

312 No - 88524

I-888/24

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

DEED OF DEVELOPMENT AGREEMENT CUM DEVELOPMENT
POWER OF ATTORNEY

THIS DEED OF DEVELOPMENT AGREEMENT AND POWER
OF ATTORNEY is made on this 13th day of March, 2024 (A.D.).

BETWEEN

1) **SRI ANUP KUMAR DHAR** (PAN BQNPD6415N & AADHAAR NO. 7655 1711 5124), Son of Late Ram Chandra Dhar, by Occupation - Business, 2) **SRI ARUP KUMAR DHAR** (PAN AHGPD0715L & AADHAAR NO. 7600 1195 6016), Son of Late Ram Chandra Dhar, by Occupation - Business, (3) **SRI SWARUP DHAR** (PAN AGBPD360F & AADHAAR NO. 2406 7397 5600), Son of Sri Ashok Kumar Dhar, by Occupation Business, and (4) **SMT, KABITA DHAR** (PAN BAVPD4923P & AADHAAR NO. 2577 0753 5971), Wife of Late Gopal Chandra Dhar, by Occupation - Business, all by Nationality Indian, all by religion - Hindu, all are residing at Holdup No. 190, Ward No. 8 at Dhar Gali under Chandannagar Municipal Corporation, P.O. Chandannagar, Police Station Chandannagar, District Hooghly, hereinafter called and referred to as "OWNERS/FIRST PARTY" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

-AND-

TRUSTEES CONSTRUCTIONS (PAN AAVFT7780R), a Partnership Firm having its Office Premises no. 807/24, GF-BL-A/CS-1 PANCHBATI APARTMENT, J.N. Sur Road, Bagbazar, P.O. & P.S. Chandannagar, Dist. Hooghly, Pin- 712136, State of West Bengal, represented by its one of the Partners **SRICHANDAN DATTA** (PAN- **AHKPD7629M, AADHAR NO.- 2361 7002 7566**), S/O- Late Sisir Kumar Datta, religion - Hindu, by Occupation- Business, residing at A-303 Panchabati Apartment, Surpara, J.N.Sur Road Bagbazar, Chandannagar, P.O.& P.S. Chandannagar, District Hooghly, State: West Bengal, PIN Code: 712136 hereinafter called and referred to as the "DEVELOPER/FIRST PARTY" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, executors, administrators, legal representatives, successors and assigns) of the ONE PART.

49

AND WHEREAS One Smt. Radha Rani Dhar, Widow of Madan Mohan Dhar and Ram Chandra Dhar, Amar Chand Dhar, Gopal Chandra Dhar, Ashok Kumar Dhar all Sons of Late Madan Mohan Dhar got ALL THAT piece and parcel of tank measuring 15 (Fifteen) Cottahs 0 (Zero) Chittak 0 (Zero) Sq. ft. more or less lying and situated in R. S. Dag No. 646 under R. S. Khatian No. 412 and L. R. Dag No. 1030 under L. R. Khatian Nos. 23, 136, 356, 1072 and ALL THAT piece and parcel of Bagan land measuring 21 (Twenty One) Cottahs 3 (Three) Chittaks 18 (Eighteen) sq. ft. more or less together with structure standing thereon lying and situated in R. S. Dag No. 647 under R. S. Khatian No. 412 and L. R. Dag No. 1029 under L. R. Khatian Nos. 23, 136, 356, 1072 and ALL THAT piece and parcel of Bagan land measuring 11 (Eleven) Cottahs more or less lying and situated in R. S. Dag No. 647 under R. S. Khatian No. 412 and L. R. Dag No 1031 under L. R. Khatian Nos. 23, 136, 356, 1072 all in Mouza Chandannagar, J. L. No. 1, Police Station Chandannagar, District Sub-Registry Office at Hooghly and Addl. District Sub-Registry Office at Chandannagar and within the local limit of Chandannagar Municipal Corporation in the District of Hooghly by virtue of Order/Decree on the basis of the Solenama dated 16/01/1965 filed before the Ld. First Court of Subordinate Judge at Hooghly in respect of Title Suit No. 51 of 1956 and the said Smt. Radha Rani Dhar and Ram Chandra Dhar, Amar Chand Dhar, Gopal Chandra Dhar, Ashok Kumar Dhar got the said property by virtue of the said Partition Suit and the said property is mentioned in Schedule "Ja" in the said Solenama filed in respect of the said, Title Suit and each having undivided and undesignated 1/5th share of the aforesaid properties.

AND WHEREAS afterwards the said Smt. Radha Rani Dhar died intestate in the year 1990 leaving behind her aforesaid four sons namely Ram Chandra Dhar, Amar Chand Dhar, Gopal Chandra Dhar and Ashok Kumar Dhar and six daughters namely Mani Mala Singha; Wife of Prabodh Kumar Singha, Hara Rani Chandra, Wife of Arun Chandra Chandra, Smt. Santi Sil, Wife of Late Pathik Lal Sil, Smt. Pankajani Adhya, Wife of Arun Adhya, Smt. Ira Dey, Wife of Nilmoni Dey and Smt. Smritikana Dutta, Wife of Madhu Sudan Dutta as her legal heirs, heiresses and successors and after her death her undivided and undemarcated $1/5$ th share devolved upon her aforesaid sons and daughters and each having undivided and undemarcated $1/50$ share of the said property as left by the said Smt. Radha Rani Dhar, since deceased as per the provision of the Hindu Succession Act, 1956.

AND WHEREAS after the death of the said Smt. Radha Rani Dhar, her each son became the owner of undivided and un-demarcated $1/5$ th + $1/50$ = $11/50$ share of the said total property and each daughter became the owner of undivided and undemarcated $1/50$ share of the said total property.

AND WHEREAS during enjoyment of the said property jointly the said Ram Chandra Dhar died intestate leaving behind his two sons namely Anur Kumar Dhar and Arup Kumar Dhar and one married daughter namely Smt. Anita Dhar, Wife of Chandranath Dhar as his legal heirs, heiress and successors who jointly inherited the undivided and undemarcated $1/5$ th + $1/50$ th = $11/50$ th share of the said property as left by the said Ram Chandra Dhar, since deceased as per the provision of the Hindu Succession Act, 1956 as the wife of the said Ram Chandra Dhar predeceased him. AND WHEREAS after the death of the said Ram Chandra

that the said Anup Kumar Dhar, Arup Kumar Dhar and Smt. Anita Dhar became joint owners of undivided and undemarcated 11/50 share each of the said property and Amar Chand Dhar, Gopal Chandra Dhar, Ashok Kumar Dhar already got indivdly and undemarcated 11/50 share of the said property and said six daughters of Radha Rani Dhar namely Smt. Manimala Singha, Smt. Ira Rani Chandra, Smt. Pankajini Addya, Smt. Ira Dey, Smt. Shanti Devi and Smt. Santikona Dutta got separately undivided and undemarcated 1/50 share each of the said property

AND WHEREAS during enjoyment of the said property jointly the said Gopal Chandra Dhar died intestate leaving behind his wife Smt. Kabita Dhar as his sole legal heiress who inherited the undivided and undemarcated 11/50 share of the said property as left by the said Gopal Chandra Dhar, since deceased in per the provision of Hindu Succession Act, 1956.

AND WHEREAS during enjoyment of the said property jointly, the said Anita Dhar gifted, transferred and conveyed her undivided and undemarcated share of the said property to her own brothers Anup Kumar Dhar and Arup Kumar Dhar by a Deed of Gift dated 18th November, 2013 duly registered in the Office of the M.S.R. Chandannagar, Hooghly and recorded in Book No. 1, CD Volume No. 11, Pages from 1147 to 1160, Being No. 03139 for the year 2013

AND WHEREAS the said Smt. Mani Mala Singha and her husband Prof. Kumar Singha died intestate leaving behind their three sons namely Kumar Singha, Subir Kumar Singha and Prabir Kumar Singha and two married daughters

Smt. Sikha Mitra, Wife of Swapan Mitra and Smt. Bani Dey, Wife of Sri Pravat Kumar Dey who jointly inherited the undivided and undermarked 1/50th share of the said property as left by the said Smt. Mani Mala Singha, since deceased as per the provision of Hindu Succession Act, 1956.

AND WHEREAS after the death of the said Smt. Mani Mala Singha and her husband Probodh Kumar Singha, the said Samir Kumar Singha, Subir Kumar Singha, Prabir Kumar Singha, Smt. Sikha Mitra, Wife of Swapan Mitra and Smt. Bani Dey, Wife of Sri Pravat Kumar Dey became the joint owners of undivided and undermarked 1/50 share of the said property and the said legal heirs and successors of the said Smt. Mani Mala Singha gifted, transferred and conveyed their undivided and undermarked 1/50th share in the said property to their Cousins Arup Kumar Dhar, Arup Kumar Dhar, both Sons of Late Ram Chandra Dhar and Arup Dhar, Son of Ashok Kumar Dhar by a Deed of Gift written in Bengali dated 30 November, 2013 duly registered in the Office of the A.D.S.R. Chandannagar and recorded in Book No. 1, CD Volume No. 11, Pages from 2373 to 2391 being No. 19211 for the year 2013.

AND WHEREAS the said Smt. Hira Rani Chandra and her husband Arun Chandra Chandra died intestate leaving behind their three sons namely Achinta Kumar Chandra, Atindra Kumar Chandra and Debashish Chandra who jointly inherited the undivided and undermarked 1/50th share of the said property as left by the said Smt. Hira Rani Chandra, since deceased as per the provision of Hindu Succession Act, 1956.

AND WHEREAS after the death of the said Smt. Hira Rani Chandra and her son Arun Chandra, the said Achinta Kumar Chandra, Atindra Kumar Chandra and Debashish Chandra became the joint owners of undivided and undemarcated 1/50th share of the said property and during enjoyment of the said property, the said legal heirs and heiresses of the said Smt. Hira Rani Chandra namely Smt. Shanti Sil, Wife of Late Fathik Lal Sil (another owner of the said property) gifted, transferred and conveyed their undivided and undemarcated share in the said property to their Cousins and nephews respectively Anup Kumar Dhar, Arup Kumar Dhar, both sons of Late Ram Chandra Dhar and Swarup Dhar, Son of Arun Kumar Dhar by a Deed of Gift written in Bengali dated 23rd November, 2013 duly registered in the Office of the A.D.S.R. Chandannagar and recorded in Book No. 1, CD Volume No. 11, Pages from 2354 to 2372 being No. 03210 for the year 2013.

