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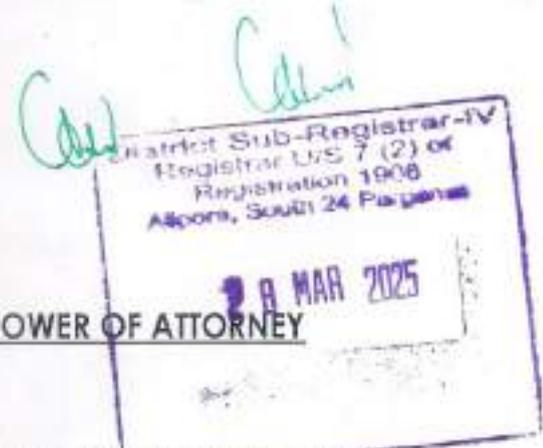


পশ্চিমবঙ্গ পহিচম বংগাল WEST BENGAL

AU 105862

28/03/2025  
 CE-2000818601/2025

Certified that the document is admitted the Registration. The signed sheets and the endorsement sheets attached with the document are the part of this document



DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY

THIS Development Agreement - Cum - General Power of Attorney made this the  
 .....28<sup>th</sup>..... Day of March..... 2025 (Two Thousand and Twenty Five)

BETWEEN



26 DEC 2024

28922

No..... ₹ 100/- Date.....

Name : ..... Alok Biswas  
Advocate

Address : ..... Alipore Police Court  
Kolkata - 700 027

Vendor : .....

Alipore Collectorate, 24Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOL-27



Identified by me  
Alok Biswas  
Advocate  
Alipore police court  
P.O. & P.S. Alipore  
Kolkata - 700027



**SRI RATAN CHATTERJEE @ RATAN CHATTOPADHYAY** PAN – AVWPC3283C, Aadhaar No. 9320 0749 7558 son of Late Lalit Mohan Chattopadhyay, by faith – Hindu, by Nationality – Indian, by occupation – Retired, residing at 79, Eashan Mitra Lane, Rajpur, Post Office – Rajpur, Police Station – Sonarpur, Kolkata – 700 149, District: 24 Parganas (South) and **SRI TAPAS CHATTERJEE @ TAPAS CHATTOPADHYA** PAN – ACQPC1653D Aadhaar No. 2049 3612 8436 son of Late Abani Chatterjee by faith – Hindu, by Nationality – Indian, by Occupation – Service Retired from, Residing at C-33, Panchasayar, P. O. and Police Station – Panchasayar, Kolkata - 700094, District: South 24 Parganas, hereinafter jointly called and referred to as "**LANDOWNERS/ OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, successors, legal representatives and assigns) of the **FIRST PART,**

**AND**

**ADONIS RIVIERE LLP,** LLP IN: AAQ-5305, PAN: ABPFA9301C, A Limited Liability Partnership Company having its registered office at 208/8, Rashbehari Avenue, P.S. Gariahat, Kolkata - 700029, being Represented by it's Designated Partners **MR. SUMAN DEB SARKAR** PAN - ADSPD9719Q, Aadhaar No. 684994495961, Son of Late Arun Deb Sarkar, Residing at 44/C Netaji Subhas Road, P.O. Behala, P.S. - Parnasree, District - South 24 Parganas, Kolkata-700034, and **MS. SHILPA SINHA,** PAN – DIO PS4420M, Aadhaar No. 805454650023, Daughter of Sri Subhasish Sinha, Residing at 26/1B, Gariahat Road South, Kolkata - 700031, P.O- Dhakuria, P.S.- Lake, District – South 24 Parganas, hereinafter called and referred to as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, successors in-interest, administrators, legal representatives and assigns) of the **SECOND PART.**

**AND**



District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alcorn, South 24 Parganas

28 MAR 2025

**SRI SANTANU DAS** PAN – AGBPD8172H, Aadhaar No. 5112 0583 7716 son of Late Sukumar Das, by faith – Hindu, by occupation – Business, residing at 26A, Kalibari Lane, Dhakuria, Police Station – Lake, Kolkata – 700 031, the sole Proprietor of **SANDAS COMPANY**, a Proprietorship Firm, having its office at 57, Dhakuria Station Road, Police Station – Lake, Kolkata – 700 031, hereinafter called and referred to as the **"CONFIRMING PARTY"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, successors, legal representatives and assigns) of the **THIRD PART**.

**Owners and Developer Individually Party and collectively Parties.**

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

**Subject Matter of Agreement:**

**Development and Commercial Exploitation of Said Property:** Agreement between the Owners and the Developer with regard to development and commercial exploitation in the manner specified in this Agreement of the land thereon lying and situated at Mouza – Rajpur, J.L. No. 55, R.S.No. 109, Touzi No. 261, Comprising in R.S. Dag No. 808 appertaining to R.S. Khatian No.1033, within the jurisdiction of Rajpur – Sonarpur Municipality, Ward No. 17, Premises/Holding No. 79, Eashan Mitra Lane, Being Assessee No: 1104302120324, Police Station Sonarpur, District: 24 Parganas (South), which is more fully described in the 1st Schedule below and delineated on the Plan annexed hereto and bordered in color **Red** thereon (**Said Property**), by way of construction of New Building and ancillary facilities and other areas on the Said Property (collectively **Said New Building**).

**Representations, Warranties and Background:**

**Owners' Representations:** The Owners have represented and warranted to the Developer as follows:

**Absolute Ownership and Marketable Title:** By virtue of the events and in the circumstances described in the **2nd Schedule** below (**Devolution of Title**), the Owners became the absolute Owners of the Said Property and the right, title and interest of the Owners to the Said Property is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien, charge, reversionary right, testamentary right, covenant for maintenance, right of residence, lispendens etc.

**Owners to Ensure Continuing Marketability:** The Owners shall ensure that Owners' title to the Said Property continues to remain marketable and free from all encumbrances at all times.

**No Previous Agreement:** the owners herein ratify and affirm that they have not entered into any agreement with any third party in any manner whatsoever. And also confirm that they have not encumbered the property and it bears a good marketable title.

**No Requisitions or Acquisitions:** The Said Property at present is not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise.

**Owners have Authority:** The Owners have full right, power and absolute authority to enter into this Agreement.

**Absolute Possession:** The Said Property is in the khas, vacant, peaceful and absolute possession of the Owners.

**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.

**No Legal Proceedings:** There are no pending legal or other proceedings and/or subsisting in any court or authority relating to or affecting the said property in any manner whatsoever.

**Developer's Representations:** The Developer has represented and warranted to the Owners as follows:

**Infrastructure and Expertise of Developer:** The Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field and will have in due course necessary licenses, permissions and registration from concerned authorities to undertake the development of the Said New Complex.

**Developer has Authority:** The Developer has full authority to enter into this Agreement and appropriate Authorizations to that effect exist.

**Decision to Develop:** The Owners decided to develop the Said Property through the developer. Pursuant thereto several discussions were held with the Developer for taking up the development of the Said Property by constructing the new residential building (**Project**) by selling the saleable spaces and amenities in the Said New Building (**Units**) to prospective buyers (**Transferees**), which expression includes, without limitation or exception (1) all persons who agree to buy units in the said new building (2) the owners for the Owners' Allocation (defined herein below) (3) the Developer for unsold Units comprised in the Developer's Share of Sale

proceeds/Developer's entitlement (defined herein below). The developer has accepted the same.

**Finalization of Terms Based on Reliance on Representations:** Pursuant to the above and relying on the representations made by the Parties to each other as stated above, final terms and conditions superseding all previous correspondence, agreements (oral or written) for the Project are being recorded by this Agreement.

**Basic Understanding:**

**Development of Said Property by Construction and Commercial Exploitation of Said Complex:** The Parties have mutually decided to take up the Project, i.e. the development of the Said Property by making construction of the Said New Building thereon and commercial exploitation of the New Building by way of sale, lease, transfer etc.

**Nature and Use of Said Building:** The New Building shall be constructed in accordance with architectural plans (**Building Plans**) to be prepared by Architect and sanctioned by the Rajpur - Sonarpur Municipality and other statutory authorities concerned with sanction (collectively **Planning Authorities**), as a complex comprising of residential- cum commercial building and ancillary facilities and other areas, with specified areas, amenities and facilities to be enjoyed in common.

