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Certified that this document is admitted to registration. The signature sheet / sheet's & the endorsement sheet's attached with this document are the part of this document.

S. Anon

Additional District Sub-Registrar
 Rajarhat New town, North 24-Pgs.

24 SEP 2025

DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY

THIS DEED OF DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY is made on this 23rd day of September, Two Thousand and Twenty Five (2025).

B E T W E E N

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22/09/2025

RANJIT MONDAL
Advocate

District Judges' Court
At Barasat, Kol- 124

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সন ও তারিখ
স্বাক্ষর নাম

পাঠিন
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বারাসাত কোর্ট
উত্তর ২য় পরগনা

সি. বি. নং
স্বাক্ষর তারিখ

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স্বাক্ষর তারিখ

স্বাক্ষর স্থান-বারাসাত
স্বাক্ষর শ্রী তাপস কুমার সাহা

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Additional District Sub-Registrar
Barasat New Town, North 24 Pgs.

24 SEP 2025

(1) SRI PRASUN BANERJEE [PAN: BJTPB3306B, AADHAAR NO. 2791 1566 0256, D.O.B. 21.01.1964 & MOBILE NO.: 9874398837], son of Late Nityananda Banerjee, by occupation- Service, and (2) SMT. RINA BANERJEE [PAN: BKSPB1268A, AADHAAR NO. 6919 9991 2239, D.O.B. 29.07.1971 & MOBILE NO.: 8240730533], wife of Sri Prasun Banerjee, by occupation- Business, both are by faith- Hindu, by nationality- Indian, residing at Flat No. 3A, Third Floor, Sree Krishna Apartment, AD-96/11,12, Samar Dey Sarani, Post Office- Krishnapur, Police Station- Baguiati, Kolkata- 700102, District- North 24 Parganas, in the state of West Bengal, hereinafter jointly called and referred to as the "LANDOWNERS" (which terms or expressions shall unless excluded by or repugnant to the context shall be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

"OM ENTERPRISE", a sole Proprietorship Firm, having its office address at Holding No. AS/90/1, Sri Krishna Apartment, AD-96/11,12, Samar Dey Sarani, Post Office- Krishnapur, Police Station- Baguiati, Kolkata- 700102, District- North 24 Parganas, in-the state of West Bengal, represented by its sole proprietor namely SMT. RINA BANERJEE [PAN: BKSPB1268A, AADHAAR NO. 6919 9991 2239, D.O.B. 29.07.1971 & MOBILE NO.: 8240730533], wife of Sri Prasun Banerjee, by occupation- Business, by faith- Hindu, by nationality- Indian, residing at Flat No. 3A, Third Floor, Sree Krishna Apartment, AD-96/11,12, Samar Dey Sarani, Post Office- Krishnapur, Police Station- Baguiati, Kolkata- 700102, District- North 24 Parganas, in the state of West Bengal, hereinafter called and referred to as the "DEVELOPER" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors in office, executors, administrators, legal representatives and assigns) of the OTHER PART.

BACKGROUND - DEVOLUTION OF TITLE

WHEREAS originally one Manick Mondal, Subal Mondal, Binod Behari Mondal, Nanilal Mondal, Kalipada Mondal, Atal Chandra Mondal @ Suren Chandra Mondal, Anil Chandra Mondal and Lakshmi Momi Dashi were the joint owners and possessors of ALL THAT piece and parcel of Bastu land measuring about 35 Decimals more or less of land, comprised in C.S. Dag No. 5925, corresponding to R.S. Dag No. 4234, under C.S. Khatian No. 329, lying and situated at Mouza-Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station, in the District of 24 Parganas alongwith some other landed properties and during Revisional Settlement their names were duly recorded under R.S. Khatian No. 115 as per their share of land with free from all encumbrances.

AND WHEREAS during such enjoyment, said Manick Mondal, Subal Mondal, Binod Behari Mondal, Nanilal Mondal, Kalipada Mondal, Atal Chandra Mondal @ Suren Chandra Mondal, Anil Chandra Mondal and Lakshmi Momi Dashi felt it difficult and inconvenience to enjoy jointly the same and in order to avoid such difficulties and enjoyment jointly of the aforesaid land, they amicably and mutually agreed to make partition of the aforesaid land by metes and bounds among themselves by preparing a site plan of the same.

AND WHEREAS that by dint of such partition, said Manick Mondal became the absolute owner and possessor of 04 Cottahs 03 Chittacks be the same or little more or less out of said 35 Decimals of land from the said R.S. Dag No. 4234 alongwith some other landed properties with free from all encumbrances.

AND WHEREAS while seized and possessed of the aforesaid well demarcated land, said Manick Mondal died intestate leaving behind his

two daughters namely **Sati Bala Mondal** and **Renu Bala Sarkar**, as his only legal heirs and successors who jointly inherited the aforesaid property alongwith some other landed properties by operation of law upon the death of said **Manick Mondal**.

AND WHEREAS thus said **Sati Bala Mondal** and **Renu Bala Sarkar** jointly became the owners and possessors of ALL THAT piece and parcel of Bastu land measuring about **04 Cottahs 03 Chittacks** be the same or little more or less out of the said 35 Decimals of land, comprised in C.S. Dag No. 5925, corresponding to **R.S. Dag No. 4234**, under C.S. Khatian No. 329, corresponding to **R.S. Khatian No. 115**, lying and situated at **Mouza-Krishnapur**, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station, in the District of 24 Parganas.

AND WHEREAS by a Deed of Conveyance, registered before of Office of Sub-Registrar Cossipore Dum Dum in Book No. I, Being No. 2446 for the year 1983, said **Sati Bala Mondal** and **Renu Bala Sarkar** jointly sold, transferred and conveyed ALL THAT piece and parcel of Bastu land measuring about **04 Cottahs 03 Chittacks** be the same or little more or less of land, comprised in C.S. Dag No. 5925, corresponding to **R.S. Dag No. 4234**, under C.S. Khatian No. 329, corresponding to **R.S. Khatian No. 115**, lying and situated at **Mouza- Krishnapur**, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station, in the District of 24 Parganas, unto and in favour of one **Sikha Mondal**, wife of Biswanath Mondal of Krishnapur, P.S. Rajarhat, District of 24 Parganas, for the consideration mentioned therein.

AND WHEREAS thus said **Sikha Mondal** became the owner and possessor of ALL THAT piece and parcel of Bastu land measuring about **04 Cottahs 03 Chittacks** be the same or little more or less but as per physical measurement **04 Cottahs 02 Chittacks 42 Sq.ft.** more or less of land,

comprised in C.S. Dag No. 5925, corresponding to **R.S. Dag No. 4234**, under C.S. Khatian No. 329, corresponding to **R.S. Khatian No. 115**, lying and situated at **Mouza- Krishnapur**, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas.

