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भारतीय गैर न्यायिक

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FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 246813

Certified that the document is admitted to registration, the appropriate sheets and the endossements are attached with the document and signed by the document.

[Signature]

District Sub-Register-II
Alipore, South 24-pargana

17 APR 2023

**DEVELOPMENT AGREEMENT
WITH POWER OF ATTORNEY**

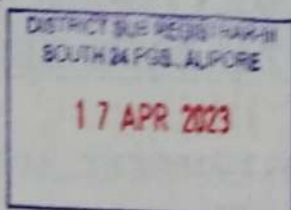
**THIS DEVELOPMENT AGREEMENT WITH POWER OF
ATTORNEY** is made on this the 17th day of April, Two
Thousand Twenty Three (2023)

BETWEEN

No. 7544 Rs. 50/- Date 6 APR 2023

Name : M/S. I.R. Nirman Associate
251, Naya Bad, P.S. - Panchsagar
Address : Kol-700037.

Vendor :
Alipore Collectorate 24 Pgs (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court Kol-27



Brownath Haha
S/o. Lt. S. Haha.
Alipore Police Court
Kol-700027.

SRI GOUTAM KUMAR PAL, (PAN AMKPP8855A), having Aadhar No. 5836 1557 5970, son of Late Satyaranjan Pal, by faith - Hindu, by Nationality - Indian, residing at 58/1/1, Vivekananda Sarani, P.O. - Haltu, P.S. - formerly Kasba now Garfa, Kolkata - 700 078, hereinafter called and referred to as the "**LAND OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART :**

AND

"M/S. I.R. NIRMAN ASSOCIATE" a sole Proprietorship firm, having its office at 2151, Nayabad, P.O. - Mukundapur, P.S. - formerly Purba Jadavpur now Panchasayar, Kolkata - 700099, represented by its' sole Proprietor **SRI INDRAJIT ROY**, (PAN AVXPR4880R) having Aadhaar No.4468 6310 6540, son of Sri Ashok Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Village - Mathura Khanda, P.O. Amalamethi, P.S. - Gosaba, District South 24-Parganas, Pin 743370, in the District of South 24-Parganas, hereinafter referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its' successors, successors-in-interest and assigns) of the **OTHER PART :**

WHEREAS one Sishu Porel was the sole and absolute owner of several landed properties including the First Schedule mentioned property i.e. ALL THAT piece and parcel of land measuring about 03 Cottahs 03 Chittaks 33 sq. ft. be the same a little more or less, lying and situated at Mouza-Nayabad, J.L. No. 25, District Collectorate Touzi No. 152, within Khatian No. 91, P.S. formerly Tollygunge then Kasba thereafter Purba Jadavpur now Panchasayar, District formerly 24-Pargaas now South 24-Parganas and while he was in possession of the aforesaid property he suddenly died intestate, leaving behind him, his only son namely Sri Ganesh Porel and two daughters namely Smt. Puskari Majhi and Smt. Geeta Majhi @ Geda Majhi.



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AND WHEREAS said Sri Ganesh Porel and his sisters Smt. Puskari Majhi during their life time had gifted, transferred and relinquished their 2/3rd share of total land measuring about 03 Cottahs 03 Chittaks 33 sq. ft. be the same a little more or less, lying and situated at Mouza- Nayabad, J.L. No. 25, District Collectorate Touzi No. 152, within Khatian No. 91, P.S. formerly Tollygunge then Kasba thereafter Purba Jadavpur now Panchasayar, District formerly 24-Pargaas now South 24-Parganas unto and in favour of their another sister namely Smt. Geeta Majhi @ Geda Majhi, by virtue of a Deed of Gift dated 02/07/1984, and the same was duly registered in the Office at Sub-Registrar at Alipore, recorded therein Book No. I, Volume No. 62, Pages from 468 to 473, Being No. 8602, for the year 1984.

AND WHEREAS by virtue of inheritance and Deed of Gift dated 02/07/1984, said Smt. Geeta Majhi @ Geda Majhi became the sole and absolute owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 03 Cottahs 03 Chittaks 33 sq. ft. be the same a little more or less, lying and situated at Mouza- Nayabad, J.L. No. 25, District Collectorate Touzi No. 152, within Khatian No. 91, P.S. formerly Tollygunge then Kasba thereafter Purba Jadavpur now Panchasayar, District formerly 24-Pargaas now South 24-Parganas.

AND WHEREAS by an Indenture of Bengali Sale Deed (Suf Bikroy Kobala) made on 05/02/2001, while seized and possessed of said property, said Smt. Geeta Majhi @ Geda Majhi sold, transferred and conveyed ALL THAT piece and parcel of land measuring about 2(two) Cottahs 10(ten) Chittaks 23(twenty three) sq.ft. be the same a little more or less out of 03 Cottahs 03 Chittaks 33 sq. ft. be the same a little more or less, lying and situated at Mouza- Nayabad, J.L. No. 25, District Collectorate Touzi No. 152, within Khatian No. 91, now within the local limits of The Kolkata Municipal Corporation under Ward No. 109, in the District of South 24-Parganas, unto and in favour of Sri Amitava Bhattacharjee and Smt. Anita Bhattacharjee as Purchasers therein, for valuable consideration therein



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mentioned and the said Sale Deed was registered in the office of the District Sub Registrar-III, at Alipore, vide Book No. I, Volume No. 18, Pages 92 to 101, being No. 668 for the year 2001, and delivered possession thereof.

AND WHEREAS by virtue of said Bengali Sale Deed dated 05/02/2001, said Sri Amitava Bhattacharjee and Smt. Anita Bhattacharjee jointly while in possession of the said property due to their urgent need of cash money sold, conveyed and transferred the ALL THAT piece and parcel of land measuring about 2(two) Cottahs 10(ten) Chittaks 23(twenty three) sq.ft. be the same a little more or less, lying and situated at Mouza- Nayabad, J.L. No. 25, District Collectorate Touzi No. 152, within Khatian No. 91, now within the local limits of The Kolkata Municipal Corporation under Ward No. 109, P.S. formerly Tollygunge then Kasba thereafter Purba Jadavpur now Panchasayar, in the District of South 24-Parganas, unto and in favour of Sri Barendra Nath Kar, son of Late Upendra Nath Kar for valuable consideration mentioned therein, by virtue of a registered Bengali Sale Deed (Suf-Bikroy Kobala) dated 15/10/2004, which was duly registered in the Office at District Sub Registrar-III, at Alipore, vide Book No. I, Volume No. 12, Pages from 1884 to 1900, being No. 05780, for the year 2004, and delivered possession thereof.

