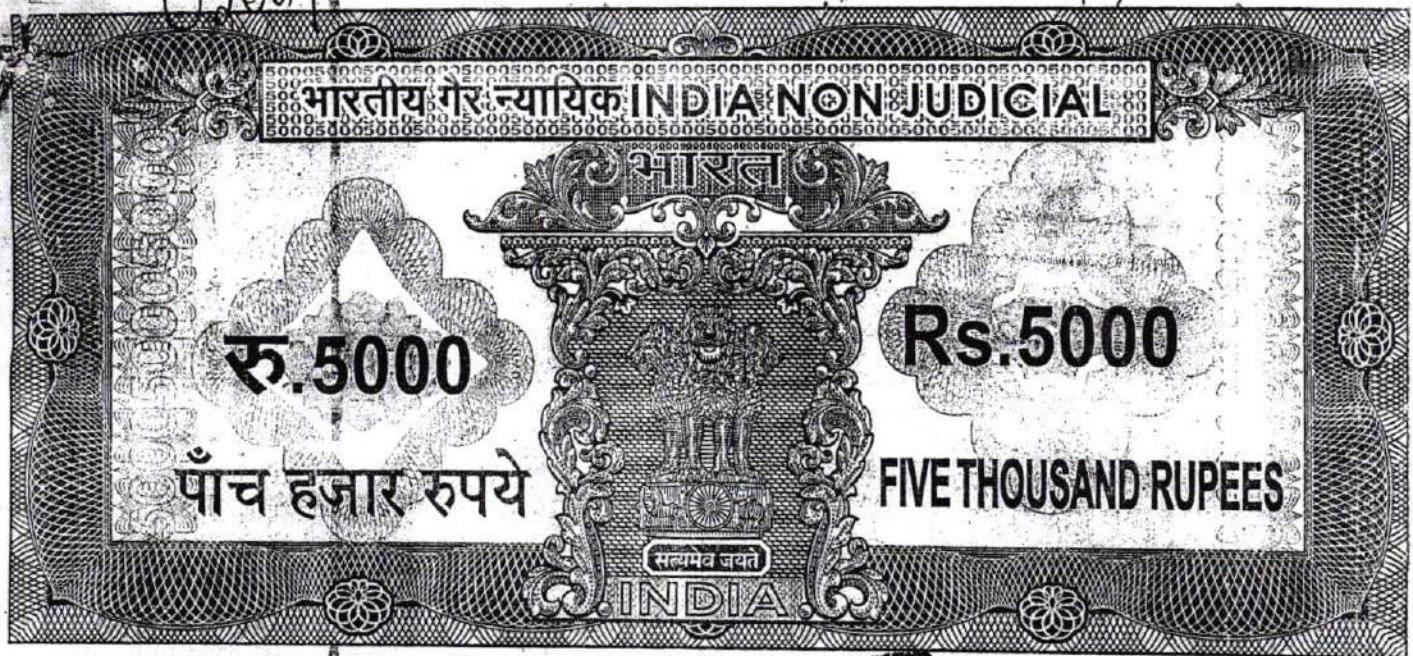


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

When this document is submitted for registration, the signature sheets and the endorsement sheets attached with the document are part of this document.

D 453221

2-335631/10

[Signature]
 District Registrar -
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas
 11 OCT 2012

DEVELOPMENT AGREEMENT:

THIS AGREEMENT made this 11th day of Oct, Two Thousand Seventeen BETWEEN SMT. KALPANA BASU, (PAN - BKEPB1585N), wife of Late Shibnath Basu, by faith Hindu, Nationality Indian, by occupation Housewife, residing at 89, Dr. Douder Rahaman Road, P.O. & P.S. Tollygunge, Kolkata - 700033, hereinafter called and referred to as the OWNER/LANDLORD (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART:

no. 1088 Date 10/10/17
Sold to S. Chakraborty D/writer
of from police court
Rupees 1100 a-17

Des
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-2

1088 as 52291-10 five thousand ru)



Shyamal Chakraborty
S/o Late B.K. Chakraborty
Alipore Police Court -
Kol - 27
STW

District Registrar
Registry Office (2) of
Registration Act 1908
Alipore, South 24 Parganas
11 OCT 2017

AND

SRI ASHOKEMUKHERJEE, (PAN - DHDPM4536A), son of Late Dhirendra Nath Mukherjee, by faith Hindu, by Nationality Indian, by occupation Business, residing at Q-5, Kamdahari, P.O. Garia, P.S. Bansdrani, Kolkata - 700084, hereinafter called and referred to as the DEVELOPER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives, successor, and assigns) of the OTHER PART:

WHEREAS said Smt. Kalpana Basu, the First Party herein purchased a plot of Bastu land measuring more or less 2 Cottahs 15 Chittaks 26 Sq. Ft. together with structure standing thereon lying and situate at Mouza - Laskarpur, P.S. Sonarpur, Pargana - Magura, J.L. No.57, R.S. No.175, under R.S. Khatian No.39, comprised in R.S. Dag No.76/1475, within the limits of Rajpur-Sonarpur Municipality, Ward No.30, in the District 24-Parganas now South 24-Parganas from the then owners Sarada Kumar Das and others by virtue of a registered Deed of Sale dated 12.01.1976 which was duly registered in the office of the Sub-Registrar at Alipore, recorded in Book-I, Deed No.181, for the year 1976.

