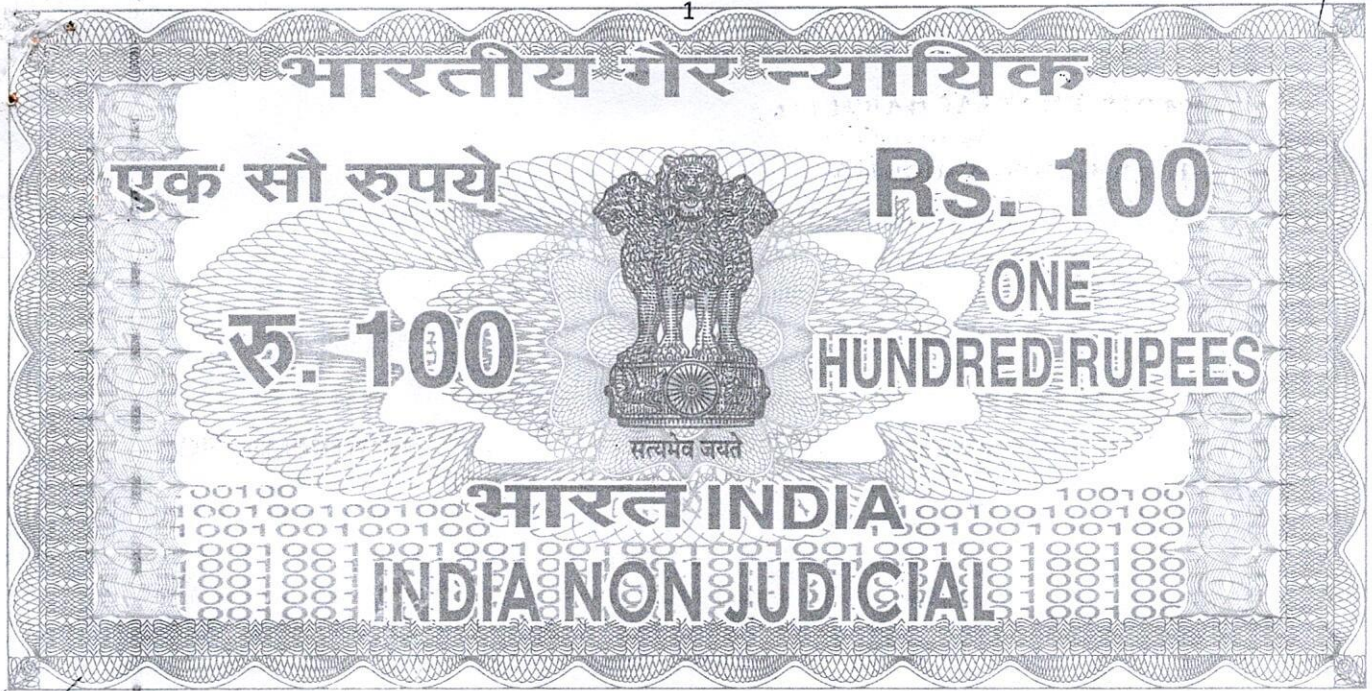


4489/2023

I-4342/23



21/5 पश्चिम बंगाल WEST BENGAL

AE 686454

8-8001095885/2023

Notarized for
to registration. This
endorsement Sheet
document are the part of the...

Additional District Sub-Registrar
Coochbehar, East Dum, 24-Pgs. (Notarized)