AND WHEREAS the said Smt. Smritikana Dutta, Wife of Madhu Sudan Dutta sold, transferred and conveyed their undivided and undemarcated share in the said property to her Nephews Anup Kumar Dhar, Arup Kumar Dhar and Swarup Dhar by a Deed of Sale written in Bengali dated 11th December, 2013 duly registered in the Office of the A.D.S.R. Chandannagar and recorded in Book No. 1, CD Volume No. 12, Pages from 299 to 310, being No. 03400 for the year 2013.

AND WHEREAS the said Smt. Ira Dey and her husband Nilmoni Dey died intestate and left behind their only son namely Horidas Dey and three married daughters namely Smt. Lalita Dey, Wife of Late Braja Gopal Dey, Smt. Anima Nandy, Wife of Late Anand Nandy and Smt. Anita Dey, Wife of Swapan Dey who jointly inherited the undivided and undemarcated 1/50th share of the said property as left by the

Smt. Ira Dey, since deceased as per the provision of Hindu Succession Act, 1956.

AND WHEREAS after the death of the said Smt. Ira Dey and her husband Nilmoni Dey the said Horidas Dey, Smt. Lalita Dey, Wife of Late Braja Gopal Dey, Smt. Indira Nandy, Wife of Sri Loknath Nandy and Smt. Anita Dey, Wife of Swapan Dey became the joint owners of undivided and undemarcated 1/50th share of the said property and during enjoyment of the said property the said legal heirs and members of the said Smt. Ira Dey gifted, transferred and conveyed their undivided and undemarcated share in the said property to their Cousin Anup Kumar Dhar and Anup Kumar Dhar, both sons of Late Ram Chandra Dhar and Swarup Dhar, and Anup Kumar Dhar by a Deed of Gift written in Bengali dated 22nd November 2013 duly registered in the Office of the A.D.S.R. Chandannagar and entered in Book No. 1, CD Volume No. 12, Pages from 2839 to 2857 being No. 1041 for the year 2013.

WHEREAS the said Smt. Parikajini Adhya and her husband Arun Kumar Adhya intestate leaving behind their only son namely Ramakanta Adhya and married daughters namely Smt. Manorama Dhar, Wife of Uma Kanta Dhar, Smt. Pradipa Sarkar, Wife of Pradip Sarkar, Smt. Sushama Koley, Wife of Prasun Koley and Smt. Jharna Boral, Wife of Nishi Kanto Boral who jointly inherited undivided and undemarcated 1/50th share of the said property as left by the said Parikajini Adhya, since deceased as per the provision of Hindu Succession Act, 1956,

AND WHEREAS after the death of the said Smt. Pankajini Adhya and her husband Arun Kumar Adhya, the said Ramakanta Adhya, Smt. Manorama Dhar, Wife of Uma Kanta Dhar, Smt. Trishna Sarkar, Wife of Pradip Sarkar, Smt. Sushama Koley, Wife of Prasun Kanti Koley and Smt. Jharna Boral, Wife of Nishi Kanto Boral became the joint owners of the 1/50th undivided and undemarcated share of the said property and the said legal heirs and heiresses of the said Smt. Pankajini Adhya namely the said Ramakanta Adhya, Smt. Manorama Dhar, Wife of Uma Kanta Dhar, Smt. Trishna Sarkar, Wife of Pradip Sarkar and Smt. Sushama Koley, and Prasun Kanti Koley sold, transferred and conveyed their undivided and undemarcated share in the said property to their Cousins Anup Kumar Dhar, Arup Kumar Dhar, both sons of Late Ram Chandra Dhar and Swarup Dhar, Son of Ashok Kumar Dhar by a Deed of Conveyance written in Bengali dated 4th January, 2014 duly registered in the Office of the A.D.S.R. Chandannagar and recorded in Book No. 1, CD Volume No. 1, Pages from 479 to 497, being No. 00030 for the year 2014.

AND WHEREAS Smt. Jharna Boral, Wife of Nishi Kanto Boral being the legal heir of the said Smt. Pankajini Adhya and her husband Arun Kumar Adhya sold, transferred and conveyed their undivided and undemarcated share in the said property to their Cousins Anup Kumar Dhar, Arup Kumar Dhar, both sons of Late Ram Chandra Dhar and Swarup Dhar, Son of Ashok Kumar Dhar by a Deed of Conveyance by a Deed of Conveyance written in Bengali dated 1 March, 2014 duly registered in the Office of the A.D.S.R. Chandannagar and recorded in Book No. 1, CD Volume No. 3, Pages from 1727 to 1740, being No. 00685 for the year 2014.

AND WHEREAS one of the legal heirs of the said Madan Mohan Dhar and Smt. Sharmila Dhar, since deceased namely Amar Chandra Dhar sold transferred and conveyed his undivided and undemarcated 11/50th share of the said property to Anup Kumar Dhar, Arup Kumar Dhar, both sons of Late Ram Chandra Dhar and Swarup Dhar, Son of Ashok Kumar Dhar by two nos of Deed of Sale written in Bengali dated 26th May, 2016 duly registered in the Office of the Addl. District Sub-Registrar, Chandannagar, Hooghly and one recorded in Book No. 1 Volume No. 0504-2016, Pages from 34082 to 34096, Being No. 060401605 for the year 2016 and another recorded in Book No. 1, Volume No. 0504-2015, Pages from 34099 to 34113 Being No. 050401606 for the year 2016.

AND WHEREAS one of the legal heirs of the said Madan Mohan Dhar and Smt. Sharmila Dhar, namely Ashoke Kumar Dhar gifted, transferred and conveyed his undivided and undemarcated 11/50 share of the said property to his son Swarup Dhar by a Deed of Gift written in Bengali dated 19 May, 2017 duly registered in the Office of the Add District Sub-Registrar, Chandannagar, Hooghly and recorded in Book No. 1 & Volume No. 0504-2017, Pages from 33415 to 33433, Being No. 060401606 for the year 2017.

AND WHEREAS by virtue of the aforesaid Deeds, the said Anup Kumar Dhar, Arup Kumar Dhar, Swarup Dhar and Smt. Kabita Dhar, the Owners/First Party herein are the joint Owners and muted their name in L.R.R.O.R of ALL THAT piece of land or parcel of tank measuring 15 (Fifteen) Cottahs (Zero) Chittak 0 (Zero) Sq. ft. more or less lying and situated in R. S. Dag No. 646 under R. S. Khatian No. 412 and R. S. Dag No 1030 under L. R. Khatian Nos 3125, 3126, 3127, 3888 and ALL THAT piece of land or parcel of Bastu land measuring 21 (Twenty One) Cottahs 3 (Three) Chittak (Eighteen) Sq. ft. more or less together with structure standing thereon

land situated in R. S. Dag No. 647 under R. S. Khatian No. 412 and L. R. Dag No. 1031 under L. R. Khatian Nos. 3125, 3126, 3127, 3888 and ALL THAT piece of Bagan land measuring 11 (Eleven) Cottahs more or less lying and situated in R. S. Dag No. 647 under R. S. Khatian No. 412 corresponding to L. R. Dag No. 1031 under L. R. Khatian Nos. 3125, 3126, 3127, 3888 all in Mouza Chandannagar, J. L. No. 1, Touzi No. 11, Police Station Chandannagar, District Sub-Registry Office at Hooghly and Add District Sub-Registry Office at Chandannagar and in Holding No. 213, Dhar Gali, Ward No. 8 of Chandannagar Municipal Corporation in the District of Hooghly alongwith other properties and the Owners/First Party herein seized and possessed the same as joint Owners thereof and are enjoying the same by payment of Govt Rent and other taxes to the appropriate authorities.

AND WHEREAS while the said Anup Kumar Dhar, Arup Kumar Dhar, Swarup Dhar, and Kabita Dhar, the Owners/First Party herein enjoy and possess the Bagan Land measuring 11 (Eleven) Cottahs more or less lying and situated in R. S. Dag No. 647 under R. S. Khatian No. 412 and L. R. Dag No. 1031 under L. R. Khatian Nos. 3125, 3126, 3127, 3888 all in Mouza Chandannagar, J. L. No. 1, Police Station Chandannagar, District Sub-Registry Office at Hooghly and Addl. District Sub-Registry Office at Chandannagar and in Holding No. 213, Dhar Gali, Ward No. 8 of Chandannagar Municipal Corporation in the District of Hooghly they obtained the Classification of Bagan Land into Bastu Land from the office of the Bastu and Land Reforms Officer, Singur Khalisani, Hooghly. Sri Anup Kumar Dhar converted 0.0450 acre vide case no. CN/20230619/127 corresponding to memo no. IX-158/SNG (KHA)/2023 dated 04/04/2023. Sri Arup Kumar Dhar converted 0.0450 acre vide case no. CN/20230619/125 corresponding to memo no. IX-158/SNG (KHA)/2023 dated 04/04/2023. Sri Swarup Dhar converted 0.0450 acre vide case no. CN/20230619/124 corresponding to memo no. IX-

31/SNG (KHA)/2023 dated 04/04/2023. Smt Kabita Dhar converted 0.0310
vide case no. CN/20230619/126 corresponding to memo no. IX-2/159/SNG
(KHA)/2023 dated 04/04/2023.

AND WHEREAS be it mentioned here prior to this agreement said Anup Kumar
Dhar, Anup Kumar Dhar, Swarup Dhar and Smt. Kabita Dhar on 30/06/2022 had
entered into an Development agreement with BRINDAVAN CONSTRUCTIONS (PAN
AXFB4815F), a Partnership firm, having its office at P- 143, Remount Road,
Chandapukur, P.O. Alipore, Kolkata 700027, under Kolkata Municipal Corporation,
West South Port, State of West Bengal, represents by its partners -(1)MR.
AKHILESH KUMAR GUPTA (PAN ADXPG1456G)(Aadhar no 5642 9367 9481), Son
of Late Smt Prakash Gupta, by faith Hindu, by occupation business, Nationality
Indian, residing at 8B, Alipore Road, P.O. Alipore, P.S. Alipore, Kolkata 700027,
District South 24 Parganas, (2)SMT SEEMA GUPTA(PAN ADZPG8381Q)(Aadhar no
5642 9367 9481), Wife of Sri Akhilesh Kumar Gupta, by faith Hindu, by
occupation business, by Nationality Indian, residing at 8/B, Alipore Road, P.O.
Alipore, P.S. Alipore, Kolkata- 700027, District South 24 Parganas, (3)MR. SANJIV
GUPTA(PAN AKJPG7357H)(Aadhar no 2849 6091 7613), Son of Sri Vijay Kumar
Gupta, by faith Hindu, by occupation business, by Nationality Indian, residing at
88, Beddar Nagar, Near South City Mall, Kolkata 700068, West Bengal, and
related Power of Attorney which was registered in Additional District Sub Registrar,
Chandannagar, being no. 060402743 for the year 2022 and thereafter due to
some unavoidable circumstances the developer unable to proceed further for the
development work of the said property and both the Owner and developer decided
to annul, revoke and nullify the said Development agreement and related Power of
Attorney and ultimately on 30th January, 2024 they made a deed of Cancellation of
development agreement and related Power of Attorney which was registered in
Additional District Sub Registrar, Chandannagar vide Book No. 1, Volume no.
194, 2024 Page from 9801 to 9826 being no. 060400443 for the year 2024.

