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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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District Sub Registrar-II
North 24 Parganas, Baran

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Development Agreement with Power of Attorney

This Agreement is made on this 06th day of August, 2025

Between

নং : 623
 শ্রম ও কারিগর :
 প্রমাণিত নাম :
 ঠিকানা :
 বৃত্ত :
 ডায়েরী নং :

স্বাক্ষরিত :
 খেলা : উত্তর ২৪ পরগনা
 তারিখ : 9 JUL 20 25
 প্রাপ্তি প্রামাণ্য : RS. 34 0000
 প্রাপ্তি :
 প্রাপ্তি : দুই সপ্তাহের মধ্যে



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Sujit Ghosh
 Shobhadevi Allesh
 Barasat West
 BS-20 - Barasat
 104-124 Law Clerk

1. Mala Gangopadhyay, D/O Late Bipin Mukherjee W/O Late Amitava Gangopadhyay (PAN - BCWPG9678K, DOB - 08.08.1959, AADHAAR 928880250581) aged about 65 years, by faith Hindu, by Occupation Housewife, residing at Amaravati Colony, Nabapally, Barasat, P.S. Barasat, P.O. Nabapally, District North 24 parganas, Pin - 700126, and **2. Nandita Mukherjee** D/O Late Amitava Mukherjee (PAN AKQPM1051M, DOB - 24.05.1978, AADHAAR 361862218385) aged about 46 years, by faith Hindu, by Occupation Housewife, residing at 2, CKC Road, District North 24 Parganas, P.O. and P.S. Barasat, Pin - 700124, and **3. Debarupa Gangopadhyay** D/O Late Amitava Mukherjee (PAN AYNPG6756A, DOB - 14.02.1985, AADHAAR 739314930490) aged about 40 years, by faith Hindu, by Occupation housewife, residing at Manoranjan Abas Jogendranath Balika Bidhya Mandir Road, Amaravati Colony, Nabapally, Barasat, P.S. Barasat, P.O. Nabapally, District North 24 parganas, Pin - 700126, herein after called as the Owner/ Landlord (which term or expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include his heirs, executors, administrators, legal representatives, nominees and/or assigns) of the FIRST PART

AND

CA KORNIK, a proprietorship firm represented by its proprietor SRI ARCHAN MAJUMDER (PAN -AJPPM8288C) (AADHAR NO.5733 2935 3393) (VOTER CARD NO. CKW2840031), son of Jayanta Majumder, by faith Hindu, by Nationality - Indian, by Occupation Civil Engineer, residing at Hridaypur Palbagan, P.O. Hridaypur, P.S. Barasat, District -North 24 Parganas, Kolkata 700127, herein after called as the DEVELOPER (which term or expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include his heirs, executors, administrators, legal representatives, nominees and/or assigns) of the SECOND PART.



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WHEREAS one Santi Ranjan Chattopadhyaya sold all that land measuring 10satak of land lying and situated at Mouza- Bhatragram, J.L.No.- 38, Touzi No. 146 comprised in Dag No. 4 in Khatian No.-31, Re Sa No. - 224 Under P.S.- Barasat, District - 24 parganas to Sushil Kumar Ghosh which was duly registered before the office of the Sub Registrar, Barasat, 24 Parganas in Book No. -I, Volume No.-82, Pages from 31 to 33 being deed No. 7159 for the year 1952.

AND WHEREAS Sushil Kumar Ghosh sold all that land measuring 10 satak of land lying and situated at Mouza- Bhatragram, J.L.No.- 38, Touzi No. 146 comprised in Dag No. 4 in Khatian No.-31, Re Sa No. 224 Under P.S.- Barasat, District - 24 parganas to Krishna Bhusan Dey which was duly registered before the office of the Sub Registrar, Barasat, 24 Parganas in Book No. -I, Volume No.-65, Pages from 283 to 284 being deed No. 6085 for the year 1955.

AND WHEREAS Krishna Bhusan Dey sold all that land measuring 10 satak of land lying and situated at Mouza- Bhatragram, J.L.No.- 38, Touzi No. 146 comprised in Dag No. 4 in Khatian No.-31, Re Sa No. 224 Under P.S.- Barasat, District- 24 parganas to Paresh Nath Gangopadhyay which was duly registered before the office of the Sub Registrar, Barasat, 24 Parganas in Book No. 1, Volume No.-4, Pages from 287 to 290 being deed No. 530 for the year 1961.

AND WHEREAS The said Paresh Nath Gangopadhyay executed a will in his lifetime and gave this property to his grandson Amitava Gangopadhyay. The said will dated 03/02/1971 was duly registered before the office of the Sub Registrar, Barasat in Book No. III, Volume No.-1, Pages from 36 to 38 being deed No. 01 for the year 1971.

AND WHEREAS the said Paresh Nath Gangopadhyay died on 29/05/1998.




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AND WHEREAS after the death of said Paresh Nath Gangopadhyay the beneficiary of the will AmitavaGangopadhya applied for probate before the learned District Delegates, Barasat, North 24 Parganas, vide Misc Case No. 74/2009(LA). The learned District Delegates, Barasat, North 24 Parganas, granted Probate dated 23/09/2011 in favour of said AmitavaGangopadhyay.

AND WHEREAS AmitavaGangopadhyay duly mutated his name in the record of Barsat Municipality and also applied before the office of the B.L.R.O for record his name and the same is recorded.

AND WHEREAS The predecessor of the above-named owner's, namely AmitavaGangopadhya become the owner of 6 (six) Cottaha 1 Chittaks 33 Sq.ft. equivalent to 11 Decimal more or less in Mouza- Bhatra, L.R. Dag No.18, L.R. Khatian No. 1773, J.L. No. 38, P.S. Barasat, Ward No. 009, under Barasat Municipality, Holding No. 5, Street Name Amrabati Road, A.D.S.R Barasat, in the District- North 24 Parganas, Kolkata-700126 (hereinafter referred to as the SAID PROPERTY and morefully described in the FIRST SCHEDULE hereunder written,

AND WHEREAS after said Amitava Gangppadhyay became the owner of the said land he for the purpose of development of the First Schedule property entered into Development agreement with Power of Attorney with the present Developer and registered the same before DSR - II Barasat which is recorded in Book no. 1, Vol no. 1502-2024 pages from 145293 to 145339, being no. 5685 for the year 2024 and delivered possession.

AND WHEREAS, the said AmitavaGangopadhyay died on 03-01-25 leaving behind the present owners as his legal heirs and successors, who became the joint owners of the said property as,per Hindu Succession act, and after the death of said Amitava, the effect of the earlier Development agreement with Power of Attorney with the present Developer registered before DSR - II Barasat which is recorded in Book no. 1, Vol no. 1502-2024 pages from

Nandita Mukherjee




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145293 to 145339, being no. 5685 for the year 2024 has been revoked automatically.

AND WHEREAS The present Owners and the Developer agreed to enter a fresh Development agreement cum Power of Attorney by cancelling the earlier Development agreement with Power of Attorney registered before the DSR - II Barasat which is recorded in Book no. 1, Vol no. 1502-2024 pages from 145293 to 145339, being no. 5685 for the year 2024 for construction of a Multistoried building at the cost and expenses of the Developer and in lieu thereof to be entitled to certain areas rights and privileges in terms hereof, to which the Developer agreed to on the terms and conditions hereinafter contained and for cancelling the said previous Development agreement with Power of Attorney the present owners/Landlords have executed a separate deed of Cancellation of Development agreement with Power of Attorney being no. 6252 for the 2025 registered before DSR - II Barasat, North 24 parganas:

Nandita Mukherjee

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and Between the parties hereto as follows:

ARTICLE-I-DEFINITIONS & INTERPRETATIONS

(Unless in these presents there is something in the subject or context inconsistent with):

1A.1 ARCHITECT shall mean and include such person or firm who may be appointed as architects of the building by the Developer in consultation with the Owners.

1A.2 NEW BUILDING shall mean the proposed multistoried building to be constructed at the said Property in accordance with the Plan to be




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sanctioned by the Barasat Municipality and other appropriate authority or authorities for construction on the said Property.

1A.3 OWNERS shall mean SRI AMITAVA GANGOPADHYAY (PAN NO-ADQPG2184A) (AADHAR NO. 814743082634), (VOTER CARD NO. WB/13/090/0288615), son of Late Haridas Gangopadhyay, Nationality Indian, by faith-Hindu, by Occupation Retired Bank Officer, residing at Monoranjan Abas Jogendra School Road, P.O. Nabapally, P.S. Barasat, District- North 24 Parganas, Kolkata-700126 and shall include his their heirs, executors, administrators, legal representatives and assigns;

1A.4 DEVELOPER shall mean the said CA KARNIK, a proprietorship firm represented by its proprietor SRI ARCHAN MAJUMDER (PAN-AJPPM8288C) (AADHAR NO.5733 2935 3393) (VOTER CARD NO. CKW2840031), son of Jayanta Majumder, by faith Hindu, by Nationality Indian, by Occupation Civil Engineer, residing at Hridaypur Palbagan, P.O. Hridaypur, P.S. Barasat, District - North 24 Parganas, Kolkata 700127 and shall include his their heirs, executors, administrators, legal representatives and assigns.

1A.5 COMMON FACILITIES/PORIONS shall include paths passages, stairways, elevator, water courses, drains, sewers and other spaces and facilities whatsoever expressly specified by the Developer upon completion of the building for the establishment location enjoyment provision maintenance and/or management of the building.