AND WHEREAS by a Deed of Conveyance, dated 17th February, 1984 registered before the Office of Sub-Registrar Bidhannagar, Salt Lake City in Book No. I, Volume No. 2, Pages from 176 to 181, being No. 59 for the year 1984, said **Sikha Mondal** sold, transferred and conveyed **ALL THAT** piece and parcel of Bastu land measuring about **02 Cottahs 02 Chittacks 42 Sq.ft.** be the same or little more or less of land, comprised in C.S. Dag No. 5925, corresponding to **R.S. Dag No. 4234**, under C.S. Khatian No. 329, corresponding to **R.S. Khatian No. 115**, lying and situated at **Mouza- Krishnapur**, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, unto and in favour of one **Harish Chandra Das @ Harin Chandra Das**, for the consideration mentioned therein (**Harish's Property**).

AND WHEREAS by a Deed of Conveyance, dated 17th February, 1984 registered before the Office of Sub-Registrar Bidhannagar, Salt Lake City in Book No. I, Volume No. 4, Pages from 42 to 47, being No. 60 for the year 1984, said **Sikha Mondal** sold, transferred and conveyed **ALL THAT** piece and parcel of Bastu land measuring about **02 Cottahs** be the same or little more or less out of land, comprised in C.S. Dag No. 5925, corresponding to **R.S. Dag No. 4234**, under C.S. Khatian No. 329, corresponding to **R.S. Khatian No. 115**, lying and situated at **Mouza- Krishnapur**, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, unto and in favour of one **Pradip Banerjee**, for the consideration mentioned therein.

AND WHEREAS by a Deed of Conveyance, dated 9th March, 1990 registered before the Office of Additional District Sub-Registrar Bidhannagar (Salt Lake City) in Book No. I, Volume No. 37, Pages from 275 to 284, being No. 1750 for the year 1990, said **Pradip Banerjee** sold, transferred and conveyed ALL THAT piece and parcel of Bastu land measuring about 02 Cottahs be the same or little more or less of land, comprised in C.S. Dag No. 5925, corresponding to R.S. Dag No. 4234, under C.S. Khatian No. 329, corresponding to R.S. Khatian No. 115, lying and situated at Mouza- Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, unto and in favour of one **Archana Das**, for the consideration mentioned therein (**Archana's Property**).

AND WHEREAS thus said **Harish Chandra Das** and **Archana Das** became the absolute joint owners and possessors of ALL THAT piece and parcel of Bastu land measuring about 04 Cottahs 02 Chittacks 42 Sq.ft. be the same or little more or less of land, comprised in C.S. Dag No. 5925, corresponding to R.S. Dag No. 4234, under C.S. Khatian No. 329, corresponding to R.S. Khatian No. 115, lying and situated at Mouza- Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas.

AND WHEREAS while seized and possessed of the aforesaid well demarcated land, said **Harish Chandra Das** died intestate on 18th August, 1996 leaving behind his widow wife namely said **Smt. Archana Das** and only son namely **Sri Sumit Kumar Das @ Sumit Das** and a daughter namely **Smt. Sumita Das Roy @ Sumita Das**, as his only legal heirs and successors who jointly inherited the aforesaid property by operation of law upon the death of said **Harish Chandra Das**.

AND WHEREAS thus said erstwhile owners namely **Smt. Archana Das, Sri Sumit Kumar Das & Smt. Sumita Das Roy**, become the absolute joint owners and possessors of their respective shares in respect of **ALL THAT** piece and parcel of Bastu land measuring about **04 Cottahs 02 Chittacks 42 Sq.ft.** be the same or little more or less of land, comprised in C.S. Dag No. 5925, corresponding to **R.S. Dag No. 4234**, under C.S. Khatian No. 329, corresponding to **R.S. Khatian No. 115**, lying and situated at **Mouza- Krishnapur**, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station presently Baguiati, under the Additional District Sub Registrar Rajarhat, Newtown, within the local limits of Ward No. 26 of Bidhannagar Municipal Corporation, in the District of North 24 Parganas.

AND WHEREAS the said erstwhile owners namely **Smt. Archana Das, Sri Sumit Kumar Das & Smt. Sumita Das Roy** thereof duly recorded their names in the records of Land Revenue Settlement under the **L.R. Khatian Nos. 8274, 8275 & 8276** respectively as per their respective share in the **L.R. Dag No. 7230** coming from the said **R.S. Dag No. 4234**.

AND WHEREAS while being seized and possessed of the aforesaid property, the said **Smt. Archana Das** duly recorded her share in the Assessment Register of the Bidhannagar Municipal Corporation under **Holding No. 379, Block-BM, Assessee No. 20033194505**, in respect of the property purchased by virtue of Deed of Sale No. 1750 of the year 1990. Further, the said **Smt. Archana Das, Sri Sumit Kumar Das and Smt. Sumita Das Roy** jointly recorded their names in the Assessment Register of the Bidhannagar Municipal Corporation under **Holding No. 380, Block-BM, Assessee No. 20033165051**, in respect of the property inherited from the said deceased **Harish Chandra Das**, without any hindrance from any corner whatsoever.

AND WHEREAS the said Smt. Archana Das, Sri Sumit Kumar Das & Smt. Sumita Das Roy proposed to sell the said property at a rate fixed by them and upon being notified of the their intention to sell, the present Landowners namely Sri Prasun Banerjee & Smt. Rina Banerjee approached them with a view to purchase the property and perused and inspected all documents related to the property described in the schedule and were satisfied and subsequently agreed to purchase **ALL THAT** piece and parcel of Bastu land measuring about **04 (Four) Cottahs 02 (Two) Chittacks 42 (Forty Two) Sq.ft.** be the same or little more or less of land, comprised in C.S. Dag No. 5925, corresponding to R.S. Dag No. 4234, appertaining to L.R. Dag No. 7230, under C.S. Khatian No. 329, corresponding to R.S. Khatian No. 115, appertaining to L.R. Khatian Nos. 8274, 8275 & 8276, lying and situated at Mouza- Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station presently Baguiati, under the Additional District Sub Registrar Rajarhat, Newtown, within the local limits of Ward No. 26 of Bidhannagar Municipal Corporation, bearing Holding Nos. 379 & 380, Block-BM, Krishnapur, Mondalpara, Kolkata- 700102 and Assessee Nos. 20033194505 & 20033165051, District- North 24 Parganas, in the State of West Bengal, morefully described in the Schedule hereunder written, unto and in favour of the Landowners herein absolutely at or for the consideration mentioned thereof with free from all sorts of encumbrances.