AND WHEREAS the Owners/First Party herein approached the present
Developer/Second Party TRUSTEGIC CONSTRUCTIONS (PAN AAVFT7780R), a
Partnership Firm having its Office at Premises no. 807/24, GF-BL-A/CS-1

PANCHABATI APARTMENT, J.N. Sur Road, Bagbazar, P.O. & P.S. Chandannagar, Dist. Hooghly, Pin- 712136, State of West Bengal, represented by its Partners(1) **SRI BHAWANI SHANKAR SHARMA** (PAN- BMEPS3450H, AADHAR NO.- 2036 6272 7029), S/O- Ghanshyam Sharma, of- 10/9A, Motilal Gupta Road, Purba Bardhaman, South 24 Parganas, West Bengal- 700008, and (2) **CHANDAN DATTA** (PAN- AHKPD7629M, AADHAR NO.- 2361 7002 7566) , S/O- Late Sisir Kumar Datta, residing at A-303 Panchabati Apartment, Surpara, J.N.Sur Road Bagbazar, Chandannagar, P.O.& P.S. Chandannagar, District Hooghly, State: West Bengal, Pin Code- 712136 and (3) **SRI PRAVEEN KUMAR** [PAN No. AVOPK6502A& AADHAR NO. 4976 6779 2292], son of Sri Dudu Jai Ram Singh, residing at Housing Board, Jhunjhunum, Rajasthan,333001 herein to construct a New BUILDING on the First Schedule mentioned property as per Plan to be sanctioned and approved by the Chandannagar Municipal Corporation.

WHEREAS the Developer/Second Party after discussion with the Owners have agreed to undertake the development work on the said plot of land as per the Plan sanctioned by the Chandannagar Municipal Corporation with works as mentioned herein below.Be it mentioned here as per the terms and conditions of the Partnership Deed of the Developer that any one Partner out of all the partners authorized to sign and execution the documents of the Firm and as named the Partners **SRICHANDAN DATTA** (PAN- AHKPD7629M, AADHAR NO. 2361 7002 7566) , S/O- Late Sisir Kumar Datta, religion- Hindu, by his sole Business, residing at A-303 Panchabati Apartment, Surpara, J.N.Sur Road Bagbazar, Chandannagar, P.O.& P.S. Chandannagar, District Hooghly, State: West Bengal, PIN Code: 712136 authorized to sign and execution the documents.

WHEREAS before execution of this Agreement the Owners have represented and assured the Developer as follows:

That the said property is free from all encumbrances, charges, liens, lis pendens, attachments, whatsoever and howsoever and no Court case pending relating to and/or concerning title of the said property.

That the Developer shall pay a sum of Rs. 1,5,00,00,00 /- (One Crore Fifty Lakhs Only) to the Owners/First Part at the time of execution of this Agreement and the said amount shall be paid by the Developer to the Owner as security deposit and this security deposit will be refunded by the Owner to the Developer at the time of handover the Owner's allocation of 14000 (Fourteen Thousand) Sq. ft.

That excepting the Owners herein nobody has any right, title, interest, claim and demand whatsoever into or upon the said property or any part thereof.

The Developer shall arrange to demolish the existing structure of the said Building by its own effort and expenses and shall enjoy the sale proceeds of the existing building materials along with the fittings and fixtures.

The Owners shall pay the rates and taxes and other outgoings and expenses in respect of the said property up to the date of execution of this Development Agreement and the Developer shall be liable and responsible to pay the rates and taxes in respect of the said property from the date of execution of this Agreement to till date of handover of Owners' allocation in the Building to the Owners and the Owners are liable to pay the rates and taxes in respect of the Owners' allocation of the Building from the date of taking over the said allocation. After allotment of Owners' allocation to the Owners, the Developer shall be responsible and lacer for payment of rates and taxes in respect of the Developer's allocation in the Building.

vi) The original copies of title deed, Tax Resect including Mutation Certificate Parcha (R.O.R.) with Khajna receipt and other deeds and documents and other related documents in respect of the said property shall be delivered by the Owners to the Developer at the time of execution of this Development Agreement and the original copies of the said deeds and documents shall be handed over by the Developer to the Owners after completion of the total project.

AND WHEREAS to avoid any future complications the parties hereto of this Development Agreement have agreed and entered into this Agreement on this the _____ month and year above written by incorporating the terms and conditions as follows:

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

ARTICLE-I, DEFINITION

OWNERS-shall mean (1) SRI ANUP KUMAR DHAR, Son of Late Ram Chandra Dhar, (2) SRI ARUP KUMAR DHAR, Son of Late Ram Chandra Dhar, (3) SRI WARUP DHAR, Son of Sri Ashok Kumar Dhar, and (4) SMT. KABITA DHAR, Wife of Late Gopal Chandra Dhar, all are residing at Holding No. 213, Ward No. 8 at _____ Gali under Chandannagar Municipal Corporation, P.O. & Police Station Chandannagar, District Hooghly and their respective heirs, executors, administrators, legal representatives and assigns.

2. **DEVELOPER**- shall mean **TRUSTEGIC CONSTRUCTIONS** (PAN AAVFT7780R), Partnership Firm having its Office at Premises no. 807/24, GF-BL-A/CS-1 PANCHABATI APARTMENT, J.N. Sur Road, Bagbazar, P.O. & P.S. Chandannagar, District Hooghly, Pin- 712136, State of West Bengal, represented by its Partners (1) **SRI BHAWANI SHANKAR SHARMA** (PAN- BMEPS3450H, AADHAR NO.- 2036 72 7029), S/O- Ghanshyam Sharma, of- 10/9A, Motilal Gupta Road, Purba Medinipur, South 24 Parganas, West Bengal- 700008, and (2) **SRICHANDAN DATTA** (PAN- AHKPD7629M, AADHAR NO.- 2361 7002 7566), S/O- Late Sisir Kumar Datta, residing at A-303 Panchabati Apartment, Surpara, J.N.Sur. Road Bagbazar, Chandannagar, PO & PS Chandannagar, District Hooghly, State: West Bengal, PIN No. 712136 and (3) **SRI PRAVEEN KUMAR** (PAN No. AVOPK6502A & AADHAAR No. 4976 6779 2292), son of Sri Dudu Jai Ram Singh, residing at 1/300, Housing Scheme Chhannun, Rajasthan, 333001, all by Nationality Indian, all by religion Hindu, all by Occupation - Business, hereinafter called and referred to as the **DEVELOPER**.

3. **THE SAID PROPERTY** Shall mean ALL THAT piece and parcel of tank measuring 15 (Fifteen) Cottahs more or less and Bastu land measuring 32 (Thirty Two) Cottahs 3 (Three) Chittaks 18 (Eighteen) sq. ft. more or less together with Cemented Flooring approximate 40 years old 4407 sq.ft two storied Building situated thereon under all in Mouza- Chandannagar, Sheet No. 9, J. L. No. 1, Block Station Chandannagar, District Sub-Registry Office at Hooghly and Addl. District Sub-Registry Office at Chandannagar in Dhar Gali under Holding no. 213, sub no. 8, within the local limit of Chandannagar Municipal Corporation in the District of Hooghly.

Classification of Land	R.S. Khatian No.	R.S. Dag No.	L.R. Khatian No.	L.R. Dag No.	Area with structure
Tank	412	646	3125, 3126, 3127, 3888	1030	15 Cottah
Bastu	412	647	3125, 3126, 3127, 3888	1029	21 Cottah 3 Chittaks 18 Sq.ft along with 4407 Sq.ft. two Storied building consist of Ground Floor area 2207 sq.ft and First Floor area 2200 sqft
Bastu	412	647	3125, 3126, 3127, 3888	1031	11 Cottah more or less

BUILDING- shall mean the building to be constructed on the said premises-in accordance with the building plan to be sanctioned by The Chandannagar Municipal Corporation and/or any such building plan which may be sanctioned by the Chandannagar Municipal Corporation as per the rules in force.

OWNERS' ALLOCATION-The Developer shall provide the Owners allocation in following manner-

That the total quantum of land which has been clearly stated in the Schedule First Schedule mentioned in the given below shall be the property under this agreement between the Developer stated above and the Owners stated above.

That it is agreed by and between the Owners and the Developer that the Owners will get the constructed flat area measuring 14,000 (Fourteen thousand) sq ft.

from the ground floor to Third floor and that will be finalized in between the Developer and Owners amicably in following manner:

Swarup Dhar will get- 4667 Sq ft

Rabita Dhar will get- 3080 Sq ft.

Anup Dhar will get-3126 Sq ft.

Arup Dhar will get-3128 Sq ft.

13. That if any one of the Owners or all the Owners willing to take the amount of consideration price of those flats the Developer shall cordially or amicably will provide the amount and/or the Flats as per demand of the Owner/owners. The Owners shall not in any way arbitrarily demand more than that of the flats mentioned i.e. 14,000 sq ft and/or the consideration price of those flats consist of 14000 sq ft. It is to be mentioned here that if the Owner willing to take consideration money of the Owner's allocation i.e. 14000 Sq Ft then it should be acknowledged by the Owners that they have appoint constitute and nominate the Developer to present any conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which shall consider necessary for conveying the Flats and other spaces within the Owner's allocation of the Building as mentioned in the Second Schedule

14. Except the Owners' allocation, the Owners shall not demand any further amount for the sale of flat/s and/or car parking space(s)/or commercial space (s) in the Developer's allocation of the building to be constructed at the said premises from the Developer

15. That the Developer shall pay a sum of Rs. 15,00,00,00 /-(One Crore Fifty Lakhs Only) to the Owners/First Part at the time of execution of this Agreement and the said amount shall be paid by the Developer to the Owner as security

deposit and this security deposit will be refunded by the Owner to the Developer at the time of handover the Owner's allocation i.e. 14000 (Fourteen Thousand) Sq ft.

