

9560/19

I

7286/19



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

Mr. 1612789/2019



AC 510047

Certified that the Document is admitted to Registration. The General Sheet and the endorsement are attached to this document.

*[Signature]*  
Additional Registrar  
of Assurances

**DEVELOPMENT AGREEMENT  
CUM**

Additional Registrar of Assurances

19 DEC 2019

**DEVELOPMENT POWER OF ATTORNEY**

1. DATE : 31<sup>st</sup> Day of October, 2019.
2. PLACE : Kolkata.
3. PARTIES :-

3.1 (SHRI.) SANJIB BOSE (Pan No. AIZPB5960H) (Adhar No. 371816392380) son of Late Narendra Mohan Bose, by Nationality Indian, by faith Hindu, by occupation- Business, residing at "TARPAN" AT-189, Sonargaon Housing Society, Narendrapur Station Road, Gate No. III, Teghoria, P.O.& P.S. Sonarpur, Kolkata-700150 District 24 Parganas South.



- 3.2 **(SHRI.) DEBADIDEV GAYEN (Pan No. AIKPG8569L) (Adhar No. 933041935124)** son of Late Satya Ranjan Gayen, by Nationality Indian, by faith Hindu, by occupation- Business, residing at "ASHIRBAD" Ramkrishna Pally near Mini Bazar, P.O. & P.S.-Sonarpur, Kolkata-700150, District 24 Pargans South.
- 3.3 **(SHRI.) BIMAL ROY (Pan No. AFWPR5965E) (Adhar No. 487292526697)** son of Late Gopal Chandra Roy, by Nationality Indian, by faith Hindu, by occupation- Business, residing at 36, Middle Road, P.O.-Santoshpur, P.S.-Survey Park, Kolkata-700075, District 24 Pargans South.
- 3.4 **(SHRI.) SUSANTA SARKAR (Pan No. ASWPS1348D) (Adhar No. 620313139644)** son of Late Basudev Sarkar, by Nationality Indian, by faith Hindu, by occupation- Business, residing at 4/4, Kabi Sukanta Lane, P.O.-Santoshpur, P.S.-Survey Park, Kolkata-700075, District 24 Pargans South.
- 3.5 **(SMT.) PURNIMA CHAKRABORTY (Pan No. AIDPC2755M) (Adhar No. 837343996307)** wife of Shri. Ajoy Shankar Chakraborty, by Nationality Indian, by faith Hindu, by occupation- Business, residing at A-3/8, Rajwada Estate Phase-II, Mahamayatala P.O.-Sonarpur, P.S.-Sonarpur, Kolkata-700084, District 24 Pargans South.
- 3.6 **(SHRI.) SURJA SARATHI MAZUMDAR alias SURJA SARATHI MAJUMDAR (Pan No. AISTM1966H) (Adhar No. 683680863172)** son of Late Gopal Majumder, by Nationality Indian, by faith Hindu, by occupation- Business, residing at Teghoria P.O.-Sonarpur, P.S.-Sonarpur, Kolkata-700084, District 24 Pargans South.
- 3.7 **(Miss) SNEHA DASGUPTA (Pan No. AWPDP0259M) (Adhar No. 825864396321)** daughter of Shri Kanchan Dasgupta, by Nationality Indian, by faith Hindu, by occupation- Student, residing at J-374, Baishnabghata Patuli Township, P.O. Panchasayar, P.S.-Patuli, Kolkata-700094, District 24 Pargans South.
- 3.8 **M/S. NIHAR ENTERPRISE (PAN No. AAIFN2710L)** a Partnership Firm having registered office at 4/4, Kabi Sukanta Lane, P.O.-Santoshpur, P.S.-



Survey Park, Kolkata-700075, represented by its Partners **(1.) (Shri.) Bimal Roy (Pan No. AFWPR5965E) (Adhar No. 487292526697)** son of Late Gopal Chandra Roy, by Nationality Indian, by faith Hindu, by occupation- Business, residing at 36, Middle Road, P.O.-Santoshpur, P.S.-Survey Park, Kolkata-700075, District 24 Pargans South. **(2.) (Shri.) SUSANTA SARKAR (Pan No. ASWPS1348D) (Adhar No. 620313139644)** son of Late Basudev Sarkar, by Nationality Indian, by faith Hindu, by occupation- Business, residing at 4/4, Kabi Sukanta Lane, P.O.-Santoshpur, P.S.-Survey Park, Kolkata-700075, District 24 Pargans South.

hereinafter collectively called "**the Owners**", (which expression shall unless excluded by or repugnant to the context be deemed to include its /their administrators, legal representatives, and its successor or successors and assigns);

**AND**

3.9 **(M/S.) PERFECT REALTY, (PAN-AANFP6262G)** a Partnership Firm having its office at 105, B. K. Street, P.O. & P.S.- Uttarpara, Dist.-Hooghly, Pin-712258, having by its Partners namely **(1) SRI SUSHIL KUMAR SINGH, (PAN- AKAPS4895B)** and (AADHAAR No - 975460975306) son of Sri Raghubanshi Kumar Singh, by faith - Hindu, by occupation- Business, residing at 38, Benepukur Dhar, P.O.- Makhla, P.S.- Uttarpara, District- Hooghly, Pin-712245, **(2) SRI SAMARENDRA NATH NANDI, (PAN- ABXPN5304L)** and (AADHAAR No-300396391356) son of Rabindra Nath Nandi, by faith - Hindu, by occupation-Business, residing at 90, B.R.B. Road, P.O. Bhadrakali, P.S. Uttarpara, District- Hooghly, Pin-712232, **(3) SRI PRABIR DAS, (PAN-AKLPS6095A)** and (AADHAAR No-232069486122) son of Lakshmi Kanta Das, by faith- Hindu, by occupation- Business, residing at 1 (New-44), Sakuntala Nagar, P.O. Hindmotor, P.S. Uttarpara, District- Hooghly, Pin-712233 **(4) SRI DHIREN PATEL, (Pan- ACVPP8113E)** and (AADHAAR No - 629134904812) son of Sri Vinod Kumar Patel, by faith Hindu, by occupation- Business, residing at 75, New G.T. Road, P.O. & P.S.-Uttarpara, Dist.- Hooghly, Pin-712258, **(5) SRI SAGAR MUKHERJEE, (PAN- AHCPM7739B)** and (AADHAAR No - 486623821983) son of Sri Swapan Mukherjee by faith Hindu, by occupation-



Business, residing at 202/2, B.B.D. Road, P.O. Hindmotor, P.S. Uttarpara, District - Hooghly, Pin-712233, hereinafter called "**the Developer**" (which expression shall unless excluded by or repugnant to the context be deemed to include its /their administrators, legal representatives, and its successor or successors and assigns);

Owner and Developer individually called **Party** and collectively **Parties**.

**NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:**

**4. SUBJECT MATTER OF AGREEMENT:-**

The Owners and the Developer hereby have agreed with regard to development and/or commercial exploitation of ALL THAT piece and parcel of BASTU land measuring **25** Cottah **6** Chittacks more or less, comprised in Mouza-Nischintapur, R.S. Dag No. 205, 208, 200, 201, 202, 207, 198, 157, 199 R.S.Khatian No. 27, 62, 89, 83, 33, 26, 59, 58 and 55, corresponding L.R.Dag No. 342, 343, 344, 339 and 341 L.R.Khatian No. 1224, 1225, 1226, 1227, 1126, 1161, 1498, 1499, 1500 and 1501, J.L.No. 53, Police Station- Sonarpur, within the limits of Rajpur Sonarpur Municipality, District- South 24 Parganas, **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owner in the above property, more fully described in the **First Schedule** below (**Said Premises**), by constructing new residential/commercial buildings thereon (**Project**).

**5. THE VENDORS DO AND DOTH HEREBY CONFIRM, DECLARE, GUARANTEE, STATE AND SAY THE PURCHASER as follows:-**

- a. **OWNERSHIP OF ASHRAM PRAKTAN CHHATRA SANGHA** :- That Ashram Praktan Chhatra Sangha, Narendrapur, South 24 Parganas was absolute Owner and sized possessed otherwise sufficiently entitled of ALL THAT piece and parcel of Land measuring 4 Cottah 12 Chittacks 10 Sq.ft. more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 208,



R.S.Khatian No. 62, J.L.No. 53, Police Station -Sonarpur, District-24 Pargans (south).

- b. **SELL BY ASHRAM PRAKTAN CHHATRA SANGHA** :- By Deed of Conveyance dated 18.02.1978, registered at the office of Additional District Sub-Registrar, Sonarpur, 24 Pargans South, recorded in Book No. I, Vol.No. IV, Pages 285 to 287 being No. 294 for the year 1978, the said Ashram Praktan Chhatra Sangha sold transferred and conveyed ALL THAT piece and parcel of Land measuring 4 Cottah 12 Chittacks 10 Sq.ft. more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 208, R.S.Khatian No. 62, J.L.No. 53, Police Station -Sonarpur, District-24 Pargans (south) to and in favour of Jitendra Kumar Das.
- c. **MUTATION BY JINTENDRA KUMAR DAS** :- The said Jitendra Kumar Das being absolute Owner ALL THAT piece and parcel of Land measuring 4 Cottah 12 Chittacks 10 Sq.ft. more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 208, R.S.Khatian No. 62, J.L.No. 53, Police Station -Sonarpur, District-24 Pargans (south), mutated his name in the records of the B.L&LRO office and was paying taxes regularly and enjoying the property free from all sorts of encumbrances.
- d. **SELL BY JINTENDRA KUMAR DAS** :- That vide Deed of Conveyance Dated 14.12.2011, registered at the office of District Sub-Registrar, Alipore, South 24 Parganas, recorded in Book No. 1, being No.08893 for the year 2011, the said Jitendra Kumar Das sold transferred and conveyed ALL THAT piece and parcel of Land measuring 4 Cottah 12 Chittacks 10 Sq.ft. more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 208, R.S.Khatian No. 62, L.R.Dag No. 344, L.R.Khatian No. 192, J.L.No. 53, Touzi No. 285, Police Station -Sonarpur, District-24 Pargans (south), to and in the favour of **M/S. NIHAR ENTERPRISE (PAN No. AAIFN2710L)** a Partnership Firm having registered office at 4/4, Kabi Sukanta Lane, P.O.-Santoshpur, P.S.-Survey Park, Kolkata-700075, represented by its Partners **(1.) (Shri.) Bimal Roy (Pan No. AFWPR5964E)** son of Late Gopal Chandra Roy, by Nationality Indian, by faith Hindu, by occupation- Business, residing at 36, Middle Road, P.O.-Santoshpur, P.S.-Survey Park, Kolkata-700075, District 24 Pargans



South. (2.) (Shri.) **SUSANTA SARKAR (Pan No. ASWPS1348D)** son of Late Basudev Sarkar, by Nationality Indian, by faith Hindu, by occupation- Business, residing at 4/4, Kabi Sukanta Lane, P.O.- Santoshpur, P.S.-Survey Park, Kolkata-700075, District 24 Pargans South.

- e. **MUTATION BY M/S. NIHAR ENTERPRISE** :- That upon purchase of the aforesaid properties the said M/S. NIHAR ENTERPRISE mutated its name in the record of right at the concerned BL & LRO bearing Khatian No. 1161 and also in the record of Rajpur Sonarpur Municipality being Holding No. 3325.
- f. **DEVELOPMENT AGREEMENT AND DEVELOPMENT POWER OF ATTORNEY BY M/S. NIHAR ENTERPRISES**:- Being absolute Owner of **ALL THAT** piece and parcel of Land measuring **4 Cottah 12 Chittacks 10 Sq.ft.** more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 208, R.S.Khatian No. 62, L.R.Dag No. 192, L.R.Khatian No. 344, Hal L.R.Khatian No. 1161 J.L.No. 53, Touzi No. 285, being Plot No. 269/1, Ramkrishna Pally, lying situated at Holding No. 3325, Police Station-Sonarpur, District- South 24 Pargans, the said M/s. Nihar Enterprises entered into Development Agreement dated 24<sup>th</sup> July 2017, registered at the office of District Sub-Registrar, Alipore, recorded in Book No. 1, Vol. No. 1604-2017, Pages 122533 to 122593 being No. 160403909 for the year 2017 with one M/s. NIRIKA INDUSTRY PVT.LTD. a company incorporated under the Provisions of the Companies Act, 1956, having office at FD-402, Salt Lake City, Sector-III, P.S.-South Bidhanagar, Kolkata-700106, for development and/or commercial exploitation of the abovementioned Property on the agreed terms therein and simultaneously also executed and registered Development Power of Attorney being No.160403924 for the year 2017.
- g. **CANCELLATION OF DEVELOPMENT AGREEMENT AND REVOCATION OF POWER OF ATTORNEY** :- By virtue of Cancellation of Agreement Dated 11<sup>th</sup> September, 2018, registered at the office of District Sub-Registrar, Alipore, recorded in Book No. 1, Vol. No. 1604-2018, Pages 169487 to 169506 being No. 160405707 for the year 2018, the Owner



and the Developer amicably terminated and/or cancelled the said Development Agreement and the Power of Attorney was simultaneously revoked.

- h. **OWNERSHIP OF M/S. NIHAR ENTERPRISE** :- In the manner aforesaid the said M/S. NIHAR ENTERPRISE became absolute Owner and seized possessed otherwise sufficiently entitled of **ALL THAT** piece and parcel of Land measuring **4 Cottah 12 Chittacks 10 Sq.ft.** more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 208, R.S.Khatian No. 62, L.R.Dag No. 344, L.R.Khatian No. 192, Hal L.R.Khatian No. 1161 J.L.No. 53, Touzi No. 285, being Plot No. 269/1, Ramkrishna Pally, lying situated at Holding No. 3325, Police Station-Sonarapur, District- South 24 Pargans (herein **Lot- "A"**).
- i. **OWNERSHIP OF ASHRAM PRAKTAN CHHATRA SANGHA** :- That Ashram Praktan Chhatra Sangha, Narendrapur, South 24 Parganas was absolute Owner and sized possessed otherwise sufficiently entitled of **ALL THAT** piece and parcel of Land measuring 5 Cottah 1½ Chittacks more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 205 and 208, R.S.Khatian No. 27 and 62, J.L.No. 53, being Plot No. 270, Police Station -Sonarapur, District-24 Pargans (south).
- j. **SELL BY ASHRAM PRAKTAN CHHATRA SANGHA** :- On 15.07.1967 the said ASHRAM PRAKTAN CHHATRA SANGHA had sold transferred and conveyed **ALL THAT** piece and parcel of Land measuring 5 Cottah 1½ Chittacks more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 205 and 208, R.S.Khatian No. 27 and 62, J.L.No. 53, being Plot No. 270, Police Station -Sonarapur, District-24 Pargans (south), to and in the favour of Aswini Kumar Lahiri.
- k. **SELL BY ASWINI KUMAR LAHIRI TO ASHRAM PRAKTAN CHHATRA SANGHA** :- That Aswini Kumar Lahiri returned and/or re-coveyed **ALL THAT** piece and parcel of Land measuring 5 Cottah 1½ Chittacks more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 205 and 208, R.S.Khatian No. 27 and 62, J.L.No. 53, Police Station -Sonarapur, District-24 Pargans (south), to and in the favour of Ashram Praktan

Chhatra Sangha vide registered Deed registered at the office of Sub-registrar, Sonarpur, recorded in Book No. 1, Vol.No. 42, Pages 180 to 182, being No. 3333 for the year 1971.