1A.6 CONSTRUCTED SPACE shall mean the space in the said New Building available for independent use and occupation including the space demarcated for common facilities and services.

1A.7 PREMISES/PROPERTY shall mean and include ALL THAT the Land measuring 6 (six) Cottaha 1 Chittaks 33 Sq.ft. equivalent to 11 Decimal more or less in Mouza- Bhatra, L.R. Dag No.18, L.R. Khatian No. 1773, J.L. No. 38, P.S. Barasat, Ward No. 009, under Barasat Municipality, Holding




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No. 5, Street Name Amrabati Road, A.D.S.R Barasat, in the District North 24 Parganas, Kolkata-700126 (hereinafter referred to as the said PROPERTY) and is morefully and particularly mentioned and described in the FIRST SCHEDULE hereunder written.

1A.8 PLAN shall mean the map or plan to be sanctioned by the Barasat Municipality for construction of the said New Building on the said Property with such other variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned and shall also include all working drawings to be got prepared by the Developer.

1A.9 BUILDING shall mean and include a multistoried building consisting of Ground Plus 3 floors above Ground Floor.

1A.10 OWNER'S ALLOCATION shall mean and include---

- (i) Two Flats each having area in the range of 1340-1360 Sq.ft. (covered area) on the First Floor;
- (ii) Two Car Parking Space each having area of 135 Sq.ft. on the ground Floor;
- (iii) The amount of Rs. 57,00,000/- which is mentioned in page no. 32 of the previous Development agreement and Power of Attorney being no. 150205685 for the year 2024 duly copied in Book No. 1 Volume No. 1502-2024 pages from 145293 to 145339 Registered at DSR-II, North 24 Parganas **will be adjusted** at the time of delivery of possession of the flats in favour of the owners. With the execution of ^{the said} ~~this~~ previous Development agreement with power of attorney, Developer has paid a sum of Rs.1,00,000/- to the Predecessor of these Owners Amitava Gangopadhyay and balance amount shall be paid as per the schedule to be mutually agreed by

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the parties. **And with the execution of this Development agreement with power of attorney no monetary transaction takes place between the Developer and Landlord.**

- (iv) TOGETHER WITH Proportionate share in the Common area and undivided proportionate share in the land and common parts and facilities details of all are morefully and particularly mentioned and described in the PART-IA of the SECOND SCHEDULE hereunder written.

1A.11 DEVELOPER'S ALLOCATION shall mean and include –

- (i) Except the first Floor, the entire New Building to be constructed on the First Schedule Property;
- (ii) Proportionate share in the Common area together with undivided proportionate share in the land and common parts and facilities details of all are morefully and particularly mentioned and described in PART IIA of the SECOND SCHEDULE hereunder written.

1A.12 Time Schedule shall mean and include the following:

- (i) For the purpose of Sanction of Building Plan and other allied works, 4 (Four) months from the date of execution of the registered Development Agreement & POA which may be extended up to another 2 (two) months;
- (ii) For the purpose of completion of building 24 (twenty four) months from the date of sanction plan which may be extended up to another 6 (six) months;

The time schedule Is subject to FORCE MAJEURE clause hereinafter written.




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1A.13 UNITS shall mean all the saleable spaces / constructed areas in the New Building/s, be they apartments, shops, offices, showrooms, commercial / retail spaces etc., capable of being independently and exclusively held used occupied and enjoyed and shall include the open terraces, if any attached to any unit/s.

1A.14 SPACES shall mean the spaces in the ground floor of the New Building/s as also the open space at the ground level in the Property.

1A.15 SPECIFICATIONS shall mean the general specifications and/or materials to be used for construction erection and completion of the New Building/s as more fully and particularly described in the THIRD SCHEDULE hereunder written.

1A.16 FORCE MAJEURE shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, accumulation of rain water or any unforeseen weather condition, lockout, Lockdown, strike, go-slow, riots, pandemic, civil disturbances, insurgency, enemy action, war declared or undeclared, temporary or permanent interruption in the supply of utilities serving the project in connection with the work, injunction or orders of any government/ civic bodies and any other authorities.

1A.17 POWER OF ATTORNEY shall mean and include the Registered Power of Attorney to be executed by the Owners in connection with the Development Agreement.

1A.18 NOTICE shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 7th day of the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto.




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1A.19TRANSFER with its grammatical variations shall include Transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried buildings to purchasers thereof and will include the meaning of the said terms as defined in the Transfer of Property Act.

ARTICLE-II-REPRESENTATIONS & WARRANTIES

2.1 The Owners doth hereby permit and grant exclusive right along with the delivery of possession of the PREMISES/PROPERTY to the Developer to develop the said Property by constructing New Multi storied Building thereat for mutual benefit and on the terms and conditions herein contained from the execution of this agreement.

2.2 The Owners have represented to the Developer and doth hereby declare and covenant with the Developer as follows:-

2.2.1 The parties of the first part are the joint owners and are seizing and possessing of and/or otherwise well and sufficiently entitled to all that the said Property.

2.2.2 The said property is free from all encumbrances, charges, mortgage, liens, lispendences, acquisitions, requisitions, attachment, trusts, claims and demands of whatsoever or however nature, occupancies and the outstanding taxes (if any) before the competent Authorities for the current quarters and if any dues are found due the same shall be paid by the Owner. It is further agreed that up to conversion of Land, all types of property Tax to be paid by the Owners.

2.2.3 Excepting the Owners herein no one else has any right, title, interest, claim or demand whatsoever or howsoever over in respect of the said Property or any portion thereof.




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2.2.4 There is no notice received or proceedings initiated and/or pending in respect of the said property by the Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976.

2.2.5 There is no attachment under the Income Tax Act or under any of the provisions of the Recovery of Debts Due to Banks and financial Institutions Recovery Act and/or the Securitizations and Reconstruction of Financial Assets and Enforcement of Security Interest Act in respect of the said property or any part thereof nor any proceedings in respect thereof is pending nor any notice in respect of any such proceeding have been received or served on the Owners to the knowledge of the Owner.

2.2.6 So far as the Owners are aware, no right, title and interest of the Owners over the said Property/plot of land or part thereof have or can be deemed to be vested in the State Government under the West Bengal Thika Tenancy (Acquisition and Regulation) Act and according to the Owners, the same cannot be or become liable to be acquired.

2.2.7 The Owners have the absolute right and authority to enter into this Agreement with the Developer.

2.2.8 No public demand of any kind whatsoever is outstanding against and/or payable by the Owners.

2.2.9 As far as the Owners are aware, there is no bar or impediment (legal or otherwise) on the Owners in entering into this Agreement.

2.2.10 Owners further represented that the said Property/plot of land is free from all encumbrances and owners have got marketable title thereof. If any defect is found in the title the same shall have to be resolved by the Owners only at his own Expenses.

2.2.11 The sketch plan of the said land attached herewith which is subject to sanction from the concerned department.



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2.2.12 Owners further represented that the said Property/plot of land is butted and bounded by the Boundary Walls and there is no issue regarding the demarcation of the boundary of the said property.

2.2.13 Owners shall take all steps available under the law to correct/modify the ROR, if necessary.

ARTICLE-III-PLANS & OTHERS

3.1 The Developer shall at its own costs cause a map or plan to be sanctioned by the Barasat Municipality for the purpose of construction, erection and completion of the said New Building on the said Property however the Developer shall be entitled to modify, change and/or alter the same and/or cause the same to be modified or altered at its own costs in the interest of the project.

3.2 The Owners shall sign all maps and/or plans and/or specifications and other declarations and applications as may be necessary for sanction of the plan by the Barasat Municipality and the said plan shall also include amendment or alteration or modification which may be made therein from time to time.

3.3 The Developer acting on behalf of the Owners his Attorney, shall from time to time submit all further plans and/or applications and other documents and papers on the advise of the Architect and do all further acts, deeds, things as may be required or otherwise relevant for the purpose, and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the building on the said Property expeditiously and without delay.

3.4 The Developer shall submit in the name of the Owners all applications, plans and other papers and documents for the purposes as mentioned




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herein. All fees and other expenses incurred and/or to be incurred relating to preparation of the plans by the Architect, sanction fee to be charged by the Barasat Municipality and supervision fees in the course of construction of the building by the Architect shall be borne and paid by the Developer. All other costs and charges and expenses related to construction of the building shall also be borne and paid by the Developer exclusively and the Owners shall not be required to contribute any amount in this regard.

3.5 The said New Building will be constructed erected and completed in accordance with the specification detailed out in the THIRD SCHEDULE hereunder written HOWEVER in the event the Developer deciding to change the specifications, the Developer shall be entitled to do so but in the event of such change, the value of such replacement or substitution will not be of lesser value as what have been detailed out hereunder.

3.6 The Owners shall be liable to and agree to pay all charges for providing any additional work in or relating to the Owner's Allocation at the request of the Owners and for providing any additional facility or utility for the Owner's Allocation or any part thereof.

3.7 Developer shall make all endeavor to utilize maximum admissible FAR while preparing the Plan and at the time of construction as per the sanction building Plan.

ARTICLE-IV- ARCHITECTS, ENGINEERS, ETC

4.1 For the purpose of development of the said Property the Developer alone shall be responsible to appoint the Architect for the said building and the certificate given by the Architect regarding the materials used for the purpose of construction erection and completion of the new building and also specification for the purpose of construction and/or workmanship and




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completion of the building shall be final conclusive and binding on the parties.

