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Verified that the document is genuine
to registration. The Signature Sheet and
endorsement Sheet Attached to the
document are the part of the document.

Additional District Sub-Registrar
Office Dum Dum 24.Pm. (Dated)

17 AUG 2022

26 AUG 2022

DEVELOPMENT AGREEMENT WITH DEVELOPMENT

POWER OF ATTORNEY

1. Date : 17th day of August, 2022 (Two thousand Twenty Two).
2. Place : Kolkata.

3. PARTY :

- 3.1. SMT SANDHYA CHATTERJEE (PAN: APDPC7039M, AADHAR NO: 9868 1774 3432), wife of Priti Kanta Chatterjee, by Occupation – Housewife, by Faith- Hindu, by Nationality- Indian, residing at 7M, Gour Sundar Seth Lane, P.O.- & P.S.- Sinthee, Kolkata -700 050, District North 24-Parganas, hereinafter called and referred to as the "OWNER" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the ONE PART

A N D

- 3.2. "M/S SONAR BANGLA ENTERPRISE" having its Place of business and or Registered Office at 229/3, R.N. Tagore Road, P.O- Bedia para, P. S. Dum Dum, Kolkata -700 077, Dist. North 24-Parganas, being its represented by its Partner namely (1) SRI AMIT KUMAR BISWAS (PAN: AKEPB3650M), Son of Sri Ashim Kurnar Biswas, by occupation – Business, by faith - Hindu, by Nationality -Indian, residing at 106, Purba Sinthee bye Lane, P.O- Ghughudanga, P.S- Dum Dum, Kolkata- 700030, District- 24 Parganas (North), (2) SRI RAJU DEBNATH (PAN: AQOPD7279A) Son of Sishir Debnath, by occupation – Business, by faith - Hindu, by Nationality -Indian, residing at 229/3, R.N. Tagore Road, P.O- Bedia para, P. S. Dum Dum, Kolkata -700 077, Dist. North 24-Parganas and (3) SRI KAUSIK ROY(PAN: AGSPR2740J) Son of Sambhunatha Roy, by occupation – Business, by faith - Hindu, by Nationality -Indian, residing at 2/8, Ramkrishna Ghosh Road, P.O. & P. S. - Sinthee, Kolkata -700 050, Dist. North 24-Parganas, hereinafter referred to as the "DEVELOPER" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include the said Proprietorship Firm, its Proprietor, their heirs, executors, administrators, representatives and assigns) of the OTHER PART.

The Owner and the Developer collectively **Parties** and severally **Party**.

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

4. **Subject Matter of Agreement:**

4.1. **Development:**

Development and commercial exploitation of ALL THAT piece and parcel of land measuring 2 (Two) Chottah 8 (Eight) Chittaks 15 (Fifteen) Sq. ft. more or less along with dilapidated 20 years old Building thereon measuring 400 (Four Hundred) Sq. ft. one storied building Consisting of 1(one) Bed Room, 1(one) Dinging cum Living Space, 1(one) Kitchen , Toilet, Stair, lying in and situated at Mouza- Sinthee, Dihi 55 Gram, Div-1, Sub Div 14, Superior Landlord Govt. of West Bengal, represented by the Collector of 24-Parganas (North), at present Rayati Swattiya land, being Premises No. 7M, Gour Sundar Seth Lane, Kolkata – 700050, Municipal Ward No. - 002, within the local Jurisdiction of Kolkata Municipality Corporation, within the jurisdiction of A.D.S R. Cossipore Dum Dum, Police Station- formerly Cossipore now Sinthee, District of North 24-Parganas, particularly mentioned and described in the **First Schedule** hereunder written and hereinafter referred to as the "**SAID PROPERTY**".

5. **Backgrounds, Representations and Warranties:**

5.1. **Owner's Representations:** The Owner has represented and warranted to the Developer as follows :

5.1.1. **Ownership :**

(A) **WHEREAS** One Sandhya Chatterjee wife of Priti Kanta Chatterjee of 7M, Gour Sundar Seth Lane, Calcutta Purchased ALL THAT piece and parcel of land measuring 2 (Two) Chottah 8 (Eight) Chittaks 15 (Fifteen) Sq. ft. more or less along with dilapidated 20 years old Building thereon measuring 400 (Four Hundred) Sq. ft. one storied building Consisting of 1(one) Bed Room, 1(one) Dinging cum Living Space, 1(one) Kitchen , Toilet, Stair, lying in and situated at Mouza- Sinthee, Dihi 55 Gram, Div-1, Sub Div 14, Superior Landlord Govt. of West Bengal, represented by the Collector of 24-Parganas (North), at present Rayati Swattiya land, being Premises No. 7M, Gour Sundar Seth Lane, Kolkata – 700050, Municipal Ward No. - 002, within the local Jurisdiction of Kolkata Municipality Corporation, within the jurisdiction of A.D.S R. Cossipore Dum Dum, Police Station- formerly Cossipore now Sinthee, District of North 24-Parganas, by dint of Bengali Script

Saf Bikroy Kobala from Rani Chakraborty duly registered at office of the Sub Registrar, Cossipore Dum Dum and recorded in Book No. 1, Volume No. 80, Pages 292 to 295, being 9576 for the year 1980, with a valuable consideration mentioned thereon.

- (B) AND WHEREAS, said Rani Chakraborty enjoy the same without any interruption from any sorts of corner and she enjoying, seizing and possessing the same peaceably and uninterruptedly, without any hindrance and / or interruption from and / or by any other person or persons free from all encumbrances, lien, charges while the said legal heirs and successor and exclusive possessor and absolute owner of the aforesaid property and mutated her names in the records of the concern Kolkata Municipal Corporation and having assessee No. 110020700180, 7M, Gour Sundar Seth Lane, Kolkata- 700050.
- (C) AND WHEREAS thereafter, while enjoying their title and possession of the above-said property the owner / first party herein, for the benefit of better use, occupation and enjoyment in respect of the said premises as described in the schedule below intended and collectively decided to Develop the same and to erect G+3-storied building (as sanctioned by the local concern municipality) consisting of several self-contained flats / apartments / shops and hence, cause to construct a new pucca structure on second schedule mentioned property and seized and possessed of or otherwise sell and sufficiently entitled to the same peacefully, uninterruptedly and free of any encumbrances whatsoever.
- (D) AND WHEREAS the said **SONAR BANGLA ENTERPIRSE**, being a well-reputed and sophisticated property Developer in the local area, were approached by the owner / first party herein, with a request to Develop / erect / complete the G+3 storied building (as sanctioned by the local concern municipality/corporation) consisting of several self-contained flats / apartments / shops/office. Subsequently, the Developer agreed to the proposal of the owner / first party and as such, decided to undertake the project / constructional work of the G+3-storied building in the said land at the Developer's own cost, expenses, efforts and responsibilities.
- (I) AND WHEREAS for the sake of clarity in this understanding, and to avoid future complications, if at all arise, the parties hereto have agreed and entered into this Agreement to undertake the Development work on the said plot of land being the said

property as described in the schedule hereunder, on this day, month and year, based on the following terms and conditions.

