

18657/24 NC-1237/24

I-18223/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 382059

29.10.24
8.00
Q-253645

erified that the document is admi-
registration. The signature sheets a-
the endroement sheets attached with
document are the pa t of this docume-

District Sub-Register-11/
Alipore, South 24-parganas

30-10-24

DEVELOPEMENT AGREEMENT COUPLED WITH DEVELOPMENT
POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT COUPLED WITH
DEVELOPMENT POWER OF ATTORNEY is made on the 29.10 Day of
October, 2024 (TWO THOUSAND AND TWENTY FOUR)

BETWEEN

SL. NO. 17653 DT. 09/09/2024
NAME.....
ADDRESS.....
RS. 1000

B. C. LAHIRI (ADV.)
Alipore Judges Court
Kolkata - 700027

TANMOY KAR PURKAYASTH,
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-700027

LTI of Bijali Mondal by the Pen of
Zehobrata Mazumder.
3807

LTI of Bijali Mondal
by the Pen of Zehobrata Mazumder



3808

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
29 OCT 2024

Identified by me -
Zehobrata Mazumder,
S/o - late Santosh Kumar Mazumder,
East Fortified Sahasra
Kd - 700084
service

(1) **SMT. BIJALI MONDAL** (PAN : EYSPM5701G), (Aadhaar No.: 7112 6564 7791), wife of- Late Kanai Lal Neogi alias Kanai Lal Mondal, (2) **SRI CHANDAN MONDAL** (PAN : AJNPM1320R), (Aadhaar No.: 4594 6391 2383), (3) **SRI JAYANTA MONDAL** (PAN : ALHPM8537A), (Aadhaar No.: 5165 4273 2172), both No. 2 & 3 sons of- Late Kanai Lal Neogi alias Kanai Lal Mondal, (4) **SMT. DEBI SARKAR** (PAN : EMDPS8443E), (Aadhaar No.: 3780 8974 1606), wife of- Sri Surajit Sarkar, daughter of- Late Kanai Lal Neogi alias Kanai Lal Mondal and (5) **SMT. ARATI BAIRAGI** (PAN : CPCPB6642G), (Aadhaar No.: 3349 0006 5726), wife of- Sri Ashok Bairagi, daughter of- Late Kanai Lal Neogi alias Kanai Lal Mondal, all by faith- Hindu, by Occupation- Business & Housewife, by Nationality- Indian, residing at- Garia Station Road, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata- 700084, District - South 24 Parganas, hereinafter jointly referred to as the **LANDOWNERS** (which term or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and/or assigns) of the **ONE PART**;

AND

GANGULY EVERA DEVELOPERS LLP (PAN: AATFG9509M) a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 4Sight Prestige, 159, Garia Station Road, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata - 700084, and represented through one of its designated partner **SRI AMIT GANGULY (PAN - AIEPG3746R) (Aadhaar No.: 2726 8086 1832)**, son of- Late Ranjit Ganguly, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- 174, Garia Station Road , P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata-700 084, District - South 24 Parganas, hereinafter referred to as the **DEVELOPER** (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors in office nominee or nominees and/or assigns) of the **OTHER PART**;





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
29 OCT 2021

WHEREAS the **LANDOWNERS** herein are now the owners of and seized and possessed of **ALL THAT** land measuring an area of about **4.8 decimal** be the same a little more or less together with a tile shed structure measuring about 400 sq. ft. standing thereon and the said land has been more fully and particularly described in the First Schedule hereunder written.

AND WHEREAS one Hari Bhushan Neogi was recorded owner of land measuring about 11.5 decimal out of the total land of 23 decimal in R.S. Dag No.- 100, R.S. Khatian No.- 1055, more fully and particularly described in the First Schedule hereunder written.

AND WHEREAS the said Hari Bhushan Neogi died intestate leaving behind his wife Nirmala Neogi, two sons namely Netai Lal Neogi @ Netai Lal Mondal and Kanai Lal Neogi @ Kanai Lal Mondal and three daughters namely Khadu Bala, Ranibala and Bhushanbala, as his legal heirs who jointly inherited the land measuring about 11.5 decimal out of the total land of 23 decimal in R.S. Dag No.- 100, R.S. Khatian No.- 1055;

AND WHEREAS after the death of said Nirmala Neogi, sons and daughters of said Hari Bhushan Neogi jointly inherited the said land 11.5 Decimal lands;

AND WHEREAS one of the daughters of said Hari Bhushan Neogi namely Smt. Bhushanbala Das, wife of Dukhiram Das gifted her share in the said land i.e. 1.91 decimal out of total 11.5 Decimal lands to her nephew Chandan Mondal son of Kanai Lal Neogi @ Kanai Lal Mondal by virtue of a registered gift deed 10.02.1977 bearing No. 1094 for the year 1977 of D.R. Alipore;

AND WHEREAS one of the daughters of said Hari Bhushan Neogi namely Ranibala Das, wife of Surendranath Das, died intestate and issueless. Her husband has also died intestate. That another daughter of said Hari Bhushan Neogi namely Khadibala Das, wife of Makhanlal Das died leaving behind her only son Sri Shital Chandra Das as her sole legal heir. The said Shital Chandra Das died intestate as bachelor.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
29 OCT 2024

Therefore the share of two daughters of Late Haribhusan Neogi in the said land was evolved to his two sons according to Hindu Succession Act. Thus Netai Lal Neogi @ Netai Lal Mondal and Kanai Lal Neogi @ Kanai Lal Mondal became joint owners of 9.59 decimal lands out of total 11.5 decimal lands.

AND WHEREAS thus virtue of Law of Inheritance the said Kanai Lal Neogi @ Kanai Lal Mondal became owner of undivided share of Land measuring 4.8 decimal be the same a little more or less together with a tile shed structure measuring about 400 sq. ft. standing thereon in R.S. Dag No.- 100, R.S. Khatian No.- 1055.

AND WHEREAS the said Kanai Lal Neogi @ Kanai Lal Mondal while in possession of 4.8 decimal land be the same a little more or less together with a tile shed structure measuring about 400 sq. ft. standing thereon in R.S. Dag No.- 100, R.S. Khatian No.- 1055, died intestate.

AND WHEREAS after the death of Kanai Lal Neogi @ Kanai Lal Mondal on 08.06.1995 his wife Smt. Bijoli Mondal, 2 (two) sons namely (1) Sri Chandan Mondal, (2) Sri Jayanta Mondal and 2 (two) daughters namely (1) Smt. Debi Sarkar, wife of- Sri Surajit Sarkar, (2) Smt. Arati Bairagi, wife of- Sri Ashok Bairagi the Landowners/first Part herein jointly inherited the said land mentioned in the Schedule-A herein and became the absolute owners of the same ;

AND WHEREAS for the purpose of commercially exploit and constructing a multi-storeyed building in their property the Landowners herein with their other co-sharers on 28-05-2014 entered into a Joint Venture Agreement with CITY STAR GRIHA UDYOG PRIVATE LIMITED in certain 'Terms and Conditions' mentioned in the said Agreement which was registered in the office of the ADSR Sonarpur and recorded in Book No. I, Volume No. 11, Pages 3561 to 3600 Being No. 05476 for the year 2014;

AND WHEREAS accordingly the said Developer started his part of contract but during progress on the said work, the parties to the said agreement later on found



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
29 OCT 2024

some difficulties in the smooth work and some technical difficulties in the said Agreement, they jointly decided to cancel/revoke the same. Accordingly a cancellation of joint venture agreement Deed was executed by them bearing Deed No. 162902929 for the year 2021, registered before the ADSR Garia and entered in Book No. I, Volume No. 1629-2021, Page from 116159 to 116188;

AND WHEREAS thereafter, the Landowners herein being desirous of construction of a new multi-storied building on their Schedule mentioned land had approached the Developer herein and both the parties executed a Development Agreement dated 12.05.2021, duly registered before the ADSR Garia, and recorded in Book I, Volume No. 1629-2021, Page from 116265 to 116328, being No. 162902934 for the year 2021;

AND WHEREAS the Landowners also executed a Development Power of Attorney in favour of the Developer herein dated 12.05.2021, duly registered before the ADSR Garia, and recorded in Book I, Volume No. 1629-2021, Page from 116112 to 116144, being No. 162902943 for the year 2021;