AND WHEREAS after such purchase, the said Smt. Kalpana Basu, the First Party herein has got mutated her name in the record of Rajpur-Sonarpur Municipality in respect of her aforesaid purchased property and after mutation, the said property has been known and numbered as Holding No.21, Ramkrishna Nagar, Ward No.30, and since then the First Party herein has been seizing and possessing her aforesaid property

without any claim, demand, attachments, encumbrances whatsoever from any corner by paying rents and taxes to the appropriate authorities.

AND WHEREAS the Owner due to her personal difficulties and want of men and expertise and finance have expressed her desire of appointing a Developer for the Development of her aforesaid property morefully described in the schedule hereunder written.

AND WHEREAS after knowing the intention of the Owner, the Developer has approached and requested the Owner herein to allow him to undertake the planned development of the said property and by constructing a new straight three storied building thereon comprising of flats/units on Ownership basis according to the sanctioned building plan which is only sanctioned from the Rajpuru-Sonarpuru Municipality with his own financial and other resources and endeavor for ultimate transfer thereof to the intending purchasers on the terms and conditions and stipulation agreed herein and contained hereunder and also the Owner has agreed to allow, authorize, empower and permit the Developer herein to do so, on the terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSETH that in pursuance of this agreement the parties hereto agreed for development and for constructing the straight three storied building on the said plot of land and it is hereby agreed to and declare by and between the parties hereto as follows:

DEFINATIONS:

Unless the Context or subject otherwise requires words or expressions contained in this Agreement shall have the following meaning:

OWNER shall mean the Owner named above including her heirs, heiresses, legal representatives, executors, administrators and assigns.

DEVELOPER shall mean the Developer named above and include their successors-in-interest assigns and nominees.

SAID PROPERTY shall mean and include all that piece and parcel of Bastu land measuring more or less 2 Cottahs 15 Chittaks 26 Sq. Ft. together with structure standing thereon lying and situate at Mouza – Laskarpur, P.S. Sonarpur, Pargana – Magura, J.L. No.57, R.S. No.175, under R.S. Khatian No.39, comprised in R.S. Dag No.76/1475, within the limits of Rajpur-Sonarpur Municipality, Ward No.30, being Holding No.21, Ramkrishna Nagar, in the District South 24-Parganas, morefully described in the First Schedule hereunder written.

BUILDING shall mean and include the new straight three storied building consisting of spaces and/or flats units and other structures to be constructed on the said property or on the part or portion thereof according to Building plan to be sanctioned by the Rajpuru-Sonarpuru Municipality after demolishing the existing structure.

UNITS shall mean and include the several flats and units and other structures and saleable spaces in the building to be built and/or constructed in or upon the said land.

SANCTIONED PLAN shall mean and include the plan for construction of the proposed new building and/or other structures as may be sanctioned by the Rajpuru-Sonarpuru Municipality and/or other appropriate authority or authorities or department or departments on the maximum possible floor area ratio available under the building rules and laws of the said authority or authorities Rajpuru-Sonarpuru Municipality or departments including all or any amendments thereto and/or modification elevations designs maps drawing and other specifications thereof as may be made from time to time.

COMMON PARTS shall mean and include the entrance, corridors, lobbies, landings, staircase, roof and/or terrace, passages, way and all the open space including other common areas, spaces etc. of the building as may be required for the beneficial use and enjoyment of the Unit Holder at the said building but shall not include the roof terrace of the building and other open areas and spaces, if any.

SUPER BUILT UP AREA shall according to its context mean the plinth area of the flat/unit in the building including the balconies and 50% of the open space, if any adjacent to the said Units/Flats, and also the thickness of the peripheral walls, internal walls and pillars; and also the proportionate share or area in the common parts of the building PROVIDED THAT if any wall be common between the two flats/units then $\frac{1}{2}$ of the area under such wall be included in each of such flats/units.

FLOOR AREA RATIO shall mean the maximum floor area ratio available for construction on the said property according to the prevalent

rules and regulations laws and byelaws on the Rajpuru-Sonarpuru Municipality and/or other statutory authorities.

ROOF shall mean and include the entire open space of the roof and/or top of the building excluding the space required for installation of the overhead water tank, T.V. Antena, staircase cover and other facilities.

SALEABLE SPACES shall mean and include the space other than the Owner's Allocation in the building available for individual use or occupation together with the undivided proportionate and impartible share or interest in the said land and premises, as also in the common facilities, defined hereinabove.

ENCUMBRANCES shall mean and include transfer, charges, liens, lispensens, trust, claims, liabilities demands, acquisitions and requisitions by Government, Public and/or statutory authorities.

ARCHITECT shall mean any experienced qualified person or persons or firm or firms or a limited company having the proper, requisite and valid license as building Architect from the Rajpuru-Sonarpuru Municipality, to be appointed and/or nominated by the Developer with a written approval and/or nominated by the Developer with a written approval of the Owner as the Architect or Architects building to be constructed on the said premises.