02 MAY 2023

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT**

8-1095885/23

KNOW ALL MEN BY THESE PRESENTS SHALL COME that **I, SRI. BISWANATH MITRA (PAN No. AANPM6670K) & (Aadhar No. 4916 8651 2191)** son of Late Kansari Mohan Mitra alias Kangsari Mohan Mitra alias Kangsari Mitra, by Occupation - Retired, by faith - Hindu, by nationality - Indian, residing at 6, Shyam Nagar Road, under Post Office- Bangur Avenue, Police Station- Dum Dum(old), Nager Bazer(new), Kolkata - 700 055, under Ward No. 27, District North 24 Parganas is the absolute owner and possessor of **ALL THAT** piece & parcel of land admeasuring an area of 4(Four)Cottahs 8(Eight) Chittacks more or less alongwith 200(Two Hundred) Sq.ft. R.T Shed structure with Cement Flooring lying and situated at Mouza - Shyamnagar, Re. Su. No. - 161, comprised in C.S/R.S/L.R Dag No. - 51 corressponding to R.S Khatian No. - 54, L.R Khatian No. 963 & 999, Touzi No. 228 & 229, J.L No. 32/20, being Municipal Holding No. 21(new),177(old) Calcutta Jessore Road, being Premises No. 6, Shyam Nagar Road, under Post Office- Bangur Avenue, Police Station- Dum Dum(old), Nager Bazer(new), Kolkata - 700 055, under Ward No. 27, under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas more particularly mentioned and described in the First Schedule hereunder written.

WHEREAS with a view to develop the said land by constructing of a multi storied building with compliance with all the obligations as covered underwith **I** have made a Development Agreement dated 2nd day of May 2023 with **PROJECTION REALTY (PAN No. ABDFP4693A)** a Partnership firm having its registered office at 319/3, Nayapatty Road, Post Office - Bangur Avenue, Police Station - Dum Dum(old), Nagerbazer(new) Kolkata - 700 055, District North 24 - Parganas represented by it's partners namely **1)SRI PRASHANTA DAS (PAN No. ADGPD0634A) & (Aadhar No. 9060 9359 3159)** son of Late Sidheswar Das alias Siddheswar Das, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 12E, South Sinthee Road commonly known as Ganapati Sur Sarani, Post Office & Police Station - Sinthee, Kolkata - 700 050, District Kolkata, **2)SMT. SAMPA KARMAKAR (PAN NO. ELZPK5478Q) & (Aadhar No. 4135 8437 0014)** wife of Sri. Gourango Karmakar, by faith - Hindu, by Nationality - Indian, by Occupation -Business, residing at Sree Tower VII, Flat No. 2D, Third Floor, near Derozeo Collage, Post Office - Rajarhat Gopalpur, Police Station - Baguihati, Kolkata - 700 136, District North 24 - Parganas and **3)SRI. KAUSTAV DAS (PAN No. IJVPD0338G) & (Aadhar No. 6320 6707 8342)** son of Sri. Prashanta Das, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 12E, South Sinthee Road commonly known as Ganapati Sur Sarani, Post Office & Police Station - Sinthee, Kolkata - 700 050, District Kolkata hereinafter **This Partnership firm represented by its Partners No. 1 & 2** duly registered before the **Additional District Sub Registrar at Cossipore Dum Dum** and the same recorded in Book No. I, Being No. 4334 for the year 2023 under some terms and conditions mentioned thereon and now **I** hereby appointed said **PROJECTION REALTY** as **my** true and lawful Constituted Attorney in **my** name on **my** behalf to do execute and perform all acts, deeds and things as follows:-