**Development, appointment and Commencement:**

**Appointment and Acceptance:** The parties hereby accept the basic understanding between them as mentioned above and all other terms and conditions concomitant thereto including those mentioned in this agreement. Consequent thereto, the owners and the Confirming Party herein hereby appoints "ADONIS RIVIERE LLP" as the Developer of the said property with right to execute the project.

The developer hereby accepts the said appointment by the owners and the Confirming Party.

**Commencement and Tenure:** 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 and all Units in the New Building are transferred and/or sold or till this Agreement is terminated in the manner stated in this Agreement.

**Sanction and Construction:** Sanction of Building Plans: prior to this Agreement a G + III storied Building Plan was Sanctioned by the Rajpur Sonarpur Municipality vide Sanction Plan No. 237/CB/17/34, Dated 29.01.2019, in the name of the Confirming party herein and the confirming party herein at the costs and expenses of the present Developer has further Submitted a fresh G + IV Storied Building Plan with some changes before the Rajpur-Sonarpur Municipality and obtained new Sanction vide Revised Plan No. 175/Rev/CB/17/10, Dated 14.01.2022, in the name of the Confirming Party (hereinafter called and referred to as the said Plan), consisting of several self contained independent flats, shops, and car parking spaces of the said proposed new building at the said premises, and the Developer shall construct the proposed new building as per aforesaid newly sanctioned revised building plan.

**Authorization and no-objection by the Confirming Party:** The Confirming Party hereby by virtue of this agreement gives no-objection to the Developer and authorizes the Developer to utilize all existing and future benefits, advantages and facilities of the new sanction plan vide sanction plan No. 175/Rev/CB/17/10, Dated 14.01.2022, and such newly sanctioned building plan now shall be treated as sanction building plan as if the said sanction building plan sanctioned in the name of the Developer herein and the Confirming party hereby further authorized the

Developer herein to sanction completion building plan of the proposed new building in the name of the Developer herein.

**Architects and Consultants:** The Owners confirm that the Owners have authorized the Developer to appoint the Architects and other consultants to assist in the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer and the Owners shall have no liability or responsibility.

**Construction of Said New Building:** The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owners, construct, erect and complete the New Building in accordance with the sanctioned Building Plans. Such construction shall be as per specifications, described in 5th Schedule below (Specifications), common to all Units of the New Building.

**Completion Time:** The Developer shall construct, erect and complete the New Building within a period of 30 (Thirty) months from the date of execution of this agreement, if the Developer willfully neglects to complete the building within 30 months as stated above in that event the Developer shall pay compensation to the owners as per market price of Owners' Allocation every month till handover Owners' allocation. (Completion Time).

**Common Portions:** The Developer shall, at its own costs, install and erect in the New Building common areas, amenities and facilities such as stairways, lifts, generators, fire fighting apparatus, passages, driveways, common lavatory, electric meter room, pump room, reservoir, overhead water tank, water pump and motor, water connection, drainage connection, sewerage connection and other facilities, if any (collectively Common Portions).

**Temporary Connections:** The Developer shall be authorized to apply for and obtain temporary connections of water, electricity, drainage and sewerage at the Said Property. It is however clarified that the Developer shall also be entitled to use the existing electricity and water connection at the Said Property, upon payment of all usage charges on and from the date of Handover/possession of the land except all dues prior to the date of such handover/possession.

**Modification of Building Plans:** Any amendment or modification to the Building Plans may be made or caused to be made by the Developer within the permissible limits of the Planning Authorities, as per Law.

**Co-operation by Owners:** The Owners shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of the Parties. The Owners shall provide all cooperation that may be necessary for successful completion of the Project.

**Possession:** Access to property: Upon execution of this Agreement the Developer shall be entitled to full access and absolute possession of the said property for the purpose of the Project including for measurement, planning, soil testing, etc.

**Possession to Developer:** The owners have this day handed over peaceful, khas and vacant possession of the schedule property in entirety to the Developer to enter upon the Said Property for the development thereof and which the Developer will be entitled to retain till the Project is completed. Beit mentioned here that during the construction of the building and till the Developer's share of allocation is fully disposed of, the Developer shall always remain the Owners of the entire structural area in the proposed new building as would be constructed by the Developer by its own costs and expenses and after handing over vacant possession of the Owners' Allocation, the Ownership of the Owners will automatically be

change to the extent that the Owners will be the owners of their allotted area together with undivided proportionate share of land attributable thereto and in consideration of which the Owners or their duly authorized Attorney shall sell, convey and transfer the remaining undivided proportionate share of land attributable to the structural area of Developers' allocation either to the developer or to its nominee or nominees being the intending purchaser or purchasers of flats / spaces without taking any other or further consideration save and except the Owners area either from the Developer or from its nominee or nominees.

### **Powers and Authorities**

**Power of Attorney:** The Owners shall grant to the Developer and/or its nominees a Power of Attorney for the purpose of getting the completion Building Plans sanctioned/revalidated/modified/alterd by the Rajpur - Sonarpur Municipality and the Planning Authorities and other ancillary Powers and other powers for obtaining all necessary permissions from different authorities in connection with construction of the Said Complex along with other necessary power/powers. The owners shall also grant such other necessary power or Powers of Attorney to the Developer as may be required from time to time.

**Further Acts:** Notwithstanding grant of the aforesaid Power of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, and plans etc. for enabling the Developer to perform all obligations under this Agreement.

### **Allocation and consideration**

**Owner's Allocation:** Owner's allocation shall mean constructed area of the proposed building specifically mentioned in the Schedule hereunder together with common area installation and facilities and several other matters expressly referred to in this Agreement between the Land Owners on the one hand and the

Developer on the other hand, upon which Two Flats being No.1A, South – East side on the First Floor measuring Rera area 452 sq. ft. Balcony area 22 sq. ft. Built up area 546 sq. ft. undivided proportionate common area 143 sq. ft. Terrace Balcony 11 Sq.Ft, totaling to salable area 700 sq. ft. & 2B South – West side on the Second Floor, measuring Rera area 659 sq. ft. Balcony area 31 sq. ft. Built up area 794 sq. ft. undivided proportionate common area 205 sq. ft. totaling to salable area 999 sq. ft. One Shop marked as Shop No.1, on the Ground Floor and One Car Parking Space, in the Ground Floor and the landowner Mr. Ratan Chatterjee has already received a sum of Rs. 17,00,000/- from the Confirming party herein and the Developer herein shall pay another sum of Rs. 10,00,000/- to the land owner Mr. Ratan Chatterjee part by part in several installment during construction of the proposed new building and such entire amount of Rs. 27,000,000/- (Rupees Twenty Seven Lakh ) will be treated as Forfeited money and Four Flats being No.1E, North East side, on the First floor measuring Rera area 443 sq. ft. Balcony area 22 sq. ft. Built up area 535 sq. ft. undivided proportionate common area 140 sq. ft. totaling to salable area 675 sq. ft. and 3B, on the South West side, on the Third Floor measuring Rera area 543 sq. ft. Balcony area 31 sq. ft. Built up area 660 sq. ft. undivided proportionate common area 172 sq. ft. totaling to salable area 832 sq. ft. and Flat No.3C, on the west side, on the Third Floor, measuring Rera area 538 sq. ft. Balcony area 35 sq. ft. Built up area 659 sq. ft. undivided proportionate common area 172 sq. ft. totaling to salable area 831 sq. ft. and Flat No. 4D, on the North West side, on the Fourth Floor, measuring Rera area 558 sq. ft. Balcony area 31 sq. ft. Built up area 677 sq. ft. undivided proportionate common area 177 sq. ft. totaling to salable area 854 sq. ft. and Three Car Parking Space, shall be allotted to the another Land Owner Tapas Chatterjee and the Confirming party herein has already paid a sum of Rs. 10,00,000/- (Rupees Ten Lakh Only) to the Land owner Mr. Tapas Chatterjee and such amount of Rs. 10,00,000/- (Rupees Ten Lakh only ) shall be refunded by Land owner Mr. Tapas Chatterjee in favour of the Developer within 30 days after the acceptance of Land owner Mr. Tapas Chatterjee's allotment portion.