AND WHEREAS due to unforeseeable and unavoidable events, the construction process got delayed and therefore, at present it is required to execute this present Development Agreement between the parties herein on the following terms and conditions as stated hereafter;

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

ARTICLE - I - DEFINITION

In this Development Agreement unless it is contrary or repugnant to the context the following words shall have the following meaning:-

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE

29 OCT 2024

- 1.1 LANDOWNERS:** Shall mean **(1) SMT. BIJALI MONDAL** (PAN : EYSPM5701G), (Aadhaar No.: 7112 6564 7791), wife of- Late Kanai Lal Neogi alias Kanai Lal Mondal, **(2) SRI CHANDAN MONDAL** (PAN : AJNPM1320R), (Aadhaar No.: 4594 6391 2383), **(3) SRI JAYANTA MONDAL** (PAN : ALHPM8537A), (Aadhaar No.: 5165 4273 2172), both No. 2 & 3 sons of- Late Kanai Lal Neogi alias Kanai Lal Mondal, **(4) SMT. DEBI SARKAR** (PAN : EMDPS8443E), (Aadhaar No.: 3780 8974 1606), wife of- Sri Surajit Sarkar, daughter of- Late Kanai Lal Neogi alias Kanai Lal Mondal and **(5) SMT. ARATI BAIRAGI** (PAN : CPCPB6642G), (Aadhaar No.: 3349 0006 5726), wife of- Sri Ashok Bairagi, daughter of- Late Kanai Lal Neogi alias Kanai Lal Mondal, all by faith- Hindu, by Occupation- Business & Housewife, by Nationality- Indian, residing at- Garia Station Road, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata- 700084, District - South 24 Parganas,
- 1.2 DEVELOPER:** shall mean **GANGULY EVERA DEVELOPERS LLP (PAN: AATFG9509M)** a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 4Sight Prestige, 159, Garia Station Road, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata - 700084, and represented through one of its designated partner **SRI AMIT GANGULY (PAN - AIEPG3746R) (Aadhaar No.: 2726 8086 1832)**, son of- Late Ranjit Ganguly, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- 174, Garia Station Road , P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata-700 084, District - South 24 Parganas.
- 1.3 SAID LAND** shall mean ALL THAT piece and parcel of bastu land measuring an area of about **4.8 decimal** together with a tile shed structure measuring about 400 sq. ft. standing thereon out of the total land of 11.5 decimal in R.S. & L.R. Dag No.- 100, R.S. Khatian No.- 1055, L.R. Khatian Nos.-



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
29 OCT 2024

4757, 4758, 4759, 4760 & 4761, being Portion of Holding No. 3006, Garia Station Road, Kolkata – 700084, comprised in Mouza- Barhans Fartabad, J.L. No.47, within Ward No. 29 of Rajpur-Sonarpur Municipality under ADSR & P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), within the District- 24 Parganas (South), morefully particularly described in the **FIRST SCHEDULE** hereunder written.

- 1.4 NEW BUILDING** shall mean the new building or buildings to be constructed on the said Land with the maximum floor area Ratio (FAR) available or permissible under the Rajpur Sonarpur Municipality New Building Rules and Regulations and for the time being prevailing as per the plan to be sanctioned by the Rajpur Sonarpur Municipality Building Department.
- 1.5 UNIT/FLATS** shall mean the constructed area and/or spaces in the building or buildings intended to be built and/or constructed area capable of being occupied and enjoyed independently at the building or buildings to be constructed at the said plot of Land.
- 1.6 BUILT-UP AREA** shall mean the total covered area of Flat including proportionate share of corridors, staircases lobby, lift lobby, caretaker room of the New Building or Buildings to be constructed at the said premises.
- 1.7 SUPER BUILT-UP AREA** shall mean the total constructed area which will include corridors, staircases, passage gateway, walls, water tanks, lobby reservoirs, pump room, meter room, caretaker room together with the walls and such other areas used for accommodating common services to the New Building or buildings to be constructed at the said plot of Land.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARG. ALIPORE
29 OCT 2024

1.8 THE PLAN: shall mean and include the plan or plans, revised plans, elevations, designs, drawings and specifications of the New Building or buildings as shall be sanctioned by the Rajpur Sonarpur Municipality, Building Department in accordance with law.

1.9 LANDOWNERS' ALLOCATION shall mean and include:

All that residential area measuring 1950 Sq. Ft. Built up area, equivalent to 2633 Sq. Ft. of Super Built up area, i.e. 1808 Sq. Ft. of Carpet Area, on the 4th Floor of the proposed building, along with two Car Parking Spaces, as per the building plan or plans to be sanctioned by the Rajpur-Sonarpur Municipality, Building Department for the proposed construction at the said First Schedule Plot of Land.

The Landowners' Allocation have been more fully and particularly described in the **SECOND SCHEDULE** hereunder written.

1.10 DEVELOPER'S ALLOCATION: shall mean and include the **remaining** built up area (save and except Landowner's Allocation) inclusive of flats, commercial areas and car parking spaces as per the Building sanctioned Plan for the new building or buildings after providing for the Landowners Allocation to the Landowners as aforesaid under this Development Agreement which is more fully and particularly described in the **THIRD SCHEDULE** hereunder written.

1.11 COMMON EASEMENT shall mean the easements and quasi easements rights privileges space for the reasonable enjoyment and occupation of such units and shall also include the reciprocal easement quasi easements, obligations and duties of like nature of the other units in the said building in or upon such unit or on part thereof, morefully and particularly described in the **FIFTH SCHEDULE** hereunder written. Common areas and facilities to be



provided at the said premises shall be used and enjoyed by the Landowners and Developer jointly.

1.12 COMMON EXPENSES shall mean the proportionate share of the costs, charges and expenses for working maintenances, upkeepment, repairs and replacement of the common amenities, common easement common conveniences including the proportionate share of the Rajpur Sonarpur Municipality Tax, property tax and other statutory taxes and impositions levied in relation to or connected with the said building, after delivering possession of owners' allocation to the owners and the said premises and land so long separate apportionment is not made in respect of the respective buyer, and/or occupier morefully and particularly described in the **SIXTH SCHEDULE** hereunder written.

1.13 TAX LIABILITIES: The Landowners shall be liable to pay the tax to Rajpur-Sonarpur Municipality & other statutory tax liability in respect of the flats and car parking spaces under Landowners Allocation from the date of receiving possession of Landowners' allocation as per terms of this deed. The Landowners shall also be liable to pay the GST or any other applicable taxes in respect of their allocation under this agreement, if applicable.

1.14 TRANSFEREE - shall mean a person, persons firm limited company, Association of persons to whom any space and/or unit in the building to be constructed at the said plot of Land has been transferred.

1.15 Words importing masculine gender shall include feminine and neuter gender and vice versa.



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S. ALIPORE

29 OCT 2024

ARTICLE - II - COMMENCEMENT

THIS AGREEMENT shall be deemed to have been commenced on and with effect from the date of its execution.

ARTICLE - III

LANDOWNERS' REPRESENTATIONS AND OBLIGATIONS

- 3.1 The Landowners are lawful owner and is absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the entirety of the said plot of Land morefully particularly described in the **FIRST SCHEDULE** hereunder written.
- 3.2 Except the Landowners and their legal heirs and successors, no other person or persons have any claim or interest and/or demand over and in respect of the said plot of Land and/or any portion thereof.
- 3.3 The Landowners are fully competent to enter into this Development Agreement.
- 3.4 The said plot of Land is free from all encumbrances, charges liens, lispendences, attachment, trusts, acquisition, requisitions whatsoever or howsoever.
- 3.5 There is no Mosque, debottor or burial ground on the said plot of Land.
- 3.6 The Landowners shall execute a Registered Development Power of Attorney after Registered Development Agreement in favour of the Developer for the purpose of construction and selling of the Developer's allocation and for obtaining necessary permission and/sanction from different authorities in connection with the



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
29 OCT 2024

development of the said First Schedule Land, and also for pursuing up the matter with the Rajpur Sonarpur Municipality and other statutory authorities.