Biswanath Mitra

1. To look after and maintain the Schedule mentioned property and to enter in possession or to hold, defend of the said land and to manage, and to administer the said land or every part thereof.
2. To construct the proposed multi storied building upon the said property mentioned in the Schedule herein below in accordance with the sanctioned plan in **my** name and to sign on **my** behalf in the proposed Site Plan, Building Plan, Revised Plan and / or any modifications of plan or plans and to renew the Plan if required and to file and obtain the same and other documents, applications, statements, declarations, occupancy certificate, undertakings, valuations, writings, permissions, obtain housing loan, verifications, objection if any and to take all other necessary steps relating to land from the competent South Dum Dum Municipality all are in respect of construction and to complete of the proposed building subject to my concurrence & mutual confirmation of such proposed site plan, building plan revised plan or modifications.
3. To negotiate on terms for and to agree and to enter into and conclude any Agreement for Sale and sell Developer's Allocation of the proposed building consisting of different flats, garages or car parking spaces or commercial space and the part thereof mentioned in the Schedule hereunder written except **my** Allocation more particularly mentioned and described in the Second Schedule hereunder written to any Purchaser/ Purchasers at such price which agreed upon and/ or cancel or cancel or repudiate the same in the manner **she** deems fit and proper.
4. To appear and represent before the appropriate authorities including South Dum Dum Municipality, Fire Brigade, West Bengal Police and all other competent Authority or Authorities of Government of West Bengal relating to proposed constructional work.
5. To take delivery photocopies of Title Deeds and other documents relating to land and submits photocopy of the same concerning the premises and also other papers may be required by the concerned authority and to appoint Engineer, Architect and other agent, sub contractor for the aforesaid purpose as the said Attorney shall think fit and proper.
6. To receive the excess amount of fees, if any paid for the purpose of sanction, modification and / or alteration of the Development Plan to any authority or authorities.
7. To develop the said Premises making construction of building thereon as per Plan which to be approved and sanctioned by the South Dum Dum Municipality, and for that purpose to demolish and / or remove the existing house building and / or structure if any whatsoever in nature on the premises.
8. To apply for obtaining electricity (transformer and meter), water supply, sewerage, drainage and / or other connection of any other utility to the said premises and or to make alternative arrangement thereon and for that purpose to sign, execute, submit and / or deposit money before the appropriate authorities of all papers, applications, documents and other acts, matters or things as may be deem fit and proper by the said Attorney.

Biswanath Mitra

9. To use, shift or re adjust the existing electricity connection in the said premises in such manner, as the said Attorney as may be deem fit and proper.
10. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing building or structure to be demolished as mentioned in the Deed of Agreement for Development of the said Premises. To appear and represent **me** before all authorities including those under the South Dum Dum Municipality for fixation and /or finalization of annual valuation of the said premises and for that purpose to sign, execute and submits necessary papers and documents and or to do all other acts, deeds and things as the said Attorney as may be deem fit and proper.
11. To obtained standards ISI building materials from the person / persons for the construction of the proposed building as the said Attorneys things fit and proper with due to my concurrence.
12. To pay all rents, taxes, charges, expenses and other outgoings whatsoever payable and / or account of the said Premises or any part thereof from the date of ... 2nd th day of May 2023 after handing over of the possession of the existing building by me.
13. To apply for and obtained the Completion Certificate from the South Dum Dum Municipality.
14. To pay any surcharge or penalty to the competent authority if so charged it that is the South Dum Dum Municipality or any other competent authority.
15. To entered into an Agreement for Sale with the intending Purchaser/ Purchaser and to receive the earnest money or the full amount of the consideration from the intending Purchaser/ Purchasers and to sign, execute all agreement, deeds or Conveyance or conveyances on the part of Developer's Allocation more particularly mentioned and described in the Third Schedule hereunder written except Owner's Allocation.
16. To allow the intending Purchaser or Purchasers to inspect the photocopies of all documents relating to the said property.
17. To enter into an Agreement for Sale with the intending Purchaser/ Purchasers except the portion of Owner's Allocation in the said building to be constructed upon the said premises and to receive all consideration money or earnest money or deposits in respect of any portions of the proposed building save and except Principal's Allocation as stated in the said Development Agreement and also to receive realize and obtain payment of all or any money which may hereafter become payable to **me** said Attorney and to sign, give and grant sufficient and effectual receipts and discharge for the same as **my** said Attorney shall think fit and proper.
18. To institute, commence, prosecute, carry on or resist of all suits and other actions concerning the said property or any part thereof or concerning anything in which the Principal herein may be parties in any court in Civil, Criminal, Revenue

Biswanath Mitra

or Revisional or Revenue jurisdiction of the High Court, under Article 226 of the Constitution of India, etc before Income Tax Authorities and to sign and verify all plaints, written statements, accounts, inventories to accept service of all summons, Notice and Other Judicial process to execute any Judgment, Decree or Order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vokalatnama or any kind of Affidavit after handing over of the possession of the existing premises by me.