**Confirming Party's Consideration:**

**Confirming Party's Allocation:** Confirming Party's consideration shall mean Rs. 60,00,000/- (Rupees Sixty Lakh Only) will be paid by the Developer Company and such payment to the Confirming Party shall be paid by the Developer time to time part by part in several installments during the period of constructions.

**Developer's Allocation:** Developer's allocation shall mean all other remaining flats, commercial spaces and several car parking spaces in proposed project area specifically mentioned in the 4th Schedule hereunder written together with undivided proportionate share of land and undivided interest in the common area, installation and facilities hereinafter referred to as the Developer's Allocation.

**Sale of Developer's Share of Allocation:** The Developer shall have the absolute right and liberty to sale of its share which includes undivided proportionate share of land attributable to the specified area of Developer's allocation to any person or persons or company and to that affect shall have the right to enter into agreement for sale and also shall execute Deeds of conveyance in favour of such prospective buyers with the further right to receive earnest money and or any part payment including entire sale proceeds. Such conveyances shall be executed by the Developer on behalf of the Owners, on the strength of the Power of Attorney.

**Sale of saleable space:** The marketing and Transfer of the Building Complex and all Saleable Areas therein shall be done and conducted by the Developer at the rates and subject to the conditions hereinafter contained. All costs and expenses of marketing, brokerage, commission and like other amounts relating to Transfer shall be payable by the Developer. Any brokerage or commission for demarcated unsold Areas shall be paid by the parties respectively.

**Financials:** Security Deposit: To secure the due performance of the obligations of the developer, the Confirming party has already paid a sum of Rs. 17,00,000/- to the landowner Ratan Chatterjee and another sum of Rs. 10,00,000/- has already been paid to the landowner Tapas Chatterjee totaling to Rs. 27,00,000/- (Rupees Twenty Seven Lakh Only) and at present the Developer herein shall pay another sum of Rs. 10,00,000/- to the Land owner Ratan Chatterjee out which Rs. 27,00,000/- received and or to be received by landowner Ratan Chatterjee shall be treated as forfeited amount and a sum of Rs. 10,00,000/- shall be refunded by the land owner Tapas Chatterjee directly to the Developer.

**Home Loan by Transferees:** The owners hereby agree and conscience that the transferees shall be entitled to take housing loans for the purpose of acquiring units in the project from banks, institution and entities granting such loan. The owners and developer shall render all necessary and possible assistance and guidance and sign and deliver such documents, papers, conscience etc. as may be required in this regard by such banks, institutions and entities and in all such cases the land owner shall not be in any way financially liable.

**Dealing with respective allocations and possession: Possession to owners:** As soon as the new building is completed the developer shall give intimation in writing to the Landowners, to take over possession of the owners' entitlement within 30 (thirty) days from the date of issuing such notice and the Landowners shall be obliged to take possession of the same after refund of the security deposit as specifically mentioned in above mentioned paragraph of this agreement or any other dues and charges etc., to be paid within 30 (Thirty) days from the date of such intimation. In case of failure, to make payment by any of the landlord the developer shall be entitled to deduct such amount as become due from such Landlord after

expiry of 30 (Thirty) days from the date of issuing such notice, in accordance with the provision mentioned in above Clause of this agreement and it shall be deemed that the developer has delivered possession to the owners without actually doing so within the date specified in the said notice. From such date of the owners taking physical possession or deemed possession of the owner's entitlement as mentioned above, the owners shall become liable and responsible for all the taxes, charges, maintenance charges and any other applicable fees or charges as applicable for the owner's entitlement. It is clearly understood between the parties that the dealings of the owners with regard to the owner's entitlement shall not in any manner create any contractual or financial liability upon the developer and such dealings shall always be such to the provisions of this agreement.

**Restrictions:** The Developer will not touch the Landowner Tapash Chatterjee and Ratan Chatterjee's portion of allotment. They will not sale, mortgage, or do anything with the owner portion without Mr. Tapash Chatterjee and Mr. Ratan Chatterjee's written permission.

**Sale of respective allocation:** The Developer shall have the absolute right and liberty to sale of its share in the New Building.

**Rates:** On and from the date of allocation, the rates in respect of the New Buildings (including both owners' allocation and developer's allocation) shall be payable by the respective transferees thereof and in case of unsold areas of Developer's allocation, the developer shall be liable for payment of such rates and the rates shall be payable from the possession date by the owners and the developer relating to the respective units allotted to them.

**Transfer in favour of transferees:** The units for the new buildings shall be sold and

transferred in favour of the transferees by initially entering into agreement for sale followed by transferring title by registered deed of conveyance and handing over possession to the concerned transferees simultaneously at the time of execution of conveyance. Both the owners through their appointed attorney and the developer shall be parties in all such agreements and deed of conveyances.

**Preparation of documents and cost of transfer of units:** The cost of such conveyance including stamp duty and registration fee and all other legal fees and expenses shall be borne and paid by the respective transferees. The documents for transfer including agreement for sale of units and deed of conveyance shall be prepared by the Advocate of the Developer. The stamp duty, registration fees, legal fees and other expenses shall be borne and paid by the transferees 7 (Seven) days prior to the date of conveyance.

**Municipal taxes and outgoings:**

**Relating to period prior to date of sanction of building plan:** All arrear municipal taxes and All existing Municipal rates, taxes and outgoings (collectively rates) on the said premises shall be paid by the developer till completion of the proposed new building.

**Relating to period after sanction of the building plan:** As and from the date of completion of the building, the parties shall become liable and responsible for payment of the rates and taxes in respect of their respective allocation.

**Cancellation:** In case of cancellation of any booking or agreement for sale in respect of any Saleable Area, the Developer shall be liable to refund the advances/part payments until then received by them from such Intending Buyer in their Net Revenue Sharing Ratio.

**Possession and post completion maintenance:**

**Notice of completion:** As soon as any phase of the new buildings is completed with completion certificate from the competent authority, the developer shall give a notice to the owners regarding the same.

**Possession date and scheme of maintenance:** After 30 days from the date of issue of notice of completion, the new buildings shall be deemed to be ready for possession (possession date) and thereafter the developer shall jointly frame up scheme for the management and administration of the said complex, which shall be adopted, adhered and abided by all transferees, including the owners to which the owners hereby give their unconditional consent and the terms and conditions of maintenance as specified by the developer cannot be deviated by any transferees, including the owners.

**Maintenance Charge:** The Developer shall manage and maintain the Common Portions and services of the New Building for one year from the date of completion of the new building either directly or through a facility manager and shall collect the costs and service charge towards (Maintenance Charge). It is clarified that the Maintenance Charge shall include (1) premium for the insurance of the Said Complex, (2) charges for water, electricity, (3) sanitation and scavenging and (4) occasional repair and renewal charges for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipments and all taxes including GST and other Taxes applicable thereon. It is clarified that if the maintenance of the New Buildings managed through a facility manager then the service charge of the facility manager shall also be a part of the Maintenance Charge. The Owners shall not in any manner interfere with the aforesaid function of the Developer.

**Common Restrictions:** All Units in the New Building (including the Owners' Allocation or unsold Units and the Developer's Share of Sale proceeds/ Developer's

entitlement or unsold Units) shall be subject to the same restrictions as are applicable to Ownership buildings, intended for common benefit of all occupiers of the Said Complex.

**Elevation:** No transferees, as well as the owners have any right to change the elevation features, including repaint of balcony etc. other than that specified in the elevation feature as sanctioned.

**Obligation of developer:** Planning, design and development: The developer shall be responsible for planning, designing and development of the new buildings with the help of the Architect, professional bodies, contractors etc.

**Construction at developer's cost:** The developer shall construct the new buildings at its own cost and responsibility and be entitled to the same till transfers are made in favour of the transferees by virtue of registered deeds of conveyance.

**Completion of development within completion time:** Subject to force majeure and reasons beyond control of the developer, the developer shall Endeavour to complete the entire process of development of the said property within the completion time or such extended time as mutually agreed by the Parties herein.

**Meaning of completion:** The word "completion" shall mean habitable state with water supply, sewerage connection, and electrical installation and such other facilities and amenities as required to be provided to make the units ready for use. Reasonable variance in respect of completion shall be acceptable to the parties.

**Responsibility for marketing:** The developer shall be responsible for marketing of the new building and the marketing strategy, budget, selection of publicity material, media etc. shall be decided by the developer at its sole discretion.