- l. **SELL BY ASHRAM PRAKTAN CHHATRA SANGHA** :- By Deed of Conveyance dated 31.01.1973, registered at the office of Sub-Registrar, Sonarpur, 24 Pargans South, recorded in Book No. 1, Vol.No. 7, Pages 183 to 186 being No. 315 for the year 1973, the said Ashram Praktan Chhatra Sangha sold transferred and conveyed ALL THAT piece and parcel of Land measuring 5 Cottah 1½ Chittacks more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 205 and 208, R.S.Khatian No. 27 and 62, J.L.No. 53, Police Station -Sonarpur, District-24 Pargans (South) to and in favour of Bidhu Bhusan Saha.
- m. **WILL BY BIDHU BHUSAN SAHA** :- The said Bidhu Bhusan Saha executed his Last WILL and Testament on 25<sup>th</sup> Day of February ,1990 wherein he appointed Miss Sibani Saha and Shri Narayan Chandra Saha as executor of the said Will and it was specifically and categorically mentioned in the Will that Miss. Sibani Saha and Miss Sankari Saha shall be beneficiary with respect to the abovementioned property.
- n. **DEMISE OF BIDHU BHUSAN SAHA** :- The said Bidhu Bhusan Saha died tested on 07.03.1990.
- o. **PROBATE BY THE EXECUTOR OF THE WILL** :- That upon demise of the said Bidhu Bhusan Saha the executors named Miss Sibani Saha and Shri Narayan Chandra Saha applied before the Hon'ble High Court at Calcutta and obtained Probate on 18<sup>th</sup> Day of August, 1994 and the said Miss. Sibani Saha and Miss Sankari Saha became joint and absolute Owner of ALL THAT piece and parcel of Land measuring 5 Cottah 1½ Chittacks more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 205 and 208, R.S.Khatian No. 27 and 62, J.L.No. 53, Police Station - Sonarpur, District-24 Pargans (South).
- p. **MUTATION BY MISS. SIBANI SAHA AND MISS SANKARI SAHA** :- Being joint and absolute Owner and seized possessed otherwise



sufficiently entitled of the abovementioned property the said Miss. Sibani Saha and Miss Sankari Saha mutated their name at the office of the Rajpur Sonarpur Municipality.

- q. **SELL BY BINOY KUMAR LAHIRI** :- That one Binoy Kumar Lahiri son of Late Aswini Kumar Lahiri by virtue of Deed of Conveyance, registered at the office of Additional District Sub-Registrar, Sonarpur, recorded as being No. 4724 for the year 2011, sold transferred and conveyed the abovementioned property to and in the favour of SUDIPTA GHOSH, BISWAJIT GHOSH AND MONINDRA MAJI.
- r. **TITLE SUIT NO. 148 of 2013** :- The said Miss. Sibani Saha and Miss Sankari Saha on coming to know about the aforesaid sale by the Binoy Kumar Lahiri file **TITLE SUIT NO. 148 of 2013** before Ld. 2<sup>nd</sup> Court of Civil Judge (Junior Division) at Baruipur against SUDIPTA GHOSH, BISWAJIT GHOSH AND MONINDRA MAJI and the Ld.Judge was please to declare the said Deed No. 4724 for the year 2011 as void and inoperative.
- s. **SELL BY SIBANI SAHA AND SANKARI SAHA** :- The said Sibani Saha and Sankari Saha being joint and absolute Owner of ALL THAT piece and parcel of Land measuring 5 Cottah 1½ Chittacks more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 205 and 208, R.S.Khatian No. 27 and 62, L.R.Dag No. 343, L.R.Khatian No. 327, Hal L.R. Khatian No. 1500, 1501, 1499 and 1498, J.L.No. 53, lying situated at Plot No. 270, Ramkrishna Pally, and Holding No. 3159, Police Station -Sonarpur, District-24 Pargans (South), sold transferred and conveyed the said property to and in the favour of Sanjib Bose, Debadidev Gayen, Bimal Roy and Susanta Sarkar vide Deed of Conveyance dated 15<sup>th</sup> December, 2015, registered at the office of District Sub-Registrar, Alipore, recorded in Book No. 1, Vol. No. 1604-2015 pages 113275 to 113300 being No. 160408446 for the year 2015.
- t. **MUTATION BY SANJIB BOSE, DEBADIDEV GAYEN, BIMAL ROY and SUSANTA SARKAR** :- That being joint and absolute owner of abovementioned property the said Sanjib Bose, Debadidev Gayen, Bimal



Roy and Susanta Sarkar mutated their name in the record of right at the concerned BL&LRO being Khatian No. 1500, 1501, 1499 and 1498 and simultaneously also in the record of Rajpur Sonarpur Municipality being Holding No 3159.

- u. **DEVELOPMENT AGREEMENT AND DEVELOPMENT POWER OF ATTORNEY BY SANJIB BOSE, DEBADIDEV GAYEN, BIMAL ROY AND SUSANTA SARKAR:-** Being absolute Owners of ALL THAT piece and parcel of Land measuring **5 Cottah 1½ Chittacks more or less**, comprised in Mouza-Nischintapur, R.S.Dag No. 205 and 208, R.S.Khatian No. 27 and 62, L.R.Dag No. 343, L.R.Khatian No. 327, Hal L.R. Khatian No. 1500, 1501, 1499 and 1498, J.L.No. 53, lying situated at Plot No. 270 and Holding No. 3159, Ramkrishna Pally, Police Station - Sonarpur, District-24 Pargans (South) the said Sanjib Bose, Debadidev Gayen, Bimal Roy and Susanta Sarkar entered into Development Agreement dated 24<sup>th</sup> July 2017, registered at the office of District Sub-Registrar, Alipore, recorded in Book No. I, Vol. No. 1604-2017, Pages 122411 to 122474 being No. 160403912 for the year 2017 with one M/s. NIRIKA INDUSTRY PVT.LTD a company incorporated under the Provisions of the Companies Act, 1956, having office at FD-402, Salt Lake City, Sector-III, P.S.-South Bidhanagar, Kolkata-700106, for development and/or commercial exploitation of the abovementioned Property on the agreed terms therein and simultaneously also executed and registered Development Power of Attorney being No.160403926 for the year 2017.
- v. **CANCELLATION OF DEVELOPMENT AGREEMENT AND REVOCATION OF POWER OF ATTORNEY** :- By virtue of Cancellation of Agreement Dated 11<sup>th</sup> September, 2018, registered at the office of District Sub-Registrar, Alipore, recorded in Book No. I, Vol. No. 1604-2018, Pages 169507 to 169529 being No. 160405706 for the year 2018, the Owner and the Developer amicably terminated and/or cancelled the said Development Agreement and the Power of Attorney was simultaneously revoked.
- w. **OWNERSHIP OF SANJIB BOSE, DEBADIDEV GAYEN, BIMAL ROY AND SUSANTA SARKAR:-** In the manner aforesaid the said Sanjib Bose,



Debadidev Gayen, Bimal Roy and Susanta Sarkar became joint and absolute Owner of ALL THAT piece and parcel of Land measuring **5 Cottah 1½ Chittacks more or less**, comprised in Mouza-Nischintapur, R.S.Dag No. 205 and 208, R.S.Khatian No. 27 and 62, L.R.Dag No. 343, L.R.Khatian No. 327, Hal L.R. Khatian No. 1500, 1501, 1499 and 1498, J.L.No. 53, lying situated at Holding No. 3159, Ramkrishna Pally, Police Station -Sonarpur, District-24 Pargans (South) (herein **Lot- "B"**).

- x. **OWNERSHIP OF ASHRAM PRAKTAN CHHATRA SANGHA** :- That Ashram Praktan Chhatra Sangha, Narendrapur, South 24 Parganas was absolute Owner and sized possessed otherwise sufficiently entitled of ALL THAT piece and parcel of Land measuring 5 Cottah 3 Chittacks more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 207 and 208, R.S.Khatian No. 62 and 89, being Plot No. 269, J.L.No. 53, Police Station -Sonarpur, District-24 Pargans (south).
- y. **SELL BY ASHRAM PRAKTAN CHHATRA SANGHA** :- By Deed of Conveyance registered at the office of District Sub-Registrar, Sonarpur, 24 Pargans South, recorded in Book No. 1, Vol.No. 14, Pages 120 to 123 being No. 824 for the year 1969, the said Ashram Praktan Chhatra Sangha sold transferred and conveyed ALL THAT piece and parcel of Land measuring 5 Cottah 3 Chittacks more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 207 and 208, R.S.Khatian No. 62 and 89, being Plot No. 269, J.L.No. 53, Police Station -Sonarpur, District-24 Pargans (south) to and in favour of Rash Behari Dey.
- z. **SELL BY RASH BEHARI DEY** :- Being absolute Owner and seized Possessed otherwise sufficiently entitled of ALL THAT piece and parcel of Land measuring 5 Cottah 3 Chittacks more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 207 and 208, R.S.Khatian No. 62 and 89, L.R. Dag No. 342, L.R. Khatian No. 440, being Plot No. 269, Ramkrishna Pally, J.L.No. 53, Police Station -Sonarpur, District-24 Pargans (south), the said Rash Behari Dey sold transferred and conveyed the said property to and in favour of Arun Kumar Sengupta vide Deed of Conveyance dated 31<sup>st</sup> Day of July, 1972, District Registrar, Alipore,



recorded in Book No. I, Vol. No. 71, Pages 274 to 278, being Deed No. 3052 for the year 1972.

- aa. **DEMISE OF ARUN KUMAR SENGUPTA** :- The said Arun Kumar Sengupta died intestate on 21.11.1999, leaving behind his wife Smt. Rama Sengupta and two married daughters namely Smt. Swati Karfa (nee Sengupta) and Smt. Soma Datta Gupta (nee Sengupta) as his legal heiresses and successors and they inherited the aforesaid Property in their equal share as per the provisions of the Hindu Succession Act, 1956.
- bb. **DEMISE OF RAMA SENGUPTA** :- On 23.09.2000, the said Rama Sengupta died intestate leaving behind her two married daughters namely Smt. Swati Karfa (nee Sengupta) and Smt. Soma Datta Gupta (nee Sengupta) as his legal heiresses and successors and they inherited the aforesaid Property in their equal share as per the provisions of the Hindu Succession Act, 1956.
- cc. **MUTATION BY SMT. SWATI KARFA AND SMT. SOMA DATTA GUPTA**:- That in the manner aforesaid the said Smt. Swati Karfa (nee Sengupta) and Smt. Soma Datta Gupta (nee Sengupta) became joint and absolute Owner of the aforesaid property and being joint and absolute Owner they mutated their name in the records of BL&LRO and also at the office of Rajpur Sonarpur Municipality being holding No. 3118.
- dd. **SELL BY SMT. SWATI KARFA AND SMT. SOMA DATTA GUPTA** :- The said Swati Karfa and Soma Datta Gupta sold transferred and conveyed ALL THAT piece and parcel of Land measuring 5 Cottah 3 Chittacks more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 207 and 208, R.S.Khatian No. 62 and 89, being Plot No. 269 Ramkrishna Pally, J.L.No. 53, lying situated at Holding No. 3118, Nischintapur, Police Station - Sonarpur, District-24 Pargans (south), to and in the favour of said Sanjib Bose, and Debadidev Gayen, the Owner herein.
- ee. **MUTATION BY SAID SANJIB BOSE AND DEBADIDEV GAYEN** :- That being joint and absolute owner of abovementioned property the said



Sanjib Bose and Debadidev Gayen, mutated their name in the record of right at the concerned BL&LRO being Khatian No. 1226 and 1227 and simultaneously also in the record of Rajpur Sonarpur Municipality being Holding No 3118.

- ff. **DEVELOPMENT AGREEMENT AND DEVELOPMENT POWER OF ATTORNEY BY SANJIB BOSE AND DEBADIDEV GAYEN :-** Being absolute Owners of ALL THAT piece and parcel of Land measuring **5 Cottah 3 Chittacks** more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 207 and 208, R.S.Khatian No. 62 and 89, L.R. Dag No. 342, L.R. Khatian No. 1226 and 1227, being Plot No. 269 Ramkrishna Pally, J.L.No. 53, lying situated at Holding No. 3118, Nischintapur, Police Station -Sonarpur, District-24 Pargans (south) the said Sanjib Bose and Debadidev Gayen entered into Development Agreement dated 24<sup>th</sup> July 2017, registered at the office of District Sub-Registrar, Alipore, recorded in Book No. 1, Vol. No. 1604-2017, Pages 124444 to 124501 being No. 160403913 for the year 2017 with one M/s. NIRIKA INDUSTRY PVT.LTD, a company incorporated under the Provisions of the Companies Act, 1956, having office at FD-402, Salt Lake City, Sector-III, P.S.-South Bidhanagar, Kolkata-700106, for development and/or commercial exploitation of the abovementioned Property on the agreed terms therein and simultaneously also executed and registered Development Power of Attorney being No.160403925 for the year 2017.
- gg. **CANCELLATION OF DEVELOPMENT AGREEMENT AND REVOCATION OF POWER OF ATTORNEY :-** By virtue of Cancellation of Agreement Dated 11<sup>th</sup> September, 2018, registered at the office of District Sub-Registrar, Alipore, recorded in Book No. 1, Vol. No. 1604-2018, Pages 169467 to 169486 being No. 160405708 for the year 2018, the Owner and the Developer amicably terminated and/or cancelled the said Development Agreement and the Power of Attorney was simultaneously revoked.
- hh. **OWNERSHIP OF SAID SANJIB BOSE AND DEBADIDEV GAYEN :-** In the manner aforesaid the said Sanjib Bose and Debadidev Gayen became joint and absolute Owner of ALL THAT piece and parcel of Land



measuring **5 Cottah 3 Chittacks** more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 207 and 208, R.S.Khatian No. 62 and 89, L.R. Dag No. 342, L.R. Khatian No. 1226 and 1227, being Plot No. 269 Ramkrishna Pally, J.L.No. 53, lying situated at Holding No. 3118, Nischintapur, Police Station -Sonarpur, District-24 Pargans (south) (herein **Lot "C"**).