- 3.7** The Landowners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the new building or buildings at the said First Schedule premises by the Developer, but the Landowners shall have the right to supervise the construction of the new building or buildings as well as may also verify the quality of materials used for construction at the said plot of Land personally.
- 3.8** The Landowners hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the Developer's Allocation in the new building or buildings at the said plot of Land subject to the delivery of the undisputed possession of the Landowners' allocation to the Landowners by the Developer within specified period.
- 3.9** That for the purpose of making the proposed building more feasible and viable the Developer shall be entitled to amalgamate with neighboring/adjacent land in JV or by purchase, as the case may be and as the Landowners have no direct access from their plot to the road, therefor the Landowner shall not and cannot claim any extra area or allotment as land owner's allocation in the building project in excess of their aforesaid Allocation;
- 3.10** Landowners hereby agree and covenant with the Developer that the landowners are liable to pay all the arrear Rajpur Sonarpur



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S., ALIPORE
29 OCT 2024

Municipality taxes if any in respect of the Schedule mentioned property prior to the date of execution of this agreement.

- 3.11 The Landowners hereby agree and covenant with the Developer to pay proportionate municipal rates, taxes, on and from the date of delivery of the possession of the Landowners' allocation to the Landowners by the Developer.
- 3.12 The Landowners shall cause to be joined as Vendor as may be required by the Developer in the Agreements and/or Sale Deeds that may be executed for sale and transfer of the Developer's Allocation in favour of the intending purchasers, for the transfer of undivided proportionate share in the land only.
- 3.13 The Landowners shall actively render at all times all co-operation and assistance to the Developer in construction and completion of the proposed building and for effectuating the sale and/or transfer envisaged hereunder.
- 3.14 Upon the Developer's constructing and delivering possession to the Landowners of the Landowners' allocation, the Landowners shall hold the same on the terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flats purchasers of the buildings.

ARTICLE- IV

DEVELOPER'S REPRESENTATIONS AND OBLIGATIONS

- 4.1 The Landowners had furnished photocopies of Title Documents with regard to the possession & title of their land under this agreement to the Developer. Based on the search of these documents and



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
29 OCT 2024

prima-facie satisfied with the Title, developer has decided to participate in the development of the land.

- 4.2 The Developer shall submit the said plan for sanction before the office of Rajpur-Sonarpur Municipality. It has been specifically agreed by the Developer that the Developer will submit for sanction of the plan of the proposed building before Rajpur-Sonarpur Municipality within one year from the date of execution of this Agreement, failing which Developer shall be liable to pay Rs. 5000/- per month to the owners towards damages for the delayed period of submission of the building plan for sanction beyond one year.
- 4.3 After obtaining sanction within 30 days the Developer shall demarcate the Landowners' Allocation and a supplementary agreement to be signed by both the parties which will be treated as part of this agreement. The Landowners' allocated units shall be determined and fixed in reciprocal manner by the parties herein viz. at first the Landowners shall choose one unit (residential and car parking) for themselves and then the Developer shall choose one unit (residential and car parking) for the Landowners and that shall continue until the agreed upon residential area measuring 1950 Sq. Ft. Built up area, equivalent to 2633 Sq. Ft. of Super Built up area, **i.e. 1808 Sq. Ft. of Carpet Area**, on the 4th Floor of the proposed building of the Landowners' allocation is exhausted.
- 4.4 That apart from the Landowner's allocation as stated hereinbefore, the Developer shall pay a sum of Rs. 13,500/- per month to the Land Owner No. 2 namely SRI CHANDAN MONDAL for his alternative accommodation until completion of the building.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
29 OCT 2024

- 4.5 Upon receipt of the possession as stated above the Developer shall commence constructions of the said building as per said sanctioned plan at its cost.
- 4.6 The Developer shall complete the construction of the said building/s and deliver the owners' allocation as mentioned in the second schedule herein, as per specification and in good and habitable condition, to the owners towards the consideration for development of proportionate share of their land, positively within 48 months from this day or from the handover possession of vacant land to the Developer whichever be later, along with possession letter, copies of sanctioned building plan, internal and external drainage and sewerage connection, permanent water connection with adequate ferrule and main electric supply line, upto date paid up tax bill; The said time may be extended for a further period of 6 months failing which the Developer shall be liable to pay Rs. 5000/- per month to the owners as compensation for the delayed period.
- 4.7 The Developer shall prepare plan of the Multi-storied building and get it sanctioned and shall construct, erect and complete the Landowners' allocation in the building at first, with all common facilities, amenities on the project in accordance with the sanctioned plan with good and standard materials as specified in Fourth Schedule, at its own cost within 48 months from this day or from the date of handing over possession of vacant land to the Developer whichever be later. Unless prevented by force majeure as defined in Article XIII. However the period of construction may be extended by mutual consent of the parties.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS., ALIPORE
29 OCT 2024

- 4.8** The Developer shall get the remaining portion of the built-up area of the proposed building constructed in accordance with Sanctioned Plan.
- 4.9** The Developer shall on completion of the New Building or buildings put the Landowners in undisputed possession of the Land Owner's allocation in habitable condition together with all rights in common in the portions and common amenities and facilities along with all easement and quasi easements rights within stipulated time as aforesaid.
- 4.10** The Developer hereby agrees and covenants with the Landowners to complete the construction delivery of the possession of the Landowners' allocation to the Landowners of the new building at the said First Schedule plot of Land in terms of the sanction plan within the stipulated time as aforesaid. Time is the essence of this contract.
- 4.11** The Developer hereby agrees and covenants with the Landowners not to violate or contravene any of the provisions of Rules applicable for construction of the new building or buildings at the said plot of Land.
- 4.12** The Developer hereby agrees and covenants with the Landowners that Developer shall bear and pay all municipal and statutory rates, taxes and other dues and outgoing in respect of the said plot of Land without any objection from the date of handover of possession of project land till completion of construction.
- 4.13** The Developer will take the proceeds of scraps on demolition if any of the existing structure on the First Schedule plot of Land and the Landowner will not be entitled to the same.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
29 OCT 2024

- 4.14 The Developer hereby agrees and covenants with the Landowners not to transfer and/or assign the benefits of this agreement or any portion thereof to any outsider.
- 4.15 In case the Developer's project is neglected, delayed or otherwise fails due to breach of contract and default within the time limit herein the Developer shall be liable to compensate the Landowners.
- 4.16 The Developer shall start the proceeding of sanction after taking the possession of the plot of land from the Landowners and the Developer shall deliver the possession of the Landowners' allocation within 48 months from the date of the getting sanctioned plan.

ARTICLE -V
(PROJECT AND PROJECT DEVELOPMENT)

- 5.1 The Landowners hereby grant subject to what have herein been provided, an exclusive right to the Developer to build upon and to commercially exploit the said plot of Land and construct the New Building or buildings on the said plot of Land in accordance with the Building plan or plans to be sanctioned by the Rajpur-Sonarpur Municipality, Building Department.
- 5.2 That the Developer shall at his own cost shall demolish the existing dilapidated structure standing on the said land and shall be entitled to get all the materials available therein.
- 5.3 The Developer shall at its own costs, construct, erect and complete the entire building or buildings in all respect at the said plot of Land in accordance with the Building Plan with good and standard quality materials as may be specified by the Architects from time to time.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
29 OCT 2024

- 5.4 All application, Building plans and others papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Landowners and submitted by the Developer on behalf of the Landowners at Developer's own costs and expenses for sanction of the Building plan. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to the Rajpur-Sonarpur Municipality and other authorities shall be borne and met by the Developer **PROVIDED HOWEVER** that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer in connection therewith.
- 5.5 The Developer shall have right to enter into an agreement with any third party for construction of the new building if he desired for that and in that case the Landowners shall not put any objection in future.
- 5.6 The Developer shall have the right to display Signboard on the land inviting the intending or prospective buyers of flats.
- 5.7 The roof of the constructed multi storied building shall remain for common use of the Landowners and Developer, furthermore, the Landowners shall not interfere or obstruct the Signage placed by the Developers herein for the purpose as described in para 5.6 hereto.
- 5.8 The Developer shall have right to purchase or enter into development agreement with the owners of another plot of Lands which is adjacent with this plot of Land mentioned in the first schedule herein under and the Developer shall have right to



DISTRICT SUB REGISTRAR-IN-CHARGE
SOUTH 24 PGS., ALIPORE
29 OCT 2024

amalgamate this plot of Land with the other plots of Land which the Developer would purchase in future.