**Compliance with law:** The developer hereby agrees and covenants with the owners not to violate or contravene any of the provisions of the rules applicable to construction of the said complex.

**Adherence by the Developer:** The developer has assured the owners that it shall adhere to this agreement and shall comply with the terms and conditions.

**No dealing with the said property:** The owners hereby covenant not to sell, transfer, assign, let out, grant, lease, mortgage, charge or otherwise deal with or dispose of the said property or any portion thereof save and except that the owners' allocation shall be sold by the Owners in the manner envisaged by this agreement.

**Documentation and information:** The owners undertake to provide the developer with any and all documentation and information relating to the said property as may be required by the developer from time to time including relating to its title and representation made herein.

**No obstruction in dealing with developer's function:** The Owners covenant not to do any act, deed or thing whereby the Developer may be obstructed or prevented from discharging its functions or taking any steps under this Agreement.

**No Obstruction in Construction:** The Owners hereby covenant not to cause any interference or hindrance in the construction of the New Buildings.

**Adherence by owners:** The owners have assured the developer that it shall adhere to this agreement and comply with this terms and conditions.

**Act in good faith:** The owners undertake to act in good faith towards the developer (and/or any appointed and/or designated representative) so that the project can

be successfully completed without any hindrance.

**Indemnity:**

**By the Developer:** The Developer hereby indemnifies and agrees to keep the Owners saved, harmless and indemnified of, from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owners and those resulting from breach of this Agreement by the Developer, or violation of any permission, rules, regulations or bye-laws or arising out of any accident or otherwise.

**Corporate warranties: By developer: The Developer warrants to the owners that:**

**Proper incorporation:** It is properly incorporated under the laws of India.

**Permitted by Memorandum and Articles of Association:**

The Memorandum and Articles of Association permitted the developer to undertake the activities covered by this agreement.

**Board authorization:**

The Board of Partners of the developer has authorized the signatory to sign and execute this agreement.

**Miscellaneous:**

**Parties acting under legal advice:** Each party has taken and shall take its own legal advice with regard to this agreement.

**Essence of contract:** In addition to time, the owners and developer expressly agree that the mutual covenants and promises contained in this agreement shall be the essence of this contract.

**Valid receipt:** The owners shall pass valid receipts for all amounts paid under this

agreement.

**No Partnership:** The Owners and the Developer have entered into a joint venture agreement for the limited purpose of development and construction of the New Buildings and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

**No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.

**Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

**Name of new building:**

The name of new building shall be decided by the developer and the same shall be branded and marketed as the "Adonis Aleya".

**Taxation:**

The Owners shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's Share of Sale proceeds/Developer's entitlement and the Developer shall be liable to make payment of the same and keep the Owners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly, the Developer shall not be liable for any Income Tax, Wealth Tax, G.S.T, Service Tax or any other taxes in respect of the Owners having entered into the Agreement and/or the Owner's entitlement and the Owners shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

**No demise or assignment:**

Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said property or any part thereof to the developer by the owners or as creating any right, title or interest therein in favour of the developer except to develop the said property in terms of this agreement.

**Extras:**

In addition to the consideration, the Developer shall be entitled to charge from the Intending Buyers of the Saleable Areas in the Building Complex certain expenses concerning the Project mentioned under the heading 'Extras'. The extra charges means, Installation of Generator, Legal Charges, PLC/EDC/IDC/WBSEB, Amenities, Installation of transformer, and Other relevant charges if any, shall be charged and shall also be received exclusively by the Developer. The land owners shall have no claim over extra charges. Even the land owners shall also pay extra charges in favour of the developer in respect of owners' allocation. Be it mentioned here all such expenses with regard to Installation of Transformer and Generator will be proportionately divided amongst 20 Flat Owners and 3 shop Owners.

**Defaults:**

**No cancellation:** None of the parties shall be unilaterally entitled to cancel or rescind this agreement. If there is any default in implementing the project except due to force majeure as mentioned herein below the same shall be justified by the either parties who will be held responsible for the cancellation or otherwise a penalty shall be imposed upon that party at such a rate, which the parties mutually agreed.

**Force Majeure:** accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of its obligations under this

Agreement, including, without limitation, any abnormally inclement weather, flood, lightning, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability of construction material, hike in prices of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any Government or Court orders.

**Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of Force Majeure, that Party shall have no liability in respect of the performance of such of its obligations as are prevented by the event/s of Force Majeure, during the continuance thereof, and for such time after the cessation, as is necessary for that Party, using all reasonable endeavors, to re-commence its affected operations in order for it to perform its obligations. Neither the Owners nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of Force Majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

**Reasonable Endeavors:** The party claiming to be prevented or delayed in the performance of any of its obligations under this agreement by reasons of an event of force majeure shall use all reasonable endeavors to bring the event of force majeure to a close or to find a solution by which this agreement may be performed despite the continuance of the event of force majeure.

**Entire Agreement**

**Supersession:**

This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions/correspondence and agreements between the Parties, oral or implied.

**Hand Over of Originals:** All Originals: The Owners shall hand over all original title deeds, two originals Deeds of Ratan Chatterjee Being Deed Nos. 1128 for the year 1990, and being No. 1129 for the year 1990 and one Original Deed of Tapas Chatterjee being Deed No. 1126 for the year 1990 and Xerox copy supporting link deeds and other documents relating to the land to the Developer and the Developer will issue a letter of acceptance of such original Title Deeds in the letter head of Developer company. The Developer shall hand over such original Deeds to the land owner after 30 month from the date of registration of this development agreement or after the completion of the project work whichever is earlier, and the Developer shall only use such original Deeds for the purpose of Bank inspection and approval towards bank loan of prospective buyers and further the Developer shall not have any right to mortgage such original Title Deeds of the Owners of the subject land in any manner before any Nationalized Bank or any financial Institution or to any private person. This Registered Agreement is the property of the Developer, with full right of creation of mortgage, charge the Developer Allocation only in respect of the said Agreement but without the Owners being liable in any manner whatsoever.

**Severance:**

**Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or

unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

**Deletion of Invalid Provision:** If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.

**Reasonable Endeavour for Substitution:** The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.

**Reservation of Rights:**

**Right to Waive:** Any term or condition of this Agreement may be waived at any time by the Party who is entitled to the benefit thereof. Such waiver must be in writing and must be executed by such Party.

**Forbearance:** No forbearance, indulgence or relaxation or inaction by any Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision.

**No Waiver:** Any waiver or acquiescence by any Party of any breach of any of the provisions of this Agreement shall not be construed as a waiver or acquiescence to or recognition of any right under or arising out of this Agreement or acquiescence to or recognition of rights and/or position other than as expressly stipulated in this Agreement.

**No Continuing Waiver:** A waiver on one occasion shall not be deemed to be a waiver of the same or any other breach or non-fulfillment on a future occasion. No omission or delay on the part of either Party to require due and punctual performance of any obligation by the other Party shall constitute a waiver of such obligation of the other Party or the due and punctual performance thereof by such other Party and it shall not in any manner constitute a continuing waiver and/or as a waiver of other breaches of the same or other (similar or otherwise) obligations hereunder or as a waiver of any right or remedy that such Party may otherwise have in law or in equity.

**Amendment/Modification:**

Express Documentation: No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and expressly referring to the relevant provision of this Agreement.

**Temporary Accommodation:**

The Developer shall pay sum of Rs. 6,000/- (Rupees Six Thousand Only) to one of the Owner Mr. Ratan Chatterjee for temporary accommodation from the date of execution of this agreement and such payment will be continued in every month till the Developer shall hand over owners allocation in the proposed new Building.

**Notice:**

**Mode of Service:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or by facsimile transmission, or registered post with acknowledgement due or through courier service to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each Party from time to time). The Owners shall address all such notices and other written communications to the Director of the Developer and the Developer shall address all such notices and other written communications to the Owners. Any such notice or other written communication shall be deemed to have been served (1) if delivered personally, at the time of delivery, (2) if sent by registered post or courier service, on the 4th day of handing over the same to the postal authorities/service provider and (3) if sent by facsimile transmission, at the time of transmission (if sent during business hours) or (if not sent during business hours) at the beginning of business hours next following the time of transmission, in the place to which the facsimile was sent.