OWNER'S ALLOCATION shall mean and include That the Owner shall be entitled to get two self contained residential Flats out of which One Flat on the Ground Floor measuring built up area more or less 500 Sq. Ft. and another Flat on the Top Floor measuring built up area more or less 500 Sq. Ft. of the proposed building together with undivided proportionate and impartible share or interest in the said land as also in the common parts and the proportionate share on the roof of the proposed building. Be it mentioned here that in absence of the Owner, her two daughters namely Smt. Madhabi Guha Bose and Smt. Madhumita Nag shall become the sole and absolute joint owners in respect of the aforesaid Owners Allocation out of which the said Smt. Madhabi Guha Bose shall got One Flat on the Ground Floor measuring built up area more or less 500 Sq. Ft. and the said Smt. Madhumita Nag shall got another Flat on the Top Floor measuring built up area more or less 500 Sq. Ft. of the proposed building.

DEVELOPER'S ALLOCATION shall mean and include the remaining portion of the proposed new building together with undivided proportionate share of land of the said premises except the entire Ground Floor portion to be allotted to the Owner towards the Owner's Allocation as per clause Owner's Allocation above and the proportionate space on the roof of the proposed building. Similarly in absence of the Developer, the Developer's Allocation shall be devolved upon his wife.

SINGULAR shall mean the include plural and vice-versa.

MASCULINE shall mean and include feminine and vice-versa.

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

1. That the Owner is absolutely seized and possessed of and/or well and sufficiently entitled to the said property and the said property is free from all encumbrances and the Owner has a marketable title in respect of the said property.
2. That all application, plans and other papers and documents as may be required by the developer shall be prepared by the developer on behalf of the Owner at the developer's own cost and expenses. The Developer herein shall sanction the aforesaid proposed building plan from the Rajpuru-Sonarpuu Municipality in respect of the aforesaid property at its own cost and expenses.
3. That the Developer shall construct a new multi storied building at its own costs and expenses by the first class and good standard materials available in the market as per specification given in the Second Schedule hereunder written.
4. That the Owner hereby grant exclusive right to the developer and also shall execute a registered General Power of Attorney unto and in favour of SRI ASHOK MUKHERJEE, (PAN - DHDPM4536A), son of Late Dharendra Nath Mukherjee, by faith Hindu, by Nationality Indian, by occupation Business, residing at Q-5, Kamdahari, P.O. Garia, P.S. Bansdrani,

Kolkata - 700084, the Developer herein for the purpose of construct new building and/or to receive an earnest money and balance consideration money from the intending purchaser for selling the flats or units in respect of the aforesaid Developer's Allocation of the said new proposed building.

5. That after delivery of the vacant possession of the property by the Owner to the Developer, the Developer shall demolish the existing structure and shall sale the materials of debris and shall get the entire sale proceeds of the same.
6. That the developer shall install pump set in the said building at their own costs, water storage tank, overhead reservoir, electric wiring and wiring and installations and other facilities as are required to be provided in the new building at his own costs.
7. That the Developer shall have all right to sell his allocated portion morefully mentioned in the Developer's Allocation above to the intending Purchasers at their own choice.
8. That the Developer shall be liable to complete the construction work of the proposed straight three storied building within **24 (Twenty Four)** months from the date of obtaining sanctioned building plan from the Rajpur-Sonarpur Municipality at his own costs and expenses, unless prevented by Acts of God and/or unforeseen circumstances. If any delay is caused due to the unnatural circumstances beyond the control of the

Developer in such event the Developer shall be allowed for a further period of extension depending upon the progress of the work.

9. That in the event of any problem arising for construction work by the local people and Police concern, the Developer shall solve the problem at his own costs and efforts with the help of the Owner if necessary, and any problem arising for technical defects in the construction of the building and flats with this agreement, will be sorted out by the inspection of Architects of the developer and shall be rectified accordingly within a month before or after handing over the possession.
10. That the Owner shall not be liable to any person for defective construction of the building of the Flats or any accident associated with the construction and the developer shall remain responsible for the same.
11. That the Developer shall pay all the costs of building materials required for the purpose of construction and the Owner shall have no liability to pay for the same.
12. The Owner as well as the Developer or his purchasers shall not cause any obstruction or throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compound corridors or any other portion of the building.

13. Upon completion of the building the Owner by self or through her constituted Attorney along with the Developer shall execute appropriate sale Deed/Conveyance/Deed of Assignment in favour of the intending purchasers.
14. The Developer during construction shall abide by all laws, rules and regulations of the Rajpuru-Sonarpuru Municipality and also the Government, local bodies and/or other authorities and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws, rules and regulations applicable to such building construction. There shall be no illegality in the building construction in the First Schedule below property.
15. This Agreement and the hereinafter referred Power of Attorney cannot be cancelled or revoked unilaterally by either of the parties so long this agreement subsists.
16. It is understood that from time to time to facilitate the construction of the building by the Developer various acts, deeds, matters and things not herein specified/referred to which may be required to be done by the Developer for which the Developer may require the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which no specific provisions has been made herein, the Owner undertake to execute all such additional Power of Attorney and/or other authorization/s as

may be required by the Developer for the purpose and also undertake to sign execute all such additional applications and other documents as may be required for this purpose provided that the Owner shall be given an opportunity to inspect the draft of all those aforesaid papers before signing of the same.