- ii. **OWNERSHIP OF ASHRAM PRAKTAN CHHATRA SANGHA** :- That Ashram Praktan Chhatra Sangha, Narendrapur, South 24 Parganas was absolute Owner and sized possessed otherwise sufficiently entitled of ALL THAT piece and parcel of Land measuring 5 Cottah 2½ Chittacks more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 157, 199, 200, 201, 202 and 207, R.S.Khatian No. 26, 33, 58, 59, and 89, being Plot No. 268, Ramkrishna Pally, J.L.No. 53, Police Station -Sonarpur, District-24 Pargans (south).
- jj. **SELL BY ASHRAM PRAKTAN CHHATRA SANGHA** :- By Deed of Conveyance registered at the office of District Sub-Registrar, Sonarpur, 24 Pargans South, recorded in Book No. 1, Vol.No. 12, Pages 278 to 281 being No. 781 for the year 1967, the said Ashram Praktan Chhatra Sangha sold transferred and conveyed ALL THAT piece and parcel of Land measuring 5 Cottah 2½ Chittacks more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 157, 199, 200, 201, 202 and 207, R.S.Khatian No. 26, 33, 58, 59, and 89, being Plot No. 268, Ramkrishna Pally, J.L.No. 53, Police Station -Sonarpur, District-24 Pargans (south), to and in favour of Smt. Kalyani Chatterjee.
- kk. **GIFT BY SMT. KALYANI CHATTERJEE** :- on 24<sup>th</sup> May, 1985, the said Smt. Kalyani Chatterjee gifted ALL THAT piece and parcel of Land measuring 5 Cottah 2½ Chittacks more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 157, 199, 200, 201, 202 and 207, R.S.Khatian No. 26, 33, 58, 59, and 89, L.R.Dag No. 341, L.R.Khatian No. 109, being Plot No. 268, Ramkrishna Pally, J.L.No. 53, Police Station -Sonarpur, District-24 Pargans (south), to and in favour of Smt. Santa Dasgupta, vide Deed of Gift registered at the office of District Sub-Registrar, Alipore.



recorded in Book No. I, Vol. no. 138, Pages 367 to 371, being no. 8214 for the year 1985.

- ii. **SELL BY SMT. SANTA DASGUPTA** :- The said Smt. Santa Dasgupta being absolute Owner and seized possessed otherwise sufficiently entitled of ALL THAT piece and parcel of Land measuring 5 Cottah 2½ Chittacks more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 157, 199, 200, 201, 202 and 207, R.S.Khatian No. 26, 33, 58, 59, and 89, being Plot No. 268, Ramkrishna Pally, J.L.No. 53, Police Station -Sonarpur, District-24 Pargans (south), sold transferred and conveyed the said Property to and in the favour of Surja Sarathi Majumdar and Mis Sneha Dasgupta, vide Deed of Conveyance Dated 07.08.2012, registered at the office of District Sub-Registrar, Alipore, recorded in Book No. I, Vol. No. 21, Pages 2699 to 2714 being No. 06736 for the year 2012.
- iii. **MUTATION BY SAID SURJA SARATHI MAJUMDAR AND MIS SNEHA DASGUPTA**:- That being joint and absolute owner of abovementioned property the said Surja Sarathi Majumdar and Miss Sneha Dasgupta, mutated their name in the record of right at the concerned BL&LRO being Khatian No. 1224 and 1225.
- iiii. **DEVELOPMENT AGREEMENT AND DEVELOPMENT POWER OF ATTORNEY BY SURJA SARATHI MAJUMDAR AND MIS SNEHA DASGUPTA** :- Being absolute Owners of ALL THAT piece and parcel of Land measuring 5 Cottah 2½ Chittacks more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 157, 199, 200, 201, 202 and 207, R.S.Khatian No. 26, 33, 58, 59, and 89, L.R. Dag No. 341, L.R.Khatian No. 1224 and 1225 being Plot No. 268, Ramkrishna Pally, J.L.No. 53, Police Station -Sonarpur, District-24 Pargans (south), the said Surja Sarathi Majumdar and Miss Sneha Dasgupta, entered into Development Agreement dated 24<sup>th</sup> July 2017, registered at the office of District Sub-Registrar, Alipore, recorded in Book No. I, Vol. No. 1604-2017, Pages 122475 to 122532 being No. 160403911 for the year 2017 with one M/s. NIRIKA INDUSTRY PVT.LTD. a company incorporated under the Provisions of the Companies Act, 1956, having office at FD-402, Salt Lake City, Sector-III, P.S.-South Bidhanagar, Kolkata-700106, for development



and/or commercial exploitation of the abovementioned Property on the agreed terms therein and simultaneously also executed and registered Development Power of Attorney being No.160403923 for the year 2017.

- oo. **CANCELLATION OF DEVELOPMENT AGREEMENT AND REVOCATION OF POWER OF ATTORNEY** :- By virtue of Cancellation of Agreement Dated 11<sup>th</sup> September, 2018, registered at the office of District Sub-Registrar, Alipore, recorded in Book No. 1, Vol. No. 1604-2018, Pages 121981 to 121999 being No. 160404106 for the year 2018, the Owner and the Developer amicably terminated and/or cancelled the said Development Agreement and the Power of Attorney was simultaneously revoked.
- pp. **OWNERSHIP OF SAID SURJA SARATHI MAJUMDAR AND MISS SNEHA DASGUPTA**:- In the manner aforesaid the said Surja Sarathi Majumdar and Mis Sneha Dasgupta, became joint and absolute Owner of ALL THAT piece and parcel of Land measuring **5 Cottah 2½ Chittacks** more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 157, 199, 200, 201, 202 and 207, R.S.Khatian No. 26, 33, 58, 59, and 89, L.R. Dag No. 341, L.R.Khatian No. 1224 and 1225, being Plot No. 268, Ramkrishna Pally, J.L.No. 53, Police Station -Sonarpur, District-24 Pargans (south), (herein **Lot "D"**).
- qq. **OWNERSHIP OF ASHRAM PRAKTAN CHHATRA SANGHA** :- That Ashram Praktan Chhatra Sangha, Narendrapur, South 24 Parganas was absolute Owner and sized possessed otherwise sufficiently entitled of ALL THAT piece and parcel of Land measuring **5 Cottah 1 Chittacks** more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 198, 200, 201, 202 and 207, R.S.Khatian No. 33, 26, 83, 59, and 89, being Plot No. 265, Ramkrishna Pally, J.L.No. 53, Police Station -Sonarpur, District-24 Pargans (south).
- rr. **SELL BY ASHRAM PRAKTAN CHHATRA SANGHA** :- By Deed of Conveyance registered at the office of District Sub-Registrar, Sonarpur, 24 Pargans South, recorded in Book No. 1, Vol.No. 20, Pages 218 to 221 being No. 1443 for the year 1967, the said Ashram Praktan Chhatra



Sangha sold transferred and conveyed ALL THAT piece and parcel of Land measuring 5 Cottah 1 Chittacks more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 198, 200, 201, 202 and 207, R.S.Khatian No. 33, 26, 83, 59, and 89, being Plot No. 265, Ramkrishna Pally, J.L.No. 53, Police Station -Sonarpur, District-24 Pargans (south), to and in favour of Shri. Prasanna Kumar Chaudhuri.

88. **DEMISE OF PRASANNA KUMAR CHAUDHURI** :- The said Prasanna Kumar Chaudhuri died leaving behind him his surviving wife Smt Bijon Bala Chaudhuri and sons namely Shri Ashoke Kumar Chaudhuri, Shri Amitava Chaudhuri, Shri Gautam Chaudhuri, Partha Pratim Chaudhuri and daughters namely Smt Gopa Banerjee, Smt. Dipa Banerjee and Smt. Madhumita Das as his legal heirs and heiresses and/or successors and they inherited the aforesaid Property in their equal share as per the provisions of the Hindu Succession Act, 1956.
- tt. **POWER OF ATTORNEY BY SMT BIJON BALA CHAUDHURI, SHRI ASHOKE KUMAR CHAUDHURY, SHRI AMITAVA CHAUDHURY, SHRI GAUTAM CHAUDHURI, PARTHA PRATIM CHAUDHURI, SMT GOPA DUTTA, SMT. DIPA BANERJEE AND SMT. MADHUMITA DAS** :- The said Smt Bijon Bala Chaudhuri, Shri Ashoke Kumar Chaudhuri, Shri Amitava Chaudhuri, Shri Gautam Chaudhuri, Smt Gopa Dutta, Smt. Dipa Banerjee and Smt. Madhumita Das vide notarized Power of Attorney Dated 28.01.1991, appointed and/or constituted Partha Pratim Chaudhuri as their attorney to act on their behalf and also to convey the aforesaid property to the intending purchaser.
- uu. **SELL BY SMT BIJON BALA CHAUDHURI, SHRI ASHOKE KUMAR CHAUDHURY, SHRI AMITAVA CHAUDHURY, SHRI GAUTAM CHAUDHURI, PARTHA PRATIM CHAUDHURI, SMT GOPA DUTTA, SMT. DIPA BANERJEE AND SMT. MADHUMITA DAS** :- That vide Bengali Kobala registered at the office of Additional District Sub-Registrar, Sonarpur, 24 Parganas South, recorded in Book No. 1, Vol. No. 118, Pages 70 to 76 being No. 6521 for the year 1991, the said legal heirs and heiresses of Prasanna Kumar Chaudhuri sold transferred ALL THAT piece and parcel of Land measuring 5 Cottah 1 Chittacks more or less,



comprised in Mouza-Nischintapur, R.S.Dag No. 198, 200, 201, 202 and 207, R.S.Khatian No. 33, 26, 83, 59, and 89, being Plot No. 265, Ramkrishna Pally, J.L.No. 53, Police Station - Sonarpur, District-24 Pargans (south) to and in the favour of Smt. Purnima Chakraborty.

- vv. **MUTATION BY SAID SMT. PURNIMA CHAKRABORTY:-** That being absolute owner of abovementioned property the said Smt. Purnima Chakraborty, mutated her name in the record of right at the concerned BL&LRO being L.R.Khatian No. 1176 and simultaneously also in the record of Rajpur Sonarpur Municipality being Holding No 3411.
- ww. **DEVELOPMENT AGREEMENT AND DEVELOPMENT POWER OF ATTORNEY BY SANJIB BOSE, DEBADIDEV GAYEN, BIMAL ROY AND SUSANTA SARKAR:-** Being absolute Owners of ALL THAT piece and parcel of Land measuring **5 Cottah 1 Chittacks** more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 198, 200, 201, 202 and 207, R.S.Khatian No. 33, 26, 83, 59, and 89, L.R.Dag No. 339, L.R.Khatian No. 1176 being Plot No. 265, Ramkrishna Pally, lying situate at Holding No. 3411, Ramkrishna Pally, J.L.No. 53, Police Station -Sonarpur, District-24 Pargans (south) the said Smt. Purnima Chakraborty, entered into Development Agreement dated 8<sup>th</sup> AUGUST 2017, registered at the office of District Sub-Registrar, Alipore, recorded in Book No. 1, Vol. No. 1604-2017, Pages 115790 to 115845 being No. 160404242 for the year 2017 with one M/s. NIRIKA INDUSTRY PVT.LTD. a company incorporated under the Provisions of the Companies Act, 1956, having office at FD-402, Salt Lake City, Sector-III, P.S.-South Bidhanagar, Kolkata-700106, for development and/or commercial exploitation of the abovementioned Property on the agreed terms therein and simultaneously also executed and registered Development Power of Attorney being No.160404250 for the year 2017.
- xx. **CANCELLATION OF DEVELOPMENT AGREEMENT AND REVOCATION OF POWER OF ATTORNEY :-** By virtue of Cancellation of Agreement Dated 11<sup>th</sup> September, 2018, registered at the office of District Sub-Registrar, Alipore, recorded in Book No. 1, Vol. No. 1604-2018, Pages 169448 to 169466 being No. 160405709 for the year 2018, the Owner



and the Developer amicably terminated and/or cancelled the said Development Agreement and the Power of Attorney was simultaneously revoked.

- yy. **OWNERSHIP OF SAID SURJA SARATHI SENGUPTA AND MIS SNEHA DASGUPTA**:- In the manner aforesaid the said Smt. Purnima Chakraborty became joint and absolute Owner of ALL THAT piece and parcel of Land measuring **5 Cottah 1 Chittacks** more or less, comprised in Mouza-Nischintapur, R.S.Dag No. 198, 200, 201, 202 and 207, R.S.Khatian No. 33, 26, 83, 59, and 89, L.R.Dag No. 339, L.R.Khatian No. 1176 being Plot No. 265, Ramkrishna Pally, lying situate at Holding No. 3411, Ramkrishna Pally, J.L.No. 53, Police Station-Sonarpur, District-24 Pargans (south) (herein **Lot "E"**).
- zz. **GIFT BY PURNIMA CHAKRABORTY, SURAJ SARATHI MAJUMDAR AND MISS SNEHA DASGUPTA** :- By virtue of Deed of Gift registered at the office of Additional District Sub-Registrar, Sonarpur, recorded in Book No. 1, Vol. No. 1608-2017, Pages 117321 to 117353, being No. 160805293 for the year 2017, the said Purnima Chakraborty, Suraj Sarathi Majumdar and Miss Sneha Dasgupta gifted ALL THAT piece and parcel of undivided share of land measuring 4 Chittacks more or less out of total land measuring 10 Cottah 3 Chittacks 22.5 Sq.ft. comprised in Mouza-Nischintapur, R.S.Dag No. 198, 199, 200, 201, 202 and 2007, L.R.Dag No. 339 and 341, R.S.Khatian No. 26, 33, 58, 59, 83 and 89, L.R.Khatian No. 1176, 1224 and 1225, R.S. No. 146, Touzi No. 285, in Holding No. 3411, in Ward 8, within Rajpur Sonarpur Municipality, P.S.-Sonarpur, District -24 Pargans South to and in the favour of Sanjib Bose, Debadidev Gayen, Bimal Roy, Susanta Sarkar and M/s. Nihar Enterprises.
- aaa. **GIFT BY SANJIB BOSE, DEBADIDEV GAYEN, BIMAL ROY, SUSANTA SARKAR AND M/S. NIHAR ENTERPRISES** :- By virtue of Deed of Gift registered at the office of Additional District Sub-Registrar, Sonarpur, recorded in Book No. 1, Vol. No. 1608-2017, Pages 117354 to 117388, being No. 160805294 for the year 2017, the said Sanjib Bose, Debadidev Gayen, Bimal Roy, Susanta Sarkar and M/s. Nihar Enterprises gifted



ALL THAT piece and parcel of undivided share of land measuring 4 Chittacks more or less out of total land measuring 15 Cottah 32.5 Sq.ft. comprised in Mouza-Nischintapur, R.S.Dag No. 205, 207 and 208, L.R.Dag No. 342, 343 and 344 R.S.Khatian No.27, 62 and 89, L.R.Khatian No. 1226, 1227, 327 and 1161, R.S. No. 146, Touzi No. 285, in Holding No. 3118, 3159 and 3325, in Ward 8, within Rajpur Sonarpur Municipality, P.S.-Sonarpur, District -24 Pargans South to and in the favour of Purnima Chakraborty, Suraj Sarathi Majumdar and Miss Sneha Dasgupta.

