), L.R. Khatian No.



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THE ADDL. REGISTRAR
OF COMPANIES-IV, KOLKATA
- 3 MAY 2024

5463 (in the name of Shrabani Mukherjee), new L.R. Khatian Nos. 5617 (in the name of **SUNANDA BANERJEE**), 5618 (in the name of **ARINDAM BANERJEE**) and 5619 (in the name of **MRS. PAPIA BANERJEE**), A.D.S.R.O. Rajarhat, New Town, within the local limit of **Rajarhat Bishnupur 1 No. Gram Panchayet, Pin code - 700135**, in the District - North 24 - Parganas, West Bengal, which is butted and bounded as follows:-

ON THE NORTH	R.S. / L.R. Dag Nos. 586 (p)
ON THE SOUTH	R.S. / L.R. Dag Nos. 597 & 598
ON THE EAST	R.S. / L.R. Dag Nos. 586 (p) & 589
ON THE WEST	R.S. / L.R. Dag Nos. 600

SCHEDULE "B" ABOVE REFERRED TO
(Owner's Allocation)

It has been further agreed by and between the parties herein that after development of the **Schedule 'A'** property the **Owners** will get the follows :-

- a. **30%** of the total salable area from the proposed building which will be constructed on the **Schedule "A"** property hereinabove as per proposed valid sanction plan and extension thereof together with undivided impartible proportionate share or interest over the aforesaid **Schedule "A"** property save and except the **Developer's Allocation** more fully described in the **Schedule "C"** hereinafter along with right of egress and ingress over the main entrance gate and all other common rights in the landings, lobbies, stair cases, passages, sewerages, drainages, electrical installations, top roof of the proposed new building including all amenities, facilities and benefits in respect thereof in respect thereof.
- b. A security deposit refundable amount of **Rs. 1,50,000/- (Rupees One Lacs and Fifty Thousand)** only.
- c. Apart from the **Owners' allocation** mentioned in **Schedule 'B'** hereof, the **Owners** is also freely and legally entitled to all benefits and rights mentioned in all Common Areas / Facilities mentioned in **Schedule 'D' & Schedule 'E'** hereof.
- d. That it is agreed by and between the parties hereto that the allocation mentioned in paragraph (a to b) and also Common facilities morefully mentioned in **Schedule 'D' & Schedule 'E'** respectively here of Agreement written hereunder would be the full and final consideration of the **Owners**.

THE SCHEDULE "C" ABOVE REFERRED TO
(Developer's Allocation)

All that the balance/remaining total constructed area. Apart from **Developer's allocation** mentioned in **Schedule 'C'** hereof, the **Developer** is also freely and legally entitled to all benefits and rights mentioned in all Common Areas / Facilities mentioned in **Schedule 'D' & Schedule 'E'** hereof.

THE SCHEDULE "D" ABOVE REFERRED TO
(Common Facilities)

1. Staircase on all floors.
2. Staircase landing and lift landings on all floors and roof of the top floor.
3. Common passage on the ground floor.
4. Water pump, water tank (overhead) water pipes and other common plumbing installation.
5. Drainage and sewerage.
6. Pump.
7. Electrical wiring, meters and fittings.
8. Boundary walls and main gates.
9. Such other common parts, areas, equipments, installation, fixture, fittings and spaces in or about the said building as are necessary for passage or for the use and occupancy of the flats in common.

THE SCHEDULE "E" ABOVE REFERRED TO
(Specification of the work)

1	Structure	RCC Frame Structure.
2	Brick Work	Brick work will be done with good quality Bricks, all outer walls are 8" thick, main partition walls are 5" thick and all inner walls 3" thick respectively.
3	Doors	Wooden frames with flash door.
4	Windows	Aluminum windows.
5	Living / Dining	Flooring -Vitrified Tiles.