17. That the Developer shall have no right to assign or transfer the interest of this Agreement to any Third Party or any Developing Company or concern.
18. Transaction of the flat of the proposed building shall be direct between the Purchaser and the Developer in any mode of payment.
19. That the Developer shall have all right to take Loan from any Nationalized Bank or any financial institution for the purpose of the construction work of the proposed building and the Owner shall have no objection for the same.
20. That the Owner shall no interfere in the smooth construction work of the proposed straight three storied building of the said property.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Bastu land measuring more or less 2 Cottahs 15 Chittaks 26 Sq. Ft. together with structure standing thereon lying and situate at Mouza – Laskarpur, P.S. Sonarpur. Pargana –

Magura, J.L. No.57, R.S. No.175, under R.S. Khatian No.39, comprised in R.S. Dag No.76/1475, within the limits of Rajpur-Sonarpur Municipality, Ward No.30, being Holding No.21, Ramkrishna Nagar, in the District South 24-Parganas, which is butted and bounded by:

- On the North : Land of Dag No.76/1475. ✓
- On the South : Land of Dag No.76/1475. ✓
- On the East : 12' ft. wide Common Passage. ✓
- On the West : Land of Dag No.1485. ✓

THE SECOND SCHEDULE ABOVE REFERRED TO:

(SPECIFICATION)

(The Developers shall complete the proposed building according to these specification)

FOUNDATION:

Sand filling with full Raft footing.

STRUCTURE:

R.C.C. Frame structure.

BRICK WORKS:

Made of 1st Class Bricks of 200mm/125mm/75mm as specified in sanctioned plan from Maheshtala Municipality with 1:6 cement mortar including 1:4 cement mortar plastering.

FLOORING:

- A) Bed rooms, living-Dining and Balcony: Entirely finished with Marble.
- B) Toilet, W.C. & Kitchen: Entirely finished with white marble along with 6" height skirting.

- i) Walls or Dado: Kitchen: Cooking platform shall be black stone and above cooking platform 2'-6" height Glazed tiles with black stone sink.
- ii) Toilet: 5'-6" height Glazed tiles finished.
- iii) W.C.: 4' height Glazed tiles finished.

DOORS & WINDOWS:

All Main and inside doors shall be 35mm thick Phenon bonded, synthetic resin commercial flash door.

Main Doors: shall also provide one Godrej Night Latch, one door eye, one hatch bolt, one handle and one doorstopper.

Other inside Doors: One Tower bolt, one ring and one handle.

All windows shall be in Steel Glazed windows with fabricated guarded Grill with 3mm frosted Glass finished.

ELECTRIC:

One common 440 Volts three face electric line with meter shall be provided for the building with proper earthing system.

All Electrical lines and points shall be concealed with P.V.C. pipe with heavy duty copper wire and Pritam Brand Switches and plugs and Bacolyte Board.

- a) Bed rooms:- Each Bed rooms shall provided one fan point, two light (in opposite direction) point and one plug point (5 Amp).
- b) Living cum Dining:- Each Living-Dining shall provided one 15Amp powered point, two light point (in opposite direction),

two fan point, one T.V. & One telephone socket and one 5 Amp plug point.

- c) Kitchen:- One light, one exhaust fan and one 15 amp power point.
- d) Toilet:- One light, one exhaust fan point & W.C.
- e) Balcony:- One light points.
- f) Bell:- Each flat (beside main Door) shall provided one calling bell point without calling bell system.

Every flat shall have sufficient earthing system. It is made clear that the Owner shall arrange his individual flats (220 Volts) meter at his own costs and expenses.

SANITARY & PLUMBING:

Inside:- Heavy density P.V.C. pipe in reputed brand with concealed pipe line along with Indian Pan and Western commode at alternative toilet and W.C., wash basin, cistern, shower, bib cock, stopcock, angular, stopcock as per minimum requirement in each flat.

Kitchen: Concealed pipe line with bib cock, angular stopcock as per minimum requirement.

Outside: Heavy density P.V.C. & S.W. overhead pipe line.

PAINTING:

Plaster of Paris finished in each flat without primer or paints all inside wall and ceiling.

DEVELOPMENT POWER OF ATTORNEY

THIS POWER OF ATTORNEY made this the _____ day of _____, Two Thousand Fmyteen BY SMT. KALPANA BASU, wife of Late Shibnath Basu, by faith Hindu, Nationality Indian, by occupation Housewife, residing at 89, Dr. Douder Rahaman Road, P.O. & P.S. Tollygunge, Kolkata - 700033.

WHEREAS I, the Principal herein purchased a plot of Bastu land measuring more or less 2 Cottahs 15 Chittaks 26 Sq. Ft. together with structure standing thereon lying and situate at Mouza - Laskarpur, P.S. Sonarpur, Pargana - Magura, J.L. No.57, R.S. No.175, under R.S. Khatian No.39, comprised in R.S. Dag No.76/1475, within the limits of Rajpur-Sonarpur Municipality, Ward No.30, in the District 24-Parganas now South 24-Parganas from the then owners Sarada Kumar Das and others by virtue of a registered Deed of Sale dated 12.01.1976 which was duly registered in the office of the Sub-Registrar at Alipore. recorded in Book-I, Deed No.181, for the year 1976.