AND WHEREAS by virtue of said registered sale deed dated 15/10/2004, said Sri Barendra Nath Kar became the sole and absolute owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 2(two) Cottahs 10(ten) Chittaks 23(twenty three) sq.ft. be the same a little more or less, lying and situated at Mouza- Nayabad, J.L. No. 25, District Collectorate Touzi No. 152, within Khatian No. 91, now within the local limits of The Kolkata Municipal Corporation under Ward No. 109, P.S. - formerly Tollygunge then Kasba thereafter Purba Jadavpur now Panchasayar, in the District of South 24-Parganas, he got mutated his name in the records of the local B.L. & L.R.O. and thereafter suddenly died intestate on



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15/08/2012, leaving behind him, his widow namely Smt. Arati Kar, and three daughters namely Smt. Nabanita Paul, Smt. Nebadita Kundu and Smt. Babi Chowdhury as his only legal heirs and successors, under Hindu Succession Act, and for which they became the joint owner of aforesaid property, left by deceased Barendra Nath Kar, by way of inheritance and they obtained undivided 1/4th share each the aforesaid property.

AND WHEREAS by virtue of an Indenture of Sale Deed made on 15/12/2017, between (1) Smt. Arati Kar, wife of Late Barendra Nath Kar, (2) Smt. Nabanita Paul, wife of Sri Ranjit Paul, (3) Smt. Nibedita Kundu, wife of Sri Mrinmoy Kundu and (4) Smt. Babi Chowdhury, wife of Sri Nirupam Chowdhury, all 2 to 4 daughters of Late Barendra Nath Kar described therein as the Vendors of the One Part AND Sri Goutam Kumar Pal, son of Late Satyaranjan Pal, described therein as the Purchaser of the Other Part, the said Vendors jointly sold, transferred and conveyed ALL THAT piece and parcel of land measuring about 2(two) Cottahs 10(ten) Chittaks 23(twenty three) sq.ft. be the same a little more or less lying and situated at Mouza- Nayabad, J.L. No. 25, District Collectorate Touzi No. 152, within Khatian No. 91, P.S. - formerly Purba Jadavpur now Panchasayar, now within the local limits of The Kolkata Municipal Corporation, under Ward No. 109, in the District of South 24-Parganas in favour of the said Purchaser for valuable consideration therein mentioned and the said Sale Deed was duly registered in the office of the District Sub Registrar-V, at Alipore and recorded therein Book No.I, Volume No. 1630-2017, Pages from 115793 to 115825, being No. 03749, for the year 2017, and delivered possession thereof.

AND WHEREAS after sell out said Smt. Geeta Majhi @ Geda Majhi became the sole and absolute owner and absolutely seized, possessed and enjoying the rest portion of land measuring about 09 (nine) Chittaks 10(ten) sq.ft. be the same a little more or less, owing to her personal inconvenience by virtue of a Bengali Sale Deed (Suf Bikroy Kobala) dated 23/03/2021 sold, transferred and conveyed in respect of ALL THAT piece and parcel of land



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measuring about 09(nine) Chittaks 10(ten) sq.ft. be the same a little more or less, lying and situated at Mouza- Nayabad, J.L. No. 25, District Collectorate Touzi No. 152, within Khatian No. 91, P.S. – formerly Purba Jadavpur now Panchasayar, now within the local limits of The Kolkata Municipal Corporation, under Ward No. 109, in the District of South 24-Parganas unto and in favour of Sri Goutam Kumar Pal, the purchaser therein and Owner/Vendor herein for valuable consideration therein mentioned therein and delivered possessed thereof.

AND WHEREAS the said registered Bengali Sale Deed (Suf Bikroy Kobala) dated 23/03/2021 has been duly registered in the office of the District Sub Registrar-III, at Alipore and recorded therein Book No.I, Volume No. 1603-2021, Pages from 86825 to 86843, being No. 02382, for the year 2021.

AND WHEREAS by virtue of said two Sale Deeds dated 15/12/2017 and 23/03/2021, said Sri Goutam Kumar Pal, the Owner/Vendor i.e. the party of the First Part herein became the sole and absolute owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 03(three) Cottahs 03(three) Chittaks 33(thirty three) sq.ft. be the same a little more or less, lying and situated at Mouza- Nayabad, J.L. No. 25, District Collectorate Touzi No. 152, within Khatian No. 91, now within the local limits of The Kolkata Municipal Corporation under Ward No. 109, in the District of South 24-Parganas, and got his name mutated his name in the records of the Kolkata Municipal Corporation, being known and numbered as **Municipal Premises No. 3266, Nayabad, under Ward No. 109, under K.M.C. Assessee No. 311090863907, Kolkata - 700099, Police Station - formerly Purba Jadavpur now Panchasayar**, and is paying all taxes and rent regularly to the concerned authorities, more fully and particularly mentioned and described in the First Schedule hereunder written and hereinafter called and referred to the **“Said Property”**.

AND WHEREAS accordingly said Sri Goutam Kumar Pal, the Owner/Vendor i.e. the party of the First Part herein became the sole



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and absolute owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitle to ALL THAT piece and parcel of land measuring about 03(three) Cottahs 03(three) Chittaks 33(thirty three) sq.ft. be the same a little more or less, lying and situated at Mouza - Nayabad, J.L. No. 25, R.S. No. District Collectorate Touzi No. 152, within Khatian No. 91, P.S. formerly Tollygunge then Jadavpur thereafter Kasba now Purba Jadavpur, South 24-Parganas, and got his name muted in the records of the Kolkata Municipal Corporation, being numbered as **Municipal Premises No. 3266, Nayabad, under Ward No. 109, Kolkata-700099, being K.M.C. Assessee No. 311090863907, P.S. - formerly Purba Jadavpur now Panchasayar,** and is paying Taxes regularly which is more fully and particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to as the said property.

AND WHEREAS the Owner herein Sri Goutam Kumar Pal approached the Developer herein with the proposal to construct a G+III storied building upon the said land in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation for residential purpose, comprising of several self contained residential flats, car parking spaces as per sanctioned plan for mutual profits, interest and benefits on or over the said property more fully and particularly mentioned & described in the **First Schedule** hereunder written on the terms & conditions which have been mutually discussed & settled by and between the parties herein.