4.2 The decision of the Architect regarding the measurements, quality of the materials and also the specification for the purpose of construction, habitable certificate to occupy the building constructed thereat will be final conclusive and binding on the parties.

ARTICLE-V-COST OF CONSTRUCTION/COMPLETION

5.1 The entire cost of construction of the said New Building of whatsoever nature shall be borne by the Developer. Such cost shall include the cost of all services, amenities fittings, fixtures, all overheads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers for the purpose of obtaining all permissions, approvals, sanctions, modifications, supervision etc.

5.2 Subject to Force Majeure, the Developer shall complete the New Building storied building within a period of 24 (twenty four) months to be counted from the date sanction of the building plan, which may be extended for another 6 (six) months. Time shall be essence of this Agreement.

ARTICLE-VI-SPACE ALLOCATION

6.1 The Owner's Allocation is detailed out in PARTIA and IB of the SECOND SCHEDULE hereunder written and the Developer's Allocation is detailed out in PART IIA of the SECOND SCHEDULE hereunder written.

6.2 In lieu of the Developer constructing the New Building at its own costs (which includes, inter alia, the Owner's Allocation) and agreeing to allocate




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and deliver of the Owner's Allocation therein to the Owners as stated herein, the Developer shall have the exclusive right to hold own, use, posses, occupy enjoy sell transfer deal with and dispose of the Developer's Allocation together with proportionate undivided share in the land comprised in the said Property and also in the Common Areas and Installations and realise and appropriate all sale proceeds thereof absolutely and exclusively PROVIDED HOWEVER, the same shall not create any financial liability on the said Property or on the Owners and the Developer shall be solely responsible for the same and such action of the Developer shall be subject to successful completion of the project.

6.3 The parties shall demarcate their respective allocation immediately on obtaining Sanction Building Plan on copy of the Building Plan.

ARTICLE-VII-INDEMNITY

7.1 The Developer hereby agrees and covenants with the Owners not to assign its rights under this agreement in respect of the said Premises, however it shall not in any way debar the Developer from selling and transferring its share and/or from commercially exploiting the said New Building.

7.2 The Owners shall solely be responsible for due discharge of any liability occurring due to any act of omission and/or commission on the part of the Owners and shall always keep the Developer indemnified against all actions suits proceedings damages losses which may occur or take place because of any act deed matter or thing concerning the title of the said Property.

7.3 It has been agreed by and between the parties hereto that in the event of any claim and/or encumbrance being invoked in respect of the said Property or any part thereof by any third party due to any act, deed, matter or thing




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done and/or caused to be done and in any manner concerning the said Property the entirety of all such claims, demands, losses, consequences shall entirely and exclusively be borne by the Owners herein and the Developer shall not be held liable nor responsible for bearing any consequence in respect thereof in any capacity thereof.

7.4 The Developer shall be fully responsible for any deviation or unauthorised construction or accident or mishap while making any construction and in no event the Owners shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owners against all losses liabilities costs or third party claims actions or proceedings thus arising.

7.5 The Owners doth hereby as and by way of negative covenants undertake to the Developer:

- a. Not to enter into any agreement for sale, lease, development or otherwise create any third party interest in the said Property, or any part thereof without the consent in writing of the Developer, save and except the Owner's Allocation in the said New building as herein mentioned.
- b. Not to induct any person as a tenant or otherwise into or upon the said Property.

ARTICLE-VIII-BUILDING DEMOLITION, PAYMENT OF TAXES, AND SHIFTING CHARGES & MAINTENANCE ETC

8.1 The Developer shall get the salvage value of the existing building. It will be the responsibility of the Developer to get the existing Building demolished at its own cost and the Developer shall appropriate the salvage of the said Building.




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8.2 Developer shall provide shifting of two families (two bed room flats) within a radius of two KM of the said property and shall also pay the monthly rental of the said accommodation. The said two rented Flats must have atleast one garage facility in the same building or nearby buildings.

8.3 Developer shall pay all rates & taxes on and from the date hereof in respect of the said Property from the date of this agreement until completion of the said New Building.

8.4 The respective parties shall be liable to pay and bear all taxes rates and other services and other outgoing payable in respect of their respective Allocations from the said Date of Possession. The Owners shall be deemed to have taken possession of the Owner's Allocation for the purpose of making payment of the rates and taxes and common expenses and maintenance charges whether actual physical possession of the Owner's Allocation is taken or not by the Owners.

8.5 The Owners and the Developer shall from the Date of Possession of the Owner's Allocation maintain their respective portions at their own costs in a good and tenantable repair and shall not do or suffer to be done anything in or to the said Property and/or common areas and passages of the said New Building which may be against law or which will cause obstruction or interference to the user of such common area.

8.6. After the said New Building is completed and the Owner's Allocation is delivered by the Developer, shall form an association of the Owners/occupants of the various Units in the said New Building with such rules and regulations as the Developer shall think fit and proper and the Owners and the Developer or its nominee/s shall be liable and agrees to make payment of the proportionate share of the maintenance charges payable in respect thereof of their respective areas.



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8.7 Until such time Association is formed the Developer shall continue to remain responsible for the maintenance and rendition of the common services subject however to the Owners making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof and unless the said maintenance charges are paid by the Owners; the Owners shall not be entitled and hereby agrees not to avail of any of the services.

8.8 The Owners shall be liable to pay charges for electricity in or relating to the Owner's Allocation wholly and proportionately relating to common parts.

ARTICLE:IX(OWNERS'S OBLIGATION)

9.1 The Owners hereby agree and covenant with the Developer not to cause any interference and/or hindrance during construction of the said proposed Building at the said Property to be constructed by the Developer.

9.2 The Owners hereby agrees and covenants with the Developer not to do any act, deed and/or thing whereby the Developer may be prevented and/or deprived from its right to the share of the Developer's Allocation as stated above and also such other rights created under this Agreement or subsequent hereto.

9.3 The Owners shall be under obligation to execute and put his signature in such other ancillary agreement or agreements, if necessary, and/or hereby assures to amend any portion of this Agreement, if necessary with amicable discussion with the Developer.

9.4 Owners shall be fully responsible for all matters relating to Marketable Title of the said property during and after the construction.




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9.5 Owners shall be fully responsible for the demarcation and erecting temporary fencing and to settle land related issues with the neighboring lands, if any.

9.6 Immediately after Plan sanction, the Owners and Developer shall demarcate their respective Allocation on a copy of the sanction plan and a separate supplementary agreement shall be executed for such purpose.

9.7 Developer shall at their own expenses construct boundary wall along the First Schedule Property covering all sides, if required.

9.8 All types of land related issues including issues involving title of the First Schedule property and ingress and egress to the First Schedule Property, if any, shall be settled by the Owners at their own costs and expenses.

9.9 In the event it is found that if there is any defect in title or not according to the representation given by the Owners regarding the title of the Land, the same shall be resolved by the Owners only at his cost and expenses.

9.10 For any delay on the part of the Owners due to Land title or land related matters, the Developer shall get corresponding extension including right to claim damages on account of such delay attributable to the Owners.

9.11 The Owners hereby agree and covenants with the Developer to pay all the rates and taxes, rent/revenue and statutory dues and tariffs payable to Barasat Municipality and such other statutory authorities of the State Government payable up to the date of signing of this agreement.

ARTICLE X (DEVELOPER'S OBLIGATIONS)

10.1 The development of the said Property and Plot of Land by constructing the said Building containing dwelling and/or commercial units/ flats shall




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commence forthwith with all earnestness in accordance with the specifications, plans, scheme, and approval of the competent authorities, rules, regulations and byelaws of the authorities applicable at the cost and responsibility of the Developer herein, the Owners having no responsibility in respect thereof in any manner whatsoever save as contained herein.

10.2 The Developer at its own cost and responsibility shall take all reasonable steps for depositing all the charges and tariffs payable for sanction and approval of the proposed plan/map to Barasat Municipality and such other statutory authorities, as may be necessary.

10.3 The Developer hereby agrees and covenants with the Owners to pay all the municipal rates and taxes, rent/revenue and statutory dues and tariffs payable to Barasat Municipality and such other statutory authorities of the State Government payable from the date of signing of this agreement to the period upto handing over the possession of the respective portions to the respective parties including the Owners and intending purchasers.

10.4 In constructing the said Building and providing dwelling and/or commercial units/flats, the Developer shall install in the said Building at its own cost, Submarshall pumps, water pump, generator, water storage tanks, overhead reservoirs, electrical installations and/or connections, electrical wirings, water pipes and all other facilities and amenities attendant to the dwelling and/or commercial units/flat as required to provide in such building to make the units/flats.

10.5 The Developer hereby agrees and covenants with the Owners that the Owners shall not be held responsible for any violation and/or deviation from the sanctioned plan in respect of the proposed newly constructed Building. However, if any regularization is required for any violation and/or deviation, the same shall be done by the Developer at its own cost, responsibility and arrangements.




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10.6 The Developer shall be under obligation to comply with all the statutory norms and formalities as also to complete the formation of Building Society, if required, by framing the regulations of proper occupancy and maintenance of the respective portions of the said Building with consent of the Owner.

10.7 After completion of the building, the ultimate roof of the newly constructed Building shall remain common for all the parties.

10.8 Subject to Force Majeure, the Developer shall complete the Building within a period of 24 (twenty four) months from the date of sanction of the building plan, which may be extended for another period of 6 (six) months. Time shall be essence of this Agreement.