AND WHEREAS after such purchase, I, the Principal herein have got mutated my name in the record of Rajpur-Sonarpur Municipality in respect of my aforesaid purchased property and after mutation, the said property has been known and numbered as Holding No.21, Ramkrishna Nagar, Ward No.30, and since then I, the Principal herein has been seizing and possessing my aforesaid property morefully described in the Schedule hereunder written without any claim, demand, attachments,

encumbrances whatsoever from any corner by paying rents and taxes to the appropriate authorities.

NOW KNOWN ME ALL THESE PRESENTS WITNESSETH That owing to my personal inconvenience I am unable to properly look after my aforesaid landed property under my possession and as such we do hereby nominate, constitute and authorize SRI ASHOK MUKHERJEE, (PAN – DHDPM4536A), son of Late Dharendra Nath Mukherjee, by faith Hindu, by Nationality Indian, by occupation Business, residing at Q-5, Kamdahari, P.O. Garia, P.S. Bansdrani, Kolkata – 700084, as my true and lawful ATTORNEY for and on my behalf in my name as per terms and conditions of the said Agreement dated 11.10.2017 executed between myself and SRI ASHOK MUKHERJEE, (PAN – DHDPM4536A), son of Late Dharendra Nath Mukherjee, by faith Hindu, by Nationality Indian, by occupation Business, residing at Q-5, Kamdahari, P.O. Garia, P.S. Bansdrani, Kolkata – 700084 and to do perform and execute all or any of the following acts, deeds and things in respect of the schedule below property that is to say:-

1. To work, manage, control and supervise the management of all and administration of the Schedule below property and to develop the said property more fully described in the Schedule below by whatsoever manner or way on my behalf.
2. To appoint Engineers, Architects and his agent or agents and sub-contractor or sub-contractors as the said Attorney shall think fit and proper and to make all payment of his fees and

charge as such Architects, Engineers and his agent or agents and/or sub-Contractors, for and on my behalf.

3. To apply to the Rajpur-Sonarpur Municipality and/or any other authorities concerned for sanction, verification and/or modification of whatsoever manner or nature in respect of the plan or plans that is to be sanctioned by the Rajpur-Sonarpur Municipality and/or any other authorities, body or bodies of whatsoever manner or nature and for that purpose to SIGN, ISSUE & RECEIVE all such or relevant applications, maps, plans, papers, writings, drawings, design, firms and/or any representation or representations too, as or may be required by the said Attorney at his absolute discretion shall think fit and proper for and on my behalf.
4. That the Attorney herein shall always be able to sign, execute, issue and deliver all affidavits, indemnity bonds, undertaking deed or gifts, deed of Declarations or such other deeds or documents or papers or writings of whatsoever manner or nature that is required to be done by the Rajpur-Sonarpur Municipality or any other authorities of whatsoever manner or nature for the necessary sanction of building plan to fulfill the interest of the principal hereto and at the same time the Attorney herein shall always be able to register the aforesaid document before all the registering authority and shall be able to present for registration and admit execution of the same before the registering authority.

5. To deposit any fees and charge or any other amount which may have to be paid to the Rajpur-Sonarapur Municipality and any other authorities before starting and/or while in course of construction of the building at the said premises at the schedule mentioned property written hereunder and/or in any such period of time also.
6. To apply for drainage, sewerage, water supply, electric, telephone and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and documents and plans and drawings, designs etc. of whatsoever manner or nature or may be thought to be necessary by the said Attorney before the various departments of the appropriate authorities of various public or Government or Semi-Government offices.
7. To apply to the water supply department of the Rajpur-Sonarapur Municipality and/or other too for availing or seeking and/or bringing necessary water supply connections in the said property and to that effect to sign, issue and receive all such or relevant applications, drawings, documents that is being sought to be done by the said water supply department of the Rajpur-Sonarapur Municipality and/or by other as and when necessary and/or asked for.

8. To apply to the sewerage and drainage department of the Rajpur-Sonarapur Municipality for availing or seeking necessary drainage and/or sewerage connection and/or lines of whatsoever manner or nature in respect of the said property and to that effect to sign all such relevant applications, drawings, documents that is being sought to be done by the aforesaid department of the Rajpur-Sonarapur Municipality and/or by others as and when necessary and/or asked for.
9. That the Attorney herein shall be able to avail necessary permission or permissions of whatsoever manner or nature from the Road Department of the Rajpur-Sonarapur Municipality for and on behalf of us.
10. To supervise the construction of the building and/or structure of whatsoever manner or nature according to the sanctioned building plan or plans at the said property by demolishing old structure of the said premises and to construct the building in the said premises in respect to the sanctioned building plans sanctioned by the Rajpur-Sonarapur Municipality.
11. To file and defend any or all suits, cases, appeals, complaints and applications of whatsoever manner or nature for and on my behalf that is to be instituted and/or preferred against us in respect of the said premises which is morefully described in the schedule below and also to present and prosecute writ application or petitions in respect thereof in any court of law.

To appear, file and defend any case or cases of whatsoever manner or nature before any Judicial authority and/or quasi Judicial authority in respect of the schedule below property and premises.