- 5.1.2. **Absolute Entitlement:** In the manner stated above, the Owner herein became the sole and absolute Owner of the said Property. No person or persons other than the Owner herein have any right, title and/or interest of any nature whatsoever in the said Property or any part thereof.
- 5.1.3. **Non Encumbrances:** The right, title and interest of the Owner in the said Property is free from all encumbrances whatsoever and they have a good and marketable title thereto.
- 5.1.4. **No Requisition, Acquisition and Attachment:** The Owner confirms that the said Property or any part thereof is at present not affected by any requisition or acquisition or alignment of any authority or authorities under any law and no notice or intimation about any such proceedings have been received or come to the notice of the Owner and neither the said Property nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income Tax, Revenue or any other Public Demand.
- 5.1.5. **No Litigation:** The Owner confirms that there are no suits and/or proceedings and/or litigations pending in respect of the said Property or any part thereof.
- 5.1.6. **Absolute Possession:** The said Property is in khas, vacant, peaceful and absolute possession of the Owner herein.
- 5.2. **Decision to Develop :** The Owner herein has decided to develop the said Property and construction of a G+3 ownership building thereon together with various common service areas, amenities and facilities to be appended thereto the said building through the Developer herein.
- 5.3. **Background of the Developer :** The Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field.
- 5.4. **Offer of Development:** The Owner herein approached the Developer and made the above representations and requested the Developer to take up the development of the said Property.
- 5.5. **Reliance on Representations:** Relying on the representations of the Owner, the Developer herein has agreed to develop and commercially exploit the said Property by constructing the said Building comprising of Flats/Units/Car Parking Spaces

and/or other areas or spaces thereon together with various common service areas, amenities and facilities to be appended thereto the said Building in accordance with the Plan to be sanctioned from the Kolkata Municipal Corporation and/or any other concerned authority or authorities.

5.6. **Negotiations:** Discussions and negotiations have taken place between the Parties and the terms and conditions have been agreed upon, which the Parties are desirous of recording hereunder.

6. **Appointment and Commencement:**

6.1. **Appointment and Acceptance:** The Owner doth hereby appoint the Developer as the exclusive Developer of the said Property and the Developer doth hereby accept such appointment. By virtue of such appointment, the Owner doth hereby grant and assign, subject to what have been hereunder provided, exclusive right to the Developer to build upon and exploit commercially of the Developer's portion only the said Property by constructing the said building and dealing with the same after setting aside the Owner's Allocation (defined below).

6.2. **Commencement and Tenure:** Consequent to such appointment and acceptance of appointment, this Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till the development is completed in all respects and all obligations of the Parties towards each other stands fulfilled and performed.

7. **Owner's consideration:**

7.1. **Owner's Allocation:** The Developer shall, at their own costs and expenses, construct, finish, complete and deliver to the Owner, undisputed possession of owner allocation area of G+3 storied building as follows:-

- (a) Entire Second Floor of the building construction area on the Second Floor.
- (b) The owners entitle to get Rs. 36,00,000/- (Thirty Six Lac) only as non-refundable consideration which is payable at the time of Rs. 5,00,000/- (Five Lack) only at the time of this execution and Balance Rs. 31,00,000/- (Thirty one Lac) only at the time of handing over the possession of owner's allocation.
- (c) The Developer also constructed one Puja Room at the roof of the building in their own cost.

The said allocated area of the Owner shall be completed and finished in all respects by the Developer at their own costs and expenses according to the sanctioned building Plan. It is clarified that the Owner's Allocation shall include proportionate undivided, impartible and indivisible share in (1) the common areas, amenities and facilities made available in the said Building such as paths, passages, stairway, lift, electric meter room, pump room, overhead water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said Building.

7.2. **Further Commitment:** Save and except the Owner's Allocation as mentioned hereinabove the Developer herein doth hereby undertake that Developer will not pay any amount or area if the Developer amalgamated to adjoin land or Owner does not claim or demand for further area or amount save and excepts the owner allocation written herein.

7.3. **Original Documents:** The Original Documents including link Deeds in respect of the said Property shall be handed over by the Owner to the custody of the Developer at the time of execution of this Development Agreement under proper receipt/acknowledgement and the same shall be returned to the Owner after completion of the whole Project and requirements.

8. **Developer's Consideration:**

8.1. **Developer's Allocation:** The Developer shall be fully and completely entitled to get the balance area of the said proposed G+3 storied building which includes the rest area as mentioned in the Owner Allocation of the said proposed building comprised of the said Property after allocating the Owner's areas as per Clause No. 7.1 stated above and other common areas comprising of the said building and open spaces of the said Property (**Developer's Allocation**). It is clarified that the Developer's Allocation shall include the proportionate undivided, impartible and indivisible balance share in (1) the Common Portions and/or areas and (2) the land contained in the said Property particularly mentioned and described in the **Third Schedule** hereunder written.

9. **Possession:**

9.1. **Full Possession:** The Owner shall hand over vacant and peaceful possession of the said Property simultaneously upon execution and registration of this Development Agreement to the said Developer herein.

10. **Powers and Authorities:**

10.1. **Development Power of Attorney:** The Owner will be liable to grant to the Developer a Development Power of Attorney which will be registered for lawful sanction of the Building Plan / Additional / Revised / Modified Plan / application for Completion Certificate from the **Kolkata Municipal Corporation** and/or other authorities and construction of the said Building, booking and sale of the Developer's Allocation and all matters ancillary thereto, if there is any violation regarding the sanction of the Building Plan/Construction etc., the Owner shall not be responsible/answerable for that violation or deviation of norms.

10.2. **Further Acts:** Notwithstanding grant of the aforesaid Development Power of Attorney, the Owner doth hereby undertake that they will execute, as and when necessary, further powers and authorities and all papers, documents, plans etc. for the purpose of development of the said Property.

11. **Construction of the Project :**

11.1. **Sanction of Plan:** The Developer shall at their own costs appoint an Architect on behalf of the Owner and through the said Architect the Developer shall have prepared, submitted and sanctioned the building plan from the **Kolkata Municipal Corporation**.

11.2. **Construction of the Building:** The Developer shall, at their own costs and without creating any financial or other liability on the Owner, construct, erect and complete the said Building in accordance with the building plan to be sanctioned and as per the agreed specifications particularly mentioned and described in the Fourth Schedule hereunder written and as may be recommended by the Architect from time to time. The decision of the Architect regarding the quality of materials and workmanship shall be final and binding on the Parties. All costs, charges and expenses including Architect's fees shall be discharged and paid by the Developer and the Owner will bear no responsibility in this context.