AND WHEREAS the OWNER has specifically represented to the DEVELOPER that he is the OWNER of the Schedule property more fully and particularly mentioned & described in the First Schedule herein underwritten which representation the DEVELOPER has bonafide belief that the OWNER is seized and



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possessed of or otherwise well and sufficiently entitled to the said premises in its entirety as the OWNER thereof and that they have full right and absolute authority of alienation or transfer of the same or any portion thereof without let, hindrance, claim, question or demand being raised by anybody in this behalf and have also declare & confirm that they have not yet executed any sort of instrument like sale, lease, gift, mortgage, charge or agreement for sale, tenancy & Development agreement in respect of said property with anybody/bodies, person/ persons, concern/ concerns, company/companies and authority/ authorities.

AND WHEREAS it has been agreed by and between the parties hereto that the DEVELOPER shall develop and/or caused to be developed the said premises in the manner as has been agreed upon by and between the parties hereto and as hereinafter provided.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

ARTICLE-I : DEFINITIONS

1. **OWNER** shall mean **SRI GOUTAM KUMAR PAL**, son of Late Satyaranjan Pal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 58/1/1, Bibikananda Sarani, P.O. - Haltu, P.S. - Garfa, Kolkata - 700078, in the District South 24-Parganas.
2. **DEVELOPER** shall mean **"M/S. I.R. NIRMAN ASSOCIATE"** a sole Proprietorship firm, having its office at 2151, Nayabad, P.O. - Mukundapur, P.S. - formerly Purba Jadavpur now Panchasayar, Kolkata - 700099, represented by its' sole Proprietor **SRI INDRAJITROY**, son of Sri Ashok Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Village -



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Mathura Khanda, P.O. Amalamethi, P.S. - Gosaba, Pin 743370, District South 24-Parganas.

3. **TITLE DEED** shall mean all deeds, document, papers and writings regarding title of the said property.
4. **PROPERTY (PREMISES)** shall mean ALL THAT piece and parcel of land measuring about 03(three) Cottahs 03(three) Chittaks 33(thirty three) sq.ft. be the same a little more or less, lying and situated at Mouza - Nayabad, J.L. No. 25, R.S. No. District Collectorate Touzi No. 152, within Khatian No. 91, Dag/Plot No. 152, P.S. - Purba Jadavpur, within the Municipal limits of the Kolkata Municipal Corporation, being known as **Municipal Premises No. 3266, Nayabad, under Ward No. 109, Kolkata- 700099, being K.M.C. Assessee No. 311090863907, P.S. - formerly Purba Jadavpur now Panchasayar**, which is more fully and particularly mentioned and described in the First Schedule hereunder written.
5. **BUILDING** shall mean the building or buildings to be constructed on the said piece and parcel of land mentioned above in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation or revised thereof.
6. **COMMON FACILITIES AND AMENITIES** shall mean and include corridors, stairways, passage ways, shafts, drains, septic tank, overhead water tank and semi-underground water reservoir, pump room, electric meter board on wall, along with the easements attached thereto or which may be mutually agreed upon between the parties or whatsoever required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and/or common facilities or any of them thereon



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as the case may be.

7. **SALEABLE SPACE** shall mean flat or flats, apartment or apartments as per sanction plan thereof for residential purpose and for exclusive use of the respective OWNER in the building available for independent use and occupation excepting what is due to the OWNER and after making due provisions for common facilities and the space required therefore.
8. **OWNER'S ALLOCATION** shall mean entire First Floor, 50% of Third Floor at the North-East side, along with 1(one) Car Parking space, and one 137 sq. ft. commercial space on the Ground Floor at North-West side of the proposed G+III storied building, together with proportionate share of common facilities, utilities and amenities (except roof right) of the proposed building as fully and particularly set out in the Second schedule hereunder written.
9. **DEVELOPER'S ALLOCATION** shall mean the remaining portion i.e. entire Second Floor, 50% of Third Floor at the North West side, entire Ground Floor, along with entire roof (save and except the Owner's Allocation of the Ground Floor) of the proposed G+III storied building, together with proportionate share of common facilities, utilities and amenities inclusive of roof of the building as fully and particularly set out in the Third schedule hereunder written.
10. **ARCHITECT/L.B.S.** shall mean the qualified person or persons as may be appointed by the DEVELOPER for designing and planning of the building to be constructed on the said land.
11. **BUILDING PLAN** shall mean plan or plans or revise thereof



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to be prepared by the L.B.S. for construction of the proposed G+III storied building to be sanctioned by the Kolkata Municipal Corporation and/or any other competent authority/ authorities.

12. **INTENDING BUYER SHALL MEAN** all the persons firm, organizations who are interested to purchase any flat/ flats, of the said building particularly from the Developer's Allocation.
13. **UNAVOIDABLE CIRCUMSTANCES SHALL MEAN** Natural calamities, abnormal rain, civil disorder, political unrest and/or any judicial order of the Competent court of Law or any stay order or any stop work notice from any Govt. organization or any other competent authority/ authorities (such as K.M.C. or K.M.C.A. or K.I.T.) by which the construction work of the building can be disturbed, stopped or suspended for a considerable time for which the developer is not at all responsible.
14. **TRANSFER** shall mean with its grammatical variations and shall include transfer of possession and transfer of title or by any other means adopted for affecting what is understood as transfer of space to the Transferees thereof.
15. **TRANSFeree** shall mean a person or persons, firm, limited company, association of persons to whom any saleable space in the building has been transferred under law for residential purpose.
16. **FORCE MAJUERE** shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-out and /or any other acts or commission beyond the control of the parties hereto affected thereby and also non-availability of essential materials like cement, steel etc.



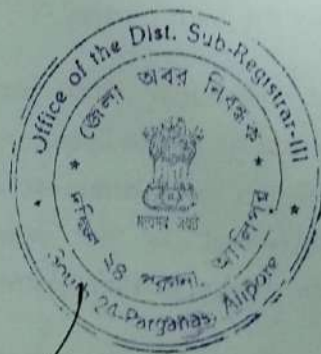
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17. Words importing singular shall include plural and vice-versa

ARTICLE - II :: DEVELOPER'S OBLIGATIONS:

That it is agreed by and between these parties herein that the Developer shall be entitled to construct a multi storied building upon the said property by its own fund and resources or by any other funds procured by taking advance from the intending buyers, towards booking any flat/flats in the Developer's Allocation of the said building, provided the Developer shall have to fulfill the following obligations towards the land owner.