AND WHEREAS by virtue of Deed of Sale, executed and registered on 18.11.2024, before the office of A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2024, Pages from 627081 to 627111, being Deed No. 16884 for the year 2024, said Smt. Archana Das, Sri Sumit Kumar Das & Smt. Sumita Das Roy being the Vendors of the One Part thereof jointly sold, transferred, conveyed, assured and assigned **ALL THAT** piece and parcel of vacant Bastu land measuring an area about 04

(Four) Cottahs 02 (Two) Chittacks 42 (Forty Two) Sq.ft. be the same or little more or less, comprised in C.S. Dag No. 5925, corresponding to R.S. Dag No. 4234, appertaining to L.R. Dag No. 7230, under C.S. Khatian No. 329, corresponding to R.S. Khatian No. 115, appertaining to L.R. Khatian Nos. 8274, 8275 & 8276, lying and situated at Mouza-Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station presently Baguiati, under the Additional District Sub Registrar Rajarhat, Newtown, within the local limits of Ward No. 26 of Bidhannagar Municipal Corporation, bearing Holding Nos. 379 & 380, Block-BM, Krishnapur, Mondalpara, Kolkata-700102 and Assessee Nos. 20033194505 & 20033165051, District- North 24 Parganas, morefully described thereof unto and in favour of the Landowners herein therein referred to as the Purchasers of the Other Part, for a valuable consideration mentioned thereof and delivered the peaceful vacant position, with free from all encumbrances.

AND WHEREAS thus the Landowners herein have become the absolute owners and possessors of the piece and parcel of land measuring about ALL THAT piece and parcel of vacant Bastu land measuring an area about 04 (Four) Cottahs 02 (Two) Chittacks 42 (Forty Two) Sq.ft. be the same or little more or less, comprised in C.S. Dag No. 5925, corresponding to R.S. Dag No. 4234, appertaining to L.R. Dag No. 7230, under C.S. Khatian No. 329, corresponding to R.S. Khatian No. 115, appertaining to L.R. Khatian Nos. 8274, 8275 & 8276, lying and situated at Mouza-Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station presently Baguiati, under the Additional District Sub Registrar Rajarhat, Newtown, within the local limits of Ward No. 26 of Bidhannagar Municipal Corporation, Krishnapur, Mondalpara, Kolkata- 700102, District- North 24 Parganas, morefully described in the Schedule hereunder written.

AND WHEREAS while seized and possessed of the aforesaid well demarcated land, the Landowners herein duly recorded their names in the record of L.R.R.O.Rs, under L.R. Khatian Nos. 8505 & 8506 respectively in respect of the said L.R. Dag No. 7230 coming from the said R.S. Dag No. 4234 and also recorded their names in the Bidhannagar Municipal Corporation, bearing Assessee No. 043236, and Holding No. AS/535(35/26), BL-BM and since then they have been regularly and punctually paying all government dues and are in possession of the said land, which is free from all encumbrances, charges, liens, liabilities, lis pendens and attachments of any kind whatsoever, and the said property has an absolutely clear, free and marketable title

AND WHEREAS the Landowners herein being desirous for making construction of a multi storied building upon their land mentioned in the First Schedule hereunder written, having offered for development of the land within the locality by any reputed Developer who would be able to take the responsibility to construct one multistoried building with their own fund and man power.

AND WHEREAS the Developer, the party of the other part herein having offered proposal for development of the said land, inter alia including construction of a multistoried building upon the same (more fully described in the First Schedule hereunder written) under the authority of the Developer at it's own cost in accordance with the building plan to be sanctioned by the competent Authority for consideration as contained hereinafter, and the Landowners have agreed to and/or accepted the Developer's offer inclusive of consideration therefore as contained hereinafter.

AND WHEREAS the parties herein, after negotiations and after consideration of their respective shares out of the new construction, settled the terms and conditions and thereby the parties of the Other Part herein

having agreed to entrust the entire burden of construction together with such right in respect of selling of the developer's allocation in favour of the Developer and thereby the party of the Other Part accepted the job for raising the building with it's own resources and finance whereby and whereas the Owners will/shall have no responsibility of inputting any sort of finance and having decided that the Owners under this Agreement will have no liability and/or responsibility and/or involvement with regard to any miss-appropriation of money for loan, costs, finance for any cause, done or suffered by the Developer in raising authorized construction at the Schedule mentioned site and the Landowners, the Party hereto with regard to such settlement with a view to avoid all future complications, agreed to enter into this written instrument and/or agreement for making and/or raising the construction at the **First Schedule** mentioned property under the terms and conditions mentioned herein below.

NOW THIS AGREEMENT WITNESSETH as follows :

1. ARTICLE - I : DEFINITION

The following matters shall mean and include as follows :

- 1.1. **LANDOWNERS:** shall mean (1) **SRI PRASUN BANERJEE [PAN: BJTPB3306B, AADHAAR NO. 2791 1566 0256, D.O.B. 21.01.1964 & MOBILE NO.: 9874398837]**, son of Late Nityananda Banerjee, by occupation- Service, and (2) **SMT. RINA BANERJEE [PAN: BKSPB1268A, AADHAAR NO. 6919 9991 2239, D.O.B. 29.07.1971 & MOBILE NO.: 8240730533]**, wife of Sri Prasun Banerjee, by occupation- Business, both are by faith- Hindu, by nationality- Indian, residing at Flat No. 3A, Third Floor, Sree Krishna Apartment, AD-96/11,12, Samar Dey Sarani, Post Office- Krishnapur, Police Station- Baguiati, Kolkata- 700102, District- North 24 Parganas, in the state of West Bengal, and include their heirs, executors, administrators, representatives and assigns.