3. POSSESSION OF THE SAID BUILDING The Developer shall handover the possession of the Owners' allocation in the said building within 36 (Thirty Six) months from the date of starting of construction work on the said project.

4. DEVELOPER'S ALLOCATION: Shall mean the remaining constructed herein the said building to be constructed at the said premises including proportionate undivided share of land and right to enjoy the common areas facilities, common road/drainage way and amenities comprised in the said building as well as in the said land together with absolute right to enter into Agreement for Sale or transfer or lease or Mortgage within the Developer's allocation of the Building and to deal with the same in any manner as per the discretion of the Developer.

5. The Ultimate roof of the Building shall be the common for all occupants of the building including Owners.

The Developer shall have right to enter into Agreement for Sale/Agreements for lease or any type of transfer or in any way deal with the Developer's allocation of the building.

6. ENGINEER/ARCHITECT: Shall mean such person or persons who shall be appointed by the Developer for supervising the construction of the building and act as per The Chandannagar Municipal Corporation building rules.

7. BUILDING PLAN: Shall mean such plan prepared by the Architect appointed by the Developer at its cost and to be sanctioned by The Chandannagar Municipal Corporation and the cost of the Building Plan shall be borne by the Developer.

8. COMMON EXPENSES: shall mean and include proportionate share of the cost, fees, charges and other outgoings charges and expenses for working, maintenance

keep, repair and replacement of the common parts, common amenities in the new building from the date of possession thereof

4. **SALEABLE SPACE:** shall mean the space in the new Building available for independent use and occupation by the Developer after making due provisions for common facilities and space required thereof and after providing the Owners' allocation. The Developer shall be entitled to deal with its allocation as per its own decision and choice and shall have right to enter into Agreement for Sale in respect of the sale of the Flats within the Developer's allocation as specified above.

5. **COMMON AREAS AND COMMON FACILITIES:** Shall include corridors, stairways, stairways, passageways, common toilets, on the Ground Floor, pump room, lift, lift room, roof, water, pump and motor and other facilities which may be mutually agreed upon between the parties hereto and required for the establishment, location, enjoyment provision, maintenance and/or management of the new building which shall always remain as joint property of the Owners and/or their nominee or nominees or legal heirs and the Developer and/or its respective nominee or nominees,

ARTICLE-II COMMENCEMENT

This agreement shall be effective from the date hereof.

ARTICLE-III, OWNERS' RIGHTS AND REPRESENTATION

The Owners are solely and absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises and agreed to make over and deliver to the Developer the possession of the said premises for the purpose of

development (including Preliminary work) on the terms and conditions as hereinafter stated.

That the Developer on being satisfied that the Owners have a good, clear absolute marketable title to enter into this Agreement with the Developer.

That none else other than the Owners have any claim, right, title and/or demand over the said premises and/or any portion thereof.

That no notice of acquisition or requisition has been received or has been served upon the Owners nor the Owners is aware of any such notice or order of acquisition or requisition in respect of the said premises or property or any part thereof.

That there is no suit or proceedings pending regarding the title in respect of the said property or any part thereof before any Court within the jurisdiction or any Court within the territory of India.

That the Owners are solely responsible for handover the vacant possession of the said premises to the Developer for construction purpose i.e., construction of the building.

That there is no bar legal or otherwise for the Owners to obtain the Certificate under Section 230 (a) (A) of the Income Tax Act, 1961 and other consents and permission which may be required in dealing with the said premises in any manner whatsoever.

That none of the said properties and/or premises is subject to any order of acquisition or a requisition has been served upon the Owner.

That the Owners said properties and/ or premises have not been subject to any order of attachment under public demands recovery Act or for payment of income tax and Municipal Dues of any statutory dues whatsoever by or however

10. The Owners said premises does not belong to any public work or for any private work and/ or does not belong to any temple, church, mosque or under any Trust private or public or any endowment.

ARTICLE-IV. DEVELOPER'S RIGHTS

The Owners hereby grant subject to what have been hereunder provided exclusive right to the Developer to construct the Building thereon in accordance with the building plan to be sanctioned by The Chandannagar Municipal Corporation with or without any amendment and/or modification thereto made or to be made by the parties hereto, All applications for sanction of plan, modification of plan if any and others papers and documents as may be necessary for sanction of Building plan and for modification if any and rectification of plan from appropriate authority shall be prepared and submitted by the Developer on behalf of the Owners at the Developer's own cost and expenses and the Developer shall pay and bear all fees including Architect's fees, charges and expenses incurred or to be paid or deposited for aforesaid purpose.

Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said premises or any part thereof to the Developer or creating any right title or interest in respect thereof to the Developer other than an exclusive license for the purpose of development of the said premises in accordance with the plan hereof and to deal with its allocation after providing the Owners' allocation as per the terms of these presents.

ARTICLE-V. POSSESSION

1. Formal possession of the said premises shall be handed over by the Owners to the Developer upon receipt of mutation of the said plot of land in the names of the present owners.
2. The Developer shall take possession and start construction of the said land after sanctioning of the Building Plan and an acknowledgment for the same shall be provided by the Developers to the Owners upon commencement of construction work.

ARTICLE-VI. PROCEDURE

Development Power of Attorney The Owners shall grant proper authority to the Developer and/or its nominee or nominees by executing a Development Power of Attorney duly registered at the time of execution of this Development Agreement as may be required by the Developer for the purpose of the construction of the new building on the said premises and represent the Owners for all purpose in connection with the construction work of the said building before the appropriate authorities alongwith Agreement for sale of Flats within the Developer's allocation of the said Building provided the same shall not create any financial liabilities upon the Owners for construction of the multi-storied building in any manner whatsoever.

2. Further Acts Notwithstanding grant of the aforesaid Development Power of Attorney the Owners hereby undertakes that the Owners will sign all papers, documents deed etc. required for the construction of the new building and sanction of Building Plan at the Developer's cost as per requisitions of the Developer.

ARTICLE-VII. BUILDING

1. The Developer shall at its own cost and expenses construct erect and complete the building at the said premises in accordance with the Building Plan duly sanctioned by The Chandannagar Municipal Corporation Authority and in conformity with such specifications, with the best basic materials with an intent that the said building will be a decent and strong residential building with fittings and fixtures as are mentioned in the FOURTH SCHEDULE hereunder written.
2. Subject to as aforesaid the decision of the Architect engaged in the said project by the Developer regarding the quality of the basic building materials shall be final and binding on the parties hereto.
3. The Developer at its own cost and expenses shall be authorized in the name of the Owners if necessary to apply and obtain quotas, and other allocations for cement, steel, bricks and other building materials, allocable to the Owners for the construction of the building and similarly apply to obtain temporary and permanent connection of water, electricity, gas, power if necessary and permanent drainage and sewerage connection to rely built up building and other inputs and facilities required for the construction and enjoyment of the building.
4. The Developer at its own cost, fees, charges and expenses construct and complete the said new building and various units and or apartments therein in accordance with the building plan to be sanctioned by The Chandannagar Municipal Corporation.

ARTICLE-VIII, DEALING OF SPACE IN THE BUILDING

The Developer shall on completion of the new building put the Owners into immediate possession of the Owners allocation first, before transferring the possession of the Developer of the new building TOGETHER WITH the rights in the separate share of land, common areas, facilities and amenities. The Owners shall be completed in all respects and shall be provided and all shall be set out in the FOURTH SCHEDULE hereinafter stated.

The Owners shall be entitled to transfer or otherwise deal with the Owners allocation in the new building to be constructed by the Developer.

When the transfer of Owners' allocation to the Owners the Developer shall be entitled to the Developer's allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same to a good person without prior information to the Owners herein and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

On completion of the building in all respect and on getting the Owners possession the Owners shall execute the Deed of Conveyance or Conveyances as may be in favour of the Developer or its nominee or nominees in such part as shall be required for the Developer's allocation PROVIDED HOWEVER the cost of such conveyance or conveyances, including stamp duties and registration fees and all other legal expenses shall be borne and paid by the Developer or its nominee or nominees. In the Deed of Conveyance the Owners present themselves as Vendors through their Constituted Attorney and the Developer shall appear in the said Deed as the Confirming Party.

ARTICLE-IX. COMMON FACILITIES

After completion of the new building as per Building Plan duly sanctioned by the Chandannagar Municipal Corporation and specification, the Developer shall deliver the allocation to the Owners as mentioned in the Second Schedule hereto and the remaining portion of the Building shall be the exclusive right of the Developer. The Owners and the Developer shall punctually and regularly pay the rates and taxes for their respective portion to the appropriate authorities and both of them shall keep each other indemnified against all claim, action, demand, cost, charges, expenses whatsoever.

No transfer of any part of the Owners' allocation in the new building shall be made except in accordance with the provisions hereof and the party of the Owners thereafter be responsible to pay the said rates and service charges for the common facilities in respect of the space transferred to him/them.

ARTICLE-X-COMMON RESTRICTION

The Owners' Allocation in the building shall be subject to the same restrictions and shall be applicable to the Developer's allocation in the building intending for common benefits of all the occupiers of the building, which shall include the Developer.

No party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or business or for any purposes which may cause any nuisance or hazard to the occupiers of the building.

Neither party shall demolish or permit to be demolished any wall or any structure in their respective allocation or any portion thereof or make any structural alteration either major or minor therein without the written consent of the other party.

Neither party shall transfer or permit to be transferred of his/her/their respective allocation or any portion thereof unless

(a) Such party shall observe and perform all terms and conditions on their respective parts to be observed and/or performed.

(b) The proposed transferee shall have given a written undertaking to that effect that such transferee shall remain bound by the terms and conditions of the lease presents and further that such transferee shall pay all and whatsoever shall be payable in respect to area in his/her/their possession

(c) Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government, local bodies as the case may be and shall attend to answer and be responsible for any deviation/ violation and/or breach of any of the said laws, bye-laws, rules and regulations.

The respective allottee shall keep the interior walls, sewers, drains, pipes and fittings and fixtures and appurtenances, floor and ceiling etc. of their respective allocations in the building in good working condition and repair and in particular not to cause any damage to the building or any other space or accommodation therein

Neither party shall do or cause or permit to be done any act or thing which may nullify and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.

8, No goods or items shall be kept by any party for display or otherwise in the corridor or at any other place of common use and enjoyment in the building and no hindrance shall be caused in any manner in the free movement of the users in the corridors and other places of common use and enjoyment in the building.