- i) That the Developer will construct the proposed G+III storied building upon the said property as per building plan, duly sanctioned by the Kolkata Municipal Corporation with some modification and alteration as the Developer may deem fit and proper. The name of the building will be decided by the both parties.
- ii) That the Developer shall have to maintain the proper specification as per building plan and also as per advice of the Architect/ Civil Engineer and Owner's Allocation shall be constructed as per specification given in Fourth Schedule "D" hereunder written.
- iii) That the Developer shall have to appoint a professional Civil Engineer or L.B.S. or firm to supervise the construction of the proposed G+III storied building.
- iv) That the Developer will make necessary arrangement for taking K.M.C. water connection, C.E.S.C. Electric connection in the said building with the Developers' own cost and expenditure and the owner will sign all application/petition etc. for the purpose of taking those connection/supply and/or other facilities or amenities



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required for the building. In due course of time the Owner will executed registered Development Power of Attorney in favour of the Developer to facilitate the Developer to do all the acts, regarding development of the building construction in all respect without having any interruption or hindrance from any other person.

- v) That the entire cost and expenses for the construction of the building will be borne by the Developer and the Developer shall have no claim or demand in any part of the said expenses from the land owner.
- vi) That after completion of this said building the Developer shall have to deliver possession of the specified self contained flats of the building to the Owner, determined mutually by both the Developer and Owner, and which is morefully and particularly described in the Second Schedule "B" herein below to the land owner free of cost as the consideration on the part of the Developer against his use and exploitation of the First Schedule "A" property and to get the right to sell the rest of the construction area together with the proportionate share of land to get the benefit and profit thereof. The land owner shall not bear any expenses or shall not pay any consideration for this development project and get the said Owner's allocation free which is more fully described in the Second Schedule "B" hereunder written.
- vii) That the flat mentioned in the Second Schedule "B" hereunder written will be delivered by the Developer to the land Owner in finished, ready and in habitable condition in all respect will be with all modern amenities and fittings as mentioned in the Fourth Schedule "D" hereunder written.
- viii) That the delivery of possession of the flats in the building in favour of the land Owner will be made by the Developer within next 18 (eighteen) months from the date of signing



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this Development Agreement with Power of Attorney. Such delay in delivery of the Owner's Allocation may be allowed maximum up to next 6(six) months from the date of expiry of 18 (eighteen) months of the signing this Agreement with Power and even it till then the Developer fail to deliver the Owner's Allocation in good and habitable conditions excepting due to force-majeure, this Agreement is liable to be terminated without any notice period by the Owner. Any written communication made through speed post shall be treated as the sufficient evidence of service notice in this regard. Force Majeure shall mean flood earthquake, riot, war, storm, tempest, civil commotion and/or other act or commission beyond the control of the parties hereto.

- ix) That the Developer shall act as an independent construction in construction the building and undertake to keep the land Owner indemnified from and against all 3rd party claim and action arising out of any act as commission or accident such as loss of life or labours, mistries, and allied nature or things in or relating to the construction of the building.
- x) That the Developer shall provide separate Electricity Meter against the flats under the Owner's allocation.
- xi) The Developer shall bear all the expenses of all donations, subscription etc. for local club/society that may be needed for peaceful execution of the building project. Any social commitment or pecuniary commitment made for the improvement/welfare of the locality either claim from Corporation or from any statutory body whatsoever, will exclusively be borne by the Developer from its own fund and in that even the owner shall have no financial liability as all those expenses will be deemed to be a part and parcel of



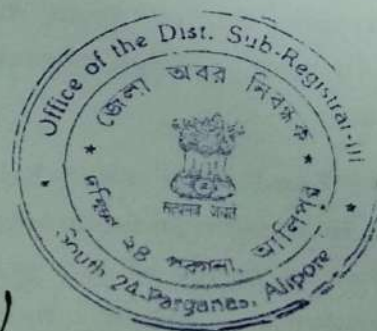
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the entire project cost.

ARTICLE - III :: RIGHTS AND PRIVILEGES OF THE DEVELOPER

- a) That save and except those portion which shall be kept reserved for the Land Owner, the Developer shall be entitled to sell and/or transfer all the flats in respect of the Developer's Allocation of the said building to any intending buyer/ buyers in such a price and in such terms and conditions as determined by the Developer. The Developer shall give possession or arrange for execution of Deed of Conveyance to intending purchaser or purchasers from the Developer's Allocation only after the delivery of vacant and khas peaceful possession of the Land owner's Allocation to the Owner.
- b) That the Developer shall be entitled to receive the entire consideration money from the intending buyers against issuing proper receipt thereof in respect of Developer's Allocation.
- c) That the Landowner shall have no right and/or liberty to interfere in those transaction made between the developer and the intending buyer in any manner whatsoever and further the landowner shall have no right to claim the consideration price or part thereof from the developer and/or the Owner shall not be entitled to claim the profit of the said venture or part thereof.
- d) That the Developer shall be entitled to execute all or any sort of agreement with any intending flat buyer/buyers and shall be entitled to execute all or any type of deed of transfer in favour of the intending buyer in respect of the said flat of the building particularly that entire part of Developer's Allocation after handing over the possession of



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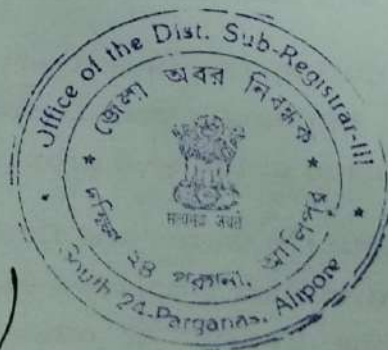
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the Owner's Allocation and further shall be entitled to be present before the Registration office or offices for the registration of all those deed and documents of transfer in the favour of all intending buyers on behalf of itself and also on behalf of land Owner and/or that purpose the landowner will execute a Registered Development Power of Attorney in favour of the Developer to do all such acts and deeds required for the proposed construction of the G+III storied building and also for execution and registration of the Deed of Conveyance in respect of the flat from the Developer's Allocation, together un-demarcated/undivided impartible proportionate share of the entire land under First Schedule "A" property in favour of the buyer or buyers and the land Owner will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers.