- 1.2. **DEVELOPER** : shall mean "OM ENTERPRISE", a sole proprietorship firm, having its office address at Holding No. AS/90/1, Sri Krishna Apartment, AD-96/11,12, Samar Dey Sarani, Post Office- Krishnapur, Police Station- Baguiati, Kolkata- 700102, District- North 24 Parganas, in the state of West Bengal, represented by its sole proprietor namely SMT. RINA BANERJEE [PAN: BKSPB1268A, AADHAAR NO. 6919 9991 2239, D.O.B. 29.07.1971 & MOBILE NO.: 8240730533], wife of Sri Prasun Banerjee, by occupation- Business, by faith- Hindu, by nationality- Indian, residing at Flat No. 3A, Third Floor, Sree Krishna Apartment, AD-96/11,12, Samar Dey Sarani, Post Office- Krishnapur, Police Station- Baguiati, Kolkata- 700102, District- North 24 Parganas, in the state of West Bengal and its executors, successors-in-office, office administrators, and assigns.
- 1.3. **SAID LAND** : shall mean ALL THAT piece and parcel of vacant Bastu land measuring an area about 04 (Four) Cottahs 02 (Two) Chittacks 42 (Forty Two) Sq.ft. be the same or little more or less, comprised in C.S. Dag No. 5925, corresponding to R.S. Dag No. 4234, appertaining to L.R. Dag No. 7230, under C.S. Khatian No. 329, corresponding to R.S. Khatian No. 115, appertaining to previous L.R. Khatian Nos. 8274, 8275 & 8276, and present L.R. Khatian Nos. 8505 & 8506, lying and situated at Mouza- Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, under Rajarhat Police Station presently Baguiati, within the jurisdiction of Additional District Sub Registrar Rajarhat, Newtown, within the local limits of Ward No. 26 of Bidhannagar Municipal Corporation, bearing Holding No. AS/535(35/26), Block-BM, Krishnapur, Mondalpara, Kolkata- 700102 and Assessee No. 043236, District - North 24 Parganas, morefully described in the First Schedule hereunder written.

- 1.4. **PREMISES** : shall mean the official identity of the collective from or the said land.
- 1.5. **BUILDING PLAN** : Shall mean Provisionally Sanctioned Plan or Revised Plan or Modified Plan for the construction of the multi-storied building which will be sanctioned by the competent authority from time to time in the name of the Landowners of the premises hereof, sanctioned at the cost and expenses of the Developer.
- 1.6. **BUILDING** : shall mean multi storied building shall be constructed on the land as described in "First Schedule" hereunder written in finished and inhabitable condition by the developer in accordance with the aforesaid building plan sanctioned by the Competent Authority and consisting of several self contained residential flat/unit/garages/ commercial and other spaces etc.
- 1.7. **LANDOWNERS' ALLOCATION** : the Landowners shall be entitled to get their allocation in the said land morefully and particularly mentioned in the Second Schedule of this agreement.
- 1.8. **DEVELOPER'S ALLOCATION** : the developer's allocation shall always mean the entire construction according to law of the said building (subject/proposed multi-storied building) save and except owners allocation as stated hereunder including the common facilities common parts and common amenities of the building and the said premises absolutely shall be the property of the developer after providing for the Owner's allocation, as aforesaid mentioned hereinabove and together with the absolute right of the developer to enter into agreement for sale, sale deed or any kind of instrument with intending purchaser/purchasers by any of Transfer of Property Act and / or lease or let out, or in any other manner.
- 1.9. **TRANSFERER** : with its grammatical variations shall include transfer by possession and by any other means adopting for effecting

what is understood as a transfer of space in multi-storied building to the purchasers whereof although the same may not be amount to transfer in law.

- 1.10. **TRANSFEREES/PURCHASERS** : shall mean the person or persons, firm or body corporate as will be named in the Agreement for Sale as Purchaser/s and shall further include the person or persons who have intended to purchase the flat/apartment/garage/shop/office/other spaces in terms of present Agreement and shall also mean and include;

If he/she be an individual then his/her respective heirs, administrators, representatives, executors and/or assigns as the case may be.

- 1.11. **THE UNIT** : shall mean and include the residential flat/ apartment/ garage/ shop/ office/ commercial spaces/other spaces in the Multi-Storied building to be constructed in accordance with the sanctioned building plan of the Competent Authority and shall include all fixtures and fittings to be made therein and/or apartment thereto as is hereby agreed to be constructed by the Promoter/Developer.

- 1.12. **THE COVERED AREA** : shall mean the built- up area measured at floor level of any unit taking the external dimension of the unit including the built up area of Balconies/Verandahs therein excepting the walls separating one Unit from the other of which 50% (Fifty Percent) only to be added.

- 1.13. **SUPER- BUILT UP AREA** : shall mean covered area and proportionate share of staircase, common area and utilities of the building.

- 1.14. **COMMON AREAS AND FACILITIES** : common areas and facilities including the land on which the building is located and all

easement rights, appurtenances belonging to the land and the building, the foundation, columns, supports, main walls, stair, lift and entrance and exist of the building, installation of the common services, such as power light, water tank, pump, motor and in general all apparatus and installations existing for common use, all other parts of the property necessary or convenient to its existence maintenance and safety or normally in common use from time to time.

- 1.15. **COMMON EXPENSES** : common expenses means expenses of administration, maintenance, repair or replacement of the common area and facilities. Provided that such common expenses in respect of the said common areas and facilities shall be determined after the delivery of the physical possession of all units (i.e. of the executing the registered deed of conveyance with all unit owners) amicably and/or by the unit owners' association.
- 1.16. **COMMON PURPOSE** : common purpose mean and include the purpose of managing, maintaining up keeping, administrating and security of the building and the particulars the common areas installations and facilities rendering of common services in common to the unit purchasers/holders collection and this disbursement of the common expenses and dealing with the matters in all of common interest of the occupants of the building.
- 1.17. **PROPORTIONATE SHARE** : The unit owners share in the land, common areas, and all other common rights and liabilities, including common expenses, shall be determined proportionately.
- 1.18. **SALEABLE SPACE** : Shall mean the space in the building available for independent use and occupation after considering the provisions for common facilities and the spaces required.

- 1.19. **THE ARCHITECT** : shall mean the Architect as may be appointed by the Promoter/Developer as Architect for the proposed building.
- 1.20. **THE ADVOCATE** : shall specially mean **RANJIT MONDAL** practicing Advocate at High Court, Calcutta who will prepare all the deeds, documents, sale agreement, get the registration done whatsoever and appeared, defend in each and every suits and cases in relation to this project on behalf of the owner, developer and to advised all legal matters.
- 1.21. **WORD IMPARTING** : Singular shall include plural and vice-versa, Masculine gender shall include feminine and neuter genders, likewise words, imparting feminine genders shall include masculine and neuter genders and similar words imparting neuter gender shall include masculine and feminine gender.

2. **ARTICLE - II : COMMENCEMENT**

This Development Agreement and Development Power of Attorney shall jointly commence on and from or from the date of execution of these instruments.

3. **ARTICLE - III : PLAN**

- 3.1. The Developer shall bear and pay all charges for the sanction of the building plan as shall be required by the competent authority.
- 3.2. The Developer shall obtain the sanctioned building Plan or can modify if necessary for construction of the proposed multistoried storied building on the said plot of land at its own costs and in that connection the Landowner shall sign papers, plan and all applications as required for getting the provisional/revised/modified/final plan sanctioned from the appropriate authority time to time in accordance with Law.