19. To sale, transfer of the said premises or any part thereof and for that purpose to sign and execute all deeds or instruments to obtained loan and financial accommodation from any Bank, Financial Institution, Person or Persons as the case may be on such terms and conditions as the said Attorney shall think, fit and proper for the Developer's Allocations save and except the Owner's Allocation.

20. To settle, adjust, compound, compromise or submit to arbitration in any matter relating to all actions, suits, accounts, claims, and disputes relating to the said land or property between ourselves and other person or persons compounds or compromise the same.

21. To appear and or to represent before the Registrar / Sub- Registrar, Registrar of Assurances and or any other offices at any jurisdiction all times which may be necessary before them for registration of the sale deed, assignment, lease, mortgage of the respective flats, shops, garages and others to be constructed on the land mentioned in the Schedule hereunder and to do all acts which our said Attorney shall consider necessary for conveying the Developer's Allocation or relating to it to the respective purchaser/ purchasers as fully and effectually in all respects as I could do the same **myself** as per Development Agreement dated 2nd day of**May**..... **2023**.

22. To appoint Architect, Civil Engineer, Structural Engineer labour, labour contractor (Rajmistri), Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person or persons as may be required for construction of the proposed building.

23. To sign all plaints, petition, application, forms, affidavit etc. and to file the same in any Court of Law or any other offices, if required and to appear in any suit, proceedings, motion, L.A. Office, I. T. Office etc. on **my** behalf and to file the statement or objection, affidavit-in-opposition etc. if required, in connection with the land mentioned in the Schedule herein below after handing over of possession by me.

24. To ask for demand, recover, receive and collect all money due and payable in connection with the Developer's Allocation, save and except Owner's Allocation of the proposed building from the intending purchaser / purchasers or any other person or persons in connection with the said building or construction and to settle, compromise or compound any debt or claim whatsoever.

25. To call the tender, quotation etc. from the supplier for supply cement, iron rod, sand, wood, iron grill etc. and to appoint them as **my** Constituted Attorney shall think fit and proper.

Biswanath Mitra

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	Biswanath Mitra					
		Little	Ring	Middle	Fore	Thumb
						
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	Sam Palkar					
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	Ghoranta Das					

Major Information of the Deed

Deed No :	I-1506-04342/2023	Date of Registration	02/05/2023
Query No / Year	1506-8001095885/2023	Office where deed is registered	
Query Date	02/05/2023 10:47:11 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pradip Bhattacharjee Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9804360504, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 2,03,04,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150604334/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Shyamnagar, Premises No: 6, , Ward No: 27, Holding No:21, Shyamnagar Road Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-51	LR-963	Bastu	Bastu	2 Katha 4 Chatak	1/-	1,01,25,000/-	Property is on Road Adjacent to Metal Road, , Project Name :

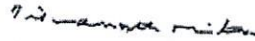
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Shyamnagar, Premises No: 6, , Ward No: 27, Holding No:21 Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-51	LR-999	Bastu	Bastu	2 Katha 4 Chatak	1/-	1,01,25,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :					7.425Dec	2 /-	202,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	

Principal Details :

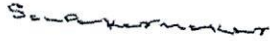
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Biswanath Mitra Son of Late Kansari Mohan Mitra Alias Kangsari Mitra Executed by: Self, Date of Execution: 02/05/2023 , Admitted by: Self, Date of Admission: 02/05/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	02/05/2023	LTI 02/05/2023	02/05/2023	
6 Shyam Nagar Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aaxxxxxx0k, Aadhaar No: 49xxxxxxxx2191, Status :Individual, Executed by: Self, Date of Execution: 02/05/2023 , Admitted by: Self, Date of Admission: 02/05/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PROJECTION REALTY 319/3 Nayapatty Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: abxxxxxx3a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Prashanta Das (Presentant) Son of Late Siddheswar Das Alias Siddheswar Das Date of Execution - 02/05/2023, , Admitted by: Self, Date of Admission: 02/05/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	May 2 2023 11:33AM	LTI 02/05/2023	02/05/2023	
12E South Sinthee Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx4a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PROJECTION REALTY (as partner)				