- 5.9 The Landowners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said new building or buildings at the said plot of Land and for this purpose the Landowners keeps the Developer saved, harmless and indemnified so long the interest of the Landowners are protected.
- 5.10 The Developer shall construct the said Multi storied building in accordance with Sanctioned plan and terms of the agreement. The Landowners if they desire in respect of their allocated flat(s) any change, addition, alteration and renovation may get it done on payment of cost for this purpose, provided such change is not legally barred by the competent authority, which may demanded by the Developer. The cost incurred or to be incurred in such change shall be given in cash to the Developer by the Landowners either in advance or after completion of such work as settled by the parties.
- 5.11 The Developer shall build a new building or buildings together with all rights in common in the common portions and common amenities and facilities which are more fully described in the **SEVENTH SCHEDULE** hereunder written. The Developer shall upon completion of the new building or buildings put the Landowners in undisputed possession of the Landowners' useable Allocation together with all rights in common facilities as stated herein, positively within the time specified above. Time is the essence of contract.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
29 OCT 2024

ARTICLE -VI-TITLE DEEDS

- 6.1** Simultaneously with the delivery of possession of the said plot of Land to the Developer, the Landowners shall also deliver to the Developer all the original documents of title in their possession relating to the said plot of Land which the Developer shall be entitled to keep until all acts, deeds and things hereunder are done by the Developer and the Developer shall produce the original copies of the same before the appropriate authority as and when required by the Developer and/or its nominee or nominees being the owners of the Land forming part of the Developers Allocation and also for sanctioning plan from the Rajpur-Sonarpur Municipality and for smooth running of the construction work of the proposed building. The Developer will also give proper acknowledgement of documents on non-judicial stamp paper and duly signed by the authorised person of the Developer.
- 6.2** The Developer shall be entitled to mortgage the project land and execute necessary documents in this regard on behalf of the Landowners in favour of any bank/financial institute/NBFC to secure the project finance to be obtained by the developer for development of this project land only. However, the repayment of any such loan shall be the sole responsibility of the developer and the Landowners shall not be liable for such repayment of loan by the developer in any manner whatsoever.

ARTICLE -VII-CONSIDERATION

- 7.1** In consideration of the Landowners allowing the Developer to commercially exploit the said premises at its cost the Developer shall allocate the Landowners' allocation as stated earlier in



DISTRICT SUB REGISTRAR-IN-CHARGE
SOUTH 24 PGS, ALIPORE

29 OCT 2024

Article-I, Para 1.9 of this instant Agreement which is more fully and particularly described in the **SECOND SCHEDULE** hereunder written.

ARTICLE -VIII COMMON FACILITIES

- 8.1** The Developer shall pay and bear all the dues of municipal taxes, water taxes in respect of the said plot of Land from the date of execution of the Joint Venture Agreement till the date of the delivery of possession of the Landowners' Allocation as stated herein in the new building and thereafter the Developer and/or its nominee or transferees shall bear such taxes, fees etc. in respect of the Developer's Allocation only.
- 8.2** As soon as the new building is completed the Developer shall give notice to the Landowners requiring the Landowners to take possession of their Allocations in the building and then after 15 (fifteen) days from the date of service of such a notice and at all times thereafter, the Landowners shall be exclusively responsible for payment of all municipal and other taxes from the date of delivery of possession of the said Landowners' allocation, payable in respect of the said Landowners' allocation by the Landowners.
- 8.3** As and from the date of service of notice of possession of the Landowners' allocation in the New building, the Landowners shall also be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate minimum service charges in respect of the new building @ Rs. 2.50/- per sq.ft. more or less in respect of the Landowners' allocation, the said charges to include, water, fire and scavenging charges and taxes, light, sanitation, lift maintenance, operation, renovation, replacement, repair and renewal charges and management of the common



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS, ALIPORE
29 OCT 2024

facilities and of all common wiring, pipes, electrical and mechanical equipment, switch gear, transformer, generators, pumps, motors and other electrical and mechanical installations, appliances and equipment, stairways, corridors, halls, passage ways, gardens, pathways and other common facilities whatsoever as may be mutually agreed upon from time to time morefully particularly described in **SIXTH SCHEDULE** hereunder written. Provided all the facilities and amenities be available from the date of handing over possession of owners' allocation to them.

ARTICLE IX – COMMON RESTRICTIONS

- 9.1 The Landowners' Allocation in the new building at the said plot of Land shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for the common benefits of all occupiers of the new building or buildings.
- 9.2 Neither the Land Owner nor the Developer shall use or permit to use their respective allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building or buildings.
- 9.3 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent and/or permission from appropriate authorities.
- 9.4 The parties shall abide by all laws, Bye-laws, Rules and Regulations of the Government, Local Bodies statutory authorities as the case may be and shall attend to answer and be responsible for any



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
29 OCT 2024

deviation violation and/or breach of any of the said laws, Bye-laws, Rules and Regulations.

- 9.5 The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new building in good working condition and repair and in particular so as not to cause any damage to the new building or any other space or accommodation therein and shall keep other occupiers of the building indemnified from or against the consequences of any breach.
- 9.6 The parties hereto shall not do or cause or permit to be done any act or thing which may render void and violable any condition in insurance of the new building or any part thereof and shall keep the Developer and other occupiers of the said building or buildings harmless and indemnified from and against the consequences of any breach.
- 9.7 No goods or other items/materials shall be kept by the Landowners or by the Developer for display or otherwise in the corridors or other places of the common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building and in case any such hindrance is caused the Developer or the Executor, as the case may be shall be entitled to remove the same at the risk and cost of the other.
- 9.8 Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARG. ALIPORE
29 OCT 2024

the new building or buildings or in the compounds corridors or any other portion or portions of the new building or buildings.

- 9.9 The Landowners shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times, to enter into and upon the Landowner's allocation and every part thereof for the purpose of maintenance or repairing any part of the new building and/or for the purpose of repairing maintaining re-building cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and for any similar purposes. Subject to 24 hours prior notice in writing to that effect.

ARTICLE X- LAND OWNERS' INDEMNITY

- 10.1 The Landowners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance provided the Developer performs and fulfils all the terms and conditions herein contained and/or its part to be observed and performed.
- 10.2 The Landowners hereby undertakes to keep the Developer indemnified against all third party claims and action against the said plots of project Land.

ARTICLE XI-DEVELOPERS INDEMNITY

- 11.1 The Developer hereby undertakes to keep the Landowners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relating to or



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
29 OCT 2024

arising out of the construction of the said building at the said plot of land.

- 11.2 The Developer hereby undertakes to keep the Landowners indemnified against all actions suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said plot of Land and/or in the matter of construction of the said building at the said plot of Land and/or for any defect thereon and/or for dealing with the Developer's allocation.

ARTICLE XII-MISCELLANEOUS

- 12.1 It is understood that from time to time to facilitate the construction of the new building at the said plot of Land by the Developer various deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners relating to which specific provisions may not have been mentioned herein, and the Landowners hereby undertakes to co-operate with the Developer and to do all such acts, deeds, matters and things as may be reasonably required to be done in the matter and the Landowners shall execute and sign all such additional applications and other documents as the case may be provided that all such acts deeds matters and things do not in any way infringe on the right of the owners and/or go against the spirit of this Agreement.

- 12.2 The Developer shall frame scheme for the management and administration of the said building at the said plot of Land and/or



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE
29 OCT 2024

common parts thereof. The Land owners hereby agree to abide by all the Rules and Regulations of such Management/Association/Holding organization and hereby give their consent to abide by the same.

- 12.3 As and from the date of completion of the new building, the Developer and/or its transferees and the Landowners and/or their transferees shall each be liable to pay and bear proportionate charges on account of Building Tax, GST and other taxes payable in respect of their allocation (if applicable).
- 12.4 The entire roof/terrace of the building shall belong to the Developer and if by virtue of any change the RajpurSonarpur Municipality allows any further construction to be made on the said terrace, such construction shall be made by the Developer at its own costs and expenses.
- 12.5 That the new building to be constructed on the said plot of Land shall be known by a name to be fixed by the Developer.

ARTICLE XIII- FORCE MAJURE

- 13.1 The clauses herein shall not be treated as default and the Developer's obligations and covenants will be suitably extended under the Force-Majeure clause. "Force-Majure" shall include natural calamities, Act of God, flood, Tidal waves, earthquake, riot, war, storm, tempest, fire, civil-commotion, air-raid, strikes, notice or prohibitory order from Municipal Corporation or any other statutory body or any Court, Receiver, Government Regulations, new and/or changes in any Municipal or other rules, laws or policies effecting or likely to affect the project or any part or portion thereof, any claim or disputes or doubts relating to or concerning the owner right, title,



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
29 OCT 2024

interest of the said First Schedule land including the statutory department such as BLLRO, ULC, Municipality etc. shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Parties herein.