4. ARTICLE - IV :
LANDOWNERS' RIGHT & REPRESENTATIONS

- 4.1. The Landowners hereby declared and confirmed to the Developer that the Landowners are the absolute owner and in khas possession to the landed property described in the First Schedule hereunder written and has good and marketable title free from all encumbrances, charges, mortgage, attachment, liens and adverse claim. There is no agreement with any person or persons and if any discrepancy be found any time in regards to the title being good and marketable and free from all encumbrances, charges, mortgage, attachment, liens and adverse claim, it shall be the sole responsibility of the Landowners to make the title good, clear and marketable in accordance with law and difficulty even in such case then the Developer shall provide notice to the owners to rectify the same within reasonable period with the owners' own cost and expenses.
- 4.2. The Landowners do hereby authorize and empower the Developer to construct a multistoried building on the said plot of land, through sanction building plan which is to be approved and sanctioned by the competent authority time to time, at the costs and expenses of Developer and the Landowners shall deliver full and vacant position of the said land to the Developer at the time of execution of this Agreement and also hand over the Original Chain Deeds, Title Deeds, Power of Attorney, LRROR, Mutation Certificates, Conversion Certificate and relevant papers and documents to the Developer and those document will remain in custody and possession of the Developer till the construction is completed in all respect and the Landowners or any other heirs, successors or assigns or any person claiming through or in trust shall not interfere during construction

period in any manner whatsoever till the Developer violates any terms and conditions of this agreement.

- 4.3. The Landowners hereof have executed this Registered Development Agreement with Development Power of Attorney empowering the Developer to execute all such Agreement for Sale and/ or Deed of Conveyance for and on behalf of the Landowners concerning the Developer's allocation exclusively of the said multi storied building along with the proportionate share of land in the said premises.
- 4.4. The Landowners shall have no right or power to terminate this agreement till the period, provided the Developer does not violate/ contravened any of the terms and conditions contained in this agreement.

5. ARTICLE - V : DEVELOPER'S RIGHT

- 5.1. The developer shall be at liberty to negotiate for sale of the Developer's allocation with any prospective purchaser or purchasers in course of construction or after the construction, together with proportionate share of land underneath on which the said Multi storied building will be constructed, at such consideration and on such terms and condition with such person or persons as the Developer thinks best and proper and the Developer shall execute and register such Deed of Conveyance or Conveyances in respect of the Developer's Allocation. Be it noted that the Developer will sign for and on behalf of the Landowners in accordance with the provisions as laid down in this registered Development Agreement with Development Power of Attorney.
- 5.2. All applications, Plans and other papers documents that may be required by the Developer for the purpose of obtaining necessary sanction from the competent authority shall be prepared and submitted by the Developer on behalf of the Landowners and the

Landowners shall sign all such plans, application, other papers and documents as and when necessary and all costs expenses including plan sanction costs will be borne by the Developer.

- 5.3. That the Developer shall carry total construction work of the proposed building at their own costs and will take the sale proceeds of Developer's allocation exclusively and also complete the Owners' allocation of the said proposed building within the specified time mentioned herein below.
- 5.4. The selling rate of the Developer allocation will be fixed by the Developer without any permission or consultation with the Landowners.
- 5.5. Developer is empowered to collect consideration money from the sale of Developer's allocation from the intending purchasers and issue money receipt in their own names and moreover take advance and full and final consideration from the intending Purchasers for Developer's allocation only.
- 5.6. On completion of the proposed building when the flat/ apartment/ garage/shop/office/other spaces are ready for giving possession to the intending Purchasers letter of possession will be signed by the Developer as the representatives and Power of Attorney holder of the Landowners. All Deed of Conveyance will be signed by the Developer on behalf of and as representatives and registered Power of Attorney holder of the Landowners.
- 5.7. All construction costs will be borne by the Developer. No liability on account of construction cost will be charged from Landowners' allocation.

6. ARTICLE - VI : TIME

- 6.1. The Developer shall complete the construction work of the said Multi storied building within 24 (Twenty Four) months from the date of sanction of the building plan of the said proposed building. In case of any force majeure, epidemic or pandemic situations the Developer shall get a further period of 6 (Six) months as grace period for completion of the said construction work.

7. ARTICLE - VII : CONSIDERATION

- 7.1. The Developer has agreed to build the said proposed building at its own cost and expenses and Landowners shall not be required to contribute any sums towards the construction related purpose whatsoever, of the said building on the said premises, and the Developer has agreed to provide the construction area in complete condition to the Landowners defined as Owners' allocation.
- 7.2. The Landowners having agreed to grant exclusive right for developing the said premises in term of these presents and the Developer has agreed, undertaken to build the said building at its own costs and expenses and the Landowners shall not be required to contribute any sum towards construction of the said building and or development of the premises. It is hereby made clear that the Developer shall, after completion of the construction of the said building in all respect deliver the possession of the Landowners' allocation as provided earlier at earliest possible.
- 7.3. The Developer has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purposes of development of the said premises and/ or this development agreement and such consideration for all practical purposes will be deemed to be consideration which are as follows:

- a) Space allocation to the Landowners.
- b) Costs, charges and expenses incurred for consideration erection and completion of the said new building at the said premises.
- c) Costs, charges and expenses on account of causing the plan or map prepared for the purpose of obtaining sanction by the competent authority.
- d) Costs, charges and expenses incurred for installation of electric line and Engineers if any and also sewerage drainage and other connections.
- e) Fees payable to Architect and the Engineers as also fees payable to the Municipal Authority/ competent authority for the purpose of obtaining necessary permission and sanction for sewerage, drainage and water connection.
- f) Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said premises.
- g) Cost of supervision of construction including the Landowners' allocation of the said premises.

8 ARTICLE - X : PROCEDURE

10.1 That the Landowners have granted to the Developer, this Development Agreement with Development Power of Attorney which is required for the purpose of obtaining sanctioned plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing or follow up the matter with the competent authority and other statutory authorities and also for selling, transferring and conveying the Developer's Allocation. It is specially agreed by and between the parties hereto that the Developer shall not henceforth use the

aforesaid power of attorney for selling Landowners' allocation as written in the Second Schedule herein below. After the completion of project, and after selling all the Units in the said proposed building to the intending Purchaser(s) the Development Power of Attorney shall stand automatically revoked.

9 ARTICLE - XI : SPACE ALLOCATION

- 11.1 After completion of the building the Landowners shall be entitled to obtain physical possession of the Landowners' allocation together with the undivided proportionate right title and interest in the land and the common facilities and amenities and common portion of the said building.
- 11.2 The Developer shall have full right to transfer or deliver possession of its allocation to the proposed purchaser/s at its sole discretion, subject to terms and conditions contained hereof.