11.3. **Submitting of Building Plan for its sanctioned :** The Developer will solely be liable and responsible at their own costs and expenses to submit the proposed building Plan to the **Kolkata Municipal Corporation** for its sanctioned within a maximum period of 6 (six) months only from the date of registration of this Development Agreement.

- 11.4. **Construction Time:** Subject to the Owner meeting all their obligations under this Agreement and force majeure, the Developer shall construct, complete and finish the said proposed Building on the said Property within a period of 36 (Thirty Six) months from the date of receipt of the sanctioned Building Plan from the **Kolkata Municipal Corporation** with a maximum grace/extension period of 6 (six) months only and the Developer shall hand over the complete habitable peaceful vacant possession of the Owner's Allocation within the said stipulated time.
- 11.5. **Utilities:** The Developer shall at **their** own costs erect the said Building with pump, overhead reservoir, lift, permanent electric connection and the prospective Purchasers (collectively **Transferees**) of the apartments/spaces in the said Building (Units) shall pay the deposits and other charges levied by **C.E.S.C. Ltd.** The Owner will not be liable to pay any charges levied by **C.E.S.C. Ltd.** after handing over the Owner's Allocation in any manner whatsoever.
- 11.6. **Temporary Connections:** The Developer shall be authorized in the name of the Owner to apply for and obtain temporary connections of water, electricity and drainage/sewerage. The costs of temporary connections of water, electricity and drainage/sewerage etc. will be paid by the Developer and the Owner shall not be responsible to pay the said expenditure in any manner whatsoever.
- 11.7. **Modification:** Any amendment or modification in the plan may be made or caused to be made by the Developer within the permissible limits of the **Kolkata Municipality Corporation** and/or any other concerned Authority or Authorities Rules provided however no alteration or modification shall be made in the Owner's Allocation without the consent of the Owner in writing.
- 11.8. **No Obstruction:** The Owner shall not do any act, deed or thing whereby the Developer is obstructed or prevented from constructing and completing the said proposed Building.
12. **Dealing with Units in the Building :**
- 12.1. **Owner's Allocation:** Subject to the provisions of Clause No. 7.1 above, the Owner shall be exclusively entitled to the Owner's Allocation and shall be entitled to transfer or otherwise deal with the Owner's Allocation in any manner the Owner deems appropriate without any right, claim or interest therein whatsoever of the Developer and the Developer shall not in any way interfere with or disturb the sale/transfer and

quiet and peaceful possession of the Owner's Allocation. It is however understood that the dealings of the Owner with regard to the Owner's Allocation shall not in any manner fasten or create any financial liabilities upon the Developer. However, any transfer of any part of the Owner's Allocation shall be subject to the provisions of this Agreement and the Developer shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Owner's Allocation but subject to provisions of **Clause No. 7.1** of this Development Agreement.

- 12.2. **Developer's Allocation:** The Developer shall be exclusively entitled to the Developer's Allocation and shall be entitled to transfer or otherwise deal with the Developer's Allocation in any manner the Developer deems appropriate without any right, claim, or interest therein whatsoever of the Owner and the Owner shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Developer's Allocation. It is however understood that the dealings of the Developer with regard to the Developer's Allocation shall not in any manner fasten or create any financial liabilities upon the Owner. However, any transfer of any part of the Developer's Allocation shall be subject to the provisions of this Agreement and the Owner shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Developer's Allocation but subject to provisions of **Clause No. 8.1** of this Development Agreement.
- 12.3. **Transfer of Developer's Allocation:** In consideration of the Developer constructing and handing over the Owner's Allocation to the Owner, the Owner shall execute the Deed or Deeds of Conveyance of the undivided share in the land in favour of the Transferees as be attributable to the Developer's Allocation in such parts as shall be required by the Developer. Such execution of Conveyances at the option of the Developer may be done by the Developer by exercising the powers and authorities granted under the said Development Power of Attorney or by the Owner directly. The Owner shall not be responsible for the cost including Stamp Duty and registration expenses for such transfer.
- 12.4. **Costs of Transfer:** The costs of such Conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees of the Developer's Allocation.

- 12.5. **Common Documentation:** The Owner and the Developer shall adopt common format of documentation for transfer of the Units. The Common Portions, Common Restrictions and all other matters of common interest and concern, shall be uniformly adopted in the documentation.
13. **Kolkata Municipal Corporation Taxes and Outgoings:**
- 13.1. **Relating to Period prior to sanction of Plan:** All Municipal rates, taxes and other outgoings on the said Property relating to the period prior to Developer Agreement shall be borne, paid and discharged by the Owner only and in this regards the Developer shall have no liabilities in any manner whatsoever.
- 13.2. **Relating to Period After Sanction of Plan:** As and from the date of Development Agreement, the Developer shall be liable for Municipal rates, taxes and other outgoings in respect of the said Property or any part thereof till such time the possession of the Owner's Allocation is given to the Owner and possession of the Units are given to the Transferees, who shall, respectively, from the date of such possession, become liable and responsible for Municipal rates and taxes and all other outgoings.
14. **Possession and Post Completion Maintenance:**
- 14.1. **Notice of Completion:** That after completion of the construction of the proposed G+3 storied building, the Developer shall first handover peaceful Owner's Allocation in terms of the Agreement without any dispute.
- 14.2. **Possession Date and Rates:** On and from such date of taking physical possession or deemed possession as afore stated (**Possession Date**), the Owner shall be exclusively responsible for payment of all Municipal rates and taxes and other outgoings and impositions whatsoever (**collectively Rates**) payable in respect of the Owner's Allocation only **provided however** when such Rates are applicable to the whole of the said Property / Building, the same shall be apportioned on pro-rata basis with reference to the total area of the said Building. The Transferees shall be responsible for payment of the rates in respect of the Developer's Allocation.
- 14.3. **Punctual Payment and Mutual Indemnity:** The Owner and the Transferees shall punctually and regularly pay the rates for their respective allocations to the concerned authorities and all parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever

directly or indirectly instituted against or suffered by or paid by any of them as the case may be, consequent upon a default by the other or others.

- 14.4. **Maintenance:** The Developer shall frame a scheme for the management and administration of the said Building. The Owner hereby agrees to abide by all the rules and regulations to be framed by the Developer and the Transferees (Association), which shall be in charge of such management of the affairs of the said Building at their sole discretion.