12. To sign and verify all complaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, Memorandum of appeal and generally to do all other acts, deeds and things for and on my behalf as the said Attorney in his absolute discretion shall think fit and proper on my behalf.
13. To compromise all suits, appeals, cases and/or any other legal proceedings in any court of law, tribunal authority of whatsoever manner or nature and to sign and verify all applications and sole name thereof for and on my behalf.
14. To sign, and receive any registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said premises and property mentioned in the schedule below and to grant proper and effectual receipt or receipts in respect thereof.
15. To represent us in all the dealings and negotiations and for execution of agreement of whatsoever manner or nature, agreement for sale and/or Deed of Conveyance or conveyances

and/or any other transfer documents of whatsoever manner or nature so as to dispose of his allocation i.e. the Developer's Allocation in the said premises or the schedule below property save and except the Owner's Allocation according to the terms and conditions of the Development Agreement, after completion of the said Ownership flat system building together with undivided proportionate share of land including all common right, title and interest thereon. And to that effect to sign, present, execute and deliver the contracts, agreements and/or any other documents and/or any other papers or writings so as to complete the agreement for sale and/or deed of Conveyance or Conveyances, Deed of Sale, Deed of Transfer and/or any other transfer documents of whatsoever manner or nature in favour of the prospective or intending purchaser or purchasers by the Attorney herein at his sole discretion in respect of the Developer's Allocation save and except the Owners' Allocation according to the terms and conditions of the Development Agreement mentioned above. And the said Attorney in respect thereof shall be able to sign, issue, receive and acknowledge the necessary consideration or considerations and to issue necessary effectual receipt or receipts thereof. Moreover the Attorney in all circumstances shall be able to appear before the registrar or Sub-Registrar or District Registrar or Registrar of Assurances or any other authority or authorities having the necessary jurisdiction in that behalf and thereof to present for registration and to registrar and admit execution thereof in respect of the agreement for sale. Deed of

Conveyance, Deed of Sale and/or Deed of Transfer and to do all such acts, deeds and things for and on my behalf as the said Attorney in his absolute discretion shall think fit and proper to fulfill my interest in all respect.

16. To sign, present, execute, deliver, issue and receive all papers, documents, writings, undertakings, representations and letters etc. of whatsoever manner or nature so as to deal and/or negotiate and/or to settle all matters etc. of whatsoever manner of nature with the Development Department and/or any other department or departments of the Government of West Bengal and Financial Institution of whatsoever or nature in respect of the to the part or whole of the said premises and/or the property mentioned in the Schedule below for and on my behalf in all occasions.
17. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending purchaser or purchasers and/or party or parties thereof for and on behalf of us restricted to the Developer's portion only. Be it mentioned that the Attorney shall in all occasions be able to receive any amount of consideration in part or in full and/or as being paid by the party or parties and/or purchaser or purchasers thereof and/or from the loan sanctioning institute or institutes such as H.D.F.C., L.I.C., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Ltd. Etc. and/or from any Bank or whatsoever status and/or any Central Govt., State Govt. or Semi-

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Government Firms, Institutions, organizations, departments, undertaking etc. of whatsoever manner of nature and/or autonomous or private organizations, firms, etc. and shall also be able to issue proper and effectual, receipt or receipts for and on behalf of the principal herein.

- 18. That the Attorney herein shall always be able to exercise the necessary power or powers conferred on them by virtue of this instrument, jointly or severally at all occasions and period of time.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Bastu land measuring more or less ² Cottahs 15 Chittaks 26 Sq. Ft. together with structure standing thereon ^{100 SFT. tiled shed} lying and situate at Mouza - Laskarpur, P.S. Sonarpur, Pargana - Magura, J.L. No.57, R.S. No.175, under R.S. Khatian No.39. comprised in R.S. Dag No.76/1475, within the limits of Rajpur-Sonarpur Municipality, Ward No.30, being Holding No.21, Ramkrishna Nagar, in the District South 24-Parganas, which is butted and bounded by: with limit

- On the North : Land of Dag No.76/1475.
- On the South : Land of Dag No.76/1475.
- On the East : 12' ft. wide Common Passage.
- On the West : Land of Dag No.1485.

L.R. Khatian no - 3198
L.R. DAG - 493
owner Kalpana Basu

100 SFT. tiled shed
with limit
Rajpur Sonarpur
Ashoke Manojay

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

WITNESSES:

1. Shyamal Chakraborty
Alipore Police
Court - 201 - 27.

Read over & Cop Plan by me.
2. Madhavi Guha Bose
Attabagan, Grania.

Sonar taxi B-65
3. MADHUMITA NAG
Jangid Home, Aditya,
-B-306, Mira Road - E

Thane, Maharashtra - 401107 SIGNATURE OF THE OWNER:

Drafted by me:

(SHYAMAL CHAKRABORTY)
DEED WRITER, LICENCE No.39.
Alipore Police Court,
Kolkata - 700027.

Shams
Shyamal Chakraborty
Deed Writer
Licence No. -39
Alipore Police Court
Kolkata-700027

Printed by me:












Amondal
(ASHIS KR. MONDAL)
Alipore Police Court,
Kolkata - 700027.