10.9 The Developer shall be under obligation to execute and put its signature in other ancillary agreement or agreements and hereby assures to amend any portion of this Agreement, if necessary and considered for its execution and/or amendment with amicable discussion with the Owners.

10.10 The Developer shall not be allowed to register the Developer's Allocation to third parties before handing over of Owners allocation to Owners. However, this will not prevent the Developer to enter in to agreement for sale in respect of the Developer's allocation and to receive advances thereof.

10.11 Immediately after completions of the Owners' Allocation, the Developer shall intimate the same to the Owners with a request to take possession of the Owners Allocation and the Owners shall positively take possession within 15 days thereof (hereinafter referred to as the DATE OF POSSESSION).




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ARTICLE: XI (DEVELOPER'S RIGHTS)

11.1 The Developer shall at its sole discretion and at its own costs appoint architect, advocate, engineers, contractors, masons, mistries, durwans, security personnel and other persons at such remuneration and salaries and/or fees and at such other terms and conditions as the Developer at its sole discretion think fit and proper.

11.2 The Developer so desires and situation so demands on behalf of and in consultation with the Owners shall have full authority to deal with as it will be agreed upon by and between the Developer and Owner.

11.3 The Developer in its own cost and expenses shall be entitled to advertise in its own name about the said development of the said Property and proposed transfer of the units in the said Building to be constructed and to display Advertisement Board on the said Property and to remove the debris and rubbish on demolition of the existing structure and to dispose of the same on its own account.

11.4 The Developer shall be entitled to enter into any agreement with any building contractor, architect, appoint agents for the purpose of development of the said Property and structures thereon in its own name and at its own costs, risk and expenses.

11.5 The Developer shall be entitled to obtain Project Finance from any Bank and Financial Institutions for smooth completion of the project and for which the Owners shall not have any financial liability. It is expressly agreed that Developer alone shall repay the said Loan at his own without encumbering the Owner's Allocation. Owners shall however execute necessary documents for such purpose including creating mortgage of the said property in favour of such Bank and Financial Institutions without incurring any financial liability in this regard.




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11.6 All applications, petitions, affidavits, bonds, plans and other papers and documents that may be required by the Developer for the purpose of obtaining necessary sanction from the Barasat Municipality authorities and also for the purpose of obtaining approval from the Fire Service Department or otherwise and the same shall be prepared and submitted by the Developer on behalf of the Owners and the Owners shall sign all such plans, applications, petitions and other papers and documents (not inconsistent with law and usages) as and when necessary and all costs and expenses including plan sanctioning and approving costs will be borne by the Developer.


11.7 The Developer shall carry the demolition and/or construction works at its own costs, risk and expenses in a most skillful manner and shall remain fully and solely liable for all acts, deeds and things whatsoever and the old building materials will be the property of the Developer.

11.8 In consideration whereof on the part of the Developer, the Developer shall be entitled to the said Developer's Allocation of the said Building excluding the Owner's Allocation and including the proportionate share of land and common areas, parts, facilities and amenities of the said Building together with the absolute right of the Developer to enter into Agreements for Sale/ Deeds of Conveyance with the intending purchaser/purchasers, by any mode of the Transfer of Property Act and/or lease, let-out or in any manner whatsoever as the absolute Owners thereof.

11.9 The building shall be named as may be decided by the Developer and Owners mutually. The Developer shall be entitled permanently to advertise its name vide name plate/glow signboard as the Developer of the project on the front or any other portion of the proposed new building.

11.10 The Developer at its own cost and expenses shall be entitled to display its nameplates and/or glow sign boards in front portion or such other




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portion or portions (as it will think fit and proper) of the said new Building to be constructed in its own discretion and the Owners should not replace or raise objection to that effect and this Development Agreement by itself gives permission and/or license to the Developer for the aforesaid right and the same is reserved by the Developer under this clause.

11.11 All construction costs will be borne by the Developer. The Developer shall be responsible for all matters relating to the construction, sanction of the new building and all other allied matters pertaining to Barasat Municipality.

11.12 The Developer also reserves its right to apply for and obtain temporary and/or permanent connection for electricity, gas, water, power and/or other connection and/or lines for essential services and/or utilities required for the said Building and/or any part thereof.

11.13 The Developer shall be at liberty from time to time to modify and/or alter and/or change the specifications, designs, drawings and layout etc. of the proposed new building at its sole discretion only for the Developer's Allocation.

11.14 Developer shall undertake Pest Control treatment in the First Schedule Land before starting of construction.

11.15 In consideration of this Development Agreement and in consideration of agreeing to allow the Developer to develop the said premises, **the Owners have agreed to execute a Development Power of Attorney in favour of Developer** namely CA KARNIK, a proprietorship firm represented by its proprietor SRI ARCHAN MAJUMDER(PANAJPPM8288C) (AADHAR NO.5733 2935 3393) (VOTER CARD NO. CKW2840031), son of JayantaMajumder, by faith Hindu, by Nationality Indian, by Occupation -Civil Engineer, residing at HridaypurPalbagan, P.O. -Hridaypur, P.S. Barasat, District North 24 Parganas, Kolkata 700127(hereinafter referred to as the ATTORNEY), to act




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for and on their behalf in their name and do, execute and perform or any of the following acts, deeds and things jointly or severally only in connection with the FIRST SCHEDULE mentioned property related to proposed building or buildings written hereunder:

11.15.1 To apply for and obtain approvals, consents, licenses, clearances permissions, sanctions and no objections which may be required to be obtained from any authority, body or functionary under the applicable laws such as KMDA, Barasat Municipality, Fire Services, Police authorities, planning authorities, the authorities under Pollution Control Board, the authorities under Urban Land (Ceiling & Regulations) Act, 1976, authorities under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act and/or other competent authorities for mutation, amalgamation, separation, correction of records, conversion of nature of the said property and sanction/renewal/revalidation/extension of Building Plan for erection construction and completion of New Building (s) at the said property and for that purpose to sign and execute applications, affidavits, undertakings and other documents as required/necessary from time to time.

11.15.2 To apply for sanction/revalidation/renewal/extension of the plan before the concerned authorities for erection and construction of New Building (s) at the said premises and to sign and execute necessary applications, undertakings, affidavits, deeds, documents, maps, sketches, drawings etc. for the aforesaid purpose and to obtain delivery of such plan.

11.15.3 To apply for modifications/variations/alterations of the Building Plans from time to time as may be required.

11.15.4 To appear and represent me before the necessary authorities including KMDA, Barasat Municipality, Fire Services, Police authorities, planning authorities, the authorities under Pollution Control Board, the



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authorities under Urban Land (Ceiling & Regulations) Act, 1976, authorities under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act and/or other competent authorities for all matters pertaining to the said property.

11.15.5 To pay and deposit necessary fees and charges for obtaining such approvals, consents, permissions, sanctions and no-objections sanction and such modification/variation/alteration of the sanctioned plans and to receive and realize refunds of the excess and surplus of such amounts of fees and charges, if any.

11.15.6 To appear on my behalf before the concerned authorities for determination and fixation and/or finalization and/or assessment of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper in terms of the said Development Agreement.

11.15.7 To appoint Architect (s), Engineer (s), Contractor (s), agents, staff and to have surveyed and soil tested of the said Premises and to pay their fees and charges.

11.15.8 To apply for obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities for erection construction and completion of New Building (s) at the said premises

11.15.9 To apply for and obtain connections of gas, water, sewerage, drainage, electricity, telephone and other facilities and utilities at the said Properties and to make alterations thereof and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.




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11.15.10 To pay and deposit all rates, taxes and outgoings including Municipal Taxes, Urban Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the said premises and receive and realize refunds of excess and surplus amounts if nay.

11.15.11 To accept any service of writ of summons, notices, warrants, subpocnas or other legal process and to appear in any courts, tribunals or authorities and to file, institute, commence, prosecute, enforce, defend, answer, oppose, settle and compromise all actions, suits, cases, appeals, revisional applications, review, trial writ, applications and other legal proceedings and demands touching any of the matters concerning the said premises or any part thereof including relating to acquisition and/or requisition in respect of the said premises or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid and to adduce and depose evidences before any Court (Civil or Criminal or Revenue), Tribunal, Judicial Forum, Quasi-Judicial forum and to sign, verify and affirm all complaints, petitions, depositions, papers, applications, petitions, written statements, Vakalatnamas or power of attorney, memorandum of appeal and/or other papers and documents to be file therein or otherwise required in connection therewith.

11.15.12 To engage, appoint, terminate and discharge any solicitor, counsel, advocate, Vakil, Pleader, lawyer and pay their fees.

11.15.13 To exclusively negotiate with the tenants/occupants, if any, of the said property for the purposes of eviction, providing alternate accommodation, obtaining possession from the tenants/occupants of the said property on such terms and conditions and for such consideration and also to take all steps as may be required in terms of the said registered Development Agreement.




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11.15.14 To appoint and have surveyed and the soil to be tested, measurement of the said property and to do all correspondence on my behalf and to do all other acts and things as may be required in this regard.

11.15.15 To cause to demolish/dismantle the structures at the said property and appropriate the proceeds thereof.

11.15.16 To appoint, engage and employ durwans, security men, employees for the safety and security of the said property and pay their salary, remuneration and charges.

11.15.17 To sign and execute necessary Agreement (s), Deed (s) and Document (s) in respect of the sale and transfer of the units/saleable spaces attributable to the Developer's Allocation in the proposed building (s) at the said property in favour of intending transferee (s) as required/necessary from time to time as mentioned in this Development Agreement.