15. **Common Restrictions:**

- 15.1. **Applicable to Both:** The Owner's Allocation and the Developer's Allocation in the said Building shall be subject to the same restrictions as are applicable to the Ownership building, intended for common benefit of all occupiers of the said Building, which shall include the following:
- 15.1.1. **No Illegal Activity:** No Transferees/Co-Owner/Occupants of the said Building shall use or permit to be used their Units or any portion thereof for any commercial purpose or for carrying on any obnoxious, illegal and immoral trade or activity or for any purpose which may cause any nuisance or hazard to the other occupiers of the said Building.
- 15.1.2. **No Demolition:** No Transferees/Co-Owner/Occupants of the said Building shall demolish or permit demolition of any wall or other structure in their respective Units or any portions, major or minor, without the written consent of the Developer and/or the Association.
- 15.1.3. **No Transfer without Compliance:** Neither the Owner nor the Transferees shall transfer or permit transfer of their respective Units or any portions thereof unless all terms and conditions to be observed and/or performed and the proposed transferees give a written undertaking to the effect that such transferees shall remain bound by the terms and conditions of these presents and further that such transferees shall pay all and whatsoever shall be payable in relation to the concerned Unit or other spaces.
- 15.1.4. **Compliance with Rules:** The Owner and the Transferees shall abide by all laws, bye-laws, rules and regulations of the Government and local bodies 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.

- 15.1.5. **Interior Maintenance:** The Owner and the Transferees shall keep the interior walls, sewers, drains, pipes, other fittings and fixtures, appurtenances, floor and ceiling etc. in each of their respective Units/other spaces in good working condition and repair and in particular so as not to cause any damage to the said Building or any other space or accommodations therein and shall keep the other occupiers of the said Building indemnified from and against the consequences of any breach.
- 15.1.6. **Validity of Insurance:** Neither the Owner nor the Transferees shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the said 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.
- 15.1.7. **No Obstruction of Common Portions:** Neither the Owner nor the Transferees shall leave or keep any goods or other items for display or otherwise in the lobbies, staircase, corridors or at other places of common use and enjoyment in the said Building and no hindrance shall be caused in any manner in the free movement and use of the lobbies, staircase, corridors and other places for common use and enjoyment in the said Building.
- 15.1.8. **Cleanliness:** Neither the Owner nor the Transferees shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the said Building or in the compound, corridors or any other portion or portions of the said Building.
- 15.2. **Right of Entry:** For the purpose of enforcing the common restrictions and ancillary purposes and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lightening and keeping in order and good condition any Common Portions and/or for any purpose of similar nature, the Owner and the Transferees shall permit the Developer/Association, with or without workmen, at all reasonable time, to enter into and upon the Owner's Allocation and the Transferees Units and every part thereof.
16. **Owner's Obligations:** The Owner doth hereby covenant with the Developer as follows:

- 16.1. **No Obstruction in Dealing with Developer's Allocation:** Not to do any act, deed or thing whereby the Developer may be prevented from selling and/or disposing of any part or portion of the Developer's Allocation.
- 16.2. **No Obstruction in Construction:** Not to cause any interference or hindrance in the construction of the said Building or any part thereof.
- 16.3. **No Alteration of Structure:** Not to demand or cause any alterations to be made in the sanctioned Plan and structure of the said Building. However, it is clarified that all costs and charges for any addition in the specifications made by the Developer at the request of the Owner shall be borne by the Owner.
- 16.4. **No Dealing with the Property:** Not to let-out, grant lease, mortgage and/or charge the Property or any portions thereof without the consent in writing of the Developer.
- 16.5. **Fulfilling Obligations:** To sign and join all and every deeds, documents and papers which are required for the development of the said Property and/or sale of the Developer's Allocation.
- 16.6. **Marketable Title:** The Owner has a clear and marketable title to the said Property and every part thereof.
17. **Developer's Obligations:**
 - 17.1. **Time of Completion:** The Developer hereby agrees and covenants with the Owner that subject to the Owner meeting all their obligations including those mentioned in the various sub-clauses of **Clause No. 16** above and subject further to Force Majeure (defined below) and reasons beyond the control of the Developer, the Developer shall complete the construction of the said proposed Building within **24 (Twenty Four)** months from the date of receipt of the sanctioned Building Plan from the **Kolkata Municipal Corporation**, with a maximum extension period of **6 (six) months (Stipulated Period)** only.
 - 17.2. **Completion Certificate:** The Developer shall be liable to apply for and obtain (within 6 months) Completion Certificate on completion of construction of the said proposed **G+3** storied Building, as be deemed expedient by the Developer. Be it also noted that, during taking the Completion Certificate if the **Kolkata Municipal Corporation** or any authority imposes any Additional Development Charge or other charge, then the Developer will pay it.

- 17.3. **No Violation of Law:** The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions of the standing prevailing rules and regulation applicable to construction of the said Building.
- 17.4. **No Obstruction in Dealing with Owner's Allocation:** The Developer hereby agrees and covenants with the Owner not to do any act, deed or thing whereby the Owner are prevented from enjoying, selling, assigning and/or disposing of any part or portion of the Owner's Allocation.
- 17.5. **Alternative accommodation:** The Developer shall arrange for land owner alternative residential accommodation in the form of 2 (Two) Bed Rooms flat including toilet and kitchen in the Surrounding of the present locality (of owner) with a stipulated fixed monthly rent of the said Flat during the period of construction of the proposed building from date of vacating possession to handing over the possession of the proposed building and till the date of possession of the same by the owner herself and the rental amount of the said habitable flat has to be borne/ paid exclusively by the Developer.
18. **Owner's Indemnity:**
- 18.1 The Land owner shall not be liable for any default or deviation of sanction building plan and/or defective workmanship and/or the measurement and/or quality and durability of materials and/or for quality of construction of the building. The Developer shall solely be responsible to the Kolkata Municipal Corporation, Govt. of West Bengal and other authority for any deviation of the said plan and other authority for any deviation of the said plan and/or unauthorised and illegal construction in the said property.
- 18.2 The Developer do hereby undertake to indemnify the owner against all losses, costs damages expenses, claims and demand whatsoever the owner may sustain for any illegal construction, any damage that may occur during demolition of the existing building and construction of the said building to the adjoin building including roads around the said property and resident therein, and/or any loss of life, disablement of labour passers by at the time of construction of the proposed building on the said property or any part thereof.
- 18.3 The developer do hereby undertakes to pay and bear all fees, charges, penalty, interest and/or any outgoings and purchase consideration of building materials and related goods,

device and equipment, attachments to effectuate the proposed building and the said property in its habitable condition and further undertakes to pay all vendors in time.

18.4. Title: The Owner shall always be responsible for giving good and marketable title to the Developer and the Transferees and the Owner doth hereby indemnify and agree to keep indemnified the Developer and the Transferees in this regard.

18.5. Developer's Allocation: The Owner hereby undertakes that the Developer shall always be entitled to the Developer's Allocation and shall enjoy the same without any interference or disturbances by the Owner and to this effect the Owner doth hereby indemnify and agree to keep indemnified the Developer herein.