**Proof of Service:** In proving service of notices served as aforesaid, it shall be sufficient to prove that personal delivery was made or in the case of registered post or courier, that such notice or other written communication was properly addressed and delivered to the postal authorities/service provider or in the case of a facsimile message, that an activity or other report from the sender's facsimile machine can be produced in respect of the notice or other written communication, showing the recipient's facsimile number and the number of pages transmitted.

**Dispute Resolution:** Parties shall attempt in good faith to resolve any dispute, differences, conflict or claim arising out of or in relation to the agreement through negotiations. If the dispute has not been settled through negotiation within fourteen (14) days from the date of which either party has served written notes on the other of the dispute ("dispute notice") then the following provisions shall apply. In the event of a dispute arising out of or in connection with the agreement not being

resolved in accordance with the above provisions, either party shall be entitled to, by notice in writing ("arbitration notice") to the other party, refer such dispute for final resolution by binding arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any statutory enactment or modification thereunder and such arbitration shall be before three Arbitrators, one to be appointed by owners and the other to be appointed by the developer and the two Arbitrators thereafter by mutual consent appoint an umpire and/or the third Arbitrator. Place of arbitration will be at Kolkata. The language of arbitration will be in English and the Arbitrators shall have the power to pass summary awards in all matters including claim of damages by either parties without reasoning which will be accepted by the parties without any reason.

The parties hereby agree that until the award is given none of the parties shall do any act, deed or thing whereby the construction and development of the project is in any way stopped or prevented provided the dispute is not relating to the quality of the material being used and/or relating to violation of the statutory provisions and/or deviation from the building plan.

**Jurisdiction:**

Court: In connection with the aforesaid arbitration proceedings, the courts at the District Court having territorial jurisdiction over the Said Property and the High Court only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

**Rules of Interpretation:**

**Presumptions Rebutted:** It is agreed that all presumptions which may arise in law at variance with the express provisions of this Agreement stand rebutted and that no presumptions shall arise adverse to the right, title and interest of Parties to the Said Property, the New Building and/or the respective allocations of the Parties therein.

**Clause or Paragraph:** In this Agreement, any reference to a clause or paragraph or schedule (other than to a schedule to a statutory provision) is a reference to a clause or paragraph or schedule (as the case may be) of this Agreement and the schedules form part of and are deemed to be incorporated in this Agreement.

**Number:** In this agreement any reference to singular includes plural and vice-versa.

**Gender:** In this agreement, words denoting any gender including all other genders.

**Party:** In this agreement any reference to a party is to a party to this agreement.

**Including:** In this Agreement, any phrase introduced by the terms "including", "include", "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words proceeding those terms.

**Headings:** In this Agreement, heading are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.

**Definitions:** In this Agreement, the words put in brackets and in bold prints define the word, phrase and expression preceding.

**1<sup>st</sup> Scheduled (Said Property)**

**ALL THAT** piece and parcel of bastu land measuring 19 decimals equivalent to more or less 11 Cottahs 8 Chittaks 04 square feet equivalent to more or less 8284 sq. ft., along with structure standing thereon, lying and situate at Mouza-Rajpur, J.L. No. 55, R.S. No. 109, Touzi No. 261, Pargana Medanmolla, comprising in R.S. Dag No. 808

appertaining to R.S. Khatian No. 1033, within the Limit of Rajpur-Sonarpur Municipality Ward No. 17, Premises/Holding No. 79, Eashan Mitra Lane, Being Assessee No: 1104302120324, Police Station - Sonarpur, District: 24 Parganas (South), herewith with all easements right, privileges, advantages as delineated on the Plan annexed hereto and bordered in color Red thereon and butted and bounded as follows:

- On the North:** Land of Prabhas Ghosh & others.  
**On the South:** Eashan Mitra Lane.  
**On the East:** Land of Kamalabala Devi.  
**On the West:** Land of B. Nath.

**2nd Scheduled (Devolution of Title)**

**WHEREAS** the Owners / First Party are lawfully seized and possessed of or otherwise well and sufficiently entitled to ALL THAT bastu land measuring 19 decimals equivalent to more or less 11 Cottahs 8 Chittaks 04 square feet along with structure standing thereon, lying and situate at Mouza-Rajpur, J.L. No. 55, Pargana-Medanmolla, R.S. No. 109, Touzi No. 261, comprising in R.S. Dag No. 808, appertaining to R.S. Khatian No. 1033, under Police Station and Sub-Registry/A.D.S.R. office at Sonarpur, being Holding Nos. 31 & 79, Eashan Mitra Lane, within the jurisdiction of Rajpur Sonarpur Municipality, Ward No. 17, District: South 24 Parganas (hereinafter called the said premises) more fully and particularly described in the First Schedule by inheritance and purchase.

**AND WHEREAS** One Lalit Mohan Chattopadhyay purchased the land measuring 19 decimals in Dag No. 808, Khatian No. 1033, of the said Mouza-Rajpur, J.L. No. 55, on 01-03-1949 from ShibdasiDasi and Khukia alias Lakshmi JanardhanDasi, being the only legal heirs of deceased Shibu Patra, by virtue of a Bengali recited SafBikrayKobla (Deed of Sale) and the said was duly registered at D.R. Alipore and recorded in Book No. I, Volume No. 27, Pages 75 to 79, being No. 787 for the year 1949.

**AND WHEREAS** the said Lalit Mohan Chattopadhyay, son of Late Madan Mohan Chattopadhyay died intestate on 29-08-1960 leaving behind him surviving his wife Smt. Usha Rani Chattopadhyay and five sons namely Sri Ratan Chattopadhyay, Sri Kali Mohan Chattopadhyay, Sri Chand Mohan Chattopadhyay, Sri Haridas Chattopadhyay, and Abani Mohan Chattopadhyay as his sole legal heirs and successors and each having got 1/6th undivided share of the total property of Late Lalit Mohan Chattopadhyay.

**AND WHEREAS** the said Abani Mohan Chattopadhyay son of Late Lalit Mohan Chattopadhyay died intestate on 24.05.1974, leaving behind him surviving his wife Smt. Bani Chattopadhyay and three sons namely Sri Tapas Chattopadhyay, Sri Arup Chattopadhyay, and Sri Dipak Chattopadhyay as his only legal heirs and successors and each having got 1/4th undivided share of Late Abani Mohan Chattopadhyay.

**AND WHEREAS** the said Chand Mohan Chattopadhyay executed a special power of attorney regarding his 1/6th undivided share on 16-11-1989 in favour of his Nephew Sri Arup Chattopadhyay, registered at Siliguri S.R. Office and recorded in Book No. IV, Being No. 382 for the year 1989.

**AND WHEREAS** the said Haridas Chattopadhyay, Sri Arup Chattopadhyay for self and as constituted attorney of Sri Chand Mohan Chattopadhyay, Smt. Bani Chattopadhyay, and Sri Dipak Chattopadhyay jointly sold their undivided share i.e., more or less 8.7080 decimals equivalent to more or less 3797 sq. ft. in Dag No. 808 of the said Mouza - Rajpur, J.L. No. 55, by virtue of a Deed of Sale executed and registered on 21-02-1990 to Sri Tapas Chattopadhyay and the said Deed of Sale was registered at Sonarpur A.D.S.R office and recorded in Book No. 1, Volume No.21, Pages 242 to 250, being No. 1126 for the year 1990.

**AND WHEREAS** thus the said Sri Tapas Chattopadhyay by virtue of the aforesaid purchase and by virtue of inheritance became the absolute owner of the land measuring more or less 9.4996 decimals equivalent to more or less 4142 sq. ft. out of 19 decimals or equivalent to more or less 11 Cottahs 8 Chittaks 04 square feet, in R.S. Dag No. 808, under Khatian No. 1033 of the said Mouza - Rajpur, J.L. No. 55, Police Station - Sonarpur, District: 24 Parganas (South) and also he got the property recorded in his name in the office of the BL&LRO, Sonarpur and also recorded at Rajpur Municipal Office at Eashan Mitra Lane, Ward No. 17 of Rajpur-Sonarpur Municipality, Kolkata - 700149.