Ashoke Mukherjee
SIGNATURE OF THE DEVELOPER:

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Pradyumn.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Ashoke Mukherjee.....

Signature.....



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
HLG1568963



নির্বাচকের নাম : কল্পনা বোস

Elector's Name : Kalpana Bose

স্বামীর নাম : শিবনাথ বোস

Husband's Name : Shibnath Bose

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ : XX / XX / 1957
Date of Birth

কল্পনা বোস

HLG1568963

ঠিকানা:

লস্করপুর রামকৃষ্ণনগর, পোস্ট-লস্করপুর ওয়ার্ড নং-২৪
সোনারপুর দক্ষিণ ২৪ পরগণা ৭০০১৫৩

Address:

Laskarpur, Narkel Bagan P.O.-Laskarpur
ward no-28 Sonarpur South 24 Parganas
700153

Date: 27/07/2007

112-বেহালা পূর্ব নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুমতি

Facsimile Signature of the Electoral
Registration Officer for
112-Behala East Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিটে নাম
ভোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নিম্নলিখিত ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

216-9463

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ALPANA BOSE

SHAILEN ROY

15/01/1957

Permanent Account Number

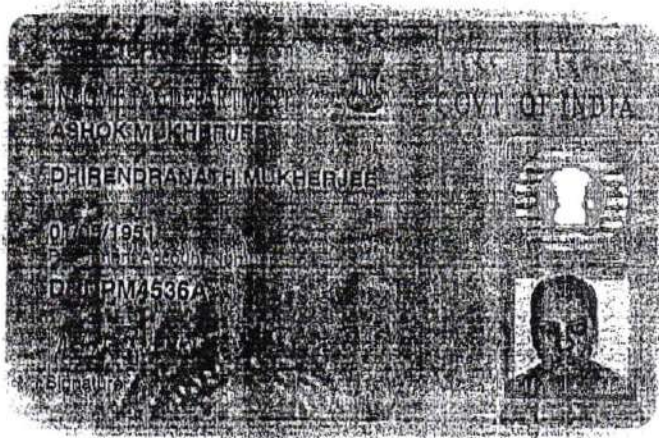
BKEPB1585N

Alpana
Signature

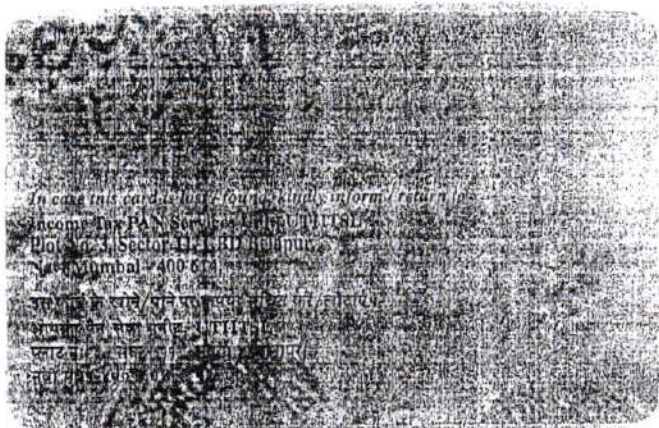
रश्मि रजु

In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, UTI/ITD
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड को खोने/पाने पर कृपया सूचित करें/लीटाएँ :-
आयकर पैन सेवा इकाई, ए.टी.आई/आई.टी.डी.
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.



Ashok Mukherjee



नाम: अशोक मुकुर्जी
NOM: ASHOK MUKHERJEE
आशोक मुकुर्जी
DHIRENDRANATH MUKHERJEE
01/05/1951
स्थायी खाता संख्या
DHDPM4536A
सहस्रनामा
Signature



Ashok Mukherjee

In case this card is lost, kindly inform / return to
Income Tax PAN Services Cell, CITSL
Plot No. 3, Sector 11, CBD Belapur,
Mumbai - 400 614
सहस्रनामा: 400 614
आपका PAN सेवा कोश: CITSL
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
मुंबई - 400 614

भारत सरकार
GOVERNMENT OF INDIA



आपका मुंबाजी
Ashok Mukherjee
जन्मतिथि/ DOB: 01/05/1958
पुंलिंग / MALE



9856 1744 4744

आमार आधार, आमार पहिचान

Ashok Mukherjee



भारतीय विशिष्ट पहिचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाणा:

फिडर, कामधरणी पूर्व गाड़ा,
पश्चिम बंगाल, कोडांग ३०
कोडांग
कोडांग कोडांग - ७०००३४

Address:

05, KAMDHARI PURDA PARA,
GARIA, Kolkata, South Twenty
Four Parganas,
West Bengal - 700034

9856 1744 4744

MEERA AADHAAR, MERI PEHACHAN



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000335631/2017	Office where deed will be registered
Query Date	10/10/2017 3:07:22 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Shyamal Chakraborty Alipur, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830098300, Status :Deed Writer.	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value	Market Value	
Rs. 10,001/-	Rs. 23,26,223/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,060/- (Article:48(g))	Rs. 53/- (Article:E, E, E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Laskarpur, Ward No: 30

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-880	LR-39	Bastu	Shali	2 Katha 15 Chatak 26 Sq Ft	1/-	22,96,223/-	Width of Approach Road: 12 Ft.,
Grand Total :					4.9065Dec	1 /-	22,96,223 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	30,000 /-	

Developer Details :

Sl No	Name & address	Status	Execution/Admission Details
1	Shri Ashoke Mukherjee Son of Late Dharendra Nath Mukherjee Q-5 Kamdahari, P.O:- Garia, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DHDP4536A, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Identifier Details :

Name & address	
Shri Shyamal Chakraborty Son of Late B K Chakraborty Allpur Police Court, P.O:- Alipur, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, Identifier Of Smt Kalpana Basu, Shri Ashoke Mukherjee	
	N

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Kalpana Basu	Shri Ashoke Mukherjee-4.90646 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 09/11/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 23/11/2017) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

9.

Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed

Deed No	I-1604-05292/2017	Date of Registration	11/10/2017
Query No./Year	1604-1000335631/2017	Office where deed is registered	
Query Date	10/10/2017 3:07:22 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Shyamal Chakraborty Alipur, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830098300, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 10,001/-	Rs. 23,26,223/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 5,070/- (Article:48(g))	Rs. 53/- (Article:E, E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :



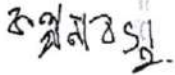
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Laskarpur, Ward No: 30

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
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Grand Total :					4.9065Dec	1 /-	22,96,223 /-	

Structure Details :



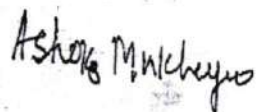


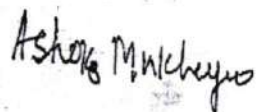


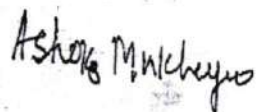
Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	30,000 /-	

Land Lord Details :

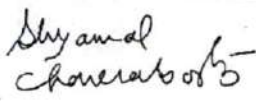
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger print	Signature
	Smt Kalpana Basu Wife of Late Shibnath Basu Executed by: Self, Date of Execution: 11/10/2017 , Admitted by: Self, Date of Admission: 11/10/2017 ,Place : Office			
		11/10/2017	LTI 11/10/2017	11/10/2017

89 Dr Douder Rahaman Road, P.O:- Tollygunge, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BKEPB1585N, Status :Individual, Executed by: Self, Date of Execution: 11/10/2017
 , Admitted by: Self, Date of Admission: 11/10/2017 ,Place : Office

Developer Details :

Sl No	Name/Address/Photo/Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Ashoke Mukherjee (Presentant) Son of Late Dharendra Nath Mukherjee Executed by: Self, Date of Execution: 11/10/2017 , Admitted by: Self, Date of Admission: 11/10/2017 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>11/10/2017</td> <td></td> <td>LTI 11/10/2017</td> <td>11/10/2017</td> </tr> </tbody> </table> <p>Son of Late Dharendra Nath Mukherjee Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DHDP4536A, Status :Individual, Executed by: Self, Date of Execution: 11/10/2017 , Admitted by: Self, Date of Admission: 11/10/2017 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Shri Ashoke Mukherjee (Presentant) Son of Late Dharendra Nath Mukherjee Executed by: Self, Date of Execution: 11/10/2017 , Admitted by: Self, Date of Admission: 11/10/2017 ,Place : Office				11/10/2017		LTI 11/10/2017	11/10/2017
Name	Photo	Finger Print	Signature										
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11/10/2017		LTI 11/10/2017	11/10/2017										

Identifier Details :

Name & address	
Shri Shyamal Chakraborty Son of Late B K Chakraborty Alipur Police Court, P.O:- Alipur, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, Identifier Of Smt Kalpana Basu, Shri Ashoke Mukherjee	11/10/2017
	

Transfer of property for Lr

Sl.No	From	To. with area (Name-Area)
1	Smt Kalpana Basu	Shri Ashoke Mukherjee-4.90646 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Kalpana Basu	Shri Ashoke Mukherjee-100.00000000 Sq Ft

On 11-10-2017

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 23,26,223/-

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 11-10-2017

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

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

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

Presented for registration at 13:29 hrs on 11-10-2017, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Ashoke Mukherjee, Claimant.

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

Execution is admitted on 11/10/2017 by 1. Smt Kalpana Basu, Wife of Late Shihnath Basu, 89 Dr Doudar Rahaman Road, P.O: Tollygunge, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 2. Shri Ashoke Mukherjee, Son of Late Dharendra Nath Mukherjee, Q-5 Kamdahari, P.O: Garia, Thana: Banskroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Shri Shyamal Chakraborty, , Son of Late B K Chakraborty, Alipur Police Court, P.O: Alipur, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,060/- and Stamp Duty paid by Draft Rs 70/-, by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1088, Amount: Rs.5,000/-, Date of Purchase: 10/10/2017, Vendor name: Samiran Das

Description of Draft

1. Draft(other) No: 625306000443, Date: 10/10/2017, Amount: Rs.70/-, Bank: STATE BANK OF INDIA (SBI), ALIPORE COURT TREASURY BR

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2017, Page from 144505 to 144541
being No 160405292 for the year 2017.



Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2017.10.16 16:21:03 +05:30
Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 16-10-2017 16:20:53
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)