19. Developer's Indemnity:

19.1. Third Party Claims : The Developer hereby undertakes to keep the Owner indemnified against all Third Party claims and actions, suits, costs and proceedings arising out of any act of omission or commission on the part of the Developer in relation to the construction of the said Building and/or for any defect therein or development of the said Property.

20. Miscellaneous:

20.1. No Partnership: The Owner and the Developer have entered into this Agreement purely as a contract basis and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

20.2. Additional Authority: It is understood that from time to time to facilitate the uninterrupted construction of the said Building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owner. Further, various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein. The Owner hereby undertakes to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owner also undertakes to sign and execute all additional applications and other documents, at the costs and expenses of the Developer provided that all such acts, deeds

matters and things do not in any way infringe on the rights of the Owner and/or go against the spirit of this Agreement.

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

20.4. **Taxation:** The Owner are not liable to pay any GST if applicable in respect of the Owner's Allocation and the Developer will be liable to pay to the same to the concerned authority.

21. **Defaults:**

21.1. **Of Developer:** Developer shall expresses for separation of Deeds of owner allocation and thereafter mutation in individual name of the owner and one year Tax to be paid by the Developer and handover the owner's allocation to the owner.

21.2. **Of Owner:** In the event the Owner fails and/or neglects to perform any of **their** obligations under this Agreement, the Developer shall be entitled to all losses and damages suffered by the Developer for such non-performance of the Owner.

22. **Force Majeure:**

22.1. **Meaning of:** Force Majeure shall mean rain, flood, earthquake, riot, war, storm, tempest, civil commotion, strike, decision of authority and/or any other event beyond the control of the Parties (**Force Majeure**).

22.2. **No Liability:** The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of such obligation is prevented by the existence of Force Majeure and the performance of such obligation shall be suspended during the duration of Force Majeure.

23. **Arbitration:**

23.1. **Arbitral Tribunal:** Disputes arising out of this Agreement shall be referred to the sole arbitration of such person as be mutually decided (Sole Arbitrator) and failing such mutuality, to a Tribunal comprising of 3 (three) persons, 1 (one) appointed by the Owner, 1 (one) appointed by the Developer and the third by the first two appointees (collectively Arbitral Tribunal), being a reference within the meaning of the Arbitration And Conciliation Act, 1996.

23.2. **Name of the building:**

23.3. The name of the said proposed building will decided by the Developer latter.

24. POWER OF ATTORNEY:- KNOW ALL MEN BY THESE PRESENTS SHALL COME that I, SMT SANDHYA CHATTERJEE (PAN: APDPC7039M, AADHAR NO: 9868 1774 3432), wife of Priti Kanta Chatterjee, by Occupation – Housewife, by Faith- Hindu, by Nationality- Indian, residing at 7M, Gour Sundar Seth Lane, P.O.- & P.S.- Sinthee, Kolkata -700 050, District North 24-Parganas, is the absolute and recorded owner of ALL THAT piece and parcel of land measuring 2 (Two) Chottah 8 (Eight) Chittaks 15 (Fifteen) Sq. ft. more or less along with dilapidated 20 years old Building thereon measuring 400 (Four Hundred) Sq. ft. one storied building Consisting of 1(one) Bed Room, 1(one) Dining cum Living Space, 1(one) Kitchen, Toilet, Stair, lying in and situated at Mouza- Sinthee, Dihí 55 Gram, Div-1, Sub Div 14, Superior Landlord Govt. of West Bengal, represented by the Collector of 24-Parganas (North), at present Rayati Swattiya land, being Premises No. 7M, Gour Sundar Seth Lane, Kolkata – 700050, Municipal Ward No. - 002, within the local Jurisdiction of Kolkata Municipality Corporation, within the jurisdiction of A.D.S R. Cossipore Dum Dum, Police Station- formerly Cossipore now Sinthee, District of North 24-Parganas, and appoint as my true and lawful CONSTITUTED ATTORNEYS for and on my behalf to do all acts, deeds, matters and things as follows : WHEREAS I am the absolute owner of below first schedule mentioned property and entered Development Agreement with "SONAR BANGLA ENTERPRISE" having its Place of business and or Registered Office at 229/3, R.N. Tagore Road, P.O- Bedia para, P. S. Dum Dum, Kolkata -700 077, Dist. North 24-Parganas, being its represented by its Partner namely SRI AMIT KUMAR BISWAS (PAN: AKEPB3650M), Son of Sri Ashim Kumar Biswas, by occupation – Business, by faith - Hindu, by Nationality -Indian, residing at 106, Purba Sinthee bye Lane, P.O- Ghughudanga, P.S- Dúm Dum, Kolkata- 700030, District- 24 Parganas (North), SRI RAJU DEBNATH (PAN: AQOPD7279A) Son of Sishir Debnath, by occupation – Business, by faith - Hindu, by Nationality -Indian, residing at 229/3, R.N. Tagore Road, P.O- Bedia para, P. S. Dum Dum, Kolkata -700 077, Dist. North 24-Parganas and SRI KAUSIK ROY (PAN: AGSPR2740J) Son of Sambhunatha Roy, by occupation – Business, by faith - Hindu, by Nationality -Indian, residing at 2/8, Ramkrishna Ghosh Road, P.O. & P. S. - Sinthee, Kolkata -700 050, Dist. North 24-Parganas, hereinafter called and referred to as the DEVELOPER, in respect of construction of a G+3

storied building upon the said land on Joint Venture basis contained with several terms and conditions mentioned therein.

AND WHEREAS in pursuance of the said Development Agreement executed on this day. I, hereby executed this Power of Attorneys And by this Power of Attorneys the said "SONAR BANGLA" having its Place of business and or Registered Office at 229/3, R.N. Tagore Road, P.O- Bedia para, P. S. Dum Dum, Kolkata -700 077, Dist. North 24-Parganas, being its represented by its Partner namely SRI AMIT KUMAR BISWAS (PAN: AKEPB3650M), Son of Sri Ashim Kumar Biswas, by occupation – Business, by faith - Hindu, by Nationality -Indian, residing at 106, Purba Sinthee bye Lane, P.O- Ghughudanga, P.S- Dum Dum, Kolkata- 700030, District- 24 Parganas (North), SRI RAJU DEBNATH (PAN: AQOPD7279A) Son of Sishir Debnath, by occupation – Business, by faith - Hindu, by Nationality -Indian, residing at 229/3, R.N. Tagore Road, P.O- Bedia para, P. S. Dum Dum, Kolkata -700 077, Dist. North 24-Parganas and SRI KAUSIK ROY (PAN: AGSPR2740J) Son of Sambhunatha Roy, by occupation – Business, by faith - Hindu, by Nationality -Indian, residing at 2/8, Ramkrishna Ghosh Road, P.O. & P. S. - Sinthee, Kolkata -700 050, Dist. North 24-Parganas, I, hereby appointed as my lawful CONSTITUTED ATTORNEY in my name on my behalf to do execute and perform the following acts, deeds, matters and things :-