- bbb. OWNERSHIP OF M/S. NIHAR ENTERPRISES, SANJIB BOSE, DEBADIDEV GAYEN, BIMAL ROY, SUSANTA SARKAR, PURNIMA CHAKRABORTY, SURAJ SARATHI MAJUMDAR AND MISS SNEHA DASGUPTA :- The Owners herein are absolute Owner and seized possessed otherwise sufficiently entitled of **ALL THAT** piece and parcel of Land measuring **25 Cottah 4 Chittacks 10 Sq.ft. more or less** Mouza-Nischintapur, R.S.Dag No. 198, 199, 200, 201, 202 205, 207 and 208, L.R.Dag No. 339, 341, 342, 343 and 344 R.S.Khatian No. 26, 27, 33, 58, 59, 83, 89, 62 and 89, L.R.Khatian No. 1226, 1227, 1176, 1224 and 1225, 1161, R.S. No. 146, Touzi No. 285, in Holding No. 3118, 3159, 3411 and 3325, in Ward 8, within Rajpur Sonarpur Municipality, P.S.-Sonarpur, District -24 Pargans South, hereinafter called "**the said Premises**".

**6. THE VENDORS DO AND DOTH HEREBY FURTHER CONFIRM, DECLARE, GUARANTEE, STATE AND SAY THE PURCHASER as follows:-**

- a. **Free From Encumbrances**: The said Premises is free from encumbrances and the tenancy and if any encumbrance/s is found the Owners shall clear the said encumbrances' at their own cost and expenses within three months from execution of these Present.
- b. **Owners have Marketable Title**: The right, title and interest of the Owners in the said Premises are free from all encumbrances of any and every nature, viz. mortgage, lien and lispensens etc. and the Owners have marketable title of the Premises.



- c. **Owners to Ensure Continuing Marketability:** The Owners shall ensure that title of the Owners to the said Premises continues to remain marketable and free from all encumbrances till the completion of the development of the said Premises.
- d. **No Acquisition, Requisition and Vesting:** The Owners have ascertained that no part or portion of the said Premises has been (1) acquisitioned or requisitioned by the State or the Central Government or any statutory body, (2) notified/planned for any development scheme of the Government or any statutory body and (3) vested in the State by operation of law. Consequently, the entirety of the said Premises is free, marketable and available for development.
- e. **Owners have Authority:** The Owners have full right, power and authority to enter into this Development Agreement and grant Power of Attorney to the Developer.
- f. **No Prejudicial Act:** The Owners have neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.
- g. **Possession:** The Possession of the Said Premises is hereby simultaneously being handed over to the Developer with the execution and registration of the Agreement.
- h. **No Statutory Attachments:** The said Premises or any part or portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Owners or any of them for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force and the said Premises or any part or portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan



Development Authority or the Metro Railways or the Government or any other Public or Statutory Body or Authority.

- i. **No Previous Agreement:** The Owners have ascertained that the said Premises is not the subject matter of any previous agreement, whether oral or in writing.
- j. **No Personal Guarantee:** The said Premises is not affected by or subject to any personal guarantee for securing any financial accommodation.
- k. **No Excess Land:** The Owners do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- l. **No Encumbrance by Act of Owner:** The Owners have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing (including creation of statutory or customary right of easement) whereby the said Premises or any part thereof can or may be impeached, encumbered or affected in title.
- m. **No vesting to Official Assignee:** The Said Premises was never vested in the Official Assignee or in the Receiver-in-Insolvency nor any other Receiver was ever appointed on the said Premises.
- n. **No Interference:** The Owners shall comply with the conditions of this Agreement and discharge all their obligations hereunder, diligently, without causing any loss, damage, hindrance or interference to the Developer.
- o. **Statutory Permissions:** The Owners shall obtain all necessary statutory clearances, consents, approvals and permissions under the land laws and taxation laws, before the commencement of the construction of the new residential/commercial buildings at the said Premises.
- p. **Mutation and other documentation required for the Development :** Owners shall be at obligation to complete mutation, conversion and other necessary formalities with regard to the Premises save and except the sanction of the building plan.



4. **Payment of Statutory liability** :- All statutory liability viz. all taxes, Khazna and other taxes if any shall be paid by the Owner till execution and registration of this Development Agreement of the building plan and thereafter the liability shall be upon the Developer.

7. **DEVELOPER'S REPRESENTATIONS**: The Developer has represented and warranted to the Owner as follows:-

- a. **Infrastructure and Expertise of Developer**: The Developer is carrying on business of construction and development and has necessary infrastructure and expertise in this field.
- b. **Financial Arrangement**: The Developer is and during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Premises, *inter alia* by way of constructing the Project on the said Premises.
- c. **Developer has Authority**: The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.
- d. **Decision to Develop**: The Owners have decided to develop the said Premises. Pursuant thereto, preliminary discussions were held with the Developer for taking up the development of the said Premises by constructing new commercial building/s and/or residential building, i.e. Project.
- e. **Finalization of Terms Based on Reliance on Representations**: Pursuant to the above and relying on the representation made by the Owners herein, final terms and conditions [superseding all previous correspondence and-agreements (oral or written) between the Parties] for the Project are being recorded by this Agreement.

8. **BASIC UNDERSTANDING** :-

- a. **Development of said Premises by Construction of Project**: The Parties have mutually decided to take up the Project, i.e. the development of the



said Premises by construction of new residential cum commercial building/s thereon on co-venture basis.

- b. **Nature and Use of Project:** The Project shall be in accordance with architectural plan (Building Plans) to be prepared by the Architect/s appointed by the Developer from time to time (Architect) and sanctioned by the Rajpur Sonarpur Municipality and other statutory authorities concerned with sanction (collectively Planning Authorities), as a ready-to-use residential cum commercial buildings with specified areas, amenities and facilities to be enjoyed in common.
- c. **Original Documents:** Simultaneously with the execution/registration of this Agreement the Owners have put all the original documents of title with the Developer which shall be handedover to the Association and/or Committee and/or maintenance body after completion of the Project.
- d. **Mutation by Owner:** The mutation with respect to the name of the few of the Owners are yet to be completed in the concerned Municipality the Owners shall get the said mutation done in the name of the Owners at their own costs and responsibility. If required, the Developer shall provide assistance to the Owners in this regard, but the Developer shall have no responsibility in this regard. All papers and/or documents relating to assuring the title of the Premises shall be done by the Owners at their own cost and expenses.
- e. **Cost and Expenses related to Piling and Fire Equipments and installation thereto:-** It is specifically agreed between the parties hereto that all cost and expenses relating to piling work with respect to the building above G+IV shall be borne by the Owner and the Developer equally and Fire Equipment and installation thereto shall also be borne by the Owners and Developer in equal ratio. Apart from the aforesaid all expenses relating the construction shall be borne by the Developer exclusively.



( OWNER'S CONSIDERATION :-

- i. **Owner's Allocation:** The Owners are and shall be entitled to **35%** (thirty five percent) of the new residential cum commercial building/s area in the Project as per the sanctioned Building Plans (**Owner's Allocation**).
- ii. **Financials and Deposits:** the Developer shall deposit with the Owners a total sum of Rs. **50,00,000/-** (Rupees **Fifty** Lakhs) only as REFUNDABLE Deposit in the manner as follows :-
  - a) Simultaneously with the execution/registration of this Agreement, the Developer has deposited a sum of Rs. **30,00,000/-** (Rupees Thirty Lakhs) only as interest free refundable deposit with the Owners.
  - b) The balance amount of Rs. **20,00,000/-** (Rupees Twenty Lakhs) only shall be paid by the Developer to the Owners within 15 days after obtaining Sanction Plan from the concerned Authority. Upon to pay the abovementioned amount within the stipulated period, the Developer shall be liable to pay interest @ 24% Per Annum till the date same paid.
- iii. **Refund of Deposits:** The total Refundable amount shall be refunded to the Developer by the Owner within 7 days of obtaining completion certificate from the concerned municipality. Upon failure to refund the refundable deposit within the stipulated period, the Owner shall be liable to pay interest @ 24% Per Annum till the date same paid.
- g. **Developer's Allocation:** The Developer shall be fully and completely entitled to **65% (Sixty Five Percent)** of the new residential cum commercial building/s area in the Project as per the sanctioned Building Plans (**Developer's Allocation**).
- h. **Non Compliance:** The Parties have agreed that if the Owners fails to fulfil/perform/comply any of the obligations laid down in this Agreement then in such circumstances, the Developer shall have the liberty to fulfill the



same at the risk, responsibility, cost and expenses of the Owners, which the Owner hereby admits.

9. **APPOINTMENT AND COMMENCEMENT** :-

- a. **Appointment**: The Parties hereby accept the Basic Understanding between them as recorded in this Agreement and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Pursuant to and in furtherance of the aforesaid confirmations, the Owner hereby appoints the Developer as the developer of the said Premises with right to execute the Project and the Developer hereby accepts the said appointment by the Owners.
- b. **Commencement**: This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.

10. **SANCTION AND CONSTRUCTION** :-

- a. **Sanction of Building Plans**: The Developer (as the agent of the Owners but at its own costs and responsibility) shall, at the earliest, obtain from the Planning Authorities, sanction of the Building Plans. In this regard it is clarified that (1) full potential of FAR of the Said Premises shall be utilized for construction of the Project, (2) the Developer shall be responsible for obtaining all sanctions, permissions, clearances and approvals needed for the Project and (3) all costs and fees for sanctions, permissions, clearances and approvals shall be borne and paid by the Developer.
- b. **Survey and Measurement**: The Developer shall be entitled to have the Said Premises verified and surveyed immediately hereafter.
- c. **Due Diligence**: If the required the Developer shall publish public notice with regard to this Agreement and the Owners hereby grant their consent to the intending paper publication and the Developer shall also carry out due diligence with respect to the Said Premises and the Owners shall fully co-operative with the Developer and deliver all the relevant documents/papers



for conducting the same, within 7 (seven) days from the Developer making such demand.

- d. **Architect And Consultants:** The Owners confirms that the Owners have authorized the Developer to appoint the Architect and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer.
- e. **Construction of Project:** The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owners, demolish the existing structures, if any, on the said Premises and construct, erect and complete the Project.
- f. **Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties that subject to Circumstances Of Force Majeure, the Developer shall complete the entire process of development of the said Premises and construct, erect and complete the Project within a period of 36 (Thirty Six) months from the date of obtaining sanctioned of the Building/s Plans with further grace period of 6 Months.
- g. **Building Materials:** The Developer shall be authorized in the name of the Owners to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of the Project but under no circumstances the Owners shall be responsible for the price/value, storage and quality of the building materials.
- h. **Temporary Connections:** The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connections at the Said Premises upon payment of all usage charges.
- i. **Nomination and Assignment:** Notwithstanding anything herein contained, the Developer shall be entitled to assign or transfer the benefits and



obligations under this Agreement in favour of such persons/companies as it deem fit and proper or as may be mutually decided by parties.

- j. **Modification:** The Developer shall be entitled to amend or modify the Building Plans, as when required, within the permissible limits and norms of the Planning Authorities.
- k. **Co-operation by Owners:** The Owners shall not indulge in any activities which may be detrimental to the development of the Said Premises and/or which may affect the mutual interest of the Parties. The Owners shall provide all co-operations that may be necessary for successful completion of the Project.
- l. **Possession:** The Possession of the Said Premises is hereby simultaneously being handed over to the Developer with the execution and registration of the Agreement.

#### 11. SALE PROCEEDS, ADJUSTMENT, ALLOCATIONS & MARKETING:-

- a. **Demarcation of Respective Allocations:** The Parties have mutually agreed that upon sanction of the Building Plans the parties shall earmark their respective allocation within 15 days thereof by executing a supplementary agreement. Out of the Owners Allocation and out of the Premium Flat Owners shall be allotted 50% at the choice of the Owners and 50% of the Owners Allocation shall be allotted by the Developer. The said Choice of the Flats shall be made on One by One alternate basis.
- b. **Marketing:** All the spaces in the new residential cum commercial building/s will be marketed by the Developer and the Developer shall determine the first basic price and escalated price thereafter for sale or disposal of the spaces in the new residential cum commercial building/s to be constructed by the Developer on the said Premises keeping in view the economics and market response of the Project.
- c. **Other Deposits:** All other funds and deposits towards maintenances charges, generator, electricity, etc. shall be made over to the Developer and Owner shall not claim any right in the same.



- d. **Owner's Allocation:** The Owners shall be exclusively entitled to the Owner's Allocation as per the terms of this Agreement. The Owners shall be at liberty to dispose of their allocation without interference of the Developer.
- e. **Developer's Allocation:** The Developer shall be exclusively entitled to the Developer's Allocation with exclusive right to transfer or otherwise deal with the same in any manner the Developer deems appropriate, without any right, claim or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession, enjoyment, use and transfer of the Developer's Allocation. It is clearly understood that the dealings of the Developer with regard to the Developer's Allocation shall not in any manner fasten or create any financial liabilities upon the Owners. However, any transfer of any part of the Developer's Allocation shall be subject to the other provisions of this Agreement.
- f. **Transfer of Developer's Allocation:** In consideration of the Developer constructing and handing over the Owner's Allocation to the Owners, the Owners shall execute deeds of conveyances of the undivided share in the land contained in the Said Premises and Building Plans as be attributable to the Developer's Allocation, in such part or part as shall be required by the Developer. Such execution of conveyances shall be through the Developer exercising the powers and authorities mentioned in the Power of Attorney hereby simultaneously given.