Name	Photo	Finger Print	Signature
Sampa Karmakar Wife of Gourango Karmakar Date of Execution - 02/05/2023, , Admitted by: Self, Date of Admission: 02/05/2023, Place of Admission of Execution: Office	 May 2 2023 11:33AM	 LTI 02/05/2023	 02/05/2023
Sree Tower Near Derozeo College, Flat No: 2D, City:- , P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: elxxxxxx8q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PROJECTION REALTY (as Partner)			

Identifier Details :			
Name	Photo	Finger Print	Signature
Pradip Bhattacharjee Son of Late A N Bhattacharjee 47 R G Colony, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074			
	02/05/2023	02/05/2023	02/05/2023
Identifier Of Biswanath Mitra, Prashanta Das, Sampa Karmakar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Biswanath Mitra	PROJECTION REALTY-3.7125 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Biswanath Mitra	PROJECTION REALTY-3.7125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Biswanath Mitra	PROJECTION REALTY-200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Shyamnagar, Premises No: 6, , Ward No: 27, Holding No:21, Shyamnagar Road Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 51, LR Khatian No:- 963	Owner:বিশ্বনাথ মিত্র, Gurdian:কংসারী মোহন, Address:নিজ , Classification:বাস্তু, Area:0.05080000 Acre,	Owner Name not selected by applicant.

istrict: North 24-Parganas, S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Shyamnagar, Premises No: 6, , Ward No: 27, Holding No:21 Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 51, LR Khatian No:- 999	Owner:বিশ্বনাথ মিত্র, Gurdian:কংশারী মোহন মিত্র, Address:নিজ , Classification:বাস্তু, Area:0.02920000 Acre,	Owner Name not selected by applicant.

On 02-05-2023

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

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

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

Presented for registration at 10:57 hrs on 02-05-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Prashanta Das ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,03,04,000/-

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

Execution is admitted on 02/05/2023 by Biswanath Mitra, Son of Late Kansari Mohan Mitra Alias Kangsari Mitra, 6 Shyam Nagar Road, P.O: Bangur Avenue, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Retired Person

Indetified by Pradip Bhattacharjee, , Son of Late A N Bhattacharjee, 47 R G Colony, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-05-2023 by Prashanta Das, partner, PROJECTION REALTY, 319/3 Nayapatty Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Pradip Bhattacharjee, , Son of Late A N Bhattacharjee, 47 R G Colony, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Execution is admitted on 02-05-2023 by Sampa Karmakar, Partner, PROJECTION REALTY, 319/3 Nayapatty Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Pradip Bhattacharjee, , Son of Late A N Bhattacharjee, 47 R G Colony, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4348, Amount: Rs.100.00/-, Date of Purchase: 21/03/2023, Vendor name: Tapas Kumar Saha

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

26. To sale, transfer, convey and to deliver the possession of flat / flats, shop, garages & office etc. with undivided proportionate share of land along with other amenities relating thereto either in complete or incomplete, finished or semi-finished condition which our Constituted Attorney shall think best, fit only for the Developer's Allocation.

27. To advertise in the News Papers for procuring Flat/Shops/Car parking Spaces except owner's allocation and to affix Sign Board or Hoarding in the name of the Company of the said Attorney.

28. To receive compensation payable in respect of any acquisition and / or requisition of the said premises or any part thereof for the Developer's Allocation.

29. To file and submit all declarations, Statements, Applications and or to return to the competent authority or any other concerned authorities in connection with the matters wherein contained and to do all such acts, things, deeds which are necessary for the aforesaid purpose and which **our** Constituted Attorney shall think best fit and proper.

30. That the said Power of Attorney being provided should comply with the obligations, terms and conditions as covered under these Development Agreement.