**AND WHEREAS** the said Smt. Usha Rani Chattopadhyay by virtue of a Deed of Sale sold her undivided 1/6th share i.e., more or less 3.1666 decimals in R.S. Dag No. 808, under Khatian No. 1033 of the said Mouza - Rajpur, J.L. No. 55 to Sri Ratan Chattopadhyay and the said Deed of Sale was duly executed and registered on 21/2/1990 at Sonarpur A.D.S.R. Office and recorded in Book No. 1, Volume No. 21, Pages 256 to 260, Being No. 1128 for the year 1990.

**AND WHEREAS** the said Kali Mohan Chattopadhyay by virtue of a Deed of Sale sold his undivided 1/6th share i.e., more or less 3.1666 decimals in R.S. Dag No. 808, under Khatian No. 1033 of the said Mouza - Rajpur, J.L. No. 55, to Sri Ratan Chattopadhyay and the said Deed of Sale was duly executed and registered on 21.02.1990, at Sonarpur A.D.S.R. Office and recorded in Book No. 1, Volume No. 21, Pages 261 to 265, Being No. 1129 for the year 1990.

**AND WHEREAS** thus the said Sri Ratan Chattopadhyay by virtue of inheritance and by purchase became the absolute owner of the land measuring more or less 9.5004 decimals equivalent to more or less 4142 sq. ft. out of 19 decimals in R.S. Dag No.

808, under Khatian No. 1033 of the said Mouza - Rajpur, J.L. No. 55, Police Station-Sonarapur, District: South 24 Parganas and also he got the property recorded in his name in the office of the BL&LRO, as well as Municipal office, at Eashan Mitra Lane, Ward No. 17 of Rajpur-Sonarapur Municipality, Police Station Sonarapur, Kolkata - 700149.

**AND WHEREAS** the Owners herein for their greater interest and benefits amalgamated the said two properties into one singular property and since then the said property measuring more or less 19 decimals equivalent to more or less 11 Cottahs 8 Chittaks 04 square feet along with structure standing thereon, lying and situate at Mouza - Rajpur, J.L. No. 55, R.S. No. 109, Touzi No. 261, Pargana Medanmolla, comprising in R.S. Dag No. 808, appertaining to R.S. Khafian No. 1033, is now being known and numbered as Premises/Holding No. 79, Eashan Mitra Lane, Ward No. 17 of Rajpur-Sonarapur Municipality, being Assessee No. 1104302120324, Kolkata - 700149.

**AND WHEREAS** said owners thereafter on 25th day of February 2015 entered into a registered Development agreement with various terms and conditions as set forth therein with the Developer **SANDAS COMPANY** represented by its sole proprietor Sri Santanu Das having its office at 57, Dhakuria Station Road, P.S. Lake, Kolkata-700031 and the said agreement was duly registered at the office of the D.S.R. IV, Alipore, and recorded in its Book No. I, CD Volume No. 6, Pages 564 to 590, Being No. 01497, for the year 2015, and on the even date the said landowners also executed a general power of attorney in favour of said Sri Santanu Das sole proprietor of SANDAS COMPANY and the said power of attorney was duly registered at the office of the D.S.R. IV, Alipore and recorded in its Book No. I, CD Volume No. 6, Pages 591 to 604, Being No. 01498, for the year 2015.

**AND WHEREAS** due to some misunderstanding some disputes had arisen between the land owners and said Developer company SANDAS COMPANY and after several discussions between the parties said registered Development agreement and general power of attorney Being No. 01497, for the year 2015 and Being No. 01498, for the year 2015, was cancelled on 28/03/2025 and said cancellation was duly registered at the office of the D.:S.:R.:IV Alipore, for the year 2025. Being NO. 160403010/2025 and Being NO. 160403011/2025, respectively.

**3rd Scheduled (Owners' Allocation)**

Owners' allocation shall mean Two Flats being No. 1A on the First Floor & 2B on the Second Floor, One Shop marked as Shop No. 1, on the Ground Floor, and One Car Parking Space, in the Ground Floor. The land owner Mr. Ratan Chatterjee has already received a sum of Rs. 17,00,000/- from the Confirming party herein and the Developer herein shall pay another sum of Rs. 10,00,000/- to the land owner Mr. Ratan Chatterjee part by part in several installments during the construction of the proposed new building, and such entire amount Rs. 27,00,000/- (Rupees Twenty Seven Lakh) will be treated as Forfeit money. And Four Flats Being No. 1E on the First Floor, and 3B and 3C on the Third Floor, 4D on the Fourth Floor, and Three Car Parking Spaces shall be allotted to the other Land Owner Mr. Tapas Chatterjee. The Confirming party herein has also paid a sum of Rs. 10,00,000/- (Rupees Ten Lakh only) to the Land owner Mr. Tapas Chatterjee, and such amount of Rs. 10,00,000/- (Rupees Ten Lakh only) shall be refunded by Land owner Mr. Tapas Chatterjee in favour of the Developer.

Be It clearly mentioned here that all Car Parking Spaces in the proposed new building are dependable Car Parking and such Car Parking will be allotted on lottery in front of all eligible Car Parking owners including landowners.

**4th Scheduled (Developer's Allocation)**

Tapas Chatterjee

Developer's allocation shall mean all other remaining flats, commercial spaces, and several car parking spaces in the proposed project area save and except Owners' allocation hereunder, written together with undivided proportionate share of land and undivided interest in the common area, installation, and facilities hereinafter referred to as the Developer's Allocation.

Be it clearly mentioned here that all Car Parking Spaces in the proposed new building are dependable Car Parking, and such Car Parking will be allotted upon lottery in front of all eligible Car Parking owners.

**5th Scheduled (Specifications)**

Foundation:	RCC (reinforced cement) framed structure
Super Structure:	Normal RCC Column Beam Construction
Plastering:	Stucco Plater
Flooring:	Tiled Flooring
Window:	Standard Aluminium Windows
Doors:	Standard Make
Brick Works:	AAC Block or Equivalent
Kitchen:	Essco/Jaguar/Parryware or Equivalent
Toilets:	Standard Fittings
Exterior:	Stucco Plaster With Waterproof Paint
Electrification:	As Per Standard Norms

**POWER OF ATTORNEY**

**KNOWN ALL MEN** by these presents: We, **SRI RATAN CHATTERJEE @ RATAN CHATTOPADHYAY**, son of Late Lalit Mohan Chattopadhyay, by faith Hindu, by nationality Indian, by occupation Retired, residing at 79, Eashan Mitra Lane, Rajpur, Post Office – Rajpur, Police Station – Sonarpur, Kolkata – 700149, District: 24 Parganas (South), and **SRI TAPAS CHATTERJEE @ TAPAS CHATTOPADHYAY**, son of Late Abani Chatterjee, by faith Hindu, by nationality Indian, by occupation Service Retired, Residing at C-33,

Panchasayar, P.O. and Police Station – Panchasayar, Kolkata - 700094, District: South 24 Parganas, hereinafter jointly called and referred to as the **"OWNERS/EXECUTANTS,"** do hereby send greetings.

**THAT** we, the Executants namely Sri Ratan Chatterjee @ Sri Ratan Chattopadhyay and Sri Tapas Chatterjee @ Sri Tapas Chattopadhyay herein are joint owners of **ALL THAT** piece and parcel of bastu land measuring 19 Decimals, equivalent to more or less 11 Cottahs 8 Chittaks 04 square feet, along with the structure standing thereon, lying and situate at Mouza – Rajpur, J.L. No. 55, R.S. No. 109, Touzi No. 261, Pargana Medanmolla, comprising in R.S. Dag No. 808 appertaining to R.S. Khatian No. 1033, within the limit of Rajpur – Sonarpur Municipality Ward No. 17, Premises/Holding No. 79, Eashan Mitra Lane, Being Assessee No: 1104302120324, Police Station Sonarpur, District: 24 Parganas (South).