ARTICLE XIV- JURISDICTION

14.1 The High Court at Calcutta and Courts sub-ordinate thereto shall exclusively have jurisdiction to entertain try and determine all actions, suits, and proceedings arising out of these presents between the parties hereto.

AND WHEREAS, in order to develop the said landed property mentioned in the First Schedule herein before in terms of this instant Agreement the We, the **LANDOWNERS/FIRST PART** herein as **PRINCIPALS** do also hereby appoint the **DEVELOPER/SECOND PART** herein as our lawful constituted Attorney or agent and execute this **DEVELOPMENT POWER OF ATTORNEY** in favour of the **DEVELOPER/SECOND PART** above mentioned to do and execute the following acts on our behalf:-

- 1.** To hold and defend possession of the said premises and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the said premises every part thereof.
- 2.** To pay all rents and taxes, charges expenses and other out goings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any building thereon against loss or damages by fire and/or other risks as be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.



DISTRICT SUB REGISTRAR:-
SOUTH 24 P.S. ALIPORE

29 OCT 2024

3. To enter upon the said premises and every part thereof as be desired to view the state or repairs thereof and to require any occupier/licensees/purchaser as a result of such view to remedy any want of repairable any nuisance.
4. To execute and registrar necessary deed and documents in respect of the landed property for the purpose of amalgamation of the same with adjacent lands, whenever required.
5. To enforce any covenant in any Agreement, Sale Deed(except Landowner's allocation), Declaration and/or License or Tenancy Agreement or any other document relating to the said premises or any part thereof and if any right to re-enter arises in any manner under each covenants or under Notice to quit them to exercise such rights, amongst others.
6. To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or re-construction of and/or additions and/or alteration to any new or existing Building or Buildings or Structures on the said premises or any portion or portions thereof.
7. To make sign and verify all applications or objections to appropriate authorities for all and any License permission or consent etc. required by law in connection with management of the property or properties mentioned in Schedule below.
8. To effect mutation or separation of holding in the Revenue in Settlement Offices or Competent Authorities and sign all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in our name and on our behalf.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS, ALIPORE
29 OCT 2024

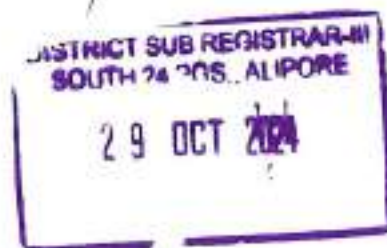
9. To appear for and represent before the Board of Revenue, Collector any District Sub-Divisional Officer, any Magistrate Judge, Munsif, BLRRO Office, any Magistrate, Judge, Munsif, Settlement Offices, Municipality, Improvement Trust, K.M.D.A. Fire Brigade, Commissions of any Division on all matter and things relating to estate or its affairs.
10. To appear before and execute all formalities to submit plan, before the Rajpur Sonarpur Municipality.
11. To pay fees, obtain sanction for principal plan and/or allocation and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Rajpur Sonarpur Municipality be expedient for sanctioning and/or modification and/or alterations of plans and also to submit and take delivery of title deeds concerning the said premises documents as be required by the necessary authorities.
12. To build upon and exploit commercially the said premises by making construction of building or buildings, thereon and for that to arrange to take down or demolish structure of whatsoever nature existing thereon or as may be constructed in future.
13. To appoint any Contractor/Sub-Contractor for construction work or building thereon and to cancel the same and engage new contractor to be done by his own discretion as if We did the same personally.
14. To apply for and obtain such certificate, permissions and clearance including certificate and/or permissions from Govt. of West Bengal Housing Department under the Income Tax Act or other law relating to Revenue and/or Land and/or Building both Urban and Rural as may be required for execution and/or Registration of any Sale Deed (except Landowner's allocation), lease deed, mortgage deed or other



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
29 OCT 2024

documents of transfer in compliance with the terms of the Development Agreement coupled hereinbefore concerning the said premises and also to appear before and sign and submit all papers and submit all papers and documents and make representations to the necessary authorities for getting such certificate and/or permissions.

15. To negotiate on terms for and to agree and to sell the said space/spaces with flats and/or proportionate land to be lying or situate with common space and car parking space/spaces /share etc. in the premises to any Purchaser or Purchasers either for space, proportionate share of land and/or space with super structures and/or flat or flats at such price which the said Attorney in his absolute discretion think proper only upon the Developer's allocation and not in any case from the Landowners' Allocation.
16. To mortgage the schedule land and deposit the original title deeds and documents with a Bank, Financial Institution or any other NBFC for creation of mortgage on behalf of landowners and in favour of the Lender and sign the mortgage deed and such other documents as are necessary to secure the project finance to be taken for development of the project.
17. To collect the maintenance charges, service charges or whatsoever charges from the intending Purchaser or Purchasers as it thinks fit.
18. To agree upon and to enter into any Agreement or Agreements with any party, Firm or Company for sale or sales of space or spaces with super structures or flats proportionate share of land and/or cancel and repudiate the same with the intending Purchaser or Purchasers in compliance with the terms of the Development Agreement coupled herewith only upon the Developer's allocation and not in any case from the



Landowners' Allocation.

19. To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or progressive advances and also the balance of the purchase money and to give good valid receipts for the same which will protect the interest of purchaser or purchasers only upon the Developer's allocation and not in any case from the Landowners' Allocation.
20. Upon such receipt as aforesaid and as our act and deed to sign and to execute and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flat/flats and/or space with super structures and/or flat/flats/space proposed to be constructed and maintenance and easement rights of the common areas of the proposed selling of space/flat/ proportionate share of land in favour of the Purchaser or Purchasers or their nominee or nominees our said Attorney also join as vendor in the Conveyance or Conveyances of the proposed sale if the said Attorneys receive and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser or Purchasers be treated as receipt and respectively from the Intending Purchaser or Purchasers as mentioned in Indenture made between the parties.
21. To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land, flat/flats, flat/space together with the easement right of the common passage as ourselves to personally present only upon the Developer's allocation and not in any case from the Landowner's Allocation.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
29 OCT 2024

22. To prepare sign, execute, submit, enter into modify cancel, alter, draw approve present of Developer's allocation for registration and admit registration of all papers, documents, deeds, contractors, agreement, tenancy Agreement, Surrender Deed, Cancellation Deed, Nomination Deed, Rectification Deed, Declaration, Affidavit applications consent and other documents as may in any way be required to be so done for or in connection with all or any of the powers herein contained including sale, assignment, tenancies and/or leave and license, permissions of the said premises and every or any part thereof and the termination of all contracts rights of occupancy user and/or enjoyment by any person or persons whatsoever and also in connection with observing fulfilling and performing all the terms, conditions and covenants on our part to be observed fulfilled and performed under the terms of Development Agreement coupled herewith.
23. To commence, prosecute enforce, defend answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said Premises in which we are now or may hereafter be interested or connected and also if though fit, give evidence and compromise refer to Arbitration abandon, submit to judgement or before non-suited in any such action or proceedings as aforesaid before any Court Civil or Criminal or Revenue including the Rent Controller, District Court and Small Causes Court.
24. To appear and represent before any court including Hon'ble High Court and also Tribunals for and on our behalf and to appoint and engage Advocate for instituting or defending any suit or proceedings in court of Law and to sign all complaints, applications, petitions, written statements, etc., and to affirm any affidavit on our behalf and in doing it, may appoint Lawyer and to pay fees and charges and sign the

DISTRICT SUB REGISTRAR-411
SOUTH 24 P.S. ALIPORE
29 OCT 2024

Vakalatnama on our behalf for the purpose of the same in respect of the said property described in the Schedule hereunder.