## **12. MUNICIPAL TAXES AND OUTGOINGS :-**

- a. **Relating to Period Prior to Date of Execution and Registration of This Agreement:** All Municipal rates, khazna, other taxes, penalty, interest and outgoings (collectively Rates) on the said Premises relating to the period prior to the date of execution and registration of this Agreement shall be the liability of the Owners and the same shall be borne, paid and discharged by the Owners as and when called upon by the Developer, without raising any objection thereto.



- ii. **Relating to Period after Execution and Registration of Development Agreement:** As from the date of sanction of the Building Plans, the Developer shall be liable for the Rates in respect of the said Premises and from the Possession date of the Owners Allocation, the Parties shall become liable and responsible for the all taxes, rates etc in the ratio of their sharing in the Project.

### 10. **OBLIGATIONS OF DEVELOPER :-**

- a. **Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure compliance.
- b. **Planning, Designing and Development:** The Developer shall be responsible for planning, designing and development of the Project with the help of the Architect, professional bodies, contractors, etc.
- c. **Commencement of Project:** The Development of the said Premises shall commence as per the Building Plans, Scheme, rules, regulations, bye-laws and approvals of the Planning Authorities, at the cost, risk and responsibility of the Developer, the Owner having no responsibility in respect thereof in any manner whatsoever.
- d. **Tax Liabilities:** All tax liabilities applicable in relation to the Development, namely Goods Services Tax and other dues shall be paid by the person liable to pay such tax in accordance with law after handover of the Owners Allocation.
- e. **Permission for Construction:** It shall be the responsibility of the Developer to obtain all sanctions, permissions, clearances and approvals required from various Government authorities for sanction of the Building Plans and execution of the Project. The expenses to be incurred for obtaining all such sanctions, permissions, clearances and approvals shall be borne by the Developer. The Owners shall grant all necessary power and authority to the Developer for obtaining sanctions, permissions, clearances and approvals



required from various Government authorities for sanction for the Building Plans and execution of the Project.

f. **No Violation of Law:** The Developer hereby agrees and covenants with the Owners not to violate or contravene any provision of law, regulation or rule applicable to construction of the Project. All liabilities relating to the same shall be borne by the Developer.

g. **Specification:** The Developer shall construct the building and/or building at the Premises in accordance to the Specifications as mentioned in **the SECOND SCHEDULE** hereunder.

#### 14. **OBLIGATIONS OF OWNER:-**

a. **Co-operation with Developer:** The Owners undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the said Premises.

b. **Act in Good Faith:** The Owners undertakes to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.

c. **Documentation and Information:** The Owners undertakes to provide the Developer with any and all documentation and information relating to the Said Premises as may be required by the Developer from time to time.

d. **No Obstruction in Dealing with Developer's Functions:** The Owner covenants not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.

e. **No Obstruction in Construction:** The Owners covenants not to cause any interference or hindrance in the construction of the Project of any nature whatsoever.

f. **No Dealing with Said Premises:** The Owners covenants not to let out, grant lease, mortgage and/or charge the Said Premises or any portions thereof save in the manner envisaged by this Agreement.



- Litigation Cost & Claims:** All litigation cost with respect to right title and interest of the Owners and any claim of any third party and/or family members shall be borne by the Owners and Developer shall not be liable for the same in any manner whatsoever.
- ii. **Expenses :** The Owners shall be liable to pay the common expenses to the Developer deposits towards maintenances charges, generator, electricity, etc. after taking handover of the Owners Allocation.
15. **INDEMNITY :-** The Owners hereby indemnifies and agrees to keeps the Developer saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by Developer in the course of implementing the Project for any successful claim by any third party for any defect in title of the Said Premises or any of the Representations of the Owners being incorrect.
16. **MISCELLANEOUS :-**
- a. **Title Certification:** VINEET PANDEY, Advocate, of "PANDEY & ASSOCIATES", Advocates, having office at 10, Old Post Office Street, 3<sup>rd</sup> Floor, Room No-118, Kolkata-700 001, shall certify the title and its certificates/recommendations shall be accepted by the Parties, without question, according to Law. As a condition precedent to title certification, the Owner shall fully co-operate and produce all relevant papers and documents for the satisfaction of the Advocate.
- b. **Name & Signage Right:** The name of the building to be constructed at the Premises shall be as per the desire of the Developer.
- c. **Essence of Contract:** In addition to time, the Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be essence of this Contract.
- d. It is understood that from time to time to facilitate the construction of the said building, various lawful deeds, matters and things, not specified herein, may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the OWNER and various



applications /papers/documents may be required to be signed by the OWNER relating to such construction the OWNER undertake to do all such lawful acts, deeds, matters and things and the OWNERS shall execute additional power of Attorney in respect thereof.

- e. If after the plan is sanctioned the OWNERS do not co-operate to complete the transaction, the DEVELOPER shall be entitled to claim refund of the advance deposit and all moneys spent in respect of the said Premises which are the subject matter of this Agreement, together with interest at the rate of the Commercial Banks rate of interest at that date. The Developer shall construct the building/s as per the standard materials and specification mentioned in the Schedule hereunder.
- f. Any notice required to be given by the DEVELOPER shall be deemed to have served on the OWNER, if delivered by hand duly acknowledge or sent by registered post with acknowledgement due or vice versa.
- g. The parties shall not be liable for any acts, which may prevent them from performing and observing the terms and conditions herein contained due to flood, earthquake, riot, war, tempest, civil commotion, strike, lockout or any other acts beyond the control of the parties hereto.
17. **ARBITRATION** :- All disputes and differences between the parties in any manner connected with the Premises aforesaid and/or arising out of this agreement shall be referred to the sole Arbitration of the person appointed by the both the parties upon their mutual consent. The said Proceeding shall be conducted as per the Arbitration and Conciliation Act, 1996. The Alipore District Court and High Court Calcutta shall have jurisdiction over the same.

18. **Power and Authorities Owner given to the Developer:-**

- a. To guard possession of the Premises or part thereof from time to time;
- b. To do all things relating to ascertainment of the boundary of the Premises including setting all disputes relating thereto and amalgamate the Premises;



- To commence, prosecute, enforce, defend, answer or oppose all actions or other legal and demands, touching any of the matters aforesaid or any other matters relating to the said Premises or any part thereof and also if though fit to compromise, abandon, submit to judgement or become non-suited in any such action or proceedings as aforesaid before any Court Civil, Criminal or Revenue and including those against the claimant, caretaker and local people;
- d. To accept notices and services of papers from any court, Tribunal, Postal and/or other authority and/or persons;
- e. To receive and pay and/or deposit all monies including Court fees, receive refunds and to receive and grant valid receipts and discharges in respect thereof;
- f. To affirm, sign and verify all complaints, petitions, written statements, consent petitions, affidavits, documents, vakalatnamas, warrant of attorneys, Memorandum of Appeal in any proceedings in any way concerned with the Premises or proceedings and to represent or cause to be represented as before any Munsiff, Asst. District Judge, District Judge, Magistrates, High Court or any other Courts to all intents and purposes in connection with the said Premises;
- g. To appear before all necessary authorities (including the local Municipality and/or Corporation), Fire Brigade, Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Police and Court) in connection with the sanctioning of the Plans of New Building/s, modification of existing building obtaining licenses for lifts and other equipment and all and every matter in connection therewith;
- h. To have prepared and sanctioned by the Local Authority viz. Rajpur Sonarpur Municipality, the Building Plans as be required for of the New Building/s or modification of the existing building and also to have the same modified and/or altered by the Corporation and/or other authorities and in connection therewith, to make, sign, execute and submit necessary plans, forms, applications, declarations, original deeds including



title deeds, documents and give undertakings, pay fees, obtain and receive sanctions and such orders and permissions as be expedient;

- i. To construct or cause to be constructed at the Premises building or buildings and/or structures thereon as per the Sanctioned Plan and for the said purpose shall demolish the existing structures and to do soil testing, excavation and all other works as be deemed expedient at their own cost;
- j. To develop and/or construct and/or cause to be constructed at the Land the building or buildings and/or structures thereon in accordance of proposed building Plan and/or modification thereto;
- k. To sign, execute, modify, cancel, alter, draw, approve and present for registration, and have registered, all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of the Plans of the Building/s on the Land;
- l. To appear before the Municipality and other authorities and Government Departments and/or officers and also all other State, Executive, Judicial or Quasi-judicial, Municipal and other authorities and also all courts and Tribunals, for all matters connected with the modification of Building/s on the Land and connections of utilities and sanctioning of the Plans and other matters relating to the Premises;
- m. To appear for and act in all Department and to file application or applications, petition or petitions forms, declarations, Indemnity Bond, Affidavits, Deed, Documents, Indentures, signed by the said Attorney on behalf of the Owners in connection with building plan to be sanctioned;
- n. To pay fee obtain sanction and such other orders & permissions from the necessary authorities as be expedient for sanction, modification and/or alternation of the plan and also to submit and take delivery of title deeds concerning the Land and other papers & documents as may be required by the necessary authorities;



- p. To obtain refund of the excess amount of fee, if any, paid for the purpose of sanction, modification and/or alternation of the plan and/or for the purposes related thereto from any authority or authorities;
- q. To utilize or shift or have connected the existing utilities in the Premises in such manner as the said attorney may deem fit and proper;
- r. To apply for and obtain electricity, gas, water sewerage drainage, telephone & other utility in the Land and/or to make alternation therein and to close down and/or have disconnected the same and for that sign, execute, submit all papers, applications, documents and plans and to do all other acts, deeds & things as may be deemed fit and proper by the said attorney;
- s. To warn off and prohibit, and if necessary, proceed against in due form of law, against all or any trespassers on the said Land or any parts thereof and to take appropriate steps, whether by legal action or otherwise and to abate all nuisances;
- t. To declare, affirm, sign and execute all papers, documents affidavits declarations relating to the title of the Land and Premises;
- u. To give undertakings, assurances and indemnities, as be required for the purposes aforesaid;
- v. To appear before Notary Publics, District Registrars, Sub-Registrars, Registrar of Assurances, Metropolitan and Executive Magistrates and all other officer or officers and authority or authorities in connection with the registration of documents and deeds and enforcement of all powers and authorities as contained herein;
- w. To execute conveyance/s or deed of Conveyance, documents, Agreement for Sale, writing or assurances including any lease, under lease, sub lease in respect of the Developers Allocation as per the Development Agreement or any part and/or for any portions thereof as the said Attorney may deem fit and proper, present for registration and admit the execution thereof as the Attorney may desire or deem fit;



- x. To negotiate with Purchaser or Purchasers of any space of Developers Allocation at such consideration and on such terms and conditions as is decided and to enter into agreement or agreements with them;
- x. To sign and execute conveyances and/or deeds of transfer in respect of Developers allocation in the building at the land and/or the building existing and/or to be constructed thereat in such form or forms as may be decided by the Attorney as well as appear and represent ourselves before all the registration authorities having jurisdiction over the Premises, Viz. concerned Additional District Sub-Registrar, District Sub-Registrar, Additional Registrar of Assurances, as well as execute necessary Deed of Conveyance, Agreement for Sale and other transfer documents as required for effectual transfer of the Developers Allocations;
- y. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the land and/or the Premises and or any part thereof and similarly to receive all incomings, receivable for and on account of the said land or any part thereof;
- z. To engage and appoint any Architectures, solicitor, advocates or counsel and agents to act and plead and otherwise conduct the said court case and also contractor, engineer, architect, surveyor and/or any other person/s or professional whenever our said attorneys shall think proper such appointments at his sole discretion;

**AND GENERALLY** the Attorney shall have the power to do all such other acts, deeds and things as be required for and/or in connection with the aforesaid as are myself could have done;

**AND** we do hereby ratify and confirm and agree to ratify and confirm, all and whatsoever the Attorney shall lawfully do or cause to be done in or about the Land and/or building constructed thereto as aforesaid;

**the FIRST SCHEDULE**  
**(THE SAID PREMISES)**

**of ALL THAT** piece and parcel of Land measuring **25 Cottah 4 Chittacks 10 Sq.ft. more or less**, having structure measuring 1500 Sq.ft. more or less, Mouza-



Sonarpur, R.S.Dag No. 198, 199, 200, 201, 202 205, 207 and 208, L.R.Dag No. 341, 342, 343 and 344 R.S.Khatian No. 26, 27, 33, 58, 59, 83, 89, 62 and 89, R.S.Khatian No. 1226, 1227, 1176, 1224 and 1225, 1161, R.S. No. 146, Touzi No. 3118, 3159, 3411 and 3325, in Ward 8, within Rajpur Sonarpur Municipality, P.S.-Sonarpur, District -24 Pargans South, Pin No-700150, together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever. The Premises is butted and bounded in the manner hereunder:-

**ON THE NORTH** :- By Road 30 feet;  
**ON THE SOUTH** :- By Drain and Children Park;  
**ON THE EAST** :- By Road 30 feet;  
**ON THE WEST** :- By Road 50 feet;

**THE SECOND SCHEDULE ABOVE REFERED TO**  
 (the specification)

**Building:-**

As per the Building Sanction Plan.

**Structure :-**

R.C.C. framed Structure.

**Flooring :-**

All bed rooms, kitchen, living/dining, 600X600 MM verandah- Vitrified Tiles or Marble.

**Toilets:**

White colour Sanitary ware of reputed make Heavy duty/Marble on floor glazed ceramic tiles on the walls upto Lintel level. CP fittings of reputed make electric point for gyser toilet hot and cold line, exhaust fan.

**Kitchen:**

Granite platform with honed edges & stainless steel sink.  
 Dado upto Lintel level above the Counter/Platform. Electric point for water Purifier, exhaust, light etc.+Extra 15 Amps.

**Doors:**

Main Door : Decorative Solid Core flush door with enamel painted.  
 Other Doors : Solid Core Flush doors enamel painted.  
 Main Door Fittings: Godrej or equivalent night latch, eyepiece and handles. Internal Doors fitting :Ring door stoppers etc.

**Windows :-**

Powder Coating or anodize aluminum sliding windows with glass panel and M.S. Grill.

**Electrical:**

AC point in bed room, Cable TV, necessary 15 Amp & 5 Amp electrical points, concealed copper wiring with Central MCB of repute make. Door bell point and Collapsible Gate at the main entrance door, Modular Switches, Power Back-Up. W.B.S.E.D.C.L. : Main Power Connection.

**Outside Building :-**

Cement base paint finish.

**Inside Walls :-**

Conventional brick work with Putty.

**Roof :-**

Water proofing treatment on roof.

**Water:**

Water with pump and overhead water tank/boring water.

**Electric Meter:**

Procurement of Electric Meter for individual flat from W.B.S.E.B. for which cost will be borne by the respective flat Owners.

**Stair Case and Lobby Floor:-**

Combination of Vitrified tiles each floor lobby MS Grill railing in staircase.