**THAT** we have appointed **ADONIS RIVIERE LLP**, LLP IN: AAQ-5305, PAN: ABPFA9301C, a Limited Liability Partnership Company having its Registered Office at 208/8, Rashbehari Avenue, P.S. Gariahat, Kolkata-700029, being represented by its Designated Partners **Mr. Suman Deb Sarkar**, Son of Late Arun Deb Sarkar, residing at 44/C Netaji Subhas Road, P.O. Behala, P.S. - Parnasree, District – South 24 Parganas, Kolkata - 700034, and **Ms. Shilpa Sinha**, Daughter of Sri Subhasish Sinha, residing at 26/1B, Gariahat Road South, Kolkata - 700031, P.O. - Dhakuria, P.S. - Lake, District - 24 Parganas (South), hereinafter called and referred to as the **DEVELOPER**, to develop our aforesaid joint property as mentioned here in above by constructing a new building thereon. Therefore, we are committed to execute a general power of attorney in favor of the said company or its delegated person or persons to look after the day-to-day affairs, management of the subject property, and as such we feel it necessary and urgent to appoint

attorneys in our names and on our behalf. As such, we, the Owners/Executants, do hereby nominate, constitute, and appoint our well-wisher **Mr. Suman Deb Sarkar** and **Ms. Shilpa Sinha** as Delegates of Adonis Riviere LLP, as our true and lawful attorneys for us in our names and on our behalf to do and execute and perform or cause to be done, executed, and performed jointly all or any of the following acts, deeds, and things jointly and/or severally:

1. To enter, possess, look after, manage, control, and supervise our joint property more fully mentioned in the schedule hereunder written.
2. To give notice or notices to any tenant or tenants and other occupiers of the land or building standing thereon in our property, to quit and vacate for any purposes whatsoever, and to avail of and enforce all remedies which are open to us in respect thereof and to exercise all rights already vested to us in our names and on our behalf.
3. To make, sign, and verify all applications or objections before appropriate authorities for all and any license, permission, or consent, etc., to amalgamate the said property with any adjacent land, required by law in connection with the management of our aforesaid property. Furthermore, the attorney/attorneys is/are empowered/authorized to make any gift of a certain portion of the land to any competent authority for the betterment of the property, and also competent enough to rectify any deed/deeds of the property and also competent enough to make a boundary declaration of the referred property and also to make any other deed/deeds as and when required for the betterment of the property. The attorney/attorneys is/are also entitled to sign all relevant papers and documents at all material times in respect of the subject property.

4. To make, sign, and verify all applications or objections before appropriate authorities for all and any license, permission, or consent, etc., to amalgamate the above-said land/property with any adjacent land for the betterment of the building/projects, required by law in connection with the management of our aforesaid property, if any rectification and/or modification is/are required in regard to the title or any document of the subject property, the attorney is/are entitled to sign/modify/rectify such documents on our behalf during the existence of this instrument.
5. To appoint and dismiss staff and workers and to settle their remuneration and others and to dismiss or suspend them.
6. To effect mutation or separation, and/or amalgamation and/or gift in the department of revenue/Rajpur Sonarpur Municipality and to sign all applications and objections in our names and on our behalf.
7. To appear for and represent us before the B.L. & L.R.O., D.L & L.R.O., Collectorate, Sub-Divisional Officer, Rajpur Sonarpur Municipality, Housing Board, all courts, any Magistrate, Judge, Munsif, WBSEB, Pollution Control Board, West Bengal Fire Service, Airport Authority of India, before any police station, and all Government offices, Commissioners of any Division in all matters and relating to our property or its affairs, represent us before all concerned authorities for all purposes as the Owners of the said premises and in connection with all matters relating thereto and for that purpose to sign and execute all necessary papers and documents in our names and on our behalf.



13. To prepare and submit any modification/revised building plan before the appropriate authority for sanction of the same and for that purpose to appear and to apply for obtaining sanction, permission, clearance, and service connections before the appropriate Authorities, both sanitary and water and drainage and water connection and also before Rajpur - Sonarpur Municipality, WBSEB, and any local and statutory and all government offices and apply for obtaining permit, license, permanent and temporary supply and service as may be required in our aforesaid property and for that purpose to deposit all fees required therefor and to receive all such sanction plan, modification plan from the authority concerned and to that effect to sign in forms, applications, petitions, and documents in our names and on our behalf.
14. That by virtue of this Power of Attorney, our said appointed Attorneys shall have the absolute right and liberty to issue no objection certificate on our behalf to any intending purchaser/s for mortgage of our undivided share of land in the aforesaid property or any part and portion attributable to Developer's allocation thereof before any Nationalized Bank, or Private Bank, or any Financial Institutions and to sell the aforesaid property or any part thereof at any price or consideration as our said Attorneys think fit and better.
15. Be it expressly stated that this power of attorney shall not be revoked and shall remain valid till the entire flat/s, shops, and/or car parking spaces of the developer's allocation on the new building at the said premises will be sold out by the Developer provided the Developer shall comply with the terms and conditions of the registered agreement executed on even date.

**AND** we do hereby ratify and confirm and agree all acts or deeds of our said Attorneys, which they shall jointly and/or severally lawfully do, execute, or perform

or cause to be done, executed, and/or performed in terms of this Power of Attorney, which we could do ourselves if we were personally present.

**IN WITNESS WHEREOF**, the parties hereto have set and subscribed their respective hand seal the day, month, and year first above written.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

WITNESS:

1. Goutam Chatterjee  
31, Kaitora Lane.  
KOL- 31.  
P.S - LAKE.
2. Alok Biswas  
Advocate  
Alipore police Court  
Kolkata - 700027

Ratan Chattopadhyay  
Tapas Chatterjee

SIGNATURE OF THE OWNERS

Antonio Rivera LLP

~~Sankar~~ *Sankar*

SIGNATURE OF THE DEVELOPER  
SANDAS COMPANY

Santanu Das

Proprietor

SIGNATURE OF THE CONFIRMING PARTY

Drafted by me  
Alok Biswas  
Advocate  
Alipore police Court  
Kolkata - 700027

Enrolment No. WB-135/2003.

SITE PLAN SHOWING OF LAND AT MOUZA - RAJPUR, J.L. NO. 55, R.S. DAG NO. 808, WARD NO. 17 OF RAJPUR SONARPUR MUNICIPALITY, HOLDING NO. 79, EASHAN MITRA LANE, ASSESSEE NO. 1104302120324, P.S. - SONARPUR, DISTRICT - 24 PGS (5)

AREA OF LAND :- 19 DECIMALS MORE OR LESS



*Ratan Challopadhyay*  
*Tapas Chatterjee*

SIGNATURE OF THE OWNERS  
**SANDAS COMPANY**  
*Santanu Das*  
Proprietor

SIGNATURE OF THE CONFIRMING PARTY

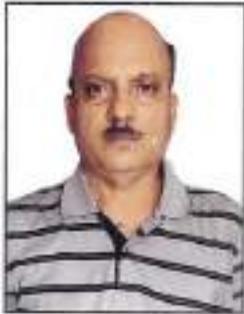
*Adonis Riviere LLP*  
*Signature of Adonis Riviere*  
Designated Partner

SIGNATURE OF THE DEVELOPER

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... Ratan Chatterbadhyay .....

Signature..... Ratan Chatterbadhyay .....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature..... Topas Chatterjee .....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... SUMAN DEB SARKAR .....

Signature..... S Sarkar .....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... SHEELA SINHA .....

Signature..... Sheela Sinha .....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... SANTANU DAS .....

Signature..... Santanu Das .....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....



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



192024250463933748

GRN Details

GRN:	192024250463933748	Payment Mode:	SBI Epay
GRN Date:	27/03/2025 15:23:14	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5488984662223	BRN Date:	27/03/2025 15:23:50
Gateway Ref ID:	0988999712	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	270320252046393373	Payment Init. Date:	27/03/2025 15:23:14
Payment Status:	Successful	Payment Ref. No:	2000818601/3/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms Shilpa Sinha
Address:	8/35, Fern Road, Kolkata - 700019
Mobile:	8013886722
Period From (dd/mm/yyyy):	27/03/2025
Period To (dd/mm/yyyy):	27/03/2025
Payment Ref ID:	2000818601/3/2025
Dept Ref ID/DRN:	2000818601/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000818601/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	9970
2	2000818601/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	28
			<b>Total</b>	<b>9998</b>

IN WORDS: NINE THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

PAID



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

Query No / Year	2000818601/2025	Office where deed will be registered
Query Date	23/03/2025 9:43:21 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Aloke Biswas Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 0/-], [4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
	Rs. 72,03,326/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: ISHAN MITRA LANE, Mouza: Rajpur, , Ward No: 17, Holding No:79 JI No: 55, , Pin Code : 700149