AND the Principal herein do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by **my** said Attorney which shall be constructed as **my** acts, deeds and things done by **me** to all intents and purpose and if the Principal herein personally present even not withstanding the facts that no special power in that behalf is contained in these presents.

- THE FIRST SCHEDULE ABOVE REFERRED TO -

ALL THAT piece and parcel of bastu land admeasuring an area of 4(Four)Cottahs 8(Eight) Chittacks more or less alongwith 200(Two Hundred) Sq.ft. R.T Shed structure with Cement Flooring lying and situated at Mouza - Shyamnagar, Re. Su. No. - 161, comprised in C.S/R.S/L.R Dag No. - 51 corressponding to R.S Khatian No. - 54, L.R Khatian No. 963 & 999, Touzi No. 228 & 229, J.L No. 32/20, being Municipal Holding No. 21(new), 177(old) Calcutta Jessore Road, being Premises No. 6, Shyam Nagar Road, under Post Office- Bangur Avenue, Police Station- Dum Dum(old), Nager Bazer(new), Kolkata - 700 055, under Ward No. 27, under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas which is butted and bounded as follows :-

ON THE NORTH : 158A Jessore Road.

ON THE SOUTH : 175 Shyamnagar Jessore Road.

ON THE EAST : Pond.

ON THE WEST : Calcutta Jessore Road.

Biswanath Mitter

THE SECOND SCHEDULE ABOVE REFERRED TO -
(OWNERS ALLOCATION)

The Land Owner will be entitled to get 55%(Fifty Five Percent) area of the newly constructed building and the Developer shall get 45%(Forty Five Percent) of the newly constructed building, Except 2nd Floor where the Land Owner will be entitled to get 50%(Fifty Percent) of the proposed building and the Developer shall get 50 %(Fifty Percent) of the newly constructed building. Estimated demarcation of Floor wise Land Owner Share & Developer Share, based on mutual understanding, is given hereunder for ease of reference:

FLOOR	LAND OWNER'S SHARE OF AREA	DEVELOPER'S SHARE OF AREA	Nature of Floor
GR FLOOR	55 %	45 %	Commercial
1 ST FLOOR	0 %	100 %	Commercial
2 ND FLOOR	75 % (front)	25 % (back)	Commercial
3 RD FLOOR	55%(back)	45 %(front)	Residential
4 TH FLOOR	55%(front)	45 %(back)	Residential
5 TH FLOOR	85 %(back)	15 %(front)	Residential
6 TH FLOOR	55 %(front)	45 %(back)	Residential

These areas will be inclusive of proportionate common area and facilities of the Premises.

That all Shops on the Ground Floor shall be rehabilitated and the for that area deducted from the Land Owner's Allocation and it is also mentioned here that during the period of construction of the proposed building shifting charges of the said Shop/s are totally borne by the Developer.

That after completion of the construction if it is found that the Landowner is getting some area more than he is entitled to, in that case the Landowner shall pay to the to the Developer the then present market value for that area at the time of handover of possession of the Landowner's Allocation or vise e versa.

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

The Developer's Allocation shall mean ALL THAT remaining constructed area of the proposed multi storied building containing residential flats, commercial shops, office spaces, garages and other spaces having undivided undemarcated impartible proportionate share and or interest in the land said residential flats, commercial shops, office spaces, open / covered car parking space and other spaces attached thereto and available with constructed area in the building and / or common facilities of the multi storied building situated and standing on the land more fully stated in the First schedule

Biswanath Mitra

with absolute liberty to deal with and / or transfer to the said allocation / area/portion according to the Developer's sole discretion for all times to come thereafter.

IN WITNESS WHEREOF the Principal herein hereunto set and subscribed their respective hands and on 22nd day of ...May.... 2023.

SIGNED, SEALED & DELIVERED

at Kolkata In the presence of following **WITNESSES :-**

1. *Silver Oak Estate*
SILVER OAK ESTATE
KALIPRAK
KOL - 7000136

Biswanath Mitra
.....
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