**Elevators :-**

Lift of 4 Passenger each of reputed brands.

**EXTRA WORK:**

In Case of any addition/alteration/modification (internally) if desired by the proposed Owners and estimate will be submitted by the Developer and said work shall be taken up by the Developer only when the said estimates are agreed upon by the proposed Owners to be paid extra to the Developer.



WITNESS WHEREOF the parties hereto have executed these presents on the  
 day, month and year first above written.

EXECUTED AND DELIVERED by the  
 OWNERS at Kolkata in the presence of:

1. Mithun Sarkar,  
 Malancha Mani Nagar  
 Kol-10

2. Rama Adhikary  
 1/H/4 Sura Cross Lane  
 Kol-10

EXECUTED AND DELIVERED by the  
 DEVELOPER at Kolkata in the presence of:

1. Mithun Sarkar

2. Rama Adhikary  
 1/H/4 Sura Cross Lane  
 Kol-10

Drafted By :-

Vineet Pandey

VINEET PANDEY, Advocate.  
 High Court, Calcutta,  
 Enrolment No. F/1803/1619/2011.

Sanjiv Bora  
 Debashish Ghosh  
 Pooja Roy,  
 Susanta Sanyal  
 Purnima Chakraborty  
 Surjo Sarathi Majumdar

Sneha Das Gupta  
 NIHAR ENTERPRISE

Pooja Roy, Partner  
 Susanta Sanyal, Partner

For PERFECT REALTY

Sudip Kumar  
 Somenchandra Nath Mandal,  
 Partner

For PERFECT REALTY

Prabir Das  
 Partner

For PERFECT REALTY

Dinesh  
 Sagar Mukherjee,  
 Partner

**MEMO**

RECEIVED of and from the withinnamed DEVELOPER the within mentioned sum of Rs. 30,00,000/- (Rupees **Thirty Lakhs**) only towards the refundable advance, in the manner as detailed below:-

**MEMO OF CONSIDERATION**

Sl. No.	Cheque No.	Dated.	Drawn.	In favour of	Amount (Rs.)
1.	182387	31.10.2019	IDBI BANK, Uttarpara, Hooghly.	Bimal Roy	7,50,000/-
2.	182385	--Do--	--Do--	Susanta Sarkar	7,50,000/-
3.	182386	--Do--	--Do--	Debadidev Gayen	7,50,000/-
4.	182384	--Do--	--Do--	Sanjib Bose	7,50,000/-
			<b>TOTAL</b>		<b>30,00,000/-</b>

(Rupees **Thirty Lakhs**) Only.

Witness:-

1. *Mithun. Suman*  
mahachit-mahinashor  
no 1 20045

2. *Rama Adhikary*  
11/4/4 Sara Cross Lane  
Kol - 10

*Sanjib Bose*  
*Debadidev Gayen.*  
*Bimal Roy.*  
*Susanta Suman*  
*Purnima Chakraborty*  
*Surya Sankar Majumdar*  
*Sneha Das Gupta*  
**NIHAR ENTERPRISE**  
*Bimal Roy.* *Susanta Suman*  
**Partner** **Partner**

SIGNATURE OF THE OWNERS.



FORM FOR PHOTOGRAPHS & FINGER PRINTS

Saminu Bala



Little	Ring	Middle	Fore	Thumb
<b>LEFT HAND</b>				
Thumb	Fore	Middle	Ring	Little
<b>RIGHT HAND</b>				

Zleadiidu Sogun



Little	Ring	Middle	Fore	Thumb
<b>LEFT HAND</b>				
Thumb	Fore	Middle	Ring	Little
<b>RIGHT HAND</b>				

Baimi Brij



Little	Ring	Middle	Fore	Thumb
<b>LEFT HAND</b>				
Thumb	Fore	Middle	Ring	Little
<b>RIGHT HAND</b>				

FORM FOR PHOTOGRAPHS & FINGER PRINTS

Suvarata Suman



Purvina Shaktabandhy



Sujata Sumanthi Mahapatra





FORM FOR PHOTOGRAPHS & FINGER PRINTS

Sneha Das Gupta



Little	Ring	Middle	Fore	Thumb
<b>LEFT HAND</b>				
Thumb	Fore	Middle	Ring	Little
<b>RIGHT HAND</b>				

Sudip K. Gh



Little	Ring	Middle	Fore	Thumb
<b>LEFT HAND</b>				
Thumb	Fore	Middle	Ring	Little
<b>RIGHT HAND</b>				

Saravandha Das Das



Little	Ring	Middle	Fore	Thumb
<b>LEFT HAND</b>				
Thumb	Fore	Middle	Ring	Little
<b>RIGHT HAND</b>				

FORM FOR PHOTOGRAPHS & FINGER PRINTS

*Anand*




				
Little	Ring	Middle	Fore	Thumb
<b>LEFT HAND</b>				
				
Thumb	Fore	Middle	Ring	Little
<b>RIGHT HAND</b>				











*Dhruv*



				
Little	Ring	Middle	Fore	Thumb
<b>LEFT HAND</b>				
				
Thumb	Fore	Middle	Ring	Little
<b>RIGHT HAND</b>				

*Sagar Mehra*



				
Little	Ring	Middle	Fore	Thumb
<b>LEFT HAND</b>				
				
Thumb	Fore	Middle	Ring	Little
<b>RIGHT HAND</b>				



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

BRN : 19-201920-008804642-1

Payment Mode : Online Payment

BRN Date: 31/10/2019 15:41:43

Bank : IDBI Bank

BRN : 238187610

BRN Date: 31/10/2019 15:43:02

DEPOSITOR'S DETAILS

Id No. : 19030001642789/4/2019

[Query No./Query Year]

Name : Vineet Pandey

Contact No. :

Mobile No. : +91 9831082726

E-mail :

Address : 10old post office street

Applicant Name : Mr Vineet

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1.	19030001642789/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	75021
2.	19030001642789/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	30105

Total

105126

In Words : Rupees One Lakh Five Thousand One Hundred Twenty Six only



Sanjib Bose





**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

Enrolment No.: 0659/52297/23835

Download Data Encrypted

To  
 Sanjib Bose  
 AT - 189, SONARGAON HOUSING SOCIETY  
 NARENDRAPUR STATION ROAD, TEGHARI  
 GATE-II  
 Sonarpur  
 Sonarpur  
 South 24 Parganas West Bengal - 700150  
 9433096495

Generate Data Encrypted

Signature valid



QR Code not recognized

आपका आधार क्रमांक / Your Aadhaar No. :

**3718 1639 2380**  
 UID : 9130 2042 1250 5405

**मेरा आधार, मेरी पहचान**



भारत सरकार  
 Government of India



Sanjib Bose  
 Date of Birth/DOB: 26/12/1970  
 Male/MALE

**3718 1639 2380**  
 UID : 9130 2042 1250 5405

**मेरा आधार, मेरी पहचान**

*Sanjib Bose*



Satyaranjan Gayen





ভারতীয় খণ্ডিত পরিচয় প্রমাণ

ভারত সরকার

Unique Identification Authority of India

Government of India

প্রতিষ্ঠাপন নং / Enrolment No. : 2010/17502/02174

To  
Debadiv Gayen  
সেবাশ্রম পল্লী  
S/O. Satyaranjan Gayen  
SONARPUR  
R K PALLY  
Rajpur Sonarpur (M)  
Sonarpur, South 24 Parganas  
West Bengal - 700150

14032014



KL515109274FT

51010027



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9330 4193 5124**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সেবাশ্রম পল্লী  
Debadiv Gayen

www.uidai.gov.in

Male

**9330 4193 5124**



আধার - সাধারণ মানুষের অধিকার

*Debadiv Gayen*

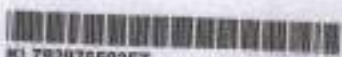


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

সম্মিলিত আইডি / Enrolment No. : 1040/21225/23733

To  
 Bimal Roy  
 বিমল রায়  
 38  
 MIDDLE ROAD  
 Santoshpur  
 Santoshpur, Kolkata  
 West Bengal - 730075

20/03/2014



KL782976592FT  
 79297659



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**4872 9252 6697**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



বিমল রায়  
 Bimal Roy  
 পিতা : গোপাল চন্দ্র রায়  
 Father : Gopal Chandra Roy

সংস্করণ: 06/08/1981  
 পুরুষ / Male

**4872 9252 6697**



আধার - সাধারণ মানুষের অধিকার



ভারতীয় নির্বাচন কমিশন  
 পরিচয় কার্ড  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

WB/18/108/342227



নির্বাচকের নাম : বিমল রায়  
 Elector's Name : Bimal Roy  
 পিতার নাম : গোপাল চন্দ্র রায়  
 Father's Name : Gopal Roy  
 লিঙ্গ/সঙ্গ : পুরুষ / M  
 জন্ম তারিখ : 06/08/1981  
 Date of Birth : 06/08/1981

Bimal Roy





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

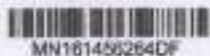
ভারত সরকার

Unique Identification Authority of India  
Government of India

ভবিকাকৃতির আই ডি/Enrollment No.: 1040/19898/11405

To  
সুশান্ত সরকার  
Susanta Sarkar  
4/A KADI SIKANTA LANE  
Santoshpur S.O  
Santoshpur Kolkata  
West Bengal 710075

30102012



MN181456264DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6203 1313 9644**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



সুশান্ত সরকার  
Susanta Sarkar  
পিতা : বাসুদেব সরকার  
Father : BASUDEV SARKAR  
জন্ম তারিখ / Year of Birth : 1968  
লিঙ্গ / Male

6203 1313 9644



আধার - সাধারণ মানুষের অধিকার

PERMANENT ACCOUNT NUMBER  
ASWPS1348D

NAME  
SUSANTA SARKAR

FATHER'S NAME  
BASUDEV SARKAR

DATE OF BIRTH  
01-12-1968

Signature

COMMISSIONER OF INCOME TAX (A), KOLKATA

ELECTION COMMISSION OF INDIA  
ভারতের নির্বাচন কমিশন

IDENTITY CARD  
পরিচয় পত্র

WB / 18 / 108 / 307000

Elector's Name  
Susanta Sarkar

Father/Mother/  
Husband's Name  
Basudev Sarkar

Sex  
Male

Age as on 1.1.1995  
26

Sarker Susanta  
নামের সুশান্ত

Sasudob  
বাসুদেব

*Susanta Sarkar*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PURNIMA CHAKRABORTY  
SUMIL KUMAR CHAUDHURY

10/09/1965  
Permanent Account Number

AIDPC2755M

*Purnima Chakraborty*  
Signature



*In case this card is lost/ found, kindly inform/ return to:*  
Income Tax PAN Services Cell, U-113/1  
Plot No. 3, Sector 11, CBD Delapuri,  
Navi Mumbai - 400 612.

इस कार्ड के खोने, पाए जाने या नष्ट होने की सूचना देनी है।  
आपका ध्यान आकर्षित करने के लिए, कृपया सूचना देना।  
आपका पता: 3, सेक्टर 11, एम.डी.डी. डेलपुरी,  
नवी मुंबई-400 612

Attested  
*Purnima Chakraborty*

*Purnima Chakraborty*





भारत सरकार  
Government of India



Purnima Chakraborty  
Father : Sunil Kumar Chaudhury  
DOB : 10/09/1965  
Female




8373 4399 6307

मेरा आधार, मेरी पहचान

Purnima Chakraborty


आयकर विभाग  
 INCOME TAX DEPARTMENT



भारत सरकार  
 GOVT. OF INDIA

SURJA SARATHI MAJUMDAR  
 GOPAL MAJUMDAR

01/02/1973  
 Permanent Account Number  
**AISPM1966H**



Signature

In case this card is lost/foxed, kindly inform / report to  
 Income Tax PAN Services Unit, UTTISI  
 Plot No. 3, Sector 11, CHD Salawas,  
 Noida/Mandla - 400 614.

यह कार्ड खो जाने पर कृपया सूचना करें/सूचित करें  
 आयकर PAN सेवाएँ इकाई, UTTISI  
 प्लॉट नं. 3, सेक्टर 11, चिड सालास,  
 नोएडा/मण्डला - 400 614.

Surja Sarathi Majumdar



ভারত সরকার  
Unique Identification Authority of India

সম্মতিসংখ্যা / Enrollment No. : 2010/17521/01624

11/03/2014  
To  
Surja Sarathi Majumdar  
সূর্য সারথী মজুমদার  
C/O - Gopal Majumdar  
RAMKRISNA PALLY  
TEGHARIA DASHANI PARA NORTH  
Rajpur Sonarpur (M)  
Sonarpur South 24 Parganas  
West Bengal - 700150



KL818086573FT

81808657



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6836 8086 3172**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

সূর্য সারথী মজুমদার  
Surja Sarathi Majumdar



জন্মতারিখ/DOB: 01/02/1973  
পুরুষ / Male

**6836 8086 3172**



আধার - সাধারণ মানুষের অধিকার

Surja Sarathi Majumdar.