1. To construct the building upon the said property mentioned in the Schedule herein below in accordance with the Plan to be sanctioned in my name by the Kolkata Municipal Corporation and to sign on my behalf in the Building Plan and all the documents and represent myself and to file and obtain the same from Municipal Authority and to take all other necessary steps in the Kolkata Municipal Corporation Office. I hereby also authorized to I constitute attorneys to mutated I name or I legal heirs if required and they have also authorized to apply, collect or any other job regarding Completion Certificate (C.C) or Occupancy Certificate, Site Plan, Mutation, Related to Taxation job, Amalgamation, Water Connection, Form -60 of Income Tax Act, Amendment and Rectification or any other job in respect of the said property mentioned in the Schedule mentioned herein below.
2. To negotiate on terms for and to agree for all sales to any intending purchaser or purchasers at such price or prices at any time which I said Attorneys in its absolute

discretion thinks fit and proper and all the sale consideration money of Developer allocation deposited in their account.

3. To book flats and to enter into all agreement for sale or sales of flats which to be constructed on the said property mentioned in the Schedule below.
4. To receive from the intending purchaser or purchasers any earnest money and / or advances and also the balance of purchase money on completion of such sale or sales and to give good and valid receipt for the same of Developer Allocation.
5. Upon such receipt as aforesaid to sign and execute on I behalf in any deed or deed of sale, conveyance or conveyances of Developer Allocation of the said properties in favour of purchaser or purchasers or their nominee or nominees or assigns.
6. To attend any Court of Law either Civil or Criminal and to represent in all Government Offices on I behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below.
7. To receive any such amount for the purpose of sale, transfer and convey the respective flats, either by the Cash or by Cheques and to deposit the same in their own account and to spend the same in their absolute discretion think best fit and proper in respect of the sale / transfer of the Developer's Allocation of the said newly constructed building.
8. To appoint Advocate for the purpose of all Agreement, Sale Deed and for taking all legal steps for the aforesaid building and to pay his legal remuneration (in respect of Developer's Allocation).
9. To sign all complaints, petition, application, forms, affidavit etc. and to file the same in any Court of Law or any other offices, if required.
10. To appear in any suit, proceedings, motion, L.A. Office, I.T. Office etc. on our behalf and to file the statement or objection, affidavit-in-opposition etc. if required, in connection with the land mentioned in the Schedule herein below.
11. To appoint labour, labour contractor (Rajmistri), Carpenter etc. for the construction of the said proposed building.
12. To call the tender, quotation etc. from the supplier for supply cement, iron rod, sand, wood, iron grill etc. and to appoint them as my Constituted Attorneys shall think fit and proper.

13. To sign and execute conveyance or conveyances of the said proposed building in respect of Developer Allocation to be constructed thereon or any part thereof.
14. To lodge the conveyance, lease and / or other documents for registration and to admit, execution thereof before the Authority concerned and to sign, execute and register the Deed of Conveyance in respect of said Flats, Garages, Offices and other together with undivided proportionate share of the said land. (in respect of Developer's Allocation)
15. To represent myself before the C. E. S. C. Ltd. and other competent Authority or Authorities by my said Attorneys as and when required.
16. To attend before any office of the Registrar and / or to execute and present for registration and admit, execution of any agreement, deed, conveyance, transfer, assignment, assurance release, indemnity or other instrument which is compulsory under the Registration Act in respect of Developer Allocation. and generally to do all things necessary or expedient for registration. (in respect of Developer's Allocation)
17. To ask for demand, recover, receive and collect all money due and payable in connection with the said proposed building from the intending purchaser / purchasers or any other person or persons in connection with the said building or construction and to settle, compromise or compound any debt or claim whatsoever. (in respect of Developer's Allocation)
18. To sale, transfer, convey and to deliver the possession of Flat / Flats, Shop, Garages & Offices etc. with undivided proportionate share of land along with other amenities relating thereto either in complete or incomplete, finished or semi-finished condition which my Constituted Attorneys shall think best, fit. (in respect of Developer's Allocation)
19. To appear or to represent before the Registrar / Sub-Registrar or any other offices at any jurisdiction all times which may be necessary before him for registration of the sale deed of the flats, shops, garages and others to be constructed on the land mentioned in the Schedule hereunder in respect of Developer Allocation.
20. And to do all such acts, things, deeds which are necessary for the aforesaid purpose and which my Constituted Attorneys shall think best fit and proper.
21. To amalgamate with the other land adjoining with this schedule mentioned property.
22. All other necessary jobs and steps in the concerning B.L & L.R.O Office. I hereby also authorized to my constitute attorneys to mutated my name or my legal heirs if required

and they have also authorized to apply, collect or any other job regarding Site Plan, Mutation, Related to Taxation (Kajna) job, Amalgamation or any other job in respect of the said property mentioned in the Schedule mentioned herein below.

23. I, do hereby agree to ratify and confirm whatsoever my said Attorneys shall do in the premises by virtue of these presents AND I, HEREBY DECLARE that I have not done anything inconsistent with this Power of Attorneys.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring 2 (Two) Chottah 8 (Eight) Chittaks 15 (Fifteen) Sq. ft. more or less along with dilapidated 20 years old Building thereon measuring 400 (Four Hundred) Sq. ft. one storied building Consisting of 1(one) Bed Room, 1(one) Dinging cum Living Space, 1(one) Kitchen , Toilet, Stair, lying in and situated at Mouza- Sinthee, Dihi 55 Gram, Div- 1, Sub Div 14, Superior Landlord Govt. of West Bengal, represented by the Collector of 24-Parganas (North), at present Rayati Swattiya land, being Premises No. 7M, Gour Sundar Seth Lane, Kolkata - 700050, Municipal Ward No. - 002, within the local Jurisdiction of Kolkata Municipality Corporation, within the jurisdiction of A.D.S R. Cossipore Dum Dum, Police Station- formerly Cossipore now Sinthee, District of North 24-Parganas, which is butted and bounded as follows:-

<u>ON THE NORTH</u>	:	Gour Sundar Seth Lane
<u>ON THE SOUTH</u>	:	7A, Gour Sundar Seth Lane
<u>ON THE EAST</u>	:	7L, Plot No. 26
<u>ON THE WEST</u>	:	7N & 7P, Gour Sundar Seth Lane

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

The Developer shall, at their own costs and expenses, construct, finish, complete and deliver to the Owner, undisputed possession of **owner allocation** area of G+3 storied building as follows:-

The Developer shall, at their own costs and expenses, construct, finish, complete and deliver to the Owner, undisputed possession of **owner allocation** area of G+3 storied building as follows:-

- (a) Entire Second Floor of the building construction area on the Second Floor.
- (b) The owners entitle to get Rs. 36,00,000/- (Thirty Six Lac) only as non-refundable consideration which is payable at the time of Rs. 5,00,000/- (Five Lack) only at the time of this execution and Balance Rs. 31,00,000/- (Thirty one Lac) only at the time of hanging over the possession of owner's allocation.