25. To receive any payment and/or deposit all monies including the Court Fee, Stamp Duty, Rectification Fees, receive refunds and in receive and grant, valid, receipts and discharge in respect thereof.
26. For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Architects Mukhters and/or debt collecting or other agents.
27. To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the said Premises or any part thereof and to receive compensation payable in respect thereof and also to grant, valid, receipts and discharges thereof.
28. To appear and represent me before all authorities make commitments and give undertakings as be required for all or any of the purpose herein contained.
29. To appear before the Rajpur Sonarpur Municipality and/or other Authorities regarding the Tax Assessment or in any other way relating to the said Premises or any portion thereof or any undivided share or shares therein.
30. To observe fulfill and perform all the terms, conditions and obligations on our part to be observed fulfilled and performed under the said Development Agreement and to exercise all our rights therein.
31. To appoint and/or terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities herein above contained.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
29 OCT 2024

32. This Power of Attorney is related and collateral covenants of Development Agreement coupled herewith in respect of Schedule Property between the Landowners/Principals, the Developer/Attorney.
33. The Power conferred hereby to the Attorney is in terms of the Development Agreement coupled herewith under the provision of Section 202 of the Indian Contract Act and shall remain restricted only for the Development of the said property mentioned in Schedule hereunder and construction of the proposed building and Agreements for Sale and Sale Deeds in respect of the said premises.

AND GENERALLY to do all acts, deeds and things concerning the said Premises or in any part thereof and for better exercise of the authorities herein contained which We could have lawfully done under our own hands and seals, if personally present.

**THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF LAND AND PREMISES)**

ALL THAT piece and parcel of the land measuring an area of about **undivided share of 4.8 decimal** out of the total land of 11.5 decimal together with a tile shed cemented floor structure measuring about 400 sq. ft. standing thereon out of which:-

R.S. & L.R. Dag	R.S. Khatian	L.R. Khatian	Area of Land (Decimal)
100	1055	4757	0.96
100	1055	4758	0.96
100	1055	4759	0.96
100	1055	4760	0.96
100	1055	4761	0.96
Total Land Area			4.8



DISTRICT SUB REGISTRAR-IN-CHARGE
SOUTH 24 PGS., ALIPORE
29 OCT 2024

being Portion of Holding No. 3006, Garia Station Road, Kolkata - 700084, comprised in Mouza- Barhans Fartabad, J.L. No.47, within Ward No. 29 of Rajpur-Sonarpur Municipality under ADSR & P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), within the District- 24 Parganas (South).

The said land and the building is butted and bounded as follows:-

ON THE NORTH : By R.S. Dag No.- 99;
ON THE SOUTH : By R.S. Dag No.- 103;
ON THE EAST : By R.S. Dag No.- 104;
ON THE WEST : By R.S. Dag No.- 100 (P);

**THE SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNERS' ALLOCATION)**

Shall mean and include **ALL THAT**:

All that residential area measuring 1950 Sq. Ft. Built up area, equivalent to 2633 Sq. Ft. of Super Built up area, i.e. **1808 Sq. Ft. of Carpet Area**, on the 4th Floor of the proposed building, along with two Car Parking Spaces, as per the building plan or plans to be sanctioned by the Rajpur-Sonarpur Municipality, Building Department for the proposed construction at the said First Schedule Plot of Land.

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

ALL THAT shall mean and include the **remaining super** built up area (save and except the Landowners' Allocation) inclusive of flats, commercial areas and car parking spaces as per the Building sanctioned Plan for the new building or buildings together with the undivided proportionate share of land and roof and the common facilities which shall absolutely belong to the Developer after providing for the Landowners Allocation to the Landowners as aforesaid under this Development Agreement.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
29 OCT 2024

**THE FOURTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATIONS OF CONSTRUCTION)**

1. Foundation & Structures

- a. RCC framed structure on concrete piles all the materials are to be best of quality and the steel should be from the Company of ISI brand.

2. Walls-

- a. Plaster of Paris in the interiors of the walls and ceilings.
- b. Attractive external finish with best quality cement paint like Weather Coat with silicon.

3. Doors- Main door should be of Flush doors/wooden/steel.

- a. Aluminum sliding windows with large glass panes (French window if required).
- b. Door frames of Sal wood.
- c. Solid core commercial hot pressed phenol bonded Flush doors with accessories from reputed Co. with ISI mark. The locks of all doors will be of reputed Co. of ISI mark.

4. Flooring:-

Flooring - Vitrified tiles of reputed company drawing dining tiles size should be 2' x 2' sqre. or slab.

5. Kitchen- Floor should be non-slippery impressed tiles.

- a. Coloured designed ceramic tiles up to height of 30 inch.
- b. Kitchen working table counter top with granite to be used.





DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S., ALIPORE
29 OCT 2024

- c. Provision for exhaust fan.

6. Bathrooms:-

- a. Coloured/designed ceramic tiles up to height of upper level of window (minimum 7")
- b. Concealed plumbing system using standard make pipes and fittings of ISI mark
- c. White sanitary ware of ISI Mark with C.P. fittings, Bathroom sanitary ware from reputed Co. and use taps and shower fitting should from reputed brand.
- d. Provision for exhaust fan.

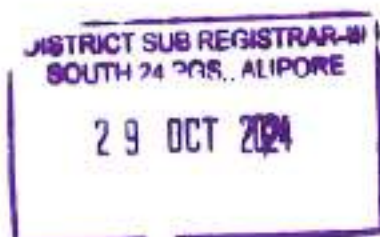
- 7. **Lift-** Lift for all co-owner and should be of reputed Company.

8. Electrical:-

- a. Two 2KW Electric Meter shall be provided by the Developer exclusively to the Land Owner No. 2 and 3 only in respect of their Two Flats.
- b. PVC conduit pipes with copper wiring
- c. 15 & 5 Amp. Points one in living room, one bedroom, one bathroom and kitchen, T.V. connection should be in one bed room.
- d. M.C.B. & E.L.C.B. make of reputed Co. to be installed in all Flats, floors of Blocks.

- 9. **Intercom facilities** to be installed and to be interconnected to all the flats and security office.

- 10. **CCTV Surveillance** security system to be installed inside the ground floor lobbies and the vacant area of the project.



- a. Electrical Calling Bell point at entrance of residential flats.
- b. Concealed Telephone point in living room & one Bedroom.
- c. T. V. point in living room & all the Bed rooms.
- d. Common lighting, street lighting to be of electrical.

11. Special Features

- a. Common Staff toilet in ground floor.
- b. Deep tube-well and overhead tank will be provided.
- c. Roof treatment for water proofing on the Roof and heat reflecting tiles to be fitted.

**THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON EASEMENT)**

- 1. The clear un-interrupted right of access in common with the Landowners and/or other occupiers of the said building at all times and for all purpose connected with the use and enjoyment of the staircases, generator, electrical installations, landings, lobbies, common toilets, main gate of the buildings and premises roof, terrace, the passage leading to the building and staircase save and except the car parking spaces in the passage.
- 2. The right way in the common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said flat/unit over and along with the drive way and pathway comprised in the said building.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS, ALIPORE
29 OCT 2024

3. The right of protection of the said flat/unit by or from all parts of the building so far they now protect the same.
4. The right to passage in common as aforesaid electricity and soil from and to the said flat/unit throughout pipes, drains wires and conduits or beings in under throughout pipes, drains, wires and conduits or being in under through or over the said building and premises so far purpose of rebuilding repainting or cleaning any parts of the said flat/unit in so far as such repairing or cleaning as aforesaid cannot be reasonably carried out without such entry.

**THE SIXTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)**

1. The expenses for maintenance, operating white washing painting, repairing, changing or replacing or shifting, redecorating and cleaning, lighting of all common bath rooms, the outer walls of the buildings parking space, boundary walls staircase, roof foundation wall, main gate landings deep tube well, water and sanitary pipes, gas pipes etc. and all other spaces and installations for common use.
2. Cost of periodically inspecting servicing maintaining and ensuring if any stand by electrical and mechanical equipments and other plants and machinery in the building.

**THE SEVENTH SCHEDULE ABOVE REFERRED TO
(COMMON AREAS AND AMENITIES, FACILITIES)**

1. Land on which the building is located and all easements rights, and appurtenances belonging to the said land and the building.
2. Staircase on all the floors.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE

29 OCT 2024

3. Staircase Landings and lift landings on all floors.
4. Lift well
5. Lift plant installation
6. Lift room.
7. Common passage and lobby on the ground floor excepting for parking space area if any.
8. Water pump water tank water pipes and other common plumbing installations.
9. Electrical substation, electrical, wiring, meter room, generator room and fittings.
10. Water and sewage evacuation pipes from the Units to drains and sewers common to the building(s)
11. Drainage, sewers and pipes from the building to the Rajpur Sonarpur Municipality drainage.
12. Pump room.
13. Boundary walls and main gates.
14. Ventilation duct.
15. Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to user and occupancy of the unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
29 OCT 2024

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 & DELIVERED by the
Parties

In presence of:-

1. *Sehokrata Mazumdar*
East fortahed Sehokrata
Koh - 84

2. *Sanku Mondal*
Ranjipuri, Lampuri
Koh - 149.