- e) That during the period of construction of the proposed multi building, the Developer shall be in absolute possession of the said property.
- f) That both the Owner and Developer herein will be exclusively entitled to their respective share of allocation in the building regarding transfer or otherwise deal/dispose off without interference by the other part and also in peace and quiet enjoyment of their respective share.

ARTICLE - IV :: LANDOWNER'S OBLIGATION AND PRIVILEGE

- a) That the Owner do hereby confirm and declare that he has absolute right, title and interest on the said landed property and do hereby further declare that the said property more fully described in the First Schedule "A" below is free from all encumbrances, disputes, litigations',

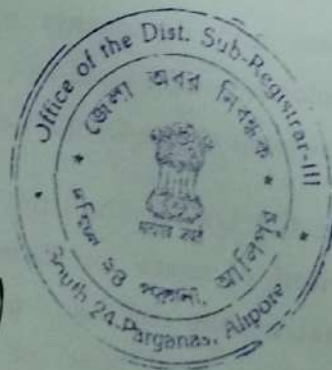


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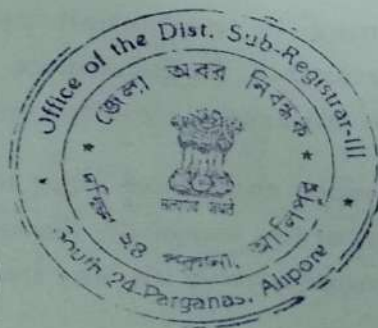
alignment, attachment, under acquisition or requisition by any Govt. of Quasi Govt. or any statutory body and bodies, and in the meantime they have not received any notice/ notices to the effect that the said land is effected by any schedule of the Govt. of West Bengal or of the Kolkata Improvement Trust or of Kolkata Metropolitan Development Authority or Kolkata Municipal Corporation and/or any other statutory body at the time of signing of this agreement. So, the first party making satisfied about the marketable title of the said property to the second party and the property is free from all encumbrances the developer herein has entered into this agreement.

- b) That the Owner shall at the time of execution of this Development Agreement deliver to the developer the copies of all original documents regarding the title of the land other papers and documents against proper receipts from the Developer, which shall be returned to the Owner at the time possession of the Owner's Allocated flat.
- c) That the Owner shall not be required to share or pay any portion of costs for demolition of existing structure and construction of the proposed G+III storied building including the cost of construction of the Owner's Allocation more fully described in the Second Schedule "B" hereunder written which will be solely borne by the Developer transfer of the flats of the building to the intending buyer or buyers. But shall have absolute right & authorities to inspect and check the main structural part of the building as well as the construction by any Engineer or specialized person and if any defect is found, that should be removed by the Other Party i.e. The Developer at its' cost and expenses.



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- d) That for smooth functioning of the development work and for the purpose of construction of the proposed multi storied building, the Owner will execute a **Registered Development Power of Attorney** in favour of the Developer empowering its administrator in office to do all acts and deeds required for the construction of the proposed building and to sale, transfer any flat or flats or spaces of the building from the Developer's Allocation to any intending buyers and to take consideration money for the same from the buyer, and further to execute and register the deed of transfer only in respect of the proportionate share in land in favour of the flat buyer / buyers.
- e) That in the event, if a Co-operative society and/or Association be formed, the Owner shall become the member of the said society and/or Association as the case may be and shall be liable to pay and bear the proportionate maintenance charges, as well as service charge and municipal tax in areas, facilities etc.
- f) The Owner shall have right to sell, transfer the said reserved portion of flat morefully described in the Second Schedule "B" hereunder written to any third party at his own discretion.
- g) The Owner shall pay all the outstanding arrears of the Kolkata Municipal Corporation taxes relating to the said, Kolkata Municipal Corporation, **Municipal Premises No. 3266, Nayabad, under Ward No. 109, Kolkata- 700099, being K.M.C. Assessee No. 311090863907, P.S. - Purba Jadavpur**, in the District South 24-Parganas, up to this date of agreement and during the construction the developer shall pay the necessary Kolkata Municipal Corporation Taxes of the said premises on behalf of the



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Owner till the handing over the possession of the Owner's Allocation mentioned herein to the Owner. The Owner shall be liable to pay for the proportionate K.M.C. taxes in respect of this allocation as soon as this allocation shall be handed over to the owner by the Developer. The Owner shall liable to pay Income Tax and other necessary and/or relevant taxes in respect of the First Schedule property.

ARTICLE - IV ::

- a) That both the parties hereto will abide by all the formalities, requirements as well as the provisions of all the concerned laws and rules and/or concerning Act relating to the building promotion.
- b) That in case of necessity of any addition or alteration or modification of the building plan arises in the mid-term of building construction then both the parties hereto, after joint discussion and by virtue of written agreement will modify the same and the said modification of the building plan will also be treated as a part and parcel of this Agreement. The Developer will obtain necessary sanction/ approved from the K.M.C. and/or relevant statutory body prior to commencing with construction as per modified plan.
- c) That this Agreement together with its terms and stipulations will always remain binding upon the parties hereto as well as upon their respective successors and/or representatives till the building project is over and neither of the parties shall have any authority to violate and/or to ignore the said terms and conditions and failing which the aggrieved party can enforce or compel the offending party to perform its /his duties and obligations by taking the shelter of law under the provision of Specific Relief Act.



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COMMON OBLIGATION

1. After the new building is completed and possession is handed over, all rights, taxes and or impositions of the new building including costs and expenses for the management thereof will be borne and paid by the owner's for his allocation of share and the Developer and/or the purchasers of the Developer's Allocation or any person under them who are in occupation of the units in the new building shall pay all proportionate to their respective building.
2. The parties hereto and their respective transferees as the case may be shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and other appurtenances and floor and ceiling etc. in the new building in goods working condition in particular shall not to cause any damage to the new building or any other spaces therein.

FORCE MAJURE

The Owner and Developer shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation prevented by the existence of force majeure and shall be suspended from obtaining during duration of the force majeure.

CANCELLATION AND ARBITRATION

- a) That for cancellation of this Agreement by either of the parties clear before six month notice is required to be sent upon the other parties in the address mentioned in the first part of this Agreement.
- b) All communication in the form of letter, notice, correspondence from/to either of the parties will be made to



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this address written in the 1st and 2nd pages of this present and will be communicated by postal services or personal peon services and both the parties hereby undertake not to refuse any letter, notice served upon either of the parties by other.