Sneha Das Gupta





ভারত সরকার

Government of India



স্নেহ দাসগুপ্ত

SNEHA DASGUPTA

জন্মতারিখ/DOB: 09/08/1991

মহিলা/ FEMALE



8158 6439 6321

আমার আধার, আমার পরিচয়

*Sneha Das Gupta*



NIHAR ENTERPRISE

*Rimil Roy*  
Partner

*Susanta Samal*  
Partner





For PERFECT REALTY  
*Subit to H*

Partner

For PERFECT REALTY

Partner

Partner

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

भारतीय न्यायपालिका  
Parliament Account Number Card

AKAPS4895B

नाम / Name  
SUSHIL KUMAR SINGH

पिता का नाम / Father's Name  
RAGHULANSH KUMAR SINGH

जन्म तिथि / Date of Birth  
02/04/1980

*Signature*

04110011



*Subid No. 41*






**सुशील कुमार सिंह**  
 Sushil Kumar Singh  
 पिता - रामबहाल कुमार सिंह  
 Father - Ram Bahadur Kumar Singh  
 जन्मदिन / DOB : 02/04/1980  
 लिंग / Male



**9754 6097 5306**

**आधार - साधारण मानुषेर अधिकार**



**सुशील कुमार सिंह**  
**Sushil Kumar Singh**

**Address:**  
 Building 21, Sevak Road Lane,  
 BENEPLUKUR DHAR  
 Village/Town/City: Uttarpara  
 Kolrang (M), District: Hooghly,  
 P.O: Makha, State: West Bengal,  
 PinCode: 712245

**9754 6097 5306**





1800 300 1947    [help@uidai.gov.in](mailto:help@uidai.gov.in)    [www.uidai.gov.in](http://uidai.gov.in)

*Handwritten signature*






 भारत सरकार  
 Government of India


 विक्रम पटेल  
 Vikram Patel  
 पिता : विक्रम कुमार पटेल  
 Father: Vikram Kumar Patel  
 अकादमिक / DOB: 05/03/1978  
 लिंग / Male



6291 3490 4812

आधार - साधारण मानुषेअधिकार


 भारत सरकार  
 Government of India

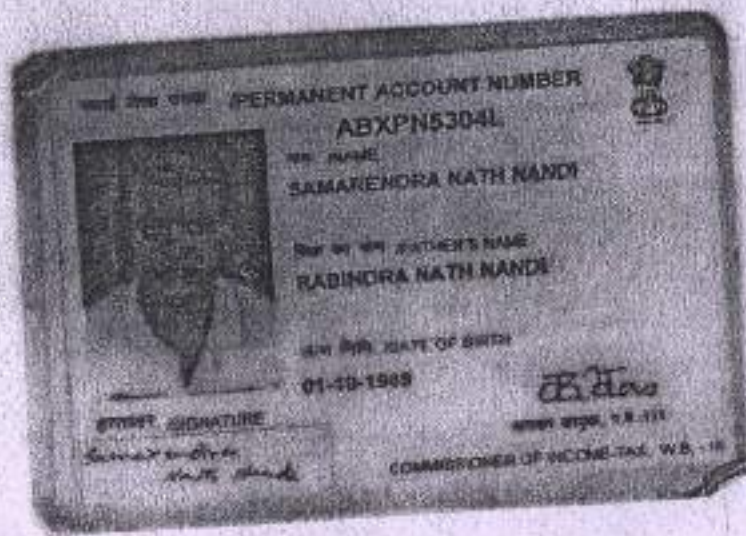
Address  
 75, NEW G.T. ROAD, Uttarak  
 Meerut (U), Meerut, Uttarak  
 West Bengal, 712258

6291 3490 4812

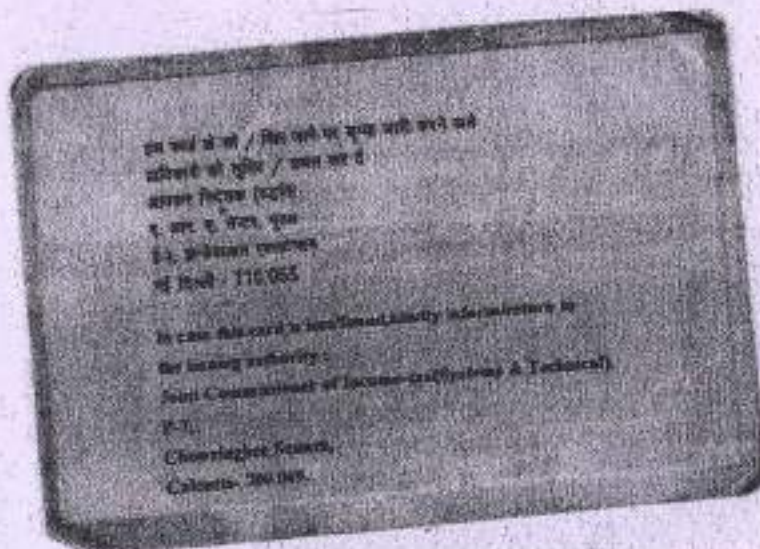


*Murugan*





*Samarendra Nath Nandi.*







ভারত সরকার  
Government of India



সমরেন্দ্র নাথ নন্দী  
Samarendra Nath Nandi  
পিতা - রবীন্দ্র নাথ নন্দী  
Father - Rabindra Nath Nandi  
জন্ম তারিখ / DOB - 01/10/1969  
পুরুষ / Male



3003 9639 1356

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
ভবন: 10, সার্ভী/ রাস্তা/ ঘাট  
বি.এম রোড,  
গ্রাম/উপগ্রাম/নগর: উত্তরপাড়া  
কোতাল (এম), জেলা: কালী,  
পোস্ট অফিস: উত্তরপাড়া, রাজ্য:  
পশ্চিমবঙ্গ, পিনকোড: 712258

Address  
Building 10, Street/Road/Lane  
B.N ROAD, Village/Town/City  
Uttarpara Kotrang (M), District  
Hooghly, P.O. Uttarpara, State  
West Bengal, PinCode: 712258

3003 9639 1356

1947  
1000 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

PRABIR DAS

LAKSHMI KANTA DAS

25/03/1970

Permanent Account Number

AKLPS6095A

*Prabir Das*

Signature



QSC/2013





ভারত সরকার

Unique Identification Authority of India

Government of India

আধিকারিক আই ডি / Enrollment No.: 1040/20647/04918

To  
প্রবীর দাস  
Prabir Das  
44 SUKANTA NAGAR  
Uttarpada Kotrung(M)  
Hindimatar  
Serampur Uttal... a HOOGHLY  
WEST BENGAL 712233

79700010  
20/11/2013

MN757006189FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2320 6948 6122

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



প্রবীর দাস  
Prabir Das  
পিতা : লক্ষ্মী কান্ত দাস  
Father : Lakshmi Kanta Das  
স্বত্বাধিকার / DOB : 25/03/1970  
পুলক / Male



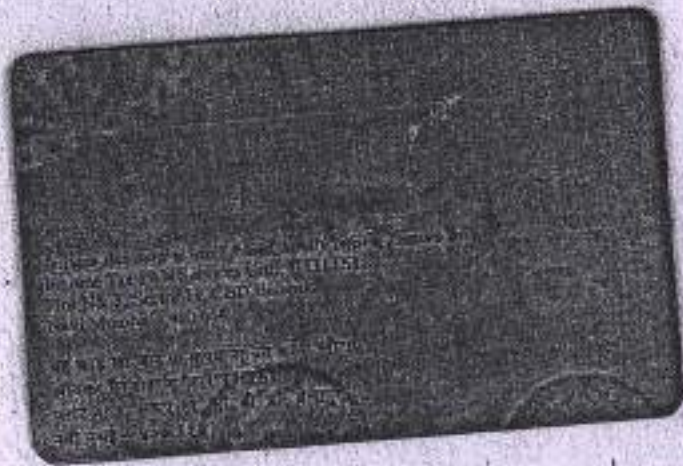
2320 6948 6122

আধার - সাধারণ মানুষের অধিকার





Sagar Mukherjee






 Government of India  
 Name: Sagar Mukherjee  
 Father: GWAPAN MUKHERJEE  
 PAN: SAGRM / DOB: 14/07/1983  
 Gender: Male

4866 2382 1983

आधार - साधारण मानुषेव जधिकार

Sagar Mukherjee


 Government of India  
 Address: 202, B B D ROAD, Uttarpara, Hooghly (M), Hooghly, West Bengal, 712233

4866 2382 1983




Sagar Mukherjee



ভারত সরকার  
Government of India



পালশ মলিক  
Palash Mallick  
বিক্র: ৩৩৯ মটিক  
Father: Rajan Mallick

ইমেইল / পো. ৯১০৮১৭৭  
৯৯৯ / Male



4187 8279 0656

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা: মাসেপারা, বারুপুড়  
কালীপুর, পশ্চিম ২৪ পরগণা  
পাড়াগা, WB

Address: Masepara,  
Barupur, South 24  
Parganas, Barupur, West  
Bengal, 700144

4187 8279 0656



13-11  
১০০০ ৩০৬ ১৩১৭



feedback.gov.in



www.uidai.gov.in

Palash Mallick



-----  
Dated this 31<sup>st</sup> day of OCTOBER, 2019  
-----

BETWEEN

**Shri SANJIB BOSE AND OTHERS,**

*... the Owners.*

AND

**(M/S.) PERFECT REALTY,**

*... the Developer.*

**DEVELOPMENT AGREEMENT CUM**  
**DEVELOPMENT POWER OF ATTORNEY.**

**PANDEY & ASSOCIATES.**  
*Advocate.*

10, Old Post Office Street,  
Room No.-118, Fourth Floor,  
[Kolkata-700 001.

Mob. No. - 098310-82726.  
098306-21616.



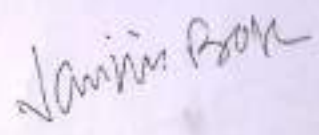


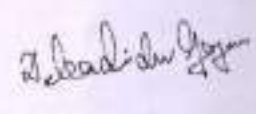
District: South 24-Parganas, P.S:- Sonarpur, Nishchintapur. Holding No.3325 JI No. 53, Pin Code: 743101

Sch No	Plot Number	Khatian Number	Land Use	Proposed ROR	Area of land	Value (In Rs.)	1/-	65,000/-	Road
L5	LR-344	LR-192	Bastu	Bastu	4 Katha 12 Chatak 10 Sq Ft		5/-	349,09,647/-	
<b>Grand Total :</b>									

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5	1500 Sq Ft.	1/-	11,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1500 sq ft</b>	<b>1/-</b>	<b>11,25,000 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	<p><b>Shri SANJIB BOSE</b>            Son of Late Narendra Mohan Bose            Executed by: Self, Date of Execution: 31/10/2019            , Admitted by: Self, Date of Admission: 31/10/2019 ,Place : Office</p>			
TARPAN" AT-189, Sonargaon Housing Society, Narendr, P.O:- Sonarpur, P.S:- Sonarpur, D South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occup Business, Citizen of: India, PAN No.:: AIZPB5960H, Aadhaar No: 37xxxxxxx2380, Statu :Individual, Executed by: Self, Date of Execution: 31/10/2019 , Admitted by: Self, Date of Admission: 31/10/2019 ,Place : Office				
2	<p><b>Shri DEBADIDEV GAYEN</b>            Son of Late Satya Ranjan Gayen            Executed by: Self, Date of Execution: 31/10/2019            , Admitted by: Self, Date of Admission: 31/10/2019 ,Place : Office</p>			
TARPAN" AT-189, Sonargaon Housing Society, Narendr, P.O:- Sonarpur, P.S:- Sonarpur, D South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occup Business, Citizen of: India, PAN No.:: AIZPB5960H, Aadhaar No: 37xxxxxxx2380, Statu :Individual, Executed by: Self, Date of Execution: 31/10/2019 , Admitted by: Self, Date of Admission: 31/10/2019 ,Place : Office				



ASHIRBAD\* Ramkrishna Pally Near Mini Bazar, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIKPG8569L, Aadhaar No: 93xxxxxxxx5124, Status :Individual, Executed by: Self, Date of Execution: 31/10/2019, Admitted by: Self, Date of Admission: 31/10/2019 ,Place : Office

3

**Shri SUSANTA SARKAR**  
Son of Late Basudev Sarkar  
Executed by: Self, Date of Execution: 31/10/2019  
Admitted by: Self, Date of Admission: 31/10/2019 ,Place : Office



31/10/2019



31/10/2019

Signature

*Susanta Sarker*

31/10/2019

4/4, Kabi Sukanta Lane, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASWPS1348D, Aadhaar No: 62xxxxxxxx9644, Status :Individual, Executed by: Self, Date of Execution: 31/10/2019, Admitted by: Self, Date of Admission: 31/10/2019 ,Place : Office

4

**Smt PURNIMA CHAKRABORTY**  
Wife of Shri Ajoy Shankar Chakraborty  
Executed by: Self, Date of Execution: 31/10/2019  
Admitted by: Self, Date of Admission: 31/10/2019 ,Place : Office



31/10/2019



31/10/2019

Signature

*Purnima Chakraborty*

31/10/2019

A-3/8, Rajwada Estate Phase-II, Mahamayatala, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIDPC2755M, Aadhaar No: 83xxxxxxxx6307, Status :Individual, Executed by: Self, Date of Execution: 31/10/2019, Admitted by: Self, Date of Admission: 31/10/2019 ,Place : Office

5

**Miss SNEHA DASGUPTA**  
Daughter of Shri Kanchan Dasgupta  
Executed by: Self, Date of Execution: 31/10/2019  
Admitted by: Self, Date of Admission: 31/10/2019 ,Place : Office



31/10/2019



31/10/2019

Signature

*Sneha Das Gupta*

31/10/2019

J-374, Baishnabghata Patuli Township, P.O:- Panchasayar, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: AWPDP0259M, Aadhaar No: 82xxxxxxxx6321, Status :Individual, Executed by: Self, Date of Execution: 31/10/2019, Admitted by: Self, Date of Admission: 31/10/2019 ,Place : Office

6

**NIHAR ENTERPRISE**  
4/4, Kabi Sukanta Lane, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.:: AAIFN2710L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



7

**Name**  
**Shri BIMAL ROY**  
 Son of Late Gopal Chandra Roy  
 Executed by: Self, Date of Execution: 31/10/2019  
 Admitted by: Self, Date of Admission: 31/10/2019 ,Place : Office



*Bimal Roy*

31/10/2019

36, Middle Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFWPR5965E, Aadhaar No: 48xxxxxxxx6697, Status :Individual, Executed by: Self, Date of Execution: 31/10/2019 ,Admitted by: Self, Date of Admission: 31/10/2019 ,Place : Office

8

**Name**  
**Shri SURJA SARATHI MAZUMDAR, (Alias: SURJA SARATHI MAJUMDAR)**  
 Son of Late Gopal Majumder  
 Executed by: Self, Date of Execution: 31/10/2019  
 Admitted by: Self, Date of Admission: 31/10/2019 ,Place : Office



*Surja Sarathi Majumdar*

31/10/2019







Teghoria, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AISPM1966H, Aadhaar No: 68xxxxxxxx3172, Status :Individual, Executed by: Self, Date of Execution: 31/10/2019 ,Admitted by: Self, Date of Admission: 31/10/2019 ,Place : Office

**Developer Details :**



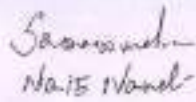


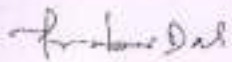


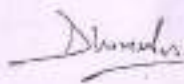


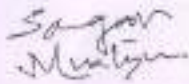
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PERFECT REALTY</b> 105, B. K. Street, P.O:- Uttarpara, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712251 AANFP6262G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