11.15.18 To sign and give validity and effectual receipts or discharges for the earnest money/sale proceeds/consideration amount and other extras deposits and charges to be received for sale and transfer of the units/saleable spaces attributable to the Developer's Allocation of the proposed building (s) at the said property from time to time as mentioned in this Development Agreement.

11.15.19 To receive, refund of any excess amount of fees, if any paid for the purpose herein.

11.15.20 To pay fees, obtain sanction plans, alteration of plan, submit the title deeds and other documents for such purpose of the project.

11.15.21 To enter, hold and possess the said property and to deal with and administer the project being developed herein and all building and construction to be constructed thereon and every part thereof.



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11.15.22 To create mortgage or any other charge or lien/encumbrances of any part and portion of the Developer's Allocation in any manner to any third party or any bank/financial institutions after obtaining the plan sanctioned and after making arrangement with all the tenants/occupants of the said property.

11.15.23 To do and perform all acts, deeds, matters and things necessary for all or any of the purpose aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as Grantors could do in person.

11.15.24 The Principal shall not be liable for any omissions, acts, deeds and things on the part of the attorney which are not in accordance with law.

11.15.25 This Power of Attorney will be cancelled automatically after completion of the entire project in terms of this Development Agreement or sooner determination whichever is the earlier.

11.15.26 Provided further the executant shall not be liable with regard to any financial obligations that may be done, executed, acted by the Attorney or beyond the scope as mentioned in this Power of Attorney in any manner whatsoever.

11.15.27 For all or any of the purposes hereinbefore stated to appear before all authorities having jurisdiction and to sign, execute correspond and submit papers and documents on my behalf.

11.15.28 To execute and enter into agreements with the prospective purchasers and/or transferees for sale of shops, units and all other salcable areas benefits as also the undivided and impartible share in the land comprised in the Said Premises arising out of the Developer's Allocation in terms of this Development Agreement and to receive the consideration



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amount for and in respect of the aforesaid agreements and to give receipt for the same.

11.15.29 To execute deeds, documents, writings, assurances for the purpose of selling and/or dealing in any manner any part thereof only from the Developer's Allocation in one lot or as many lot's as the said Attorney may deem fit and proper and to lodge for registration and admit execution thereof as the said Attorney may desire and deem fit to execute deeds by any mode and other documents in respect of the shops, units, and other saleable areas at the said premises and also the undivided share in the land comprised in the said premises as the said Attorney shall deem fit and proper.

11.15.30 To appear and represent me before any Registrar of Assurances, District Registrar or Sub-Registrar of Assurances or other Officers or Authorities having jurisdiction in that behalf and thereto and present for registration and acknowledge and register pursuant to the provisions and regulations in that behalf for the time being enforced all deeds, instruments and writings executed and signed or made either by me personally or under authority of these presents or which I could present for registration and to admit the execution thereof and do all other acts and things in that behalf as my said Attorney may deem necessary prudent or expedient, with regard to sale and transfer of the units/saleable spaces attributable to the Developer's Allocation in the proposed building (s) at the said premises from time to time in terms of this Development Agreement.

11.15.31 AND GENERALLY to act as my said Attorney for development of the said property pursuant to the said Development Agreement and in relation to sale and transfer of the units/saleable spaces attributable to the Developer's Allocation in the proposed building (s) at the said property for and on my behalf and to do and execute all instruments, acts, deeds,



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matters and things as fully and effectually as I could have done if I was personally present and I hereby agree to ratify and confirm whatever my said Attorney shall do or purport to be done by virtue of these presents.

ARTICLE-XII- MUTUAL OBLIGATION

12.1 The Owners and the Developer hereby agrees and covenants with each other not to violate or contravene any of the provisions of Rules applicable for construction of the said building or buildings at the said Property.

12.2 The Owners sand the Developer hereby agrees and covenants with each other not to do any act deed or thing whereby both of them are prevented from enjoying, selling, assigning and/or disposing of any of their respective allocation in the said New Building at the said Property.

12.3 It is agreed that Owners shall pay GST, Extra Charges, if any, Transformer charges, other incidental charges e.g. Association formation, Sell permission and other charges as may be fixed by the statutory authority and Barasat Municipality for the Owners Allocation to the Developer. Similarly, Developer shall incur such expenses for the Developer's Allocation.

12.4 The Owners and the Developer hereby agrees and covenants with each other to join and confirm all documents of transfer relating to sale of the others allocation in the said New Building at the said Property.

12.5 The parties herein shall demarcate their respective allocation after sanction of the building Plan and such demarcation shall be on paper and on a copy of the sanction building plan. A supplementary agreement shall be executed demarcating the respective allocation between the parties herein.




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12.6 It is distinctly agreed and understood by and between the parties herein that according to the present statute and for the sake of convenience this agreement for development shall be registered at the cost of the developer.

ARTICLE: XIII (CONSIDERATION)

13.1 In consideration of the Owners having entrusted, giving license to the Developer to enter into the said Property and develop the same by demolishing the existing structure and receive all the proceeds thereof and constructing multistoried building or building thereon having several commercial units and/or flats at its own costs and responsibility and conferring on it the rights, powers, privileges and benefits mentioned herein, the Developer agrees to allocate the Owner's Allocation, as morefully mentioned in the Part-IA of the Second Schedule to be constructed in accordance with the plan to be sanctioned/approved by the Barasat Municipality and/or modified/revised/alttered or otherwise as the Developer may deem fit and proper.

13.2 The Developer hereby agrees to develop the said Building in the said Property entirely at its own costs and expenses, wherein Owners shall not be required to contribute any sum towards the construction of the said new Building or otherwise.

13.3 Apart from the aforesaid consideration, the Developer agrees to make and bear all such necessary expenses as consideration for the purpose of development of the said Property and for construction of the said Building and such consideration for all practical purpose will be deemed to be apparent consideration, which are as follows:-




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- a) Costs, charges and expenses incurred for demolition of the structures standing in the said Property and construction, erection and completion of the said Building to be constructed at the said Property.
- b) Costs, charges and expenses on account of causing the plans or maps so to be prepared for the purpose of obtaining sanction from the Barasat Municipality and such other statutory authorities for construction of the said Building.
- c) Costs, charges and expenses incurred for appointment of Engineers, if any, and also costs and expenses for the sewerage, drainage and other connections.
- d) Fees payable to the Architect and the Engineers as also fees payable to the Barasat Municipality and Fire Service for the purpose of obtaining sanction and approval from the respective authorities for the plan, sewerage, drainage, fire safety and water connections, etc.
- e) Legal expenses Incurred and paid for this Development Agreement shall initially be borne by the Developer.
- f) Such other ancillary and out pocket expenses for the purpose of uninterrupted and/or smooth development of the said property and for construction of the said Building.

ARTICLE-XIV (UNDERTAKINGS OF THE OWNERS)

14.1 The Owners declares that they have not agreed and/or contracted and/or entered into any agreement for the purposes of the same nature or otherwise relating to the said Property and structure standing thereon other than the Developer herein and that they or any of their heirs have not




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created any lien, charge, mortgage of the said Property or have not encumbered therewith and free from all encumbrances.

14.2 The Owners with the execution of this agreement handover the vacant possession of the said property to the Developer and the Developer has taken over the same from the Owner.

14.3 The Owners undertakes to make the said Property free from all encumbrances, mortgages, lien, charges and lispendens. Thus, the obligation on the part of the Developer and the terms and conditions related thereto of these present shall come into force subject to the specific obligation on the part of the Owners of giving marketable and clear title of the said Property, as stated above.

14.4 It is further agreed that in the event any expenses are required to be made for perfecting the title of the Owners in respect of the said property the same shall be made by the Developer at the first instant on behalf of the Owners and the same shall be adjusted against Owners Allocation in the same manner as in the case of Adjustable Advance, if any, as morefully stated hereinabove.

14.5 The Owner/ further declares that they have not done any act, thing, deed or matter, whereby or by reason whereof the development and construction of the said Property/Plot of Land and structure standing thereon and/or said Building may be affected or prevented in any manner whatsoever.

14.6 The Owners hereby agrees, covenants and undertakes not to cause any interference by themselves or through others in the development of the said Property or in the construction of the said Building on the said Property by the Developer herein or through its agents or to do any act, thing or deed preventing the Developer from dealing and negotiating with the intending transferee /lessce and/or tenants in any manner whatsoever and receiving




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consideration (part or whole) from them for the portion/area of the Developer's Allocation and also from transferring them any portion of the Developer's Allocation to be promised by the Developer.

14.7 The Owner, hereby agrees, covenants and undertakes to execute all agreements, deeds and documents in favour of the intending transferees in the manner and under terms and conditions as the Developer will ask/request of the Owners, but subject to the prevailing rules and regulations framed there under and agreed by the Owners in the aforesaid Clauses.

14.8 The Owners hereby agrees, covenants with the Developer to pay all the municipal rates and taxes, rent/revenue payable to the Barasat Municipality and such other statutory authorities of the State Government for the period prior to start of the construction by the Developer and shall also be under obligation to deposit the same in time to the appropriate authorities.

14.9 Owners or his nominee or nominees shall pay GST, if applicable and other applicable Taxes in respect of the Owner's Allocation in favour of the Developer. Such payment shall be made on or before handing over of the Owner's Allocation by the Developer.

14.10 The Owners shall also be liable to pay all deposits and charges e.g. Generator Charges, Transformer charges, Maintenance deposits and other extra charges, if any, in favour of the Developer. Such payment shall be made on or before handing over of the Owner's Allocation by the Developer.