[Handwritten signature]

Ministère de l'Intérieur
Mme FRANCES-IV, KOUKATA
- 3 MAY 2024

6	Bedrooms	Flooring –Vitrified Tiles.
7	Kitchen	Flooring – Anti Skid Tiles. Counter – Granite Stone Platform with Stainless Steel Sink & Tiles upto 2 feet height above counter.
8	Toilets	Flooring – Anti Skid Tiles. Wall Tiles – Tiles upto 6 feet/Door height. Sanitary wares – White branded fittings CP fittings – Superior quality fittings – ISI marked.
9	Electrical	Electrical wiring fittings and other accessories for lighting the staircase lobby and other common areas.
10	Inner Wall	Will be Plaster of Paris finished.
11	Lifts	Passenger Lifts of reputed ISI make.

Extra Work : Any extra works other than the standard schedule shall be charged extra as decided by the **Developer** and such amount shall be deposited before execution of such works to the **Developer**. Nobody has the right to do any extra work by their own labour all extra work will be done through the **Developer**.



ADDITIONAL RES. STRAR
MANAGER-IV, KOLKATA
- 3 MAY 2024

IN WITNESS WHEREOF all the parties, hereto have hereunto set and subscribed their respective hands, seals and signature on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

By the parties at KOLKATA

In presence of :

WITNESSES :

1. Anub Mukherjee
S/o - Late Pannimal Mukherjee
Bhatinda, Regaahut, Kol-135

2. Swapnil Mitra
S/o Late Anil Mitra
Bhatinda, Regaahut, Kol-135

Sumantra Banerjee
Aridam Banerji

Papia Banerjee

Signature of the
Owners.

For Sweet Hut Infrastructure (P) Ltd.

Aridam Banerji

Director

Signature of the
Developer.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 MAY 2024

Memo of consideration

RECEIVED with thanks of and from the within named **Developer** a sum **Rs. 1,50,000/- (Rupees One Lacs and Fifty Thousand)** only as an advance money with good health and sound mind and put our signature on this **Development Agreement** without any provocation of any person and/or without any pressure raised by any person.

1. 3/5/2024 ——— Cash ——— 50,000.
2. 3/5/2024 ——— " ——— 50,000,
3. 3/5/2024 ——— " ——— 50,000,

Total : Rs. 1,50,000/-
(Rupees One Lacs and
Fifty Thousand).

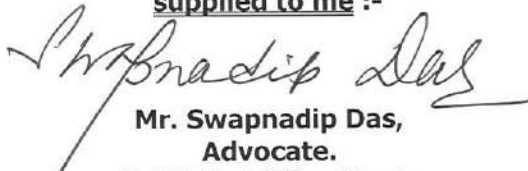
WITNESSES :

1. Anub Mukherjee
2. Poridip Mitra

Sumanda Banerjee
Arindam Banerji
Papier Banerjee

Signature of the Owners.

Read over, Explained, Drafted
& Prepared By me as per
documents and information
supplied to me :-


Mr. Swapnadip Das,
Advocate.

6, Old Post Office Street,
Gr. Floor, Room No. 56
Kolkata - 700 001
☎ 9830168651 ☎

E.Mail : swapnadip_das@ yahoo.com
Enrolment no. WB/1782/02

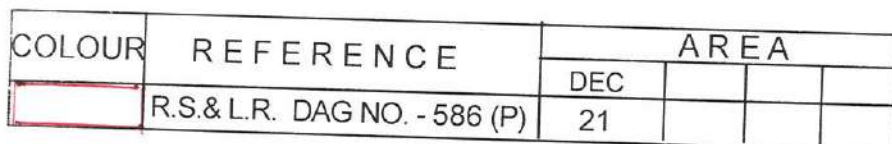


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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 MAY 2024

SCALE - 1" = 30'-0"

OWNERS - 1. SUNANDA BANERJEE.
2. ARINDAM BANERJEE.
3. PAPIA BANERJEE.



Sunanda Banerjee

Aridan Bungin

Papier Samojce

SIGNATURE OF OWNERS

SWEET HUT INFRASTRUCTURE PVT. LTD.

Aridan Banyu
Director

SIGNATURE OF DEVELOPER

COPIED BY
M. BISWAS.
SURVEYER
RAJARHAT.