10 ARTICLE - XII : BUILDING

- 12.1 The Developer shall at its own costs construct, erect and complete the said Multi storied building including the Landowners' allocation in accordance with the sanctioned building plan and complying with all rules and regulations of the competent authority (all statutory body or bodies). The Developer shall be responsible for committing violation of any laws, rules and regulations thereof.
- 12.2 The Developer shall be at sole liberty to engage various professional like legal advisor, Architect, R.C.C Consultant and/or Contractors whichever at its choice who shall take steps on behalf of the Developer from time to time and the Developer shall be responsible for making payments to each one of them. The Landowners will have no responsibility for making payments to any of them either during the construction period and/or after completion of the construction or

at any point of time and even if any local hazards arise during construction, then the Developer shall solve the same at its own costs and expenses within reasonable period without hampering the construction process. It is further agreed that as mutually agreed by developer and Landowners that Advocate shall be appointed to perform lawful works on behalf of the Developer and one Advocate shall be appointed herein on behalf of Landowners to perform lawful works on behalf of the Landowners. They both shall coordinate and assist each other.

- 12.3 Subject to aforesaid the decision of the developer regarding the quality of the materials shall be final and binding on the parties hereto provided the Developer shall use the standard quality materials.
- 12.4 The Developer shall be authorized by the Landowners in so far as it is necessary to apply for and obtaining of permanent connection of electricity, drainages, sewerage and/or other facilities to the new building and other inputs and facilitates required for the purpose and for which the Landowners will execute in favor of the Developer all sorts of papers and documents at the costs of the Developer as shall be required by the Developer.
- 12.5 The Developer shall bear all expenses including water pump, twenty-four hours water supply arrangement, water storage tank, overhead reservoir, automatic water level controller for water tank, electrification, permanent electric connection from the concerned Electric authority and until permanent electric connection is obtained temporary electric connection shall be arranged by the Developer for the said new building.

12.6 The Developer will keep the Landowners indemnified against all actions, suits, proceedings, costs, charges, and expenses in respect thereof due to matters relating to design, architecture, material, and construction of the said multi storied building as stated herein.

13. ARTICLE - XIII : COMMON AREAS & FACILITIES

13.1 The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing the due and as and from the date of execution of this Development Agreement with Development Power of Attorney.

13.2 Upon completion of the building, the Developer shall comply with all applicable laws and give written notice to the Landowners requiring the Landowners to take possession of the Owners' allocation in the building. Then after 15 days from the date of service of such notice and at all times thereafter the Landowners shall be exclusively responsible for payment of proportionate municipal taxes and property taxes, rates, duties, due and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as the said rates/charges) payable in respect of the Owners' allocation, the said charges/rates to be prorated with reference to the saleable space in the building if any are levied on the building as a whole.

13.3 Common area and facilities shall remain undivided and as no owner of any portion of the building shall be entitled to bring any action of suit for partition or division on any part thereof.

13.4 Both the Developer and the Landowners herein shall enjoy their respective allocations/portions in the said building(s) under their occupation forever with absolute right of alteration, transfer, sale,

gift etc. and such rights of the parties in no way could be taken off or infringed by either of the party under any circumstances.

13.6 THE COMMON AREAS AND FACILITIES SHALL CONSIST OF THE FOLLOWING:

- a) The land on which the building will be constructed with all easements rights and appurtenances to that land and building.
- b) The foundations, columns, girders, beams, top roofs, slabs, supports, main walls, lift, staircase and stair ways, entrance, exit and passage.
- c) Water tanks, pumps, electric motor, sewerage and water pipeline and all such apparatus for common use.
- d) Installation of common services which may be specially provided in the schedule.
- e) The Flat Owners/Occupants shall have the limited rights to use the top roof of the said building/blocks which will be time to time fixed by the Developer or Association after its formation.

13.7 That the Landowners shall be entitled to use the common areas and facilities with all other Co-owner of the building without hindering or encroaching upon the lawful rights of the other Co-owner, further all the owners or occupiers of the flats shall not place or caused to be placed in the lobbies, vestibules, stair-ways, corridors, and other area and facilities both common and restrict of any kind and such areas shall be used for other purposes then for normal transit through them.

14. ARTICLE - XIV : COMMON RESTRICTIONS

14.1 The landowners' allocation in the proposed building shall be subject to the same restrictions and sue, so far applications applicable to the

developer's allocation in the building intended for common benefits of all occupiers of the building.

14.2 Both parties shall abide by laws, bye laws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall attend to answer and regulations.

14.3 Neither party shall 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 compounds corridors or any other portion or portions of the building.

14.4 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portions thereof or make any structural alteration but they can renovate their respective flat in inner side.

15. ARTICLE - XV : LANDOWNERS' OBLIGATIONS

15.1 The Landowners doth hereby covenant with the Developer not to do any act deed or thing whereby the developer may be prevented from selling assigning and/or disposing of any of the developer's allocated portion in the building/Buildings/Blocks at the said premises in favour of the intending buyers of flats/apartments/commercial spaces in the said building, the Landowners further give undertaking for and on behalf of his agents, servants, representatives for similar act at their own liability and responsibility. The clause will be applicable subject to fulfillment of all terms, conditions and their responsibilities and obligations by the Developer as mentioned in this agreement.

15.2 The Landowners do hereby agree and covenant with the Developer not to let out grant lease mortgage and/or charge or part with

possession of the said land or any portion thereof without the consent in writing of the Developer on and from the date of execution of this Agreement. Simultaneously with this execution the developer has taken consent from Owners for any mortgage or lien on the developer's allocation for the intending purchasers.

- 15.3 The Landowners herein will have no right, authority and power to terminate and/or determine this Agreement in any time any days, months and years whatsoever and it is agreed by the developer that he will complete the Owners allocated area in habitable condition and to deliver possession of the same within **24 (Twenty Four) months** from the date of sanctioned plan, in case of any force majeure, epidemic or pandemic situations the Developer shall get a further period of **6 (Six) months** as grace period for completion of the said construction work, with full co-operation of the Owners by producing all relevant original papers in respect of the title of the land First Schedule to the developer and subject to other conditions mentioned elsewhere in this agreement.
- 15.4 No part of the said properties and/or premises is subject to any order of acquisition or requisitions has been served upon the Landowners.
- 15.5 The said properties and/or premises have not been subject to any notice of attachment under public demands recovery Act or for payment of Income Tax and Municipal dues of any statutory dues whatsoever by or however.
- 15.6 The Landowners herein undertake not to create any kind of charges or mortgages including that of equitable mortgage by depositing the Title Deeds of the said premises/Land or any portion thereof at any time during the subsistence of this Agreement.