The Developer also constructed one Puja Room at the roof of the building in their own cost.

The said allocated area of the Owner shall be completed and finished in all respects by the Developer at their own costs and expenses according to the sanctioned building Plan. It is clarified that the Owner's Allocation shall include proportionate undivided, impartible and indivisible share in (1) the common areas, amenities and facilities made available in the said Building such as paths, passages, stairway, lift, electric meter room, pump room, over head water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said Building.

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

The Developer shall be exclusively entitled to the Developer's Allocation and shall be entitled to transfer or otherwise deal with the Developer's Allocation in any manner the Developer deems appropriate without any right, claim, or interest therein whatsoever of the Owner and the Owner shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Developer's Allocation. It is, however understood that the dealings of the Developer with regard to the Developer's Allocation shall not in any manner fasten or create any financial liabilities upon the Owner. However, any transfer of any part of the Developer's Allocation shall be subject to the provisions of this Agreement and the Owner shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Developer's Allocation but subject to provisions of **Clause No. 8.1** of this Development Agreement.

2207
AUG 2022

THE FOURTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATIONS OF THE BUILDING)

1. STRUCTURE : RCC framed structure with RCC columns and beams. (Anti turmeric treatment will done_
2. All external brick work will be 8" thick with 1st class approved quality bricks in 1:6 (C:M) and all internal brick work will be 5" and 3" thick with 1st class approved quality brick in 1:4 (C:M).
3. CEMENT: Lafarge/ Konarak.
4. PLASTER : The outside of the building will have plaster 3/4th " thick average.
5. WALL FINISHING : outer wall of the building will be painted by snoecem compound. The inside of the building will be putty finish and Paint.
6. FLOORING : all floors inside the flats will be made by floor Marble type, the toilet will have 6 ½ " height will also Glaze tiles.
7. DOORS AND WINDOWS :
 - a) Main entrance door: Collapsible Grill Gate (GI)
 - b) Other Doors: Commercial flush door (ISI marked, 6" long (Aim) tower bolt, both side painted and consisting of 1(one) 8" long hasbolt.
 - c) Toilet door: PVC door, PVC frame, (1Yz") tower bolt and other necessary fitting and loft.
 - d) Windows: All windows shall be made by Aluminium panel filed with 1 coat primer 2 coat colour or Aluminium sliding windows with necessary fittings according to the choice of the promoter / developer:
8. TOILET :
 1. One standard size commode will be fitted in toilet.
 2. One shower complete.
 3. Two taps C.P. made.
 4. All PVC line in inside flat will be concealed.
 5. One stand basin (18" x 12") and one steel sink will be provided in dining and kitchen.
 6. One kitchen chimney will be provided.

KITCHEN :

- a) The cooking platform with black stone (5" x ½ ") and a self with blackstone under the cooking platform.
- b) The dado above kitchen platform will have 4'-0" high with glazed tiles.
- c) One still sink with tap and one tap below sink are to provided.
- d) One Kitchen Chimney will provided by Developer.

9. DINING ROOM : One stand basin (18"x12") will be provided fitting with G.I. pipeline.

10. STAIRCASE :

- a) All space landing skirting margin will be made by floor tiles.
- b) Stair front opening will be steel frame with 3mm glass including window at required position.
- c) In the main entrance at ground floor one collapsible gate also be provided.

11. ELECTRICAL WORKS :

- a) The staircase light, security, roof pump connection will be with separate meter and separate control switch and mainline wiring and power line wiring should be made of 4mm wire and point should be of 1mm wire. A.C. Line should be separated.
- b) In rooms: each room provided 3 light point, one extra and one 5amp plug point.
- c) In drawing and dinning room – 3 light points, 2 fan points, one power plug.
- d) In bath room- one light point, fan point, one power point.
- e) In kitchen- one light point, one extra fan point, one power plug.
- f) In balcony- one light point.
- g) In flat entrance – one calling bell point.
- h) 5 (Five) Separate meter for the Owner to be provided by the Developer.
(The Developer liable to be provided 30 more or less electrical point in each flat)

12. WATER SUPPLY : One overhead reservoir and pump motor PVC delivery connected with overhead reservoir will be of ISI marked PVC pipe and a underground reservoir connected with municipal water for the same purpose with pump will be fitted. Deep Sub-Mersible motor pump (reputed standard quality).

13. G.I. PIPE LINE : Internal PVC pipe line will be concealed outside cold water line will bequeath polythene best quality pipe with GI fittings each flat shall have control value. All outside pipe will be painted matching to wall.

14. SANITARY AND DRAINAGE WORK :

- a) One septic tank for joint of for common users will be provided.
- b) All materials and accessories shall be highest quality with ISI marked.
- c) All waste pipe will be of 4" dia PVC pipe ISI marked and painted matching to wall.
- d) All soil pipe line for WC etc. will be of 4" dia special soil pipe ISI marked and painted matching to wall.
- e) All soil line will be connected with septic tank by underground SW pipe line with inspection.
- f) All drain will be open but will have to be covered where necessary and will be connected with existing municipal drain.

15. TOOP ROOF :

- a) Main roof will be covered with quter stone chips.
- b) Roof will be furnished with net cement.
- c) Parapet wall will be 5" thick 3'-0" height with 10" x 10" pillar at 10'-0" apart.

16. BALCONY :

All Balconies will be full covered with Grill gate.

17. Lift Facility with standard quality.

N.B. Present PWD schedule will be followed to construct the building.

EXTRA WORK : for all extra works and fittings as desired, party shall have to bear the costing in advance as per calculation to be made by the Developer.

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Owner at Kolkata
in the presence of :-

1. Richik Bhattacharya
67, Deshpriyo Nagar Colony
Kul-50

2.

Sandhya Chatterjee

Signature of the Owner

SIGNED, SEALED AND DELIVERED

by the Developer at Kolkata
in the presence of :-

1. Richik Bhattacharya

2.

M/S SONAR BANGLA ENTERPRISE

Rajni Debnath
Rajni Debnath
PARTNER

M/S SONAR BANGLA ENTERPRISE

Kausik Roy

PARTNER

Signature of the Developer

Drafted by:

Deeb Sundar Dandya
Advocate

CTBA, 14, Beliaghata Road,
Kul-15

WB/845/2003.