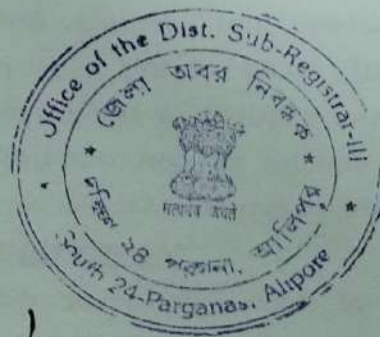
- c) The Courts within District 24-Parganas (South) shall have the jurisdiction to entertain and try all actions suit proceedings arising out of his agreement.
- d) Both the parties do hereby undertake to co-operate with each other in all respect to materials the said development project.

INDEMNITY

The Owner hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its' allocation space without any interference or disturbance provided the Developer perform and fulfill all the terms and conditions herein contained and or its part to be observed and perform. And also further undertake that the original title deed of the said property shall handover to the Developer by the request of the Developer as and when require for the purpose relating to construction and selling of flats in new building out of Developer's Allocation.

ARBITRATION

In the event of any dispute or differences arising between the parties hereto out of this agreement regarding the interpretation of any of the terms and conditions herein contained or determination of any liability regarding any breach of this agreement the parties hereto shall first conciliate and try to resolve such disputes amongst themselves mutually. In case the dispute and/or differences are not settled, the mater may be referred to Arbitration in accordance with the Arbitration and conciliation Act, 1996. ✓



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DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, **SRI GOUTAM KUMAR PAL**, (PAN AMKPP8855A), having Aadhar No. 5836 1557 5970, son of Late Satyaranjan Pal, by faith - Hindu, by Nationality - Indian, residing at 58/1/1, Bibekananda Sarani, P.O. - Haltu, P.S. - formerly Kasba now Garfa, Kolkata - 700 078, in the District South 24-Parganas, hereinafter called and referred to as the "**PRINCIPAL**" to the **SEND GREETINGS** :

WHEREAS I am the sole and absolute owner and/or absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 03 Cottahs 03 Chittaks 33 sq. ft. be the same a little more or less, lying and situated at Mouza - Nayabad, J.L. No. 25, R.S. No. District Collectorate Touzi No. 152, under Plot/Dag No. 152, comprising in Khatian No. 91, within the Municipal limits of the Kolkata Municipal Corporation, being **Municipal Premises No. 3266, Nayabad, under Ward No. 109, Kolkata-700099, being K.M.C. Assessee No. 311090863907, P.S. - formerly Purba Jadavpur now Panchasayar**, in the District South 24-Parganas, Sub-Registration Office Sealdah, South 24-Parganas, hereinafter referred to as the "**Said Property**" which is more fully and particularly mentioned and described in the First Schedule hereunder written.

AND WHEREAS in pursuance of this Development Agreement, I the owner/principal herein appointed my said Developer "**M/S. I.R. NIRMAN ASSOCIATE**" a sole Proprietorship firm, having its office at 2151, Nayabad, P.O. - Mukundapur, P.S. - formerly Purba Jadavpur now Panchasayar, Kolkata - 700099, represented by its' sole Proprietor **SRI INDRAJIT ROY**, (PAN AVXPR4880R) having Aadhaar No.446863106540, son of Sri Ashok Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing

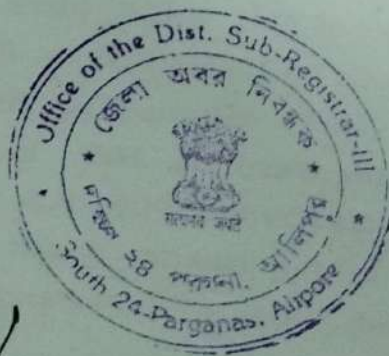


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at Village - Mathura Khanda, P.O. Amalamethi, P.S. - Gosaba, Pin - 743370, in the District South 24-Parganas.

NOW KNOW ALL MEN AND BY THESE PRESENT WITNESSETH that I, do hereby appoint, nominate, constitute and appoint "**M/S. I.R. NIRMAN ASSOCIATE**" a sole Proprietorship firm, having its office at 2151, Nayabad, P.O. - Mukundapur, P.S. - formerly Purba Jadavpur now Panchasayar, Kolkata - 700099, represented by its' sole Proprietor **SRI INDRAJIT ROY**, (PAN AVXPR4880R) having Aadhaar No.446863106540, son of Sri Ashok Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Village - Mathura Khanda, P.O. Amalamethi, P.S. - Gosaba, Pin - 743370, in the District South 24-Parganas, as my true and lawful Attorney for me in my name, on my behalf and in my place to do or commit or cause to be done or committed the following acts, deeds and things in respect of ALL THAT piece and parcel of land measuring about 03 Cottahs 03 Chittaks 33 sq. ft. be the same a little more or less, lying and situated at **Municipal Premises No. 3266, Nayabad, under Ward No. 109, Kolkata-700099, being K.M.C. Assessee No. 311090863907, P.S. - formerly Purba Jadavpur now Panchasayar**, in the District South 24-Parganas, Sub-Registration Office Sealdah, South 24-Parganas, in the District South 24-Parganas, that is to say :

1. To apply for and to obtain temporary and/or permanent connections of filtered and unfiltered water, electricity, sewerage, drainage and/or other inputs and facilities required from the appropriate bodies and/or authorities.
2. To supervise, manage, maintain and superintend the affairs in relation to the construction of the proposed building upon the land of the said property or ancillary thereto.



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3. To appear and represent me for all concern and to produce, give inspection and file and to sign and submit any documents and deeds before all courts of Law, Tribunal, Revenue Offices including Income Tax, Sale Tax, Wealth Tax, the Kolkata Municipal Corporation, K.M.D.A., Survey Department, Fire Brigade, C.E.S.C. Ltd., B,L, & L,R,O., D.L. & L.R.O., Land Acquisition Department, Urban Land Ceiling Department and W.B. Pollution Department or any other appropriate authority or authorities.