**Representative Details :**

Sl No	Name, Address, Photo, Finger print and Signature	Photo	Finger Print	Signature
1	<p><b>Shri BIMAL ROY</b>                      Son of Late Gopal Chandra Roy                      Date of Execution - 31/10/2019, , Admitted by: Self, Date of Admission: 31/10/2019, Place of Admission of Execution: Office</p>	 Oct 31 2019 5:38PM	 LTI 31/10/2019	<p><i>Bimal Roy</i></p> <p>31/10/2019</p>
<p>36, Middle Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFWPR5965E, Aadhaar No: 48xxxxxxxx6697 Status : Representative, Representative of : NIHAR ENTERPRISE (as Partner)</p>				
2	<p><b>Shri SUSANTA SARKAR</b>                      Son of Late Basudev Sarkar                      Date of Execution - 31/10/2019, , Admitted by: Self, Date of Admission: 31/10/2019, Place of Admission of Execution: Office</p>	 Oct 31 2019 5:38PM	 LTI 31/10/2019	<p><i>Susanta Sarkar</i></p> <p>31/10/2019</p>
<p>4/4, Kabi Sukanta Lane, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ASWPS1348D, Aadhaar No: 62xxxxxxxx9644 Status : Representative, Representative of : NIHAR ENTERPRISE (as Partner)</p>				
3	<p><b>Shri SUSHIL KUMAR SINGH (Presentant )</b>                      Son of Shri Raghubansh Kumar Singh                      Date of Execution - 31/10/2019, , Admitted by: Self, Date of Admission: 31/10/2019, Place of Admission of Execution: Office</p>	 Oct 31 2019 5:45PM	 LTI 31/10/2019	<p><i>Sushil K</i></p> <p>31/10/2019</p>
<p>38, Benepukur Dhar, P.O:- MAKHLA, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712245, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKAPS Aadhaar No: 97xxxxxxxx5306 Status : Representative, Representative of : PERFECT REALTY (Partner)</p>				



4	Name	Photo	Finger Print	Signature
	<b>Shri SAMARENDRA NATH NANDI</b> Son of Shri Rabindra Nath Nandi Date of Execution - 31/10/2019, , Admitted by: Self, Date of Admission: 31/10/2019, Place of Admission of Execution: Office			
		Oct 31 2019 5:43PM	LTI 31/10/2019	31/10/2019
90, B.R.B. Road, P.O:- Bhadrakali, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712232, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABXPN5304L, Aadhaar No: 30xxxxxxxx1356 Status : Representative, Representative of : PERFECT REALTY (as Partner)				
5	Name	Photo	Finger Print	Signature
	<b>Shri PRABIR DAS</b> Son of Shri Lakshmi Kanta Das Date of Execution - 31/10/2019, , Admitted by: Self, Date of Admission: 31/10/2019, Place of Admission of Execution: Office			
		Oct 31 2019 8:42PM	LTI 31/10/2019	31/10/2019
1 (New-44), Sakuntala Nagar, P.O:- Hindmotor, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712233, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKLPS6095A, Aadhaar No: 23xxxxxxxx6122 Status : Representative, Representative of : PERFECT REALTY (as Partner)				
6	Name	Photo	Finger Print	Signature
	<b>Shri DHIREN PATEL</b> Son of Shri Vinod Kumar Patel Date of Execution - 31/10/2019, , Admitted by: Self, Date of Admission: 31/10/2019, Place of Admission of Execution: Office			
		Oct 31 2019 5:41PM	LTI 31/10/2019	31/10/2019
75, New G.T. Road, P.O:- Uttarpara, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712258, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACVPP8113, Aadhaar No: 62xxxxxxxx4812 Status : Representative, Representative of : PERFECT REALTY (as Partner)				
7	Name	Photo	Finger Print	Signature
	<b>Shri SAGAR MUKHERJEE</b> Son of Shri Swapan Mukherjee Date of Execution - 31/10/2019, , Admitted by: Self, Date of Admission: 31/10/2019, Place of Admission of Execution: Office			
		Oct 31 2019 5:42PM	LTI 31/10/2019	31/10/2019
202/2, B.B.D. Road, P.O:- Hindmotor, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712233, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHCPM7739B, Aadhaar No: 48xxxxxxxx1983 Status : Representative, Representative of : PERFECT REALTY (as Partner)				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Palash Mallick</b> Son of Late Ratan Mallick Vill- Masterpara, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144			
	31/10/2019	31/10/2019	31/10/2019

Identifier Of Shri SANJIB BOSE, Shri DEBADIDEV GAYEN, Shri SUSANTA SARKAR, Smt PURNIMA CHAKRABORTY, Miss SNEHA DASGUPTA, Shri BIMAL ROY, Shri SUSANTA SARKAR, Shri SUSHIL KUMAR SINGH, Shri SAMARENDRA NATH NANDI, Shri PRABIR DAS, Shri DHIREN PATEL, Shri SAGAR MUKHERJEE, Shri BIMAL ROY, Shri SURJA SARATHI MAZUMDAR

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri SANJIB BOSE	PERFECT REALTY-1.39219 Dec
2	Shri DEBADIDEV GAYEN	PERFECT REALTY-1.39219 Dec
3	Shri SUSANTA SARKAR	PERFECT REALTY-1.39219 Dec
4	Smt PURNIMA CHAKRABORTY	PERFECT REALTY-1.39219 Dec
5	Miss SNEHA DASGUPTA	PERFECT REALTY-1.39219 Dec
6	NIHAR ENTERPRISE	PERFECT REALTY-1.39219 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri SANJIB BOSE	PERFECT REALTY-1.41816 Dec
2	Shri DEBADIDEV GAYEN	PERFECT REALTY-1.41816 Dec
3	Shri SUSANTA SARKAR	PERFECT REALTY-1.41816 Dec
4	Smt PURNIMA CHAKRABORTY	PERFECT REALTY-1.41816 Dec
5	Miss SNEHA DASGUPTA	PERFECT REALTY-1.41816 Dec
6	NIHAR ENTERPRISE	PERFECT REALTY-1.41816 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Shri SANJIB BOSE	PERFECT REALTY-1.42656 Dec
2	Shri DEBADIDEV GAYEN	PERFECT REALTY-1.42656 Dec
3	Shri SUSANTA SARKAR	PERFECT REALTY-1.42656 Dec
4	Smt PURNIMA CHAKRABORTY	PERFECT REALTY-1.42656 Dec
5	Miss SNEHA DASGUPTA	PERFECT REALTY-1.42656 Dec
6	NIHAR ENTERPRISE	PERFECT REALTY-1.42656 Dec



**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Shri SANJIB BOSE	PERFECT REALTY-1.40059 Dec
2	Shri DEBADIDEV GAYEN	PERFECT REALTY-1.40059 Dec
3	Shri SUSANTA SARKAR	PERFECT REALTY-1.40059 Dec
4	Smt PURNIMA CHAKRABORTY	PERFECT REALTY-1.40059 Dec
5	Miss SNEHA DASGUPTA	PERFECT REALTY-1.40059 Dec
6	NIHAR ENTERPRISE	PERFECT REALTY-1.40059 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Shri SANJIB BOSE	PERFECT REALTY-1.31007 Dec
2	Shri DEBADIDEV GAYEN	PERFECT REALTY-1.31007 Dec
3	Shri SUSANTA SARKAR	PERFECT REALTY-1.31007 Dec
4	Smt PURNIMA CHAKRABORTY	PERFECT REALTY-1.31007 Dec
5	Miss SNEHA DASGUPTA	PERFECT REALTY-1.31007 Dec
6	NIHAR ENTERPRISE	PERFECT REALTY-1.31007 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri SANJIB BOSE	PERFECT REALTY-187.50000000 Sq Ft
2	Shri DEBADIDEV GAYEN	PERFECT REALTY-187.50000000 Sq Ft
3	Shri SUSANTA SARKAR	PERFECT REALTY-187.50000000 Sq Ft
4	Smt PURNIMA CHAKRABORTY	PERFECT REALTY-187.50000000 Sq Ft
5	Miss SNEHA DASGUPTA	PERFECT REALTY-187.50000000 Sq Ft
6	NIHAR ENTERPRISE	PERFECT REALTY-187.50000000 Sq Ft
7	Shri BIMAL ROY	PERFECT REALTY-187.50000000 Sq Ft
8	Shri SURJA SARATHI MAZUMDAR	PERFECT REALTY-187.50000000 Sq Ft

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, , Holding No:3411 JI No: 53, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 339, LR Khatian No:- 1176	Owner: পূর্ণিমা চক্রবর্তী, Gurdian: অজ শংক, Address: কোলগর, বারইপুৰ, Classification: ডাঙ্গা, Area: 0.08000000 Acre,	Miss SNEHA DASGUPTA



District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, JI No: 53, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 341, LR Khatian No:- 1224	Owner:সূৰ্য্য সারথী মজুমদার, Gurdian:গোপাল , Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Miss SNEHA DASGUPTA

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, , Holding No:3118 JI No: 53, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 342, LR Khatian No:- 1226	Owner:সহীব বোস, Gurdian:নরেন্দ্র মোহ, Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Shri DEBADIDEV GAYEN

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, , Holding No:3159 JI No: 53, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L4	LR Plot No:- 343, LR Khatian No:- 327	Owner:বিধুভূষণ মাহা, Gurdian:পূর্ণচন্দ্র মাহে, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Shri SANJIB BOSE

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, , Holding No:3325 JI No: 53, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L5	LR Plot No:- 344, LR Khatian No:- 192		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190307286 / 2019

On 31-10-2019

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

Presented for registration at 16:36 hrs on 31-10-2019, at the Office of the A.R.A. - III KOLKATA by Shri SUSHIL KUMAR SINGH .

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 3,60,34,647/-



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

Execution is admitted on 31/10/2019 by 1. Shri SANJIB BOSE, Son of Late Narendra Mohan Bose, TARPAN AT-189, Sonargaon Housing Society, Narendr, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 2. Shri DEBADIDEV GAYEN, Son of Late Satya Ranjan Gayen, ASHIRBAD Ramkrishna Pally Near Mini Bazar, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 3. Shri SUSANTA SARKAR, Son of Late Basudev Sarkar, 4/4, Kabi Sukanta Lane, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 4. Smt PURNIMA CHAKRABORTY, Wife of Shri Ajoy Shankar Chakraborty, A-3/8, Rajwada Estate Phase-II, Mahamayatala, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 5. Miss SNEHA DASGUPTA, Daughter of Shri Kanchan Dasgupta, J-374, Baishnabghata Patuli Township, P.O: Panchasayar, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Student, 6. Shri BIMAL ROY, Son of Late Gopal Chandra Roy, 36, Middle Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 7. Shri SURJA SARATHI MAZUMDAR, Alias SURJA SARATHI MAJUMDAR, Son of Late Gopal Majumder, Teghoria, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Palash Mallick, , Son of Late Ratan Mallick, Vill- Masterpara, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

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

Execution is admitted on 31-10-2019 by Shri BIMAL ROY, Partner, NIHAR ENTERPRISE (Partnership Firm), 4/4, Kabi Sukanta Lane, P.O:- Santoshpur, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700075

Indetified by Palash Mallick, , Son of Late Ratan Mallick, Vill- Masterpara, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Execution is admitted on 31-10-2019 by Shri SUSANTA SARKAR, Partner, NIHAR ENTERPRISE (Partnership Firm), 4/4, Kabi Sukanta Lane, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Indetified by Palash Mallick, , Son of Late Ratan Mallick, Vill- Masterpara, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Execution is admitted on 31-10-2019 by Shri SUSHIL KUMAR SINGH, Partner, PERFECT REALTY (Partnership Firm), 105, B. K. Street, P.O:- Uttarpara, P.S:- Uttarpara, District-Hooghly, West Bengal, India, PIN - 712258

Indetified by Palash Mallick, , Son of Late Ratan Mallick, Vill- Masterpara, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Execution is admitted on 31-10-2019 by Shri SAMARENDRA NATH NANDI, Partner, PERFECT REALTY (Partnership Firm), 105, B. K. Street, P.O:- Uttarpara, P.S:- Uttarpara, District-Hooghly, West Bengal, India, PIN - 712258

Indetified by Palash Mallick, , Son of Late Ratan Mallick, Vill- Masterpara, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Execution is admitted on 31-10-2019 by Shri PRABIR DAS, Partner, PERFECT REALTY (Partnership Firm), 105, B. K. Street, P.O:- Uttarpara, P.S:- Uttarpara, District-Hooghly, West Bengal, India, PIN - 712258

Indetified by Palash Mallick, , Son of Late Ratan Mallick, Vill- Masterpara, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Execution is admitted on 31-10-2019 by Shri DHIREN PATEL, Partner, PERFECT REALTY (Partnership Firm), 105, B. K. Street, P.O:- Uttarpara, P.S:- Uttarpara, District-Hooghly, West Bengal, India, PIN - 712258

Indetified by Palash Mallick, , Son of Late Ratan Mallick, Vill- Masterpara, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Execution is admitted on 31-10-2019 by Shri SAGAR MUKHERJEE, Partner, PERFECT REALTY (Partnership Firm), 105, B. K. Street, P.O:- Uttarpara, P.S:- Uttarpara, District-Hooghly, West Bengal, India, PIN - 712258

Indetified by Palash Mallick, , Son of Late Ratan Mallick, Vill- Masterpara, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 30,105/- ( B = Rs 30,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,105/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/10/2019 3:43PM with Govt. Ref. No: 192019200088046421 on 31-10-2019, Amount Rs: 30,105/-, Bank: IDBI Bank ( IBKL000012), Ref. No. 238187610 on 31-10-2019, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and paid by online = Rs 75,021/-

Description of Stamp

1. Stamp; Type: Impressed, Serial no 061197, Amount: Rs.100/-, Date of Purchase: 31/10/2019, Vendor name: Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/10/2019 3:43PM with Govt. Ref. No: 192019200086046421 on 31-10-2019, Amount Rs: 75,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 238187610 on 31-10-2019, Head of Account 0030-02-103-003-02

**Probir Kumar Golder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

On 19-12-2019

**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 : 4 (b) of Indian Stamp Act 1899.

**Probir Kumar Golder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2019, Page from 285426 to 285510

being No 190307286 for the year 2019.



Digitally signed by PROBIR KUMAR  
GOLDER

Date: 2019.12.20 16:46:39 +05:30

Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2019/12/20 04:46:39 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

(This document is digitally signed.)



061197

Sl. No..... Date.....  
Name.....  
Add.....  
AMT.....100.....

31 OCT 2019  
31 OCT 2019

VINEET PANDEY  
Advocate  
10, Old Post Office Street  
Room No. 118, 4th Floor  
Kolkata-700 001

SOUMITRA CHANDA  
Licensed Stamp Vendor  
B/2, K. S. Roy Road, Kol-1



*[Handwritten signature]*

Stamp Register of  
Assurances Branch of  
31 OCT 2019

Palash Mallick  
Sp-Late Patan Mallick  
u-Master Pala  
- Basirpur  
- Basirpur  
t- south 24 Paraganes  
e-service



A handwritten signature in blue ink, consisting of stylized, overlapping loops and lines.

Assistant Registrar of  
Assurances III Kolkata

**31 OCT 2019**