9 Neither party shall throw or accumulate any dirt, rubbish or refuse or permit the same to be thrown or accumulate in or about in the Building or in the compound, corridors or any other portion of the building.

ARTICLE-XI-OWNERS' OBLIGATION

1. The Owners doth hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from making Agreement for Sale and for disposing its part (Developer's allocation) of the building or at the said Premises.

2. The Owners doth agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building at the said premises to be constructed by the Developer excepting on reasonable grounds.

3. The Owners shall handover the original copy of the original deeds and documents in connection with the said property to the Developer at the time of execution of this Agreement and the Developer shall be responsible and liable to handover the said documents to the Owners after completion of the total transaction of the said project.

4. The Owners doth agree and covenant with the Developer not to let out, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction and till the date of completion of the total transaction in pursuance of these presents.

5. The Owners and their property will not be liable for or responsible for any financial obligation of the Developer towards any bank/financial institution or any individual in any manner whatsoever.

ARTICLE-XII. DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owners to complete the construction work of the Building on said the premises as per Building Plan duly sanctioned by The Chandannagar Municipal Corporation within 36 (Thirty Six) months from the date of starting of construction work. On the said project subject to getting mutation the said plot of land in the names of the present owners in the Chandannagar Municipal Corporation.
2. The Developer hereby agrees and covenants that they shall strictly follow the rules and regulation of the Building Rules of The Chandannagar Municipal Corporation, Building Department during the construction and not to do any deed or thing Whereby the Owners is prevented from enjoying selling assigning and/or disposing of any of the Owner's allocation in the said premises.
3. The Developer shall not have any right, title and interest in the owner's allocation together with the proportionate share of land facilities and amenities which shall solely and exclusively belong and continue to belong to the Owners.
4. The Developer shall construct the building in accordance with the sanctioned plan, consequences of any deviation which may invite any objection from the appropriate authority/ies shall be the sole responsibility of the Developer.
5. The Developer shall assign the benefits of this agreement to any person/ body /firm or the Developer shall execute the construction work of the new building to be constructed on the sad premises by appointing Engineer, Contractor,

Supervisor and workmen for completion of all works of the buliding to be constructed on the said premises.

ARTICLE-XIII OWNERS INDEMNITY

1. The Owners doth hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbance from the Owners provided the Developer shall perform and fulfil all the terms and conditions herein contained and/or part to be observed and performed.

ARTICLE-XIV. DEVELOPER'S INDEMNITY

The Developer doth hereby undertake to keep the Owners and his legal heirs and nominees indemnified against all actions cost suits and proceedings and claim that may arise out of the Developer's acts, deeds, matters, things, affairs, commission or otherwise with regard to the development of the premises and/or in the matter of construction of the said building and/or defect therein.

ARTICLE-XV. MISCELLANEOUS

1. The Owners and the Developer have entered into this Agreement purely as a joint Venture basis and nothing contained herein shall be deemed to construe as a Partnership between the parties hereto in any manner whatsoever nor shall the parties hereto constitute an Association of persons within the meaning of law.

2. It is understood from time to time to facilitate uninterrupted Construction of the building by the Developer various deeds, documents, matters and things not herein specified may be required to be done and various application and other

documents may be required to be signed by the Owners relating to which specific provision may not have been mentioned herein, the Owners hereby undertakes to do all such acts, deeds, matters and things and the Owners hereby undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe on the rights of the Owners and/or against the sprits of these presents. It is hereby made specifically clear that in case a fresh building plan will have to be submitted before the authority of The Chandannagar Municipal Corporation with a view to obtaining sanction thereof the Owners hereby agree to put his signature on such plan or plans and all applications, forms and papers etc. attached thereto, provided that this does not in any way infringe the rights of the Owners and/or against the spirit of these presents. However, the Owners shall not have any sort of financial liability or implication in any manner whatsoever.

3. The Owners shall not be liable for any Income-tax, property Tax or any other taxes in respect of the Developer's allocation which is the sole responsibility of the Developer and the Developer shall always keep the Owners indemnified against all actions/claims, suits proceedings, cost, charges and expenses in respect thereof.

4. Any notice required to be given by the Developer to the Owners shall without prejudice to any other mode of service available be deemed to have served on the Owners if delivered by hand and duly acknowledge or send by prepaid registered post with acknowledgement due to the last known address of the Owners and vice-versa.

5. From the date of assessment of the new building each party shall be liable to pay and bear proportionate share of rates and taxes payable in respect of each respective spaces

6. As soon as the building is completed within the time herein above mentioned the Developer shall give written notice to the Owners regarding handing over of the Owners allocation in the new building.

7. The building proposed to be constructed by the Developer shall be made at its own cost and expenses fully in accordance with the specification as mentioned and described in the Fourth Schedule hereunder written.

ARTICLE XVII-LEGAL PROCEEDINGS

1. Save and except what have been specifically stated herein above all disputes and differences between the parties arising out of the meaning of the construction of the Agreement or its respective rights and liabilities as per this Agreement shall be settled mutually in presence of well wishers of each party.

2. NOTWITHSTANDING the foregoing provisions herein above the right to sue for specific performance of this contract or for damages by cancellation of this agreement as per penal clause by any of the party against the other party as per terms of the Agreement shall remain unaffected.

ARTICLE-XVII, JURISDICTION

For adjudication of dispute and differences between the parties hereto in any manner relating to or arising out of these presents or in any way connected with the land and/or building the Ld. Court having jurisdiction over the said property will be the actual forum.

ARTICLE-XVIII, FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligations hereunder written to the extent in respect of existence of 'Force Majeure'.
2. Force Majeure shall mean flood, earthquake, tempest and/or other act or commission beyond the control of the parties hereto
3. In case of Force Majeure, the time for completion of the construction of the new building shall be extended mutually in writing.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS. we, (1) **SRI ANUP KUMAR DHAR** (PAN BONPD6415N & AADHAAR NO. 7655 1711 5124), Son of Late Ram Chandra Dhar, by Occupation Business, (2) **SRI ARUP KUMAR DHAR** (PAN AHGPD0715L & AADHAAR NO. 7600 1195 6016), Son of Late Ram Chandra Dhar, by Occupation - Business, (3) **SRI SWARUP DHAR** (PAN AGBPD5960F & AADHAAR NO. 2406 7397 5600). Son of Sri Ashok Kumar Dhar, by Occupation - Business, and (4) **SMT. KABITA DHAR** (PAN BAVPD4923P & AADHAAR NO. 2577 0753 5971), Wife of Late Gopal Chandra Dhar, by Occupation - Business, all by Nationality - Indian, all by religion Hindu, all are residing at Holding No 190, Ward No. 8 at Dhar Gali under Chandannagar Municipal Corporation, P.O. Chandannagar, Police Station Chandannagar, District Hooghly, hereinafter called and referred to as the PRINCIPALS/EXECUTANTS of this Development Agreement.

WHEREAS we, the Executants being the joint owners of the property more fully mentioned in the First Schedule hereto appoint, nominate and constitute **TRUSTEGIC CONSTRUCTIONS** (PAN AAVFT7780R), a Partnership Firm having its Office at Premises no. 807/24, GF-BL-A/CS-1 PANCHBATI APARTMENT, J.N. Sur Road, Bagbazar, P.O. & P.S. Chandannagar, Dist. Hooghly, Pin- 712136, State of West Bengal, represented by its one of the Partners **SRICHANDAN DATTA** (PAN-AHKPD7629M, AADHAR NO.- 2361 7002 7566), S/O- Late Sisir Kumar Datta,

residing at A-303 Panchabati Apartment, Surpara, J.N.Sur. Road Bagbazar, Chandannagar, P.O.& P.S. Chandannagar, District Hooghly, State: West Bengal, PIN Code: 712136, hereinafter called and referred to as the "DEVELOPER" to do all acts, deeds, matters and things in respect of the property as mentioned in the First schedule hereto as our true and lawful ATTORNEY in connection with the development of the said property in pursuance of the said Development Agreement:

1. To look after work, manage, control and supervise the affairs of our said property referred to in the Schedule hereunder written on our behalf.
2. To enter into sale/lease/mortgage or any agreement with any person/authority in respect of the developer's share of the said property mention in the schedule below.
3. To appoint plan maker or Architect, to prepare a Building plan and/or Building plans for construction of building on our said property or the property and to sign on our behalf in the said plan or plans and all drawings sketches, maps and other relevant documents, declarations and deed of Gift/s, if any, in favour of The Chandannagar Municipal Corporation as would be necessary for such sanction and to submit the same before The Chandannagar Municipal Corporation for sanction, to deposit sanction fee and other fee for plan and for alteration, amendment and/or modification thereof and/or to re-submit the same before the competent authorities of The Chandannagar Municipal Corporation for sanction in our names and on our behalf and to collect and receive such Building plan or Building plans after sanction from The Chandannagar Municipal Corporation.
4. To supervise the construction of the building at Holding No. 190, Dhar Gali, within Ward No. 8 of Chandannagar Municipal Corporation in the

District of Hooghly morefully and particularly described in the Schedule hereunder written or the construction of Buildings at the said premises.

5. To plan, design, work, manage, control and supervise the construction of the building at the aforesaid premises according to the building plan to be sanctioned by The Chandannagar Municipal Corporation and for that matter bring, purchase and procure all sorts of building materials, electrical and sanitary fittings and fixtures and to engage plan makers, designers, architects, engineers, artisans and masons and workmen for the said purpose.
6. To appear for and on our behalf before the appropriate authorities of The Chandannagar Municipal Corporation and any local and/or statutory authorities and all Govt./Semi Govt./Quasi Govt. Offices and Police Stations and to sign on our behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction, permit, license and all other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building or Building for making the building habitable.
7. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning our said property or concerning special Jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all plaints, written statements, accounts, petitioners, inventories to accept service of all summons, notices and other judicial processes, to execute any judgment decree or order and to appoint and

- engage any solicitor/Advocate and to sign and execute any Vakalatnama or other authority to act and plead.
8. To file and receive bank documents, to receive deposit and advance and to issue receipts thereof.
 9. To apply to courts and Government and other offices including Central and State Authorities and Tax Authorities for copies of documents and papers.
 10. To apply for the inspection of and to inspect judicial and public records.
 11. To Issue forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant's for sale of flat/s, car parking Space/s or other spaces if any, to any intending Purchaser or Purchasers.
 12. To enter into agreement or agreements with the intending purchaser or purchasers for the sale of Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to be constructed on the said premises and to receive the consideration and/or advance money from intending purchaser or purchasers and also the balance of consideration money on completion of such sale or sales for the sale of Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building and give valid receipt and discharge for the same.
 13. To do soil testing, excavation and all other necessary works as be deemed necessary and expedient for construction and for completion of the proposed building at the said premises/property.