4. To institute, commence and file all suits and other actions and legal proceedings in any Court in Civil, Criminal, Revenue or Original, Revisional or Appellate Jurisdiction including special Jurisdiction of the High Court under Article 226/227 of the Constitution of India or before any Tribunal or Appropriate Authority or Authorities, to execute Warrant of Attorney, Vokalatnama and other authorities, to act and plead ; to sign and verify all complaints, written statements, verification, petitions, objections and other pleadings and also to present any Memorandum of Appeal and affirm all Affidavits and other documents or to prosecute, enforce or resist, defend, answer and oppose all suits, actions and proceedings to enforce Judgments and to lodge execute proceedings arising out of the decree and orders, to refer to Arbitration all disputes and differences, to compromise and settle cases, to withdraw the same or to be non-sited and receive delivery of documents or payments of any money or moneys from any Court, Office or Opposite Party either in execution of decree or order or otherwise my said Attorney shall think fit and proper and to do all acts, deeds and things that may be necessary or requisite in connection therewith.



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5. To appoint, engage on my behalf Advocates, Solicitors or Counsel whenever my said Attorney shall think fit and proper to do so and to discharge and/or terminate his or their appointment.
6. To ask for demand, recover, receive and collect any money or debt arising out of or in connection with the affairs of the said property from any person or persons, company or association, authority or authorities, firm, government or semi-government concern or concern including any statutory, local or public body for the purpose thereof.
7. To enter into Agreement for Sale in respect of the Developer's Allocation of the said premises/property or any part or portion thereof with any intending Purchaser or Purchasers on such terms as my said Attorney in his absolute discretion shall deem fit and proper and/or to cancel and/or to modify and/or repudiate the same.
8. To receive from the intending Purchaser or Purchasers any money in respect of the Developer's Allocation of the building that would be paid to my said Attorney by me as consideration money or part thereof and to give and grant good, valid receipt to such person or persons for the purpose thereof.
9. To sign and execute all Agreement for Sale, Deed of Conveyance in favour of the intending Purchaser or Purchasers in respect of the Developer's Allocation of the said building or any part or portion thereof receiving the consideration money and admit execute thereof on my behalf and present such agreements, deeds, papers writings and documents for registration before the appropriate Registering Officer or Authority having jurisdiction and to have them registered according to law and to do all other acts, deeds and things as may be required for the registration of those deeds and documents and obtain



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return of the registered documents from the registry Office which my said Attorney shall consider necessary for the transferring and/or conveying the said property or any part portion thereof to the Purchaser or Purchasers.

10. And Generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of my said Attorney ought to be done, executed and performed in relation to the said property or affairs ancillary or incidental thereto as fully and effectually as we and myself could have done the same if I was personally present

A N D I, do hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney under the power in that on my behalf hereinbefore contained shall lawfully do, execute or perform or cause to be done, executed or performed in exercise of the Power, Authorities and liberties hereby conferred upon, under and by virtue of this POWER OF ATTORNEYS NOT WITHSTANDING no express power in that behalf is hereunder provided.

THE FIRST SCHEDULE 'A' ABOVE REFERRED TO :
(Description of the Property/Premises)

ALL THAT piece and parcel of land measuring about 03(three) Cottahs 03(three) Chittaks 33(thirty three) sq.ft. be the same a little more or less, lying and situated at Mouza - Nayabad, J.L. No. 25, R.S. No. District Collectorate Touzi No. 152, under Plot/Dag No. 152, comprising in Khatian No. 91, Sub- Registration Office at Sealdah, within the jurisdiction of Kolkata Municipal Corporation, being **Municipal Premises No. 3266, Nayabad, under Ward No. 109, Kolkata-700099, being K.M.C. Assessee No. 311090863907, P.S. - formerly Purba Jadavpur now**



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Panchasayar, within the jurisdiction of District South 24-Parganas, which is butted and bounded are as follows :-

ON THE NORTH : By 20' feet wide K.M.C. Road.

ON THE SOUTH : By land of Dag No. 152(P)/Plot No. P-2.

ON THE EAST : By land of Dag No. 152(P)/Plot No. P-4.

ON THE WEST : By 10' feet wide K.M.C. Road.

THE SECOND SCHEDULE 'B' ABOVE REFERRED TO
(OWNER'S ALLOCATION)

ALL THAT Owner's Allocation shall mean Owner will entitled get entire First Floor, 50% of Third Floor at the North-East side, along with 1(one) Car Parking space, and one 137 sq.ft. commercial space on the Ground Floor at North-West side of the proposed G+III storied building, situated at **Municipal Premises No. 3266, Nayabad, under Ward No. 109, Kolkata- 700099, being K.M.C. Assessee No. 311090863907, P.S. - Purba Jadavpur**, in the District South 24-Parganas, together with undivided proportionate share of First Schedule property, morefully described in the **First Schedule 'A'** hereinabove and use right of all common areas and facilities (except roof right of the proposed building) of the said premises.

THE THIRD SCHEDULE 'C' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT Developer's Allocation shall mean rest of the areas other than the reserve portion i.e. Owner's Allocation i.e. the Developer will entitled to get entire Second Floor, 50% of Third Floor at the North West side, along with entire Ground Floor (save and except Owner's Allocation one parking and one 137 Sft. commercial space on the Ground Floor), together with entire roof of the proposed G+III storied building, situated at **Municipal**



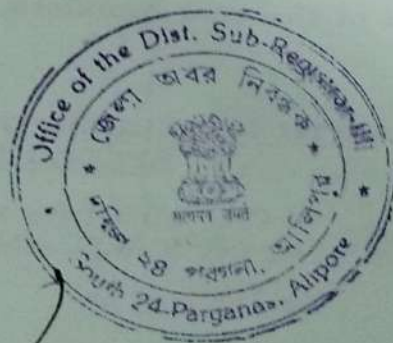
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Premises No. 3266, Nayabad, under Ward No. 109, Kolkata-700099, being K.M.C. Assessee No. 311090863907, P.S. - Purba Jadavpur, in the District South 24-Parganas, together with undivided proportionate share of First Schedule property, morefully described in the **First Schedule 'A'** hereinabove along with the common areas, in the form of self contained flat/flats, staircase, lobbies, store rooms, or any other space/spaces in the said proposed building on the on the said landed property mentioned in the First Schedule -"A" herein above and common area and/or facilities attached thereto, i.e. the Developer will get entire Second Floor, 50% of Third Floor at the North West side, along with entire Ground Floor (save and except Owner's Allocation one parking and one 137 Sft. commercial space on the Ground Floor) of the proposed G+III storied building, on the said plot of land of the said premises, save and except the Owner's Allocation.