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-808	RS-1033	Bastu	Bastu	11 Katha 8 Chatak 4 Sq Ft		69,03,326/-	Property is on Road Adjacent to Metal Road,
Grand Total :					18.9842Dec	0 /-	69,03,326 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1000 sq ft	0 /-	3,00,000 /-	



### Major Information of the Deed

Deed No :	I-1604-03012/2025	Date of Registration	28/03/2025
Query No / Year	1604-2000818601/2025	Office where deed is registered	
Query Date	23/03/2025 9:43:21 AM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Aloke Biswas Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252. Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 72,03,326/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

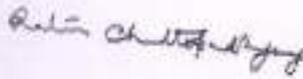
District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: ISHAN MITRA LANE, Mouza: Rajpur, , Ward No: 17, Holding No:79 JI No: 55, Pin Code : 700149

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-808	RS-1033	Bastu	Bastu	11 Katha 8 Chatak 4 Sq Ft		69,03,326/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>					<b>18.9842Dec</b>	<b>0 /-</b>	<b>69,03,326 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>1000 sq ft</b>	<b>0 /-</b>	<b>3,00,000 /-</b>	

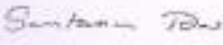
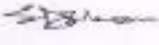
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri RATAN CHATTERJEE, (Alias: RATAN CHATTOPADHYAY)</b> Son of Late Lalit Mohan Chattopadhyay Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office		 Captured	
		28/03/2025	LTI 28/03/2025	28/03/2025
	Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: AVxxxxxx3C, Aadhaar No: 93xxxxxxxx7558, Status :Individual, Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	<b>Shri TAPAS CHATTERJEE, (Alias: Mr TAPAS CHATTOPADHYAY)</b> Son of Late Abani Mohan Chattopadhyay Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office		 Captured	
		28/03/2025	LTI 28/03/2025	28/03/2025
	Garia Garden (Mahamayapur), Barhansartabad, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: ACxxxxxx3D, Aadhaar No: 20xxxxxxxx8436, Status :Individual, Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office			
3	SANDAS COMPANY			
	57, Dhakuria Station Road,, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Date of Incorporation:XX-XX-2XX4 , PAN No.: AGxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

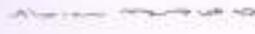
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>ADONIS RIVIERE LLP</b> 208/8, Rashbehari Avenue, City:- , P.O:- Rashbehari Avenue, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-2XX9 , PAN No.: ABxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Shri SANTANU DAS</b>                      Son of Late Sukumar Das                      Date of Execution -                      28/03/2025, , Admitted by:                      Self, Date of Admission:                      28/03/2025, Place of                      Admission of Execution: Office</p>	 <p>Mar 28 2025 2:03PM</p>	 <p>Captured                      LTI                      28032025</p>	<p><b>Signature</b></p>  <p>28/3/2025</p>
<p>26A, Kalibari Lane, Dhakuria, City:- , P.O:- Dhakuria, P.S.-Lake, District-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: AGxxxxxx2H, Aadhaar No: 51xxxxxxxx7716 Status : Representative, Representative of : SANDAS COMPANY (as Sole Proprietor)</p>				
2	<p><b>Name</b></p> <p><b>Mr SUMAN DEB SARKAR</b>                      Son of Late Arun Deb Sarkar                      Date of Execution -                      28/03/2025, , Admitted by:                      Self, Date of Admission:                      28/03/2025, Place of                      Admission of Execution: Office</p>	 <p>Mar 28 2025 2:02PM</p>	 <p>Captured                      LTI                      28032025</p>	<p><b>Signature</b></p>  <p>28/3/2025</p>
<p>44/C Netaji Subhas Road, City:- , P.O:- Behala, P.S:-Behala, District-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: ADxxxxxx9Q, Aadhaar No: 68xxxxxxxx5961 Status : Representative, Representative of : ADONIS RIVIERE LLP (as Designated partner)</p>				
3	<p><b>Name</b></p> <p><b>Ms SHILPA SINHA</b>                      (Presentant)                      Daughter of Shri Subhasish Sinha                      Date of Execution -                      28/03/2025, , Admitted by:                      Self, Date of Admission:                      28/03/2025, Place of                      Admission of Execution: Office</p>	 <p>Mar 28 2025 2:01PM</p>	 <p>Captured                      LTI                      28032025</p>	<p><b>Signature</b></p>  <p>28/3/2025</p>
<p>26/1B, Gariahat Road, City:- , P.O:- Dhakuria, P.S.-Lake, District-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: D1xxxxxx0M, Aadhaar No: 80xxxxxxxx0023 Status : Representative, Representative of : ADONIS RIVIERE LLP (as Designated partner)</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Alope Biswas</b>                      Son of Mr Atul Chandra Biswas                      Alipore Police Court, City:- , P.O:- Alipore,                      P.S:-Alipore, District-South 24-Parganas,                      West Bengal, India, PIN:- 700027</p>		 <p>Captured</p>	

	28/03/2025	28/03/2025	28/03/2025
Identifier Of Shri RATAN CHATTERJEE, Shri TAPAS CHATTERJEE, Shri SANTANU DAS, Mr SUMAN DEB SARKAR, Ms SHILPA SINHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri RATAN CHATTERJEE	ADONIS RIVIERE LLP-6.32806 Dec
2	Shri TAPAS CHATTERJEE	ADONIS RIVIERE LLP-6.32806 Dec
3	SANDAS COMPANY	ADONIS RIVIERE LLP-6.32806 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri RATAN CHATTERJEE	ADONIS RIVIERE LLP-333.33333300 Sq Ft
2	Shri TAPAS CHATTERJEE	ADONIS RIVIERE LLP-333.33333300 Sq Ft
3	SANDAS COMPANY	ADONIS RIVIERE LLP-333.33333300 Sq Ft

**Endorsement For Deed Number : I - 160403012 / 2025**

**On 28-03-2025**

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

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

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

Presented for registration at 13.43 hrs on 28-03-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Ms SHILPA SINHA .

**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 72.03,326/-

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

Execution is admitted on 28/03/2025 by 1. Shri RATAN CHATTERJEE, Alias RATAN CHATTOPADHYAY, Son of Late Lalit Mohan Chattopadhyay, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Service, 2. Shri TAPAS CHATTERJEE, Alias Mr TAPAS CHATTOPADHYAY, Son of Late Abani Mohan Chattopadhyay, Garia Garden (Mahamayapur), Bahansartabad, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Identified by Mr Alope Biswas, , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-03-2025 by Mr SUMAN DEB SARKAR, Designated partner, ADONIS RIVIERE LLP (LLP), 208/8, Rashbehari Avenue, City:- , P.O:- Rashbehari Avenue, P.S:-Gariahat, District-South 24-Parganas, West Bengal, India, PIN- 700029

Identified by Mr Alope Biswas, , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 28-03-2025 by Ms SHILPA SINHA, Designated partner, ADONIS RIVIERE LLP (LLP), 208/8, Rashbehari Avenue, City:- , P.O:- Rashbehari Avenue, P.S:-Gariahat, District-South 24-Parganas, West Bengal, India, PIN- 700029

Identified by Mr Alope Biswas, , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 28-03-2025 by Shri SANTANU DAS, Sole Proprietor, SANDAS COMPANY (Sole Proprietorship), 57, Dhakuria Station Road,, City:- , P.O:- Dhakuria, P.S:-Lake, District-South 24-Parganas, West Bengal, India, PIN - 700031

Identified by Mr Alope Biswas, , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 60.00/- ( E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/03/2025 3:23PM with Govt. Ref. No: 192024250463933748 on 27-03-2025, Amount Rs: 28/-, Bank: SBI  
EPay ( SBIPay), Ref. No. 5488984662223 on 27-03-2025, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,970/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 28922, Amount: Rs.100.00/-, Date of Purchase: 26/12/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/03/2025 3:23PM with Govt. Ref. No: 192024250463933748 on 27-03-2025, Amount Rs: 9,970/-, Bank: SBI EPay (SBIPay), Ref. No: 5488984662223 on 27-03-2025, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 77222 to 77274

being No 160403012 for the year 2025.



Digitally signed by Anupam Halder  
Date: 2025.03.28 15:13:58 +05:30  
Reason: Digital Signing of Deed,

(Anupam Halder) 28/03/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.