14. To construct Building on the said plot of land as per Building Plan to be obtained from The Chandannagar Municipal Corporation.
15. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and to sign all such applications/forms and documents as shall be required for the said purpose.
16. To issue No-Objection Certificate to any intending Purchaser/s for taking house building loan from any Bank, Company/Firm, Financial Institution or person against the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building to be purchased by such Purchaser/s without creating any financial liability to the owners for the same.
17. To file and defend any or all suits, cases, appeals, complainants and applications of whatsoever manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said property or any portion thereof, which is more-fully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any manner relating to the said property described in the Schedule hereunder written in any Court of Law and to appear, file and defend any case or cases whatsoever manner or nature before any Judicial Authority and/or Quasi Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.
18. To sign and verify all complaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature,

memorandum of appeal and generally to do all other acts, deeds and things related to above matter/proceedings for and on our behalf as the said Attorney in its absolute discretion shall think fit and proper in respect of the Schedule mentioned property.

19. To sign and receive registered with A/D letter and/or articles and/or any other documents of whatsoever nature in respect of the said premises and/or property written in the Schedule herein below and to grant proper effectual receipt or receipts in respect thereof.
20. To present any conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to the said purchaser or purchasers as fully and effectually in all respect as we could do the same by ourselves.
21. To present any conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the Flats, Car Parking Spaces and other spaces within the Owner's allocation of the Building as mentioned in the Second Schedule in the said Development Agreement to the said purchaser or purchasers as fully and effectually in all respect as we could do the same by ourselves, when we receive the amount which is tantamount to Owner's allocation from the Developer.

22. To sign, execute, admit, execution of and present for registration and register Sale Deed, Release Deed, Exchange Deed, Mortgage Deed and all Deed of Conveyance or Conveyances or Agreement on our behalf in respect of Sale of the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building to be constructed on the said premises as mentioned in the Third Schedule below in favour of the intending purchaser/purchasers before competent Registering Authority and have them registered according to law which we could do the same by ourselves.

AND GENERALLY, to do all acts, deeds and things in connection with the aforesaid property or the property and for better exercise of the Authorities herein contained which we could have lawfully done under our own hand and seal, if personally present.

AND we do hereby ratify and confirm all or whatsoever other act or acts our said Attorney shall lawfully do execute or perform or caused to be done and executed or performed in connection with the said property more-fully mentioned in the Schedule below or any portion thereof under and by virtue of this Power of Attorney NOTWITHSTANDING no express power in that behalf hereunder is provided.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the property which is the subject matter of the Development Agreement and Development Power of Attorney)

ALL THAT piece and parcel of tank measuring 15 (Fifteen) Cottahs more or less and Bastu land measuring 32 (Thirty Two) Cottahs 3 (Three) Chittaks 18 (Eighteen) sq. ft. more or less together with Cemented Flooring approximate 40 years old 4407 Sq. Ft. two storied Building standing thereon under all in Mouza-

Chandannagar, Sheet No. 9, J. L. No. 1, Police Station Chandannagar, District Sub-Registry Office at Hooghly and Addl. District Sub-Registry Office at Chandannagar in Dhar Gali under Holding no. 213, ward no 8, within the local limit of Chandannagar Municipal Corporation in the District of Hooghly.

SL No.	Classification of Land	R.S. Khatian No.	R.S. Dag No.	L.R. Khatian No.	L.R. Dag No.	Area with structure
1.	Tank	412	646	3125,3126, 3127,3888	1030	15 Cottah
2.	Bastu	412	647	3125,3126, 3127,3888	1029	21 Cottah 3 Chittaks 18 Sq.ft along with 4407 Sqft. Two Storied building consist of Ground Floor area 2207 sq.ft and First Floor area 2200 sqft.
3.	Bastu	412	647	3125,3126, 3127,3888	1031	11 Cottah more or less.

The said property is butted and bounded in the following manner:

On the North: Bye Lane

On the South: Play Ground

On the East: By the Property of Alok Dhar, Sourav Saha & Sankar Das.

On the West: By the Property of Bijoy Chand Pal & Madhab Pal.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(ALLOTMENT OF ALLOCATION TO THE OWNERS AFTER DEVELOPMENT OF THE FIRST SCHEDULE PROPERTY)

The Developer shall provide the Owners' allocation in the Building to be constructed on the said premises or the premises (after demolition of existing Structure standing thereon) in the following manner:

A) That the total quantum of land which has been clearly stated in the Schedule i.e. First Schedule mentioned in the given below shall be the property under this Agreement between the Developer stated above and the Owners stated above.

B) That it is agreed by and between the Owners and the Developer that the Owners shall get the constructed flat area measuring 14,000 (Fourteen thousand) sq ft. from the ground floor to Third floor and that will be finalized in between the Developer and Owners amicably in following manner:

Swarup Dhar will get- 4667 Sq ft

Kabita Dhar will get- 3080 Sq ft.

Anup Dhar will get- 3126 Sq ft.

Arup Dhar will get- 3128 Sq ft.

C) That if any one of the Owners or all the Owners willing to take the amount of the consideration price of those flats the Developer shall cordially or sympathetically will provide the amount and/or the Flats as per demand of the owner/owners. The Owners shall not in any way arbitrarily demand more than that of the flats mentioned i.e. 14,000 sq ft and/or the consideration price of those flats consist of 14000 sq ft. It is to be mentioned here that if the Owner willing to take consideration money of the Owner's allocation i.e. 14000 Sq Ft then it should be acknowledged by the Owners that they have appoint constitute and nominate the Developer to present any conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds

consider necessary for conveying the Flats and other spaces
allocation of the Building as mentioned in the Second Schedule.
Owners' allocation, the Owners shall not demand any further
the sale of flat/s and/or car parking space(s)/or commercial space (s)
Developer's allocation of the building to be constructed at the said premises
the Developer.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(DESCRIPTION OF THE ALLOCATION OF THE DEVELOPER AFTER THE
DEVELOPMENT OF THE FIRST SCHEDULE PROPERTY)

Shall mean the remaining constructed area in the said building to be constructed
at the said premises including proportionate undivided share of land and right to
enjoy the common areas, facilities, common road/passage way and amenities
comprised in the said building as well as in the said land together with absolute
right to enter into Agreement for Sale or transfer or lease within the Developer's
allocation of the Building and to deal with the same in any manner as per the
discretion of the Developer.

The Ultimate roof of the Building shall be the common for all occupants of the
Building including Owners.

The Developer shall have right to enter into Agreement for Sale/Agreements for
Sale or any type of transfer or in any way deal with the Developer's allocation of the
Building.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
DEFINITION OF THE COMMON PORTIONS AFTER CONSTRUCTION OF THE
BUILDING ON THE FIRST SCHEDULE PROPERTY)

Areas:

- a) Entrance and exits.
- b) Boundary Walls and Main Gate of the Premises.
- c) Staircase, stair head room and lobbies on all the floors of the Building.
- d) Entrance lobby, electric/utility room, water pump room, generator room (if any).
- e) Roof of the New Building and common installations on the roof.

II) Water, Pumping and Drainage:

- a) Drainage and sewerage lines and other installations for the same (except only those as are installed within exclusive area of any Unit and/or exclusively for its use).
- b) Water supply system.
- c) Water pump, under ground and overhead water reservoir together with all common plumbing installations for carriage of any unit/or exclusively for its use.

III) Electrical installations:

- a) Electric wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use.
- b) Lighting of the common portions.
- c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.

each other common parts, areas, equipments, installations, fittings, and spaces in or about the Premises and the New Building as are necessary for passage to and/or user of the units in common by the co- Owners.

Lift and its accessories.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(DESCRIPTION OF WORKS SPECIFICATION IN RESPECT OF THE BUILDING TO BE CONSTRUCTED ON THE FIRST SCHEDULE PROPERTY)

1. FOUNDATION:

The building is designed of R.C.C. fittings and frames.

2. WALLS

All external wall shall be 200 mm brick with cement plaster all internal partition wall will be 75 mm to 125 mm thick with both side plaster. All inside wall will be coated with plaster of paris.

3. FLOORING/ DOOR / WINDOW

- a) All Bed rooms, Kitchen, living/dining room will be finished with Marble.
- b) Toilet floor will be of Marble finish.
- c) White colour glazed tiles will be provided in all bathroom toilets upto 5-6" height.
- d) Black tiles will be provided at Cooking shelf with 2 ft. dado upon the cooking shelf.
- e) Bed Rooms and living/dining/window base will provided with Mosaic.

4. DOORS/WINDOWS:

- a) All internal and bed room doors will be made of flush door with necessary. lock etc.

Door will be made up of flush door upto 5 mm thick with water proof ply
with Latch, eye glass, handle etc.

Door frames will be made up Sal Wood.

c) Window will be glass fitted steel.

5. ELECTRIFICATION:

Concealed line will be provided in the flat. 15 Amps. Points will be provided in toilet and kitchen Exhaust fan point will be provided in Kitchen and Toilet Necessary connection will be provided in the bed Room and Dining Room. A/C connection will be provide at the master Bed Room.

5. SANITARY & PLUMBING :

a) Concealed water line of pipe be provided.

b) Parryware Ordinary fittings i.e. Commode, basin, A-1 type pan will be provided.

c) With drain board provided at Kitchen.

d)- Low height PVC white cistern will be provided.

e) Low height bibcock for washing will be provided at Kitchen.

f) Drain hole will be provided at bedroom and living/dinning.

g) All fittings, i.e. bibcock, pillar cock, A. S. Cock, C. S. Cock will be C. P. Make.

6. WATER:

Corporation Water.

7. LIFT: Four Passengers Lift.

HEREOF both the Parties hereto set and subscribed their respective
the 13th day of March, 2024 first above written

Signed, Scaled and Delivered

By the Parties hereto in the presence of

Witnesses:

1. *Abhishek Dey*
Chamberlain
Hooghly.

Anup Kumar Dhar.
Anup Kumar Dhar.

2.