LTI of Bijali Mondal
by the Pen of Sehokrata Mazumdar.

3. *Chandan Mondal*

4. *Satanta Mondal*

5. *গঙ্গী অরকার*

6. *আরতি বৈরাঙ্গী*

SIGNATURE OF THE LAND OWNERS

GANGULY EVERA DEVELOPERS LLP


PARTNER

SINGNATURE OF THE DEVELOPER

Drafted by:-

Soma Chakraborty

SOMA CHAKRABORTY

Advocate.

Baruipur Civil Court

WB - 2618/99

Recd over and explain by me



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
29 OCT 2024

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

LTI of Bijali Mondal
let the pen of Akshay Kumar Mondal



Akshay Kumar Mondal

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Satendra Mondal

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Ritesh Kumar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE
29 OCT 2024

SPECIMEN FORM FOR TEN FINGER PRINTS



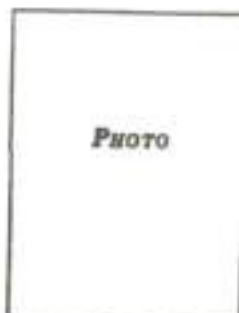
આરતી હિરોળી		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



સુરજીવ		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



સેલોલેટા મેગુન		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

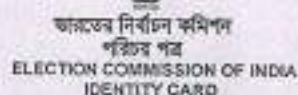


		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



DISTRICT SUB REGISTRAR-11
SOUTH 24 P.S., ALIPORE

29 OCT 2024



WB/21/09489815



নির্বাচকের নাম : দেবদ্রত মাহামুদার

Elector's Name : Debabrata Mazumdar

निवास स्थान : मण्डलाय मण्डलमण्डल

Father's Name : Santosh Majumdar

निर्वा/Sec : १३ / M

Date of Birth : XX/XX/1975

WB/23/109/489815

1. **Introduction**
 2. **Background**
 3. **Methodology**
 4. **Results**
 5. **Conclusion**
 6. **References**

কলিকতা বিশ্ববিদ্যালয়, কলিকতা-৭০০০৩২, কলিকতা-৭০০০৩২, কলিকতা-৭০০০৩২
ফোন: ২২২২২২২২-২২২২২২২২

Address:

DAKSHIN PATTANAD, RAJPUK SONARPUR,
NARENDRAPUR, SOUTH 24
PARGANAS-700084

Date: 30/01/2012

[5] - তেজস্বরূপ উদার সিংহাল খেয়ে নির্ভরক মিলকন
আদিকবিশেষে স্বাধীনতা প্রাপ্তি

Facsimile Signature of the Electoral
Registration Officer for

161 • Sonapur Uttar Constituency

প্রিয়তম পরিচরিতঃ আল-মুহাম্মাদ (সাল্লাল্লাহু আলাইহি ওয়াসাল্লাম)।
 আল-মুহাম্মাদ (সাল্লাল্লাহু আলাইহি ওয়াসাল্লাম) এর নাম
 আল-মুহাম্মাদ (সাল্লাল্লাহু আলাইহি ওয়াসাল্লাম)।

In case of change in address mention this Card No. in the relevant Page for including your name in the roll of the changed address and to obtain the card with new number.

1TB / 753

Major Information of the Deed

Deed No :	I-1603-18223/2024	Date of Registration	30/10/2024
Query No / Year	1603-2002536445/2024	Office where deed is registered	
Query Date	24/09/2024 10:17:18 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Soma Chakraborty Baruipur Civil Court, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 8335047751, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 73,92,730/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,170/- (Article:48(g))		Rs. 60/- (Article:E, E, E.)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

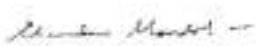
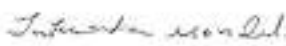
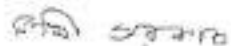
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza: Barhans Farlabad, , Ward No: 29 JI No: 47, Pin Code : 700084

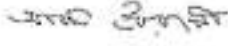
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-1055	Bastu	Bastu	4.8 Dec	1/-	72,72,730/-	Property is on Road
Grand Total :					4.8Dec	1 /-	72,72,730 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	1,20,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Smt BIJALI MONDAL (Presentant) Wife of Late KANAI LAL MONDAL GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: EYxxxxxx1G, Aadhaar No: 71xxxxxxxx7791, Status :Individual, Executed by: Self, Date of Execution: 29/10/2024 , Admitted by: Self, Date of Admission: 29/10/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/10/2024 , Admitted by: Self, Date of Admission: 29/10/2024 ,Place : Pvt. Residence			
2	Name Shri CHANDAN MONDAL Son of Late KANAI LAL MONDAL Executed by: Self, Date of Execution: 29/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office	Photo  30/10/2024	Finger Print  Captured LTI 30/10/2024	Signature  30/10/2024
	GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AJxxxxxx0R, Aadhaar No: 45xxxxxxxx2383, Status :Individual, Executed by: Self, Date of Execution: 29/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office			
3	Name Shri JAYANTA MONDAL Son of Late KANAI LAL MONDAL Executed by: Self, Date of Execution: 29/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office	Photo  30/10/2024	Finger Print  Captured LTI 30/10/2024	Signature  30/10/2024
	GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: ALxxxxxx7A, Aadhaar No: 51xxxxxxxx2172, Status :Individual, Executed by: Self, Date of Execution: 29/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office			
4	Name Smt DEBI SARKAR Daughter of Late KANAI LAL MONDAL Executed by: Self, Date of Execution: 29/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office	Photo  30/10/2024	Finger Print  Captured LTI 30/10/2024	Signature  30/10/2024

GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: EMxxxxxx3E, Aadhaar No: 37xxxxxxxx1606, Status :Individual, Executed by: Self, Date of Execution: 29/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office				
5	Name Smt ARATI BAIRAGI Daughter of Late KANAI LAL MONDAL Executed by: Self, Date of Execution: 29/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office	Photo  30/10/2024	Finger Print  Captured LTI 30/10/2024	Signature  30/10/2024
GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: CPxxxxxx2G, Aadhaar No: 33xxxxxxxx5726, Status :Individual, Executed by: Self, Date of Execution: 29/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GANGULY EVERA DEVELOPERS LLP 159, GANGULY HOME SEARCH PRIVATE LIMITED, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> <tr> <td> Shri AMIT GANGULY Son of Late RANJIT GANGULY Date of Execution - 29/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 , Place of Admission of Execution: Office </td> <td>  Oct 30 2024 4:30PM </td> <td>  Captured LTI 30/10/2024 </td> <td>  30/10/2024 </td> </tr> </table>	Name	Photo	Finger Print	Signature	Shri AMIT GANGULY Son of Late RANJIT GANGULY Date of Execution - 29/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 , Place of Admission of Execution: Office	 Oct 30 2024 4:30PM	 Captured LTI 30/10/2024	 30/10/2024
Name	Photo	Finger Print	Signature						
Shri AMIT GANGULY Son of Late RANJIT GANGULY Date of Execution - 29/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 , Place of Admission of Execution: Office	 Oct 30 2024 4:30PM	 Captured LTI 30/10/2024	 30/10/2024						
174, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: Alxxxxxx6R, Aadhaar No: 27xxxxxxxx1832 Status : Representative, Representative of : GANGULY EVERA DEVELOPERS LLP (as PARTNER)									

Identifier Details :