NOT TO FILE



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 3 MAY 2024

SPECIMEN FORM FOR THE FINGERPRINTS



<i>Surenada Banerjee</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					



<i>Anilam Banerjee</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					



<i>Papia Banerjee</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 3 MAY 2024

Major Information of the Deed

Deed No :	I-1904-06172/2024	Date of Registration	03/05/2024
Query No / Year	1904-2001062561/2024	Office where deed is registered	
Query Date	27/04/2024 2:34:42 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Swapnadip Das 6, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830168651, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,50,000/-]		
Set Forth value	Market Value		
	Rs. 94,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 1,612/- (Article:E, E, E,)		
Remarks			

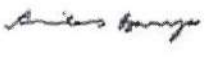
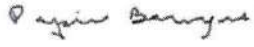
Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, JI No: 28, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-586 (RS :-)	LR-5617	Bastu	Bagan	7 Dec		31,50,000/-	
L2	LR-586 (RS :-)	LR-5618	Bastu	Bagan	7 Dec		31,50,000/-	
L3	LR-586 (RS :-)	LR-5619	Bastu	Bagan	7 Dec		31,50,000/-	
		TOTAL :			21Dec	0 /-	94,50,000 /-	
		Grand Total :			21Dec	0 /-	94,50,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs SUNANDA BANERJEE Wife of Late ALOK BANERJEE Executed by: Self, Date of Execution: 03/05/2024 , Admitted by: Self, Date of Admission: 03/05/2024 ,Place : Office	Photo  03/05/2024	Finger Print  Captured 03/05/2024	Signature  03/05/2024

, SIDDHA PINES, OPPOSITE DEROZIO COLLEGE, City:- Not Specified, P.O:- GOPALPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: AExxxxxx1A, Aadhaar No: 74xxxxxxxx5624, Status :Individual, Executed by: Self, Date of Execution: 03/05/2024 , Admitted by: Self, Date of Admission: 03/05/2024 ,Place : Office				
2	Name Mr ARINDAM BANERJEE (Presentant) Son of Late ALOK BANERJEE Executed by: Self, Date of Execution: 03/05/2024 , Admitted by: Self, Date of Admission: 03/05/2024 ,Place : Office	Photo  03/05/2024	Finger Print  Captured LTI 03/05/2024	Signature  03/05/2024
, SIDDHA PINES, OPPOSITE DEROZIO COLLEGE, City:- Not Specified, P.O:- GOPALPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: AExxxxxx4F, Aadhaar No: 74xxxxxxxx4192, Status :Individual, Executed by: Self, Date of Execution: 03/05/2024 , Admitted by: Self, Date of Admission: 03/05/2024 ,Place : Office				
3	Name Mrs PAPIA BANERJEE Daughter of Late ALOK BANERJEE Executed by: Self, Date of Execution: 03/05/2024 , Admitted by: Self, Date of Admission: 03/05/2024 ,Place : Office	Photo  03/05/2024	Finger Print  Captured LTI 03/05/2024	Signature  03/05/2024
, SIDDHA TOWN. SP.302,SRI RAMESH MITRA ROAD,BERABERI SIKHER BAGAN, City:- Not Specified, P.O:- GOPALPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: AExxxxxx8B, Aadhaar No: 90xxxxxxxx2369, Status :Individual, Executed by: Self, Date of Execution: 03/05/2024 , Admitted by: Self, Date of Admission: 03/05/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SWEET HUT DEVELOPERS ,SYNTHESIS BUSINESS PARK, 7TH FLOOR, ROOM NO. 12, Block/Sector: A, City:- Not Specified, P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Date of Incorporation:XX-XX-2XX1 , PAN No.:: ABxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	SWEET HUT INFRASTRUCTURE PRIVATE LIMITED , SYNTHESIS BUSINESS PARK,7th FLOOR. ROOM NO. 12, Block/Sector: A, City:- Not Specified, P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ARINDAM BANERJEE Son of Late ALOK BANERJEE Date of Execution - 03/05/2024, , Admitted by: Self, Date of Admission: 03/05/2024, Place of Admission of Execution: Office	Photo  May 3 2024 11:48AM	Finger Print  Captured LTI 03/05/2024	Signature  03/05/2024
,SIDDHS PINES,OPPOSITE DEROZIO COLLEGE, City:- Not Specified, P.O:- GOPALPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AExxxxxx4F, Aadhaar No: 74xxxxxxxx4129 Status : Representative, Representative of : SWEET HUT DEVELOPERS (as DIRECTOR), SWEET HUT INFRASTRUCTURE PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SWAPNADIP DAS Son of Late D B DAS HIGH COURT, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 03/05/2024	 Captured 03/05/2024	 03/05/2024
Identifier Of Mrs SUNANDA BANERJEE, Mr ARINDAM BANERJEE, Mrs PAPIA BANERJEE, Mr ARINDAM BANERJEE			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs SUNANDA BANERJEE	SWEET HUT DEVELOPERS-7 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr ARINDAM BANERJEE	SWEET HUT DEVELOPERS-7 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mrs PAPIA BANERJEE	SWEET HUT DEVELOPERS-7 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, JI No: 28, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 586, LR Khatian No:- 5617	Owner:সুনন্দা ব্যানার্জী, Gurdian:অলোক ব্যানার্জী, Address:নিজ , Classification:বাগান, Area:0.07000000 Acre,	Mrs SUNANDA BANERJEE
L2	LR Plot No:- 586, LR Khatian No:- 5618	Owner:অরিন্দম ব্যানার্জী, Gurdian:অলোক ব্যানার্জী, Address:নিজ , Classification:বাগান, Area:0.07000000 Acre,	Mr ARINDAM BANERJEE
L3	LR Plot No:- 586, LR Khatian No:- 5619	Owner:পাপিয়া ব্যানার্জী, Gurdian:অলোক ব্যানার্জী, Address:নিজ , Classification:বাগান, Area:0.07000000 Acre,	Mrs PAPIA BANERJEE