Suman Dhar
Kabita Dhar

Signature of the OWNERS/FIRST PARTY

Drafted by me
as per instructions
of parties

Rakali Mukherjee
Advocate agent
03-498/10

Hooghly Judges' court

Regn. No. 498/10

Typed by me

Rakali

Chandras Datta

Signature of the DEVELOPER/SECOND
PARTY

MEMO OF REFUNDABLE SECURITY DEPOSIT

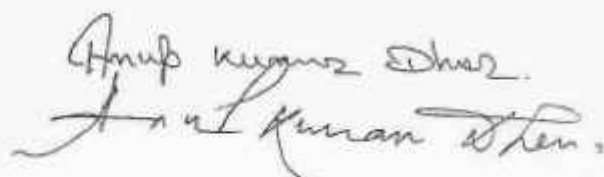
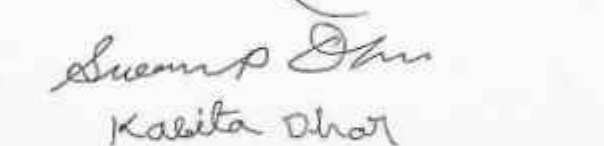
RECEIVED from the within named Developer the within mentioned sum of Rs. 5,00,00,000/- (One Crore Fifty Lakhs Only) as refundable Security deposit for development of the above mentioned property as per memo below.

SL NO.	BANK	PAYER NAME	DATE OF ISSUE	PAYEE DETAILS with TRANSACTION REF NO.	AMOUNT (Rs.)
1.	PNB	Bhawani Shankar Sharma	16/12/2023	Arup Kumar Dhar (PUNBR5202312326146)	5,00,000/-
2.	HDFC	Chandan Datta	22/12/2023	Arup Kumar Dhar (HDFCR52023122264517166)	5,00,000/-
3.	PNB	BhawaniShankar Sharma	28/12/2023	Arup Kumar Dhar (489713011)	5,00,000/-
4.	HDFC	Chandan Datta	02/01/2024	Anup Kumar Dhar (N0022248211597451)	5,00,000/-
5.	PNB	Bhawani Shankar Sharma	03/01/2023	Swarup Dhar (491507120)	1,00,000/-
6.	PNB	Bhawani Shankar Sharma	06/01/2024	Kabita Dhar (492265806)	2,00,000/-
7.	HDFC	Chandan Datta	06/01/2024	Kabita Dhar (N006242821765025)	3,00,000/-
8.	HDFC	Chandan Datta	15/01/2024	Arup Kumar Dhar (HDFCR52024011570922385)	4,50,000/-
9.	HDFC	Chandan Datta	15/01/2024	Kabita Dhar (HDFCR52024011570922385)	3,00,000/-
10.	HDFC	Chandan Datta	15/01/2024	Swarup Dhar (HDFCR52024011570924960)	22,50,000/-
11.	PNB	BhawaniShankar Sharma	18/01/2024	Arup Kumar Dhar (495318400)	5,00,000/-
12.	PNB	Bhawani Shankar Sharma	18/01/2024	Arup Kumar Dhar (495321372)	5,00,000/-
13.	PNB	Bhawani Shankar Sharma	19/01/2024	Anup Kumar Dhar (PUNBR52024011913555979)	14,75,000/-
14.	PNB	Bhawani Shankar Sharma	19/01/2024	Arup Kumar Dhar (495444604)	4,75,000/-
15.	HDFC	Chandan Datta	20/01/2024	Swarup Dhar (HDFCR52024012072542712)	10,00,000/-

16.	PNB	Bhawani Shankar Sharma	20/01/2024	Swarup Dhar (495727510)	50,000/-
17.	HDFC	Chandan Datta	24/01/2024	Swarup Dhar (N02424848142028)	4,00,000/-
18.	HDFC	Trustegic Construction	05/03/2024	Arup Kumar Dhar (NB05160721086001145803)	7,02,600/-
19.	HDFC	Trustegic Construction	08/03/2024	Anup Kumar Dhar (NB08140406109015134214)	11,51,200/-
20.	HDFC	Trustegic Construction	08/03/2024	Kabita Dhar (NB08140604661017291910)	17,80,000/-
21.	HDFC	Trustegic Construction	08/03/2024	Arup Kumar Dhar (NB08135750423007250148)	5,00,000/-
22.	HDFC	Trustegic Construction	08/03/2024	Swarup Dhar (NB08135132003006235026)	8,66,200/-
TOTAL					15,00,00,000/-

(One Crore Fifty Lakhs Only)

Witnesses:



 Anup Kumar Dhar
 Kabita Dhar

Signature of the OWNERS/FIRST PARTY

FOR TEN FINGER PRINTS

Arup Kumar Saha

	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND				
	Thumb	Fore Finger	Middle Finger	Ring Finger
RIGHT HAND				
				Little Finger
				



Arup Kumar Saha

	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



Swapnil Kumar

	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SPECIMEN FORM FOR TEN FINGER PRINTS



Kalita Dhor

LEFT HAND	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Chandan Didi

LEFT HAND	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

LEFT HAND	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

GRIPS 2.0 Acknowledgement Receipt



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



192023240421474518

GRN Details

GRN:	192023240421474518	Payment Mode:	SBI Epay
GRN Date:	13/03/2024 10:25:59	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0649409041223	BRN Date:	13/03/2024 10:26:41
Gateway Ref ID:	247345299281	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	130320242042147450	Payment Init. Date:	13/03/2024 10:25:59
Payment Status:	Successful	Payment Ref. No:	2000662505/6/2024

[Query No**/Query Year]

Depositor Details

Depositor's Name:	Mr BHAWANI SHANKAR SHARMA
Address:	10/9B, Motilal Gupta Rd, Kumar Park, Purba Barisha
Mobile:	8240090435
Email:	POOJAENT08@GMAIL.COM
Period From (dd/mm/yyyy):	13/03/2024
Period To (dd/mm/yyyy):	13/03/2024
Payment Ref ID:	2000662505/6/2024
Dept Ref ID/DRN:	2000662505/6/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000662505/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	₹ 35051
2	2000662505/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	₹ 150014
Total				185065

IN WORDS: ONE LAKH EIGHTY FIVE THOUSAND SIXTY FIVE ONLY.

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



130320242042147450

GRIPS Payment Detail

GRIPS Payment ID:	130320242042147450	Payment Init. Date:	13/03/2024 10:25:59
Total Amount:	185065	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0649409041223	BRN Date:	13/03/2024 10:26:41
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr BHAWANI SHANKAR SHARMA
Mobile:	8240090435

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240421474518	Directorate of Registration & Stamp Revenue	185065
Total			185065

IN WORDS: ONE LAKH EIGHTY FIVE THOUSAND SIXTY FIVE ONLY.

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

Major Information of the Deed

Deed No :	I-0604-00868/2024	Date of Registration	13/03/2024
Query No / Year	0604-2000662505/2024	Office where deed is registered	
Query Date	10/03/2024 2:13:03 PM	A.D.S.R. CHANDANNAGAR, District: Hooghly	
Applicant Name, Address & Other Details	A Podder Thana : Chandannagar, District : Hooghly, WEST BENGAL, Mobile No. : 8777630485, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4311] Other than Immovable Property, Receipt [Rs : 1,50,00,000/-]		
Set Forth value	Market Value		
Rs. 13/-	Rs. 2,71,76,949/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,051/- (Article:48(g))	Rs. 1,50,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Dhar Gall, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-9, JI No: 1, Pin Code : 712136

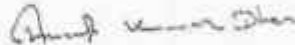
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1030 (RS :-)	LR-3125	Pukur	Pukur	3.5 Katha	1/-	12,38,418/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L2	LR-1030 (RS :-)	LR-3126	Pukur	Pukur	5.03 Katha	1/-	17,79,783/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L3	LR-1030 (RS :-)	LR-3127	Pukur	Pukur	3.92 Katha	1/-	13,87,028/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-1030 (RS :-)	LR-3888	Pukur	Pukur	2.55 Katha	1/-	9,02,276/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L5	LR-1029 (RS :-)	LR-3125	Bastu	Bastu	4.97 Katha	1/-	29,30,923/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L6	LR-1029 (RS :-)	LR-3126	Bastu	Bastu	7.33 Katha	1/-	43,22,667/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L7	LR-1029 (RS :-)	LR-3127	Bastu	Bastu	4.97 Katha	1/-	29,30,923/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,

L8	LR-1029 (RS :-)	LR-3888	Bastu	Bastu	3.94 Katha	1/-	23,23,508/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L9	LR-1031 (RS :-)	LR-3125	Bastu	Bagan	2.78 Katha	1/-	16,39,429/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L10	LR-1031 (RS :-)	LR-3126	Bastu	Bagan	3.45 Katha	1/-	20,34,544/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L11	LR-1031 (RS :-)	LR-3127	Bastu	Bagan	2.72 Katha	1/-	16,04,046/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L12	LR-1031 (RS :-)	LR-3888	Bastu	Bagan	1.88 Katha	1/-	11,08,679/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
TOTAL :					77.616Dec	12/-	242,02,224/-	
Grand Total :					77.616Dec	12/-	242,02,224/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L5, L6, L7, L8	4407 Sq Ft.	1/-	29,74,725/-	Structure Type: Structure
Gr. Floor, Area of floor : 2207 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4407 sq ft	1/-	29,74,725/-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Anup Kumar Dhar (Presentant) Son of Late Ram Chandra Dhar Executed by: Self, Date of Execution: 13/03/2024 , Admitted by: Self, Date of Admission: 13/03/2024 ,Place : Office	 13/03/2024	 Captured 13/03/2024	 13/03/2024

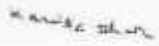
190, Ward No-8, Dhar Gali, City:- Not Specified, P.O:- Chandannagar, P.S:-Chandannagar,
District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation:
Business, Citizen of: India, PAN No.: Bqxxxxxx5n, Aadhaar No: 76xxxxxxx5124, Status
:Individual, Executed by: Self, Date of Execution: 13/03/2024
, Admitted by: Self, Date of Admission: 13/03/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Shri Arup Kumar Dhar Son of Late Ram Chandra Dhar Executed by: Self, Date of Execution: 13/03/2024 , Admitted by: Self, Date of Admission: 13/03/2024 ,Place : Office		 Captured	
		13/03/2024	LT1 13/03/2024	13/03/2024

190, Ward No-8, Dhar Gali, City:- Not Specified, P.O:- Chandannagar, P.S:-Chandannagar,
District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation:
Business, Citizen of: India, PAN No.: Ahxxxxxx5l, Aadhaar No: 76xxxxxxx6016, Status
:Individual, Executed by: Self, Date of Execution: 13/03/2024
, Admitted by: Self, Date of Admission: 13/03/2024 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Shri Swarup Dhar Son of Shri Ashok Kumar Dhar Executed by: Self, Date of Execution: 13/03/2024 , Admitted by: Self, Date of Admission: 13/03/2024 ,Place : Office		 Captured	
		13/03/2024	LT1 13/03/2024	13/03/2024