- 15.7 The said premises does not belong to any public work or for any private work and/or does not belong to any temple, church, mosque or under any Trust private or public or any endowment.
- 15.8 The Landowners hereto agree that as the developer shall make the construction of the said proposed building exclusively at their own costs, arrangement. The Landowners henceforth for all times to come shall not raise any claim and/or press for any other consideration other than that specified in Landowners' allocation herein. The Developer shall be at liberty to receive any amount from any purchaser/purchasers in its own name and to appropriate the said proceeds of the flats/units, shops, garages, car parking space, commercial spaces of the said building/blocks of its allocation at its sole discretion without having any attachment and/ or share thereon of the Landowners hereto.
- 15.9 The Landowners agree that they shall not raise any objection or claim demand in any way whatsoever in respect of the construction, completion or disposal of other blocks building which is exclusively developer allocated portion and hereby indemnify the developer of any bodily injury or material damage to owners or their acquaintances during the construction.
- 15.10 The Landowners hereby grant their explicit No Objection in favour of the Developer to conduct and obtain all clearances like pollution and necessary service connections like electricity, water, and others required for the project. No separate clearance from the Landowners shall be required.

16. ARTICLE - XVI : DEVELOPER'S OBLIGATIONS

- 16.1 The Developer doth hereby agrees and covenants with the Landowners to complete the construction of the proposed building and deliver the Owner's allocated portion of building in habitable condition with electricity, water connection and all others requirements within the specified time as mentioned above.
- 16.2 The Developer hereby agrees and covenants with the Landowners not to violate or contravenes any of the provision of rules applicable in construction of the said building.
- 16.3 It is agreed by both the parties that the developer shall have full right to enter into any agreement for amalgamation with the contiguous Landowners for the purpose of better construction of the building(s)/block(s).

17. ARTICLE - XVII : LANDOWNERS' INDEMINTY

- 17.1 The Landowners hereby undertake to keep the Developer indemnified against third Party claiming and actions arising out of any sort of act in respect of the Owner's right, title, interest and possession of the First Schedule Property.
- 17.2 The Landowners hereby undertake to keep the Developer, indemnified against all actions, suits, costs, proceedings and claims that may arise during development of the said premises due to defect of title thereof and in that case the Landowners shall liable be sorts out the such defect with their own cost within reasonable time, excluding the time specified hereof.

18. ARTICLE - XVIII : DEVELOPER'S INDEMINTY

- 18.1 The Developer hereby undertake to keep the Landowners indemnified against third Party claiming and actions arising out of

any sort of act of occupation of the developer in relation to the construction of the said building.

18.2 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 action with regard to the development of the said premises and/or for any defect therein.

19. ARTICLE - XIX : FORCE MAJEURE

19.1 The Developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

19.2 Force majeure shall mean flood, earthquake, riot, war, storm, tempest civil commotion, strike, epidemic, pandemic, or further any other commission beyond the reasonable control of the developer.

20. ARTICLE - XX : DISPUTES & JURISDICTION

20.1 If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability at any of the parties under this agreement, the same shall be referred to the competent Court of Law, having jurisdiction to try and entertain the same.

20.2 Courts at North 24 Parganas and any other competent Court having jurisdiction to entertain trial of the same and/ or suits and proceedings arising out of these presents between the parties hereto.

21. ARTICLE - XXI : MISCELLANEOUS

- 21.1 The Landowners and the developer have entered into the agreement on the basis of joint venture agreement and under any circumstances this shall not be treated as partnership and/ or associations of persons as between the Landowners and the Developer.
- 21.2 It is understood that from time to time to enable the construction of the building by the Developer various acts, deeds, matters and things not herein specifically referred to and may be required to be done by the Developer for which Developer may require the authority of the Landowners and various applications and other documents may be required to be signed or made by the Owners relating to which no specific provision has been made herein the Owners hereby authorize the Developer to do all such acts, deeds, matters and things and undertake forthwith upon being required by the Developer in this behalf to execute such additional indenture and/or other authorities as may be required by the Developer for the purpose as also undertake to sign and execute all such additional applications and other documents as may be required for the purpose.
- 21.3 The Developer shall be entitled to all future vertical and horizontal exploitation of the said premises whether by way of additional construction in the building to be constructed or otherwise save as may be expressly provided in this Agreement.
- 21.4 The Landowners shall not be liable for any income Tax Wealth Tax or any other taxes in respect of the Developer's allocation and the Developer shall be liable to make payment against the developer allocation and keep the Landowners indemnified against all actions suits proceedings costs charges and expenses in respect thereof.

- 21.5 Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by prepaid registered post and shall likewise be deemed to have been served on the Developer by the Landowners if delivered by and or sent by prepaid registered post to the registered office of the Developer.
- 21.6 The Developer shall frame scheme for the management and Administration of the said building and/ or common parts thereof. The Landowners and Developer hereby agree to abide by all the rules and regulations to be framed by any society/ association/ holding organization and/ or any other organization or company who will be in charge of such management of the affairs of the building on the complex and/or common parts thereof and hereby give their consent to abide by such rules and regulation. It is made clear that the Owners of the respective flat shall maintain the said building after the handover possession to the prospective buyers by the Developer.
- 21.8 The name of the Building shall be **"VINAYAK APARTMENT"**.
- 21.9 As and from the date of completion of the building or the complex the developer and/or its transfers and the Landowners and or its transferees / Purchaser/s of the Unit of the proposed building shall each be liable to mutate immediately after registration of the same and he/she will liable to pay and bear proportionate taxes to appropriate authority so far their unit is separately assessed by the municipality and other charges on account of ground rent and wealth taxes and other taxes payable in respect of their respective spaces. Common area and amenities shall fall under building maintenance.

21.10 It is made clear that so long the Owners' Association is formed the unit Owners shall pay the maintenance charges to the Developer as fixed the Developer which may revised from time to time. As soon as the Association is in existence the said system will be automatically discontinued.

21.12 The Developer shall arrange for the Mother meter/Cable/Transformer for the building/ buildings and the expenses thereof shall be proportionately recovered from the respective flat owners inclusive of Landowners' Allocation and additionally the flat owners shall arrange and pay the cost for their own individual meter and consumption.

22. ARTICLE - XXII :

DEVELOPMENT POWER OF ATTORNEY

The Landowners herein for the construction of proposed building with several flat/apartments/garage/other spaces etc. over the said land in the First Schedule hereunder mentioned, hereditament and premises as our true and lawful attorney to do execute and perform or cause to be done, executed and performed by virtue of this Development Power of Attorney in our names and on our behalves the following acts, matters and things viz :-

22.1 To prepare, submit and obtain the building plan for the said proposed construction sanctioned by the appropriate authority and to undertake any or all work for construction of flat/flats/apartments/garage spaces/shop etc. on our said land, mentioned in the Schedule of property below and also to manage, control, supervise and the management of constructional work and administer the said properties and flat or flats/apartments/ garage spaces/shop/ commercial spaces/ other spaces etc. to be built on the said property at the cost of the said attorney.