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Developer a sum of Rs.5,00,000/- (Five Lac) only as Part Consideration against this indenture , mentioned in the Schedule hereinabove as per memo given below:-

MEMO

Cheque / Pay order

/ Draft No. 000015 Dated 17.08.22 Bank & Branch Bandhan Sinthee Amount 200000/-
Cheque: 000016 Date: 20.08.22 Bank Br. Bandhan Sinthee Amount: 300000/-

Total:- 5,00,000/-

Witnesses :-

1. Richik Bhattacharya

2.

Sandhyachatterjee.











SIGNATURE OF OWNER

PAGE NO. -
SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
Recutants / Presentants



Sundhyan Chatterjee

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Kousik Roy

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Anirban Das

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PAGE NO. -
SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
Executants / Presentants



Rajendra Nath

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	(Right Hand)				
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	(Left Hand)				
Thumb	Fore	Middle	Ring	Little	
	(Right Hand)				
Little	Ring	Middle	Fore	Thumb	
	(Left Hand)				
Thumb	Fore	Middle	Ring	Little	
	(Right Hand)				



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

GRN Details

GRN:	192022230099466068	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	17/08/2022 10:27:26	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8424186567915	BRN Date:	17/08/2022 10:29:19
Gateway Ref ID:	IGAODGMNG7	Method:	State Bank of India NB
Payment Status:	Successful	Payment Ref. No:	2002479279/2/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr DEB SUNDAR DARIPA
Address: 96/1 D D ROAD KOL 74
Mobile: 9831963154
Period From (dd/mm/yyyy): 17/08/2022
Period To (dd/mm/yyyy): 17/08/2022
Payment ID: 2002479279/2/2022
Dept Ref ID/DRN: 2002479279/2/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002479279/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	2071
2	2002479279/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	5028
Total				7099

IN WORDS: SEVEN THOUSAND NINETY NINE ONLY.

Major Information of the Deed

Deed No :	I-1506-11275/2022	Date of Registration	26/08/2022
Query No / Year	1506-2002479279/2022	Office where deed is registered	
Query Date	16/08/2022 2:02:56 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	DEB SUNDAR DARIPA 96/1,DUM DUM ROAD,Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9123872546, Status :Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs 2/-	Rs. 42,20,062/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,071/- (Article:48(g))	Rs. 5,028/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gour Sunder Sett Lane, , Premises No: 7M, , Ward No: 002 Pin Code : 700050



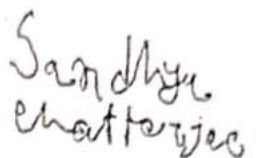
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 8 Chatak 15 Sq Ft	1/-	39,70,312/-	Property is on Road
Grand Total :				4.1594Dec	1 /-	39,70,312 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	2,49,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	2,49,750 /-	

Details :

Name,Address,Photo,Finger print and Signature










Name	Photo	Finger Print	Signature
Smt SANDHYA CHATTERJEE Wife of Priti Kanta Chatterjee Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office	 17/08/2022	 LTI 17/08/2022	 17/08/2022

7M, Gour Sundar Seth Lane, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: APxxxxxx9M, Aadhaar No: 98xxxxxxxx3432, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022
, Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SONAR BANGLA ENTERPRISE 229/3, R.N.TAGORE ROAD, City:- , P.O:- BEDIAPARA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700077 , PAN No.: aexxxxxx1m,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 AMIT KUMAR BISWAS Son of Shri ASHIM KUMAR BISWAS Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td></td><td>Aug 17 2022 12:07PM</td><td>LTI 17/08/2022</td><td>17/08/2022</td></tr></table>	Name	Photo	Finger Print	Signature	Shri AMIT KUMAR BISWAS Son of Shri ASHIM KUMAR BISWAS Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office					Aug 17 2022 12:07PM	LTI 17/08/2022	17/08/2022			
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	Aug 17 2022 12:07PM	LTI 17/08/2022	17/08/2022													
106, PURBA SINTHEE BYE LANE, City:- , P.O:- GHUGHUDANGA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx0M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SONAR BANGLA ENTERPRISE (as PARTNER)																

Endorsement For Deed Number : I - 150611275 / 2022

17-08-2022

Representation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
presented for registration at 10:52 hrs on 17-08-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri RAJU DEBNATH,,
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 42.20,062/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 17/08/2022 by Smt SANDHYA CHATTERJEE, Wife of Priti Kanta Chatterjee, 7M, Gour Sundar Seth Lane, P.O: Sinthi, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife
Indetified by Mr FALGUNI MUKHERJEE, , , Son of Mr KALIDAS MUKHERJEE, 5/3, J.N. GHOSHAL ROAD, P.O: ARIADAHA, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 17-08-2022 by Shri AMIT KUMAR BISWAS, PARTNER, SONAR BANGLA ENTERPRISE (Partnership Firm), 229/3, R.N.TAGORE ROAD, City:- , P.O:- BEDIAPARA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700077

Indetified by Mr FALGUNI MUKHERJEE, , , Son of Mr KALIDAS MUKHERJEE, 5/3, J.N. GHOSHAL ROAD, P.O: ARIADAHA, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Service

Execution is admitted on 17-08-2022 by Shri RAJU DEBNATH, PARTNER, SONAR BANGLA ENTERPRISE (Partnership Firm), 229/3, R.N.TAGORE ROAD, City:- , P.O:- BEDIAPARA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700077

Indetified by Mr FALGUNI MUKHERJEE, , , Son of Mr KALIDAS MUKHERJEE, 5/3, J.N. GHOSHAL ROAD, P.O: ARIADAHA, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Service

Execution is admitted on 17-08-2022 by Shri KAUSIK ROY, PARTNER, SONAR BANGLA ENTERPRISE (Partnership Firm), 229/3, R.N.TAGORE ROAD, City:- , P.O:- BEDIAPARA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700077

Indetified by Mr FALGUNI MUKHERJEE, , , Son of Mr KALIDAS MUKHERJEE, 5/3, J.N. GHOSHAL ROAD, P.O: ARIADAHA, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,028/- (B = Rs 5,000/- , E = Rs 28/-) and
Registration Fees paid by Cash Rs 0/-, by online = Rs 5,028/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/08/2022 10:29AM with Govt. Ref. No: 192022230099466068 on 17-08-2022, Amount Rs: 5,028/-, Bank: SBI EPay (SBIEPay), Ref. No. 8424186567915 on 17-08-2022, Head of Account 0030-03-104-001-16

ment of Stamp Duty

verified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 5,000/-,
online = Rs 2,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15591, Amount: Rs.5,000/-, Date of Purchase: 30/07/2022, Vendor name: M
Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/08/2022 10:29AM with Govt. Ref. No: 192022230099466068 on 17-08-2022, Amount Rs: 2,071/-, Bank:
SBI EPay (SBlePay), Ref. No. 8424186567915 on 17-08-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

On 26-08-2022

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.

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.
stered in Book - I
olume number 1506-2022, Page from 411514 to 411551
being No 150611275 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.08.30 12:38:04 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/08/30 12:38:04 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)