Name	Photo	Finger Print	Signature
Shri DEBOBRATA MAZUMDER Son of Late SANTOSH KUMAR MAZUMDER EAST FARTABAD SAHAPARA, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084			
Identifier Of Smt BIJALI MONDAL, Shri CHANDAN MONDAL, Shri JAYANTA MONDAL, Smt DEBI SARKAR, Smt ARATI BAIRAGI, Shri AMIT GANGULY			
Mr Debobrata Mazumder Son of Late Santosh Kumar Mazumder East Fartabad, Saha Para, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084		 Captured	
	30/10/2024	30/10/2024	30/10/2024
Identifier Of Shri CHANDAN MONDAL, Shri JAYANTA MONDAL, Smt DEBI SARKAR, Smt ARATI BAIRAGI, Shri AMIT GANGULY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt BIJALI MONDAL	GANGULY EVERA DEVELOPERS LLP-0.96 Dec
2	Shri CHANDAN MONDAL	GANGULY EVERA DEVELOPERS LLP-0.96 Dec
3	Shri JAYANTA MONDAL	GANGULY EVERA DEVELOPERS LLP-0.96 Dec
4	Smt DEBI SARKAR	GANGULY EVERA DEVELOPERS LLP-0.96 Dec
5	Smt ARATI BAIRAGI	GANGULY EVERA DEVELOPERS LLP-0.96 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt BIJALI MONDAL	GANGULY EVERA DEVELOPERS LLP-80.00000000 Sq Ft
2	Shri CHANDAN MONDAL	GANGULY EVERA DEVELOPERS LLP-80.00000000 Sq Ft
3	Shri JAYANTA MONDAL	GANGULY EVERA DEVELOPERS LLP-80.00000000 Sq Ft
4	Smt DEBI SARKAR	GANGULY EVERA DEVELOPERS LLP-80.00000000 Sq Ft
5	Smt ARATI BAIRAGI	GANGULY EVERA DEVELOPERS LLP-80.00000000 Sq Ft

Endorsement For Deed Number : I - 160318223 / 2024

On 29-10-2024

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

Presented for registration at 20:00 hrs on 29-10-2024, at the Private residence by Smt BIJALI MONDAL , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 73,92,730/-

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

Execution is admitted on 29/10/2024 by Smt BIJALI MONDAL, Wife of Late KANAI LAL MONDAL, GARIA STATION ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Shri DEBOBRATA MAZUMDER, . . Son of Late SANTOSH KUMAR MAZUMDER, EAST FARTABAD SAHAPARA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 30-10-2024

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

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

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

Execution is admitted on 30/10/2024 by 1. Shri CHANDAN MONDAL, Son of Late KANAI LAL MONDAL, GARIA STATION ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Shri JAYANTA MONDAL, Son of Late KANAI LAL MONDAL, GARIA STATION ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 3. Smt DEBI SARKAR, Daughter of Late KANAI LAL MONDAL, GARIA STATION ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 4. Smt ARATI BAIRAGI, Daughter of Late KANAI LAL MONDAL, GARIA STATION ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr Debobrata Mazumder, . . Son of Late Santosh Kumar Mazumder, East Fartabad, Saha Para, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

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

Execution is admitted on 30-10-2024 by Shri AMIT GANGULY, PARTNER, GANGULY EVERA DEVELOPERS LLP, 159, GANGULY HOME SEARCH PRIVATE LIMITED, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Debobrata Mazumder, . . Son of Late Santosh Kumar Mazumder, East Fartabad, Saha Para, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/10/2024 8:38PM with Govt. Ref. No: 192024250252176131 on 22-10-2024, Amount Rs: 28/-, Bank:
ICICI Bank (ICIC0000006), Ref. No. 2030975076 on 22-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,070/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 17653, Amount: Rs.100.00/-, Date of Purchase: 09/08/2024, Vendor name: T K PUROKAYASTHA
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/10/2024 8:38PM with Govt. Ref. No: 192024250252176131 on 22-10-2024, Amount Rs: 10,070/-, Bank:
ICICI Bank (ICIC0000006), Ref. No. 2030975076 on 22-10-2024, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

$(1) - 1 - 2(1) = -3$
 $(2) - 1 - 2(2) = -5$
 $(3) - 1 - 2(3) = -7$
 $(4) - 1 - 2(4) = -9$
 $(5) - 1 - 2(5) = -11$
 $(6) - 1 - 2(6) = -13$
 $(7) - 1 - 2(7) = -15$
 $(8) - 1 - 2(8) = -17$
 $(9) - 1 - 2(9) = -19$
 $(10) - 1 - 2(10) = -21$
 $(11) - 1 - 2(11) = -23$
 $(12) - 1 - 2(12) = -25$
 $(13) - 1 - 2(13) = -27$
 $(14) - 1 - 2(14) = -29$
 $(15) - 1 - 2(15) = -31$
 $(16) - 1 - 2(16) = -33$
 $(17) - 1 - 2(17) = -35$
 $(18) - 1 - 2(18) = -37$
 $(19) - 1 - 2(19) = -39$
 $(20) - 1 - 2(20) = -41$
 $(21) - 1 - 2(21) = -43$
 $(22) - 1 - 2(22) = -45$
 $(23) - 1 - 2(23) = -47$
 $(24) - 1 - 2(24) = -49$
 $(25) - 1 - 2(25) = -51$
 $(26) - 1 - 2(26) = -53$
 $(27) - 1 - 2(27) = -55$
 $(28) - 1 - 2(28) = -57$
 $(29) - 1 - 2(29) = -59$
 $(30) - 1 - 2(30) = -61$
 $(31) - 1 - 2(31) = -63$
 $(32) - 1 - 2(32) = -65$
 $(33) - 1 - 2(33) = -67$
 $(34) - 1 - 2(34) = -69$
 $(35) - 1 - 2(35) = -71$
 $(36) - 1 - 2(36) = -73$
 $(37) - 1 - 2(37) = -75$
 $(38) - 1 - 2(38) = -77$
 $(39) - 1 - 2(39) = -79$
 $(40) - 1 - 2(40) = -81$
 $(41) - 1 - 2(41) = -83$
 $(42) - 1 - 2(42) = -85$
 $(43) - 1 - 2(43) = -87$
 $(44) - 1 - 2(44) = -89$
 $(45) - 1 - 2(45) = -91$
 $(46) - 1 - 2(46) = -93$
 $(47) - 1 - 2(47) = -95$
 $(48) - 1 - 2(48) = -97$
 $(49) - 1 - 2(49) = -99$
 $(50) - 1 - 2(50) = -101$
 $(51) - 1 - 2(51) = -103$
 $(52) - 1 - 2(52) = -105$
 $(53) - 1 - 2(53) = -107$
 $(54) - 1 - 2(54) = -109$
 $(55) - 1 - 2(55) = -111$
 $(56) - 1 - 2(56) = -113$
 $(57) - 1 - 2(57) = -115$
 $(58) - 1 - 2(58) = -117$
 $(59) - 1 - 2(59) = -119$
 $(60) - 1 - 2(60) = -121$
 $(61) - 1 - 2(61) = -123$
 $(62) - 1 - 2(62) = -125$
 $(63) - 1 - 2(63) = -127$
 $(64) - 1 - 2(64) = -129$
 $(65) - 1 - 2(65) = -131$
 $(66) - 1 - 2(66) = -133$
 $(67) - 1 - 2(67) = -135$
 $(68) - 1 - 2(68) = -137$
 $(69) - 1 - 2(69) = -139$
 $(70) - 1 - 2(70) = -141$
 $(71) - 1 - 2(71) = -143$
 $(72) - 1 - 2(72) = -145$
 $(73) - 1 - 2(73) = -147$
 $(74) - 1 - 2(74) = -149$
 $(75) - 1 - 2(75) = -151$
 $(76) - 1 - 2(76) = -153$
 $(77) - 1 - 2(77) = -155$
 $(78) - 1 - 2(78) = -157$
 $(79) - 1 - 2(79) = -159$
 $(80) - 1 - 2(80) = -161$
 $(81) - 1 - 2(81) = -163$
 $(82) - 1 - 2(82) = -165$
 $(83) - 1 - 2(83) = -167$
 $(84) - 1 - 2(84) = -169$
 $(85) - 1 - 2(85) = -171$
 $(86) - 1 - 2(86) = -173$
 $(87) - 1 - 2(87) = -175$
 $(88) - 1 - 2(88) = -177$
 $(89) - 1 - 2(89) = -179$
 $(90) - 1 - 2(90) = -181$
 $(91) - 1 - 2(91) = -183$
 $(92) - 1 - 2(92) = -185$
 $(93) - 1 - 2(93) = -187$
 $(94) - 1 - 2(94) = -189$
 $(95) - 1 - 2(95) = -191$
 $(96) - 1 - 2(96) = -193$
 $(97) - 1 - 2(97) = -195$
 $(98) - 1 - 2(98) = -197$
 $(99) - 1 - 2(99) = -199$
 $(100) - 1 - 2(100) = -201$

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 463560 to 463610
being No 160318223 for the year 2024.



[Handwritten signature]

Digitally signed by Debasish Dhar
Date: 2024.10.30 18:33:54 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 30/10/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