14.11 The Owners agrees, covenants and undertakes not to cause any interference and/or hindrance by themselves or through others over the Developer's rights stated in Article -XI.




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ARTICLE: XV (DEVELOPER'S UNDERTAKINGS)

15.1 The Developer hereby undertakes to keep the Owners indemnified against third party claims and actions arising out of any sort of act or omission and commission of the Developer in relation to the construction of the said Building to be constructed.

15.2 The Developer hereby further undertakes to keep the Owners indemnified against all actions, suits, costs, proceedings and claim that may arise out of the Developer's actions with regards to the development of the said Property and/or the said Building to be constructed thereon and/or for any defect therein.

15.3 The Developer should construct the said Building with best possible building materials and complete the same in all respect including the Owner's Allocation.

15.4 The Developer during the period of construction shall keep the Owners indemnified in respect of any of claim of the labour, suppliers, materials, accident, fire, any complain made connected with the legality of construction and action or violation of any statutory rule and regulation including Building Rules of the Barasat Municipality.

15.5 The Developer will handover the Owner's Allocation after upon completion of the building but before registration or transfer of the Developer Allocation.

ARTICLE-XVI-BREACH AND CONSEQUENCES

16.1 The Developer, subject to force majeure and also there is no restrain in the Barasat Municipality granting sanction of the plan, shall cause to have




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the plan in respect of the said New Building to be sanctioned from the Barasat Municipality within the time schedule as stated hereinabove.

16.2 In the event of either party to this agreement committing breach of any of their obligations under this Agreement the aggrieved party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved party on account of such breach from the party committing the breach.

ARTICLE: XVII (SCHEME FOR MANAGEMENT)

17. A scheme shall be framed by the Owners and the Developer herein for the Management and Administration of the said Building including the portions in common use and sharing the expenses of Management, Administration and Maintenance of the common amenities in the said Building including the user thereof and such scheme and any rules and regulations framed under the scheme shall be binding on the occupiers of the said Building including the Owner's Allocation and in the Developer's Allocation.

ARTICLE: XVIII (RESTRICTIONS AS TO USER OF THE SAID BUILDING)

18.1 Any transfer of any portion of the said Building out of the Owner's Allocation or Developer's Allocation shall be subject to the provision contained herein and all occupiers shall be bound by the provisions contained in any agreement, rules, regulations, by laws and restriction contained herein.

a. Neither the Owners nor the Developer nor any person occupying any portion of the said Building whether in the Owner's Allocation or in the




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Developer's Allocation shall use or permitted to be used his/its portion or space occupied by him/it or his/its agents for carrying on illegal or immoral trade or activity or do or allow anything to be done that might cause any nuisance or annoyance or hazard to anybody inside the said Building or outside the said Building or to store any inflammable or explosive materials, goods or products. The decision of the Management as to whether any act will cause nuisance or annoyance or any substance is inflammable or explosive shall be final.

b. No structural additions and/or alterations in the said Building shall be made without the written consent of the Management of the said Building subject, however, to a sanction of the concerned authorities, if necessary.

c. On performing their obligations under these presents, if Owners or Developer transfers any portions out of their respective allocations, such transfer shall be subject to the terms and conditions, restrictions and covenants contained herein and in any documents or conveyance that might be executed should contain such covenants/restriction.

d. It will be obligations of the Owners, Developer and Occupier(s) each portion of the said Building to keep the interior walls, floors, ceilings, fittings, electric wirings and gadgets, fixtures, appurtenances, pipes, drains, sewers and all other amenities in their respective portions or spaces occupied by them in good repair and perfect working conditions and take all possible steps to prevent any damage being caused to the said Building or any portions thereof or cause any inconvenience to the occupiers of any other portion of the said Building and in case of failure to perform any of the obligations, he shall be liable to indemnify the Owners, occupiers or the persons suffering damages or injury.




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e. The Owner, Developer, Occupiers or their agents in the said Building shall not keep any articles or display anything in the corridor or places of common use or do anything which might cause inconvenience or hindrances in any manner in the free movement of men and material.

f. The Owner, Developer, their agents, nominees or occupiers of any portion of the said Building shall not throw or accumulate any dirt, rubbish, waster or refuse or permit or allow anybody to do the same inside the space meant for common use or in the compounds or in or about the said Building.

g. After the Management of the said Building decide that certain repairs, clearing, testing or other things are necessary to be done in any portions of the said Building, the Owners, Developer and Occupiers, as the case may be, shall permit the Management or its nominees with or without workmen and technicians on prior notice to enter into and upon the rooms, flats, spaces for the purpose of repairing drains, electric wiring, water pipes, sanitary drains and/or pipes and/or fittings and any other matter which might affect the enjoyment of any portion of the said Building by any person being the Owners or occupier thereof.

h. The Owners, Developer, their agents, nominees or occupiers of any portions of the said Building shall abide by the all laws, bye -laws, rules and regulations of the Government statutory bodies and /or local bodies as the case may be.

ARTICLE: XIX

(TRANSFER OF THE DEVELOPER'S ALLOCATION)

19.1 In consideration of the Developer developing the said Property, the Developer shall be entitled to transfer its allocation to any intending




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purchasers as per discretion of the Developer and in the said Deed, Owners will join as Confirming Party personally or by the Developer acting as a Power of Attorney Holder of the Owners.

19.2 Terms and conditions of the Transfer Deed of both the Developer's Allocation and Owner's Allocation shall be the same and to be drafted by the common Advocate of the Owners and Developer.

19.3 There shall be similar covenants and restrictions applicable for Owners Allocation and Developer's Allocation particularly in respect of the Common area and facilities.

ARTICLE: XX(FORCE MAJEURE)

20. If either party be prevented from performing his/its respective part of obligations under these presents due to the existence of force majeure such as earthquake, flood, riot, war, storm, tempest, civil commotion, blasts, malicious damages, lockdown, fire or any other act or omission or cause beyond the control of the party concerned providing that the cause was not induced by the party himself/itself.

ARTICLE: XXI

(NOT A PARTNERSHIP OR ASSOCIATION OF PERSON)

21 The parties hereby declare and agree that these presents do not constitute and the parties do not intend to be a partnership or association of persons. This is a license created for development of the said Property granted in favour the Developer and/or its nominees and/or assigns.




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ARTICLE: XXII

(MISCELLANEOUS)

22.1 POSSESSION OF TITLE DEEDS: Simultaneously with the execution of this Agreement the Owners shall handover all the Original Title Deeds, documents relating to the said Property, to be kept with the Developer. The Owners shall be cause to be inspected the originals Title Deeds, documents in possession of the Owners, as and when it will be necessary. The Developer shall not use those documents for any sort of monetary obligation/gain. The original Title Deeds shall be lying in custody of THE DEVELOPER for the period of subsistence of this agreement.

22.2 Any notice required to be given by any of the parties herein on the other, without prejudice to any other mode of service available, shall be deemed to have been served, if served by hand or sent by registered post and/or speed post with acknowledgement due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered post and/or speed post without the same being served.

- a. On and from the date of completion of the said Building, the Developer and/or its transferees and the Owners and/or his transferees shall individually be liable to pay and bear proportionate charges on account of wealth and other taxes payable in respect of their respective allocations.
- b. Each of the parties herein shall keep the other saved, harmless and indemnified against their respective liabilities as mentioned herein.




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ARTICLE: XXIII

(ARBITRATION)

23. Any disputes and/or differences arising out of, touching and/or connecting in any way with, or relating to any matter referred to in this agreement and/or consequential, incidental and/or ancillary hereto, and/or any question of interpretation of and/or question whatsoever arising out of and/or pertaining to these presents, whether before or during the period of subsistence of these presents or subsequent hereto, shall be referred to arbitration of A Sole Arbitrator to be appointed by mutual consent of the parties herein, who will act as a SOLE ARBITRATOR and shall adjudicate the disputes in accordance with the Arbitration and Conciliation Act, 1996 and/or any statutory modification thereof or other law for the time being in force for domestic arbitration in India, and the cost of arbitration and remuneration shall be fixed by the Learned Arbitrator and shall be borne in equal parts by the parties to the arbitration, unless the Arbitrator otherwise directs.

ARTICLE: XXIV (JURISDICTION)

24. The Courts having jurisdiction over the said Property shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties herein.