190, Ward No-8, Dhar Gali, City:- Not Specified, P.O:- Chandannagar, P.S:-Chandannagar,
District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation:
Business, Citizen of: India, PAN No.: Agxxxxxx0f, Aadhaar No: 24xxxxxxx5600, Status
:Individual, Executed by: Self, Date of Execution: 13/03/2024
, Admitted by: Self, Date of Admission: 13/03/2024 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Smt Kabita Dhar Wife of Late Gopal Chandra Dhar Executed by: Self, Date of Execution: 13/03/2024 , Admitted by: Self, Date of Admission: 13/03/2024 ,Place : Office		 Captured	
		13/03/2024	LT1 13/03/2024	13/03/2024

190, Ward No-8, Dhar Gali, City:- Not Specified, P.O:- Chandannagar, P.S:-Chandannagar,
District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Female, By Caste: Hindu, Occupation:
Business, Citizen of: India, PAN No.: Baxxxxxx3p, Aadhaar No: 25xxxxxxx5971, Status
:Individual, Executed by: Self, Date of Execution: 13/03/2024
, Admitted by: Self, Date of Admission: 13/03/2024 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Trustegic Construction J N Sur Road Baghbazar, City:- Not Specified, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 , PAN No.:: Aaxxxxxx0r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table><tr><th>Name</th><th>Photo</th><th>Finger-Print</th><th>Signature</th></tr><tr><td>Shri Chandan Datta Son of Late Sisir Kumar Datta Date of Execution - 13/03/2024, , Admitted by: Self, Date of Admission: 13/03/2024, Place of Admission of Execution: Office</td><td> Mar 13 2024 3:15PM</td><td> Captured LTI 13/03/2024</td><td> 13/03/2024</td></tr></table>	Name	Photo	Finger-Print	Signature	Shri Chandan Datta Son of Late Sisir Kumar Datta Date of Execution - 13/03/2024, , Admitted by: Self, Date of Admission: 13/03/2024, Place of Admission of Execution: Office	 Mar 13 2024 3:15PM	 Captured LTI 13/03/2024	 13/03/2024	J N Sur Road Baghbazar, City:- Not Specified, P.O:- Chandannagar, P.S:-Chandannagar, District:- Hooghly, West Bengal, India, PIN:- 712136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Ahxxxxxx9m, Aadhaar No: 23xxxxxxxx7566 Status : Representative, Representative of : Trustegic Construction (as Partner)		
Name	Photo	Finger-Print	Signature									
Shri Chandan Datta Son of Late Sisir Kumar Datta Date of Execution - 13/03/2024, , Admitted by: Self, Date of Admission: 13/03/2024, Place of Admission of Execution: Office	 Mar 13 2024 3:15PM	 Captured LTI 13/03/2024	 13/03/2024									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Podder Son of Late Swapan Podder Chinsurah Court, City:- Not Specified, P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101	 13/03/2024	 Captured 13/03/2024	 13/03/2024
Identifier Of Shri Anup Kumar Dhar, Shri Anup Kumar Dhar, Shri Swarup Dhar, Smt Kabita Dhar, Shri Chandan Datta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Anup Kumar Dhar	Trustegic Construction-3.5 Katha

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Shri Swarup Dhar	Trustegic Construction-3.45 Katha

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Shri Swarup Dhar	Trustegic Construction-2.72 Katha

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Smt Kabita Dhar	Trustegic Construction-1.88 Katha

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Swarup Dhar	Trustegic Construction-5.03 Katha

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Anup Kumar Dhar	Trustegic Construction-3.92 Katha

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt Kabita Dhar	Trustegic Construction-2.55 Katha

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Shri Anup Kumar Dhar	Trustegic Construction-4.97 Katha

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Shri Swarup Dhar	Trustegic Construction-7.33 Katha

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Shri Anup Kumar Dhar	Trustegic Construction-4.97 Katha

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Smt Kabita Dhar	Trustegic Construction-3.94 Katha

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Shri Anup Kumar Dhar	Trustegic Construction-2.78 Katha

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Anup Kumar Dhar	Trustegic Construction-1101.75000000 Sq Ft
2	Shri Anup Kumar Dhar	Trustegic Construction-1101.75000000 Sq Ft
3	Shri Swarup Dhar	Trustegic Construction-1101.75000000 Sq Ft
4	Smt Kabita Dhar	Trustegic Construction-1101.75000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Dhar Gali, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-9, JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1030, LR Khatian No:- 3125	Owner:অরুণ কুমার দাশ, Gurdian:অরুণ কুমার দাশ, Address:নিজ, Classification:পুকুর, Area:0.05600000 Acre,	Shri Arup Kumar Dhar
L2	LR Plot No:- 1030, LR Khatian No:- 3126	Owner:স্বরূপ দাশ, Gurdian:অরুণ কুমার দাশ, Address:নিজ, Classification:পুকুর, Area:0.08100000 Acre,	Shri Swarup Dhar
L3	LR Plot No:- 1030, LR Khatian No:- 3127	Owner:অরুণ কুমার দাশ, Gurdian:অরুণ কুমার দাশ, Address:নিজ, Classification:পুকুর, Area:0.06300000 Acre,	Shri Anup Kumar Dhar
L4	LR Plot No:- 1030, LR Khatian No:- 3888	Owner:কবিতা দাশ, Gurdian:অরুণ কুমার দাশ, Address:নিজ, Classification:পুকুর, Area:0.04200000 Acre,	Smt Kabita Dhar
L5	LR Plot No:- 1029, LR Khatian No:- 3125	Owner:অরুণ কুমার দাশ, Gurdian:অরুণ কুমার দাশ, Address:নিজ, Classification:বাড়, Area:0.07900000 Acre,	Shri Arup Kumar Dhar
L6	LR Plot No:- 1029, LR Khatian No:- 3126	Owner:স্বরূপ দাশ, Gurdian:অরুণ কুমার দাশ, Address:নিজ, Classification:বাড়, Area:0.11900000 Acre,	Shri Swarup Dhar
L7	LR Plot No:- 1029, LR Khatian No:- 3127	Owner:অরুণ কুমার দাশ, Gurdian:অরুণ কুমার দাশ, Address:নিজ, Classification:বাড়, Area:0.08000000 Acre,	Shri Anup Kumar Dhar
L8	LR Plot No:- 1029, LR Khatian No:- 3888	Owner:কবিতা দাশ, Gurdian:অরুণ কুমার দাশ, Address:নিজ, Classification:বাড়, Area:0.06500000 Acre,	Smt Kabita Dhar
L9	LR Plot No:- 1031, LR Khatian No:- 3125	Owner:অরুণ কুমার দাশ, Gurdian:অরুণ কুমার দাশ, Address:নিজ, Classification:বাড়, Area:0.04600000 Acre,	Shri Arup Kumar Dhar
L10	LR Plot No:- 1031, LR Khatian No:- 3126	Owner:স্বরূপ দাশ, Gurdian:অরুণ কুমার দাশ, Address:নিজ, Classification:বাড়, Area:0.05700000 Acre,	Shri Swarup Dhar
L11	LR Plot No:- 1031, LR Khatian No:- 3127	Owner:অরুণ কুমার দাশ, Gurdian:অরুণ কুমার দাশ, Address:নিজ, Classification:বাড়, Area:0.04500000 Acre,	Shri Swarup Dhar
L12	LR Plot No:- 1031, LR Khatian No:- 3888	Owner:কবিতা দাশ, Gurdian:অরুণ কুমার দাশ, Address:নিজ, Classification:বাড়, Area:0.03100000 Acre,	Smt Kabita Dhar

Endorsement For Deed Number : I - 060400868 / 2024

On 13-03-2024

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

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

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

Presented for registration at 13:10 hrs on 13-03-2024, at the Office of the A.D.S.R. CHANDANNAGAR by Shri Anup Kumar Dhar, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,71,76,949/-

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

Execution is admitted on 13/03/2024 by 1. Shri Anup Kumar Dhar, Son of Late Ram Chandra Dhar, 190, Ward No-8, Dhar Gali, P.O: Chandannagar, Thana: Chandannagar, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 2. Shri Anup Kumar Dhar, Son of Late Ram Chandra Dhar, 190, Ward No-8, Dhar Gali, P.O: Chandannagar, Thana: Chandannagar, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 3. Shri Swarup Dhar, Son of Shri Ashok Kumar Dhar, 190, Ward No-8, Dhar Gali, P.O: Chandannagar, Thana: Chandannagar, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 4. Smt Kabita Dhar, Wife of Late Gopal Chandra Dhar, 190, Ward No-8, Dhar Gali, P.O: Chandannagar, Thana: Chandannagar, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business

Identified by Mr Abhijit Podder, , Son of Late Swapan Podder, Chinsurah Court, P.O: Chinsurah, Thana: Chinsurah, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 13-03-2024 by Shri Chandan Datta, Partner, Trustegic Construction (Partnership Firm), J N Sur Road Baghbazar, City:- Not Specified, P.O:- Chandannagar, P.S:-Chandannagar, District:Hooghly, West Bengal, India, PIN:- 712136

Identified by Mr Abhijit Podder, , Son of Late Swapan Podder, Chinsurah Court, P.O: Chinsurah, Thana: Chinsurah, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,50,014.00/- (B = Rs 1,50,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,50,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2024 10:26AM with Govt. Ref. No: 192023240421474518 on 13-03-2024, Amount Rs: 1,50,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 0649409041223 on 13-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,051/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,051/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4555, Amount: Rs.5,000.00/-, Date of Purchase: 12/03/2024, Vendor name: S MALLICK

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2024 10:26AM with Govt. Ref. No: 192023240421474518 on 13-03-2024, Amount Rs: 35,051/-, Bank: SBI EPay (SBIEPay), Ref. No. 0649409041223 on 13-03-2024, Head of Account 0030-02-103-003-02

Swagata Tarafdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal

ificate of Registration under section 60 and Rule 69.
gistered in Book - I
olume number 0604-2024, Page from 19169 to 19228
being No 060400868 for the year 2024.



Digitally signed by SWAGATA TARAFDAR
Date: 2024.03.18 13:11:42 +05:30
Reason: Digital Signing of Deed.

(Swagata Tarafdar) 18/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.