Endorsement For Deed Number : I - 190406172 / 2024

On 03-05-2024

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 11:20 hrs on 03-05-2024, at the Office of the A.R.A. - IV KOLKATA by Mr ARINDAM BANERJEE , 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 94,50,000/-

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

Execution is admitted on 03/05/2024 by 1. Mrs SUNANDA BANERJEE, Wife of Late ALOK BANERJEE, , SIDDHA PINES, OPPOSITE DEROZIO COLLEGE, P.O: GOPALPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 2. Mr ARINDAM BANERJEE, Son of Late ALOK BANERJEE, , SIDDHA PINES, OPPOSITE DEROZIO COLLEGE, P.O: GOPALPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 3. Mrs PAPIA BANERJEE, Daughter of Late ALOK BANERJEE, , SIDDHA TOWN. SP.302,SRI RAMESH MITRA ROAD,BERABERI SIKHER BAGAN, P.O: GOPALPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business

Indetified by Mr SWAPNADIP DAS, , , Son of Late D B DAS, HIGH COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-05-2024 by Mr ARINDAM BANERJEE, DIRECTOR, SWEET HUT DEVELOPERS, SYNTHESIS BUSINESS PARK, 7TH FLOOR, ROOM NO. 12, Block/Sector: A, City:- Not Specified, P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156; DIRECTOR, SWEET HUT INFRASTRUCTURE PRIVATE LIMITED, , SYNTHESIS BUSINESS PARK,7th FLOOR. ROOM NO. 12, Block/Sector: A, City:- Not Specified, P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Indetified by Mr SWAPNADIP DAS, , , Son of Late D B DAS, HIGH COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,612.00/- (B = Rs 1,500.00/- ,E = Rs 28.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 1,528/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/05/2024 6:39PM with Govt. Ref. No: 192024250033536838 on 01-05-2024, Amount Rs: 1,528/-, Bank: SBI EPay (SBIEPay), Ref. No. 6926601477129 on 01-05-2024, Head of Account 0030-03-104-001-16

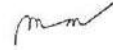
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 10,061/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 101766, Amount: Rs.10.00/-, Date of Purchase: 17/11/2023, Vendor name: S Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/05/2024 6:39PM with Govt. Ref. No: 192024250033536838 on 01-05-2024, Amount Rs: 10,061/-, Bank: SBI EPay (SBIPay), Ref. No. 6926601477129 on 01-05-2024, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 353108 to 353140
being No 190406172 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.05.14 18:36:03 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 14/05/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.