THE FIRST SCHEDULE ABOVE REFERRED TO: (THE SAID PROPERTY)

ALL THAT the Land measuring 6 (six) Cottaha 1 Chittaks 33 Sq.ft. equivalent to 11 Decimal more or less in Mouza- Bhatra, L.R. Dag No.18, L.R. Khatian No. 1773, J.L. No. 38, P.S. Barasat, Ward No. 009, under




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Nandita Mukherjee

Barasat Municipality, Holding No. 5, Street Name Amrabati Road, A.D.S.R Kadambagachhi, in the District- North 24 Parganas, Kolkata-700126 and the same is shown in the annexed sketch map marked with red border, butted and bounded in the following manner:-

ON THE NORTH BY - Property of Nikhil Roy

ON THE EAST BY - Monoranjana Basan

ON THE SOUTH BY - 20 Ft. wide Municipal Road

ON THE WEST BY 20 Ft. wide Municipal Road

HOWSOEVER OTHERWISE the same messuage, land, hereditaments and premises now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described and/or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO (SPACE ALLOCATION)

PART-1A

OWNERS'S ALLOCATION shall mean and include ---

- I. Two Flats each having area in the range of 1340-1360 Sq.ft. (covered area) on the First Floor (A sketch Plan is attached with this Agreement, which is indicative in nature and may change subject to final sanction);
- II. Two Car Parking Space each having area of 135 Sq.ft. on the ground Floor;
- III. The amount of Rs. 57,00,000/- which is mentioned in page no. 32 of the previous Development agreement and Power of Attorney being no. 150205685 for the year 2024 duly copied in Book No. I Volume No. 1502-2024 pages from 145293 to 145339 Registered at DSR-II, North




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24 Parganas **will be adjusted** at the time of delivery of possession of the flats in favour of the owners, With the execution of this previous Development agreement with power of attorney, Developer has paid a sum of Rs.1,00,000/- to the Predecessor of these Owners Amitava Gangopadhyay and balance amount shall be paid as per the schedule to be mutually agreed by the parties. **And with the execution of this Development agreement with power of attorney no monetary transaction takes place between the Developer and Lanlord**

- IV. TOGETHER WITH Proportionate share in the Common area and undivided proportionate share in the land and common parts and facilities.

PART-1B

DEVELOPER'S ALLOCATION shall mean and include -

- I. Except the first Floor, the entire New Building to be constructed on the First Schedule Property;
- II. Proportionate share in the Common area together with undivided proportionate share in the land and common parts and facilities.

Save and except what is recorded herein, the Owners shall not be entitled to claim or demand any other compensation from the Developer in any manner whatsoever.

Owners or their respective nominee or nominees shall pay GST (if applicable) and other applicable Taxes, deposits and charges e.g. Generator Charges, Transformer charges, Maintenance deposits and other extra charges in respect of the Owners Allocation in favour of the Developer. Such payment




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shall be made on or before handing over of the Owner's Allocation by the Developer.

THE THIRD SCHEDULE ABOVE REFERRED TO:

PART-I

(Common Areas & Installations- common to the Co-owners)

1. Staircases, lobby and landings having windows with standard section of wood and glass panes with staircover on the ultimate roof.
2. Electrical wiring and fittings and fixtures for lighting the staircases, lobby and landings and operating the lift.
3. Electrical installations with main switches and meters and space required therefor.
4. 4+1 passenger lifts with all machinery accessories and equipment (including lift machine room) and lift well for installing the same.
5. Water pump with electric motor.
6. Overhead water tank and underground water reservoir with distribution pipes therefrom connecting to different units and from the underground water reservoir to the over-head water tank.
7. Water waste and sewage evacuation pipes from all or any of the units to drains and sewers common to the Building
8. Ultimate roof of building




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PART-II

(Specifications for construction of the Building and Fittings and fixtures to be provided in the Unit)

- Foundation: RCC strip footing with anti-termite treatment in foundation. (M.Rod-Elegant/SRMB/Shyam/any ISI standard.)
- Structure: RCC framed structure with 10 and 8" masonry walls and 5" masonry partition walls.
- Walls & Ceiling:
 - Internal: Block Brick wall with Wall putty finish
 - External: Block Brick wall with surface texture / acrylic paints finish
- Entrance: Teak faced flush doors with lamination at one side.
- Toilet: PVC doors.
- Bathroom Floor to be water proofed.
- Fittings: Necessary lock and accessories will be provided on main gate.
- Windows: Wood/ Aluminium Sectional glass panel and locking arrangement.
- Doors: C. P. Flush door shutter with locking arrangement Main door to be Laminated from one side. Door Frames: Malayasia Sal.
- Floor Finish: Vitrified Tiles finish inside all flats, staircase, landings and floor lobbies; granite or Vitrified Tiles finish in main gate, main lobby and lift facility.
- Sanitary:



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- Toilets: Concealed plumbing with hot and cold water lines; white WC, cistern, wash basin with CP fittings Parryware/Hindware/ Esco and equivalent.
- Kitchen: Raised cooking platform of granite; stainless steel sink; glazed tile dado in white base.
- Batharoom Tiles: 12"*18" upto 6.
- Kitchen: Raised cooking platform of granite; stainless steel sink; glazed tile in white base upto dado level.
- Water supply: Submarshall pump
- Electrical: Concealed conduit wiring with copper conductors; AC plug point in one bedroom and drawing room; Geyser point in toilet; exhaust fan point in kitchen; light and fan points in all rooms; electric calling bell point in entrance; TV and telephone outlet; electrical switches.
- Elevators: Semi-automatic lift of reputed brand or equivalent makes up to Roof.
- Extra Facilities
 - 24 hrs. Generator service. (Optional)
 - 24 hrs. water supply.
- ROOF TREATMENT TO BE DONE BY THE Developer.

Note: Subject to change without notice at the discretion of the Architects




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

Signed Sealed and Delivered in the presence of Witnesses :-

1) *Sujit Ghosh*
Barasat Cest

2) *[Signature]*
M. Adhyumgram
Kol-129

Drafted by :-

Anindya Sengupta
Anindya Sengupta
Advocate

Judges' Court Barasat.

Enrollment No. - WB-378/1997

1. *Mala Gangopadhyay*

2. *Nandita Mukherjee*

3. *Debarupa Gangopadhyay*

Signature of the Owners


CA KORNIAK

[Signature]
Proprietor

Signature of the Developer

Barasat




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CA ROHINI

Barasat

UNDER RULE 44A OF THE I.R. ACT 1908

(1)

Name MALA GANGOPADHYAY

Status - Presentant



Mala Gangopadhyay

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Mala Gangopadhyay
Signature of the presentant

(2)

Name NANDITA MUKHERJEE

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator



Nandita Mukherjee

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Nandita Mukherjee

Signature of the Presentant / Executant /

Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)



21

UNDER RULE 44A OF THE I.R. ACT 1908

(1)

Name DEBARUPA GANGOPADHYAY

Status - Presentant

Debarupa Gangopadhyay



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Debarupa Gangopadhyay
Signature of the presentant

(2)

Name SRI ARCHAN MAJUMDER

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator



Sri Archan Majumder

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Sri Archan Majumder
Signature of the Presentant / Executant /

Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)



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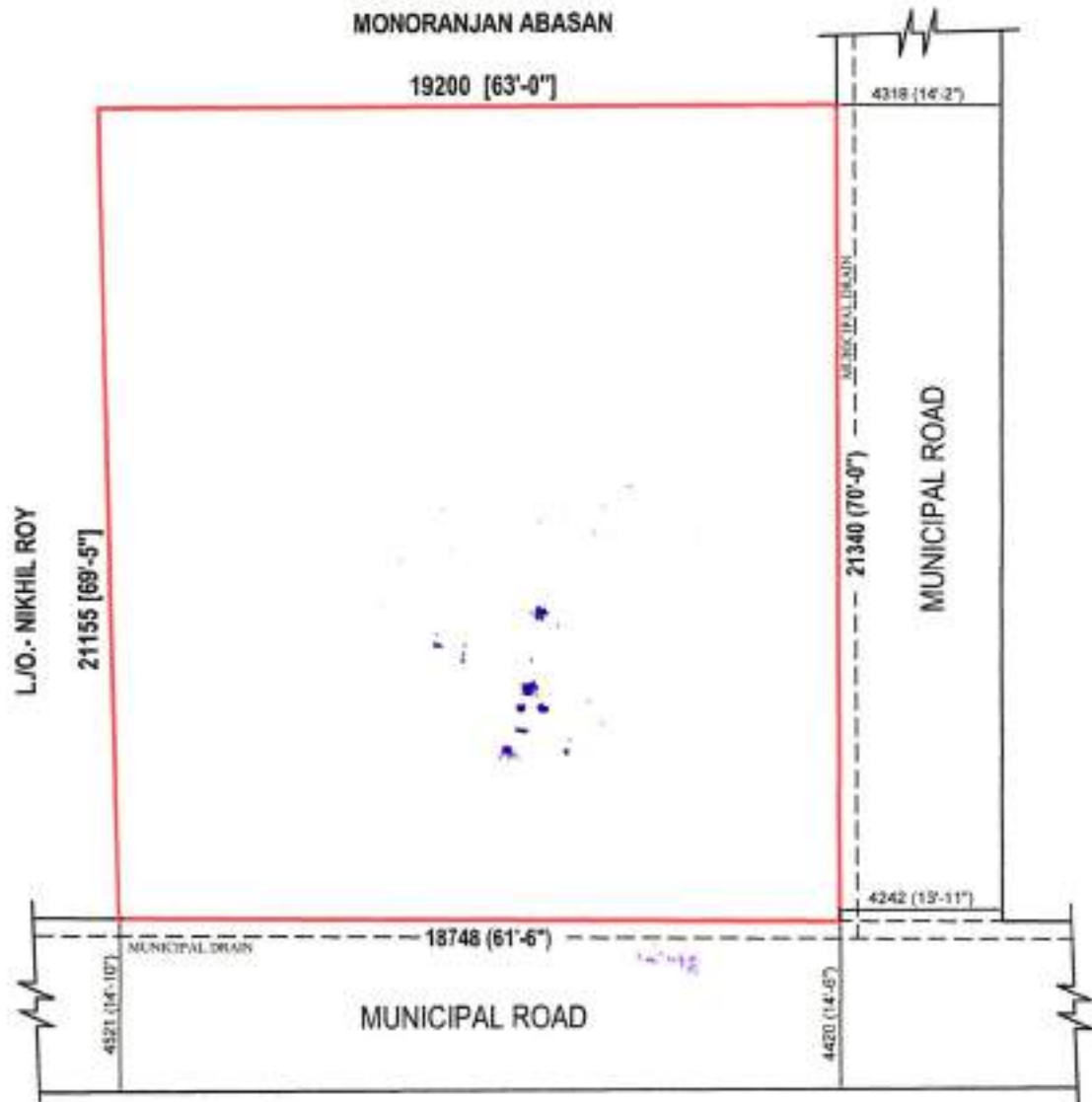
SITE PLAN OF VACANT LAND AT CORRESPONDING TO MOUZA :- BHATRA, J.L.NO.- 38, L.R. DAG NO.- 18, L.R. KHATIAN NO.- 1773, HOLDING NO - 5, AT AMARABATI ROAD, WARD NO. -09, P.S. - BARASAT, DISTRICT - NORTH 24- PARGANAS, UNDER BARASAT MUNICIPALITY.