THE FOURTH SCHEDULE 'D' ABOVE REFERFRED TO
SPECIFICATION

- Structure : R.C.C. structure with beams, columns & slab.
As per K.M.C. Sanction Plan.
- Brick work : 3", 5" and 8"
- Plaster : Inside and outside.
- Sanitary & Plumbing : Shower will be provided in both the toilets one tap and one Ablution Tap provided in each toilet white commode (Hind Ware/Parry Ware) and suitable cistern provided in both the toilet, one wash basin provided in dining room, two taps provided in kitchen room.
- Doors : All doors frame will be wooden and pallah will be flash door (32mm.), Godrej lock in main door, all doors will be fitted with steel hinges, tower bolts door stopper.



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all doors will be fitted with steel hinges, tower bolts door stopper.

- Windows : All windows will be aluminum sliding for bed rooms and living/dining rooms, steel windows for toilets and kitchen all windows having integrated Grills.
- Wiring : All electrical wires will be (Havells or Finolex) make switch will be Pritty, M.C.B. will be provided on each flat.
- Flooring : Marble (2'-0"X3'-0") flooring inside the flat kitchen slab will be black stone with black stone sink, walls tallies upto 6' ft. height on the table top, 6' height from floor in both the toilets.
- Water Tank: One P.V.C. water tank will be installed on the roof to supply water.
- Painting : All inside wall of the flat will be putty and all the door and frames will be painted by primer coating, outside walls will be painted by cement based paint and grill will be painted by enamel paints(black), (ISI marked weather coat)

ELECTRICAL FITTINGS

- Bed rooms : 4 points (Each bed rooms) 1 AC point.
- Kitchen : 4 points (15 Amp.)
- Toilets : 3 points in each toilet (15 Amp.)
- Verandah : one light point and one plug point.
- Dining : 7 points including one power point (15 Amp.)
- Calling bell point : 1 in each flat.
- One CESC main Meter will be provided for entire building.



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IN WITNESSES WHEREOF the parties have set and subscribed their respective hands on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

by the within named **PARTIES** in the Kolkata in the presence of :

WITNESSES :

1. *Abdul Ray*
Alipor Police Court
KOI-27
2. *Biswanath Haldar*
Alipor Police Court.
KOI-700027.

Gouram Kumar Pal.

SIGNATURE OF THE OWNER

M/S. I. R. NIRMAL ASSOCIATE

Indrajit Ray

Proprietor

M/S. I. R. NIRMAL ASSOCIATE

DRAFTED BY ME :

Amitabha Ray

AMITABHA RAY
ADVOCATE
ALIPORE POLICE COURT,
KOLKATA - 700027,
WB/236/1984.

SIGNATURE OF THE DEVELOPER

M/S. I. R. NIRMAL ASSOCIATE

Indrajit Ray

Proprietor



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Major Information of the Deed

Deed No :	I-1603-04939/2023	Date of Registration	17/04/2023
Query No / Year	1603-2000918560/2023	Office where deed is registered	
Query Date	10/04/2023 8:39:50 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Biswanath Haldar Alipur,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7003816976, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 20/-		Rs. 58,46,324/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,070/- (Article:48(g))		Rs. 60/- (Article:E, E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



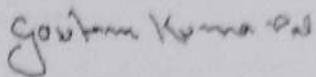
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3266, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 3 Chatak 33 Sq Ft	10/-	58,19,999/-	Width of Approach Road: 20 Ft.,
Grand Total :			-	5.335Dec	10 /-	58,19,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10/-	26,325/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	10 /-	26,325 /-	



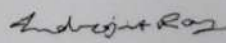
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr GOUTAM KUMAR PAL (Presentant) Son of Late Satyaranjan Pal Executed by: Self, Date of Execution: 17/04/2023 , Admitted by: Self, Date of Admission: 17/04/2023 ,Place : Office	 <small>17/04/2023</small>	 <small>LTI 17/04/2023</small>	 <small>17/04/2023</small>
58/1/1, Vivekananda Sarani, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: amxxxxxx5a, Aadhaar No: 58xxxxxxx5970, Status :Individual, Executed by: Self, Date of Execution: 17/04/2023 , Admitted by: Self, Date of Admission: 17/04/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	I R NIRMAL ASSOCIATE 2151, NAYABAD, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadubpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.: AVxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Indrajit Roy Son of Mr Ashok Roy Date of Execution - 17/04/2023, , Admitted by: Self, Date of Admission: 17/04/2023, Place of Admission of Execution: Office	 <small>Apr 17 2023 1:50PM</small>	 <small>LTI 17/04/2023</small>	 <small>17/04/2023</small>
Village Mathura Khanda, City:- Not Specified, P.O:- Amalamethi, P.S:-Gosaba, District:-South 24-Parganas, West Bengal, India, PIN:- 743370, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: avxxxxxx0R, Aadhaar No: 44xxxxxxx5640 Status : Representative, Representative of : I R NIRMAL ASSOCIATE (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Biswanath Haldar Son of Late S Haldar Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	17/04/2023	17/04/2023	17/04/2023
Identifier Of Mr GOUTAM KUMAR PAL, Mr Indrajit Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr GOUTAM KUMAR PAL	I R NIRMAN ASSOCIATE-5.335 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr GOUTAM KUMAR PAL	I R NIRMAN ASSOCIATE-100.00000000 Sq Ft

On 17-04-2023

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 13:26 hrs on 17-04-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr GOUTAM KUMAR PAL ,Executant.

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 58,46,324/-

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

Execution is admitted on 17/04/2023 by Mr GOUTAM KUMAR PAL, Son of Late Satyaranjan Pal, 58/1/1, Vivekananda Sarani, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others

Indetified by Mr Biswanath Haldar, , , Son of Late S Haldar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 17-04-2023 by Mr Indrajit Roy, Proprietor, I R NIRMAL ASSOCIATE (Sole Proprietorship), 2151, NAYABAD, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Biswanath Haldar, , , Son of Late S Haldar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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 17/04/2023 11:03AM with Govt. Ref. No: 192023240017438361 on 17-04-2023, Amount Rs: 28/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW6632746 on 17-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 7,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7544, Amount: Rs.50.00/-, Date of Purchase: 17/04/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/04/2023 11:03AM with Govt. Ref. No: 192023240017438361 on 17-04-2023, Amount Rs: 7,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW6632746 on 17-04-2023, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 147829 to 147865

being No 160304939 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.04.18 15:10:26 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/04/18 03:10:26 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)