OWNER'S NAME-

1. SMT. MALA GANGOPADHYAY
2. NANDITA MUKHERJEE
3. DEBARUPA GANGOPADHYAY

TOTAL AREA OF LAND :-

06 K. 01 CH. 33 SQFT. (AS PER DEED)
06 K. 00 CH. 19 SQFT. (AS PER PHY.)



SITE PLAN
SCALE-1:200

Mala Gangopadhyay
Nandita Mukherjee
Debarupa Gangopadhyay


Archan Majumder
M-Tech (CE. Geo)
Licence No.: DM/05/LBS-1

SIGNATURE OF ENGINEER

SIGNATURE OF OWNER




Registrar 0/6 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

06 AUG 2025



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



192025260197833328

GRN Details

GRN:	192025260197833328	Payment Mode:	SBI Epay
GRN Date:	06/08/2025 10:01:33	Bank/Gateway:	SBlePay Payment Gateway
BRN :	1736299551839	BRN Date:	06/08/2025 10:02:10
Gateway Ref ID:	230701443	Method:	State Bank of India WIBMO PG DC
GRIPS Payment ID:	060820252019783331	Payment Init. Date:	06/08/2025 10:01:33
Payment Status:	Successful	Payment Ref. No:	2002034700/2/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Archan Majumder
Address:	Barasat
Mobile:	9830614095
Period From (dd/mm/yyyy):	06/08/2025
Period To (dd/mm/yyyy):	06/08/2025
Payment Ref ID:	2002034700/2/2025
Dept Ref ID/DRN:	2002034700/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002034700/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	9971
2	2002034700/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	57800
Total				67771

IN WORDS: SIXTY SEVEN THOUSAND SEVEN HUNDRED SEVENTY ONE ONLY.

PAID



ELECTION COMMISSION OF INDIA
 भारत का निर्वाचन आयोग

IDENTITY CARD
 पहचान कार्ड

KJM1427707



Elector's Name
 निर्वाचक का नाम

Sujit Ghosh
 सुजित घोष

Father's Name
 पिता का नाम

Bhupati
 भूपति

12

Sujit Ghosh

Address

Bhagyabandpur (Pachchimpara),
 Pachchimpara, Odpara, Barasat North 24 -
 Parganas.

निवासी
 भाग्यबंदपुर (पश्चिमपरा), पृ. (पश्चिम) बरसात उत्तर 24 -
 पार्गना

Facsimile Signature
 Computer Registered Officer
 निर्वाचन विभाग अधिकारी

For 02-Udagan

Assembly Constituency

52-उदगन

विधानसभा निर्वाचन क्षेत्र

Phase North 24 - Parganas

फेज उत्तर 24 - पार्गना

Date 21/10/2000

दिनांक 21/10/2000







Major Information of the Deed

Deed No :	I-1502-06961/2025	Date of Registration	06/08/2025
Query No / Year	1502-2002034700/2025	Office where deed is registered	
Query Date	15/07/2025 1:16:22 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Megha Majumdar 100/39/4 Rupayan Sarani, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700065, Mobile No. : 8013933160, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 57,00,000/-]	
Set Forth value		Market Value	
Rs. 10,00,000/-		Rs. 66,66,671/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,071/- (Article:48(g))		Rs. 57,832/- (Article:E, E, E.)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Amarabati Lane (Vatra), Mouza: Bhatra, , Ward No: 9, Holding No:5 JI No: 38, Pin Code : 700126

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-18 (RS :-)	LR-1773	Bastu	Bastu	11 Dec	10,00,000/-	66,66,671/-	Width of Approach Road: 20 Ft.,
Grand Total :					11Dec	10,00,000 /-	66,66,671 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Mala Gangopadhyay Wife of Mr Amitava Gongopadhyay Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office		 Captured	
		06/08/2025	LT1 06/08/2025	06/08/2025

Amaravati Colony, Nabapally, City:- Barasat, P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: bcxxxxxx8k, Aadhaar No: 92xxxxxxxx0582, Status :Individual, Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Nandita Mukherjee Daughter of Mr Amitava Mukherjee Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office	 06/08/2025	 Captured LTI 06/08/2025	 06/08/2025

2,cKC Road, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: akxxxxxx1m, Aadhaar No: 36xxxxxxxx8385, Status :Individual, Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office




3	Name	Photo	Finger Print	Signature
	Mr Debarupa Gangopadhyay Son of Mr Amitava Mukherjee Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office	 06/08/2025	 Captured LTI 06/08/2025	 06/08/2025

Manoranjana Abas Jogendranath Balika Bidhya Mandir Road, Amaravati Colony, City:- Barasat, P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: ayxxxxxx6a, Aadhaar No: 73xxxxxxxx0490, Status :Individual, Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CA KORNIA Hridaypur, City:- Barasat, P.O:- Hridaypur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127 Date of Incorporation:XX-XX-1XX7 , PAN No.:: Ajxxxxxx8c, Aadhaar No: 57xxxxxxxx3393, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Archan Majumder (Presentant) Son of Mr .Jayanta Majumder Date of Execution - 06/08/2025, , Admitted by: Self, Date of Admission: 06/08/2025, Place of Admission of Execution: Office	Photo  Aug 6 2025 2:45PM	Finger Print  LTI 06/08/2025	Signature  06/08/2025
Hridaypur , Palbagan, City:- Barasat, P.O:- Hridaypur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: ajxxxxxx8c, Aadhaar No: 57xxxxxxxx3393 Status : Representative, Representative of : CA KORNIK (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sujit Ghosh Son of Mr. Bhupali Ghosh Barasat Judges Court, City:- Barasat, P.O:- Barasat, P.S.-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700124	 06/08/2025	 06/08/2025	 06/08/2025
Identifier Of Mrs Mala Gangopadhyay, Mr Nandita Mukherjee, Mr Debarupa Gangopadhyay, Mr Archan Majumder			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Mala Gangopadhyay	CA KORNIK-3.66667 Dec
2	Mr Nandita Mukherjee	CA KORNIK-3.66667 Dec
3	Mr Debarupa Gangopadhyay	CA KORNIK-3.66667 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Amarabati Lane (Vatra), Mouza: Bhatra, , Ward No: 9, Holding No:5 JI No: 38, Pin Code : 700126

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 18, LR Khatian No:- 1773	Owner: ১৮৭৪৪ ১৮৭৪৪৪, Gurdian: ১৮৭৪৪ , Address: ১৮৭৪৪ , Classification: ১৮৭৪৪, Area: 0.11000000 Acre,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 150206961 / 2025

On 06-08-2025

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

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

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

Presented for registration at 14:33 hrs on 06-08-2025, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Mr Archan Majumder ..

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 66,66,671/-

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

Execution is admitted on 06/08/2025 by 1. Mrs Mala Gangopadhyay, Wife of Mr Amitava Gangopadhyay, Amaravati Colony, Nabapally, P.O: Nabapally, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession House wife, 2. Mr Nandita Mukherjee, Daughter of Mr Amitava Mukherjee, 2,cKC Road, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession House wife, 3. Mr Debarupa Gangopadhyay, Son of Mr Amitava Mukherjee, Manoranjan Abas Jogendranath Balika Bidhya Mandir Road,Amaravati Colony, P.O: Nabapally, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession House wife

Identified by Mr Sujit Ghosh, , Son of Mr Bhupati Ghosh, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 06-08-2025 by Mr Archan Majumder, Proprietor, CA KORNIK (Sole Proprietorship), Hridaypur, City:- Barasat, P.O:- Hridaypur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127

Identified by Mr Sujit Ghosh, , Son of Mr Bhupati Ghosh, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 57,832.00/- (B = Rs 57,000.00/- ,E = Rs 800.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 57,800/-


Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2025 10:02AM with Govt. Ref. No: 192025260197833328 on 06-08-2025, Amount Rs: 57,800/-, Bank: SBI EPay (SBIPay), Ref. No. 1736299551839 on 06-08-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 9,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 623, Amount: Rs.100.00/-, Date of Purchase: 05/08/2025, Vendor name: S BOSE
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2025 10:02AM with Govt. Ref. No: 192025260197833328 on 06-08-2025, Amount Rs: 9,971/-, Bank: SBI EPay (SBIPay), Ref. No. 1736299551839 on 06-08-2025, Head of Account 0030-02-103-003-02


Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2025, Page from 197940 to 198000
being No 150206961 for the year 2025.



Digitally signed by RITA LEPCHA
Date: 2025.08.11 16:00:41 +05:30
Reason: Digital Signing of Deed,

(Rita Lepcha) 11/08/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

West Bengal.