22.2 To negotiate terms and to agree and enter into and conclude any agreement to sale of any flat/flats/apartments/garage spaces/shop

rooms to be built in the proposed building in our said land as morefully and particularly described and mentioned in the First Schedule hereunder written to any Purchaser/ Purchasers at such price which our said attorney in its absolute discretion shall think fit and proper and/or cancel and/or repudiate the same excluding our allocation i.e. Owners'/Land Lord's Allocation mentioned in this Joint Venture/ Development Agreement.

- 22.3 To receive from the intending purchaser/purchasers any earnest/booking money and/or advance or advances and also the balance of purchase/consideration money and to give good and valid receipts and discharge for the same which will protect the purchaser/purchasers without seeing the application of the money save and except our allocation i.e. Owner's/Land Lord's allocation as according to the terms condition of this Development Agreement.
- 22.4 Upon such receipt as aforesaid in our names and as my acts and deeds, to sign, execute, register and deliver any conveyance or conveyances in respect of the Developer's allocation mentioned in this Development Agreement of the said lands and landed property (with flat/flats/apartments/garage spaces etc.) to be built by my said Attorney at its own cost in favour of the said purchaser/purchasers or their nominee and/or assignee or assignees.
- 22.5 To sign and execute all other deeds, instruments and assurances, which it shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said land and/or flat/flats/ apartments/ garage spaces etc., within Developer's allocation on our said land as we could do ourselves if personally present.

- 22.6 To sign and execute any settlement and/or agreement with respect to the land with co-sharers or any Government or judiciary body, and to file Vakalatnama on behalf of the Landowners in any case or suit pending before any court of law, or any Government or regulatory authority.
- 22.7 To present any such conveyance or conveyances for registration and/or giving possession after delivery the Owner's Allocation to the owners to admit, execution and receipt of consideration before Additional District Sub-Registrar or District Registrar or Assurance (Kolkata) having authority for and to have the said conveyance or conveyances registered and do all other acts, deeds which my said attorney shall consider necessary for conveying the said land or landed property i.e. flat/flats/apartments/ Shop rooms/garage spaces/other accommodation etc. fallen under developer's allocation to any purchaser/purchasers as fully and effectually in all respect as we could do the same ourselves.
- 22.8 To commence, institute, file prosecute, defend and conduct any conduct any case, suit, appeal or legal proceedings that may be necessary to be filed against any person or persons in connection with our said property, to give necessary instructions on our behalf and also to make sign, verify, affirm present and file Vakalatnama, Warrant of Attorney, complaints, Petition, including Writ Petition, Affidavit, Memorandum of Appeal, Letter or other necessary pleadings and papers and documents of any descriptions whatsoever in connections thereto and to do other acts, deeds, matters and things as may be necessary for proper conduct thereof.
- 22.9 To appear before any judge, Court, Tribunal, Authority or office including Municipal office, Collector, Police or other authorities and other offices and to do all things necessary in connection therewith.

- 22.10 To retain, employ and discharge and counsel, Vakil, Advocate, Attorney, Solicitors, Agent, Pleader and to conduct all proceedings whether legal otherwise official and to pay costs charges and expenses incurred in connections therewith.
- 22.11 To settle, compromise and also to refer the disputes in any such suit and proceedings in respect of the Schedule property in our cost as our said attorney shall think fit and proper.
- 22.12 We do hereby agree that **NOTWITHSTANDING** anything contained hereinbefore all or any of the Power of Authorities hereby conferred shall be our said Attorney.
- 22.13 **AND GENERALLY** for us in our names and on our behalf to do and transact every set whatsoever or whichever we are entitled to do in respect of our said property as fully and effectually to all intents and purposes as we might or could do if personally present **NOTWITHSTANDING** that no special Power or Authority in that behalf in contained in these presents.
- 22.14 And we hereby ratify and confirm and agree to ratify and confirm any act deed that may be done or caused to be done by our said Attorney and all such acts and deeds shall be valid and binding upon me as if the same have been done by us personally.
- 22.15 **NOTWITHSTANDING** anything contained hereinabove it is hereby made clear that this Development Power of Attorney and Powers and authorities conferred by this Power of Attorney are limits to my interests in the said land and landed property.
- 22.16 To receive sign and deal with all correspondences in our personal capacity in connection with the said property and to take delivery of

any registered or insured letters or parcels sent to us under registered or issued covered.

22.17 To serve and accept service of summons notice, warrants, subjects or other processes of Court and authorities concerned and to do all things necessary in connections therewith.

22.18 This Power of Attorney is always revocable in nature.

THE FIRST SCHEDULE ABOVE REFERRED TO
[Description of the Said Land]

ALL THAT piece and parcel of vacant Bastu land measuring an area about **04 (Four) Cottahs 02 (Two) Chittacks 42 (Forty Two) Sq.ft.** be the same or little more or less, comprised in C.S. Dag No. 5925, corresponding to **R.S. Dag No. 4234**, appertaining to **L.R. Dag No. 7230**, under C.S. Khatian No. 329, corresponding to **R.S. Khatian No. 115**, appertaining to previous L.R. Khatian Nos. 8274, 8275 & 8276, at present **L.R. Khatian Nos. 8505 & 8506**, lying and situated at **Mouza- Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229**, under Rajarhat Police Station presently Baguiati, within the jurisdiction of Additional District Sub Registrar Rajarhat, Newtown, under the local limits of Ward No. 26 of Bidhannagar Municipal Corporation, bearing **Holding No. AS/535(35/26), Block-BM, Krishnapur, Mondal Para, P.O. Krishnapur, Kolkata-700102** and Assessee No. **043236**, District - North 24 Parganas, alongwith all easements, rights and the property is butted and bounded by as follows:-

<u>ON THE NORTH</u>	: By Part of the R.S. Dag No. 4234;
<u>ON THE SOUTH</u>	: By Part of the R.S. Dag No. 4234;
<u>ON THE EAST</u>	: By 18' Wide Mondal Para Road;
<u>ON THE WEST</u>	: By Part of the R.S. Dag No. 4228.

THE SECOND SCHEDULE ABOVE REFERRED TO

[Landowners' Allocation]

The Landowners shall be entitled to the following allocation:

- a) The entire **Ground Floor**,
- b) The entire **Third Floor**;
- c) All other floors and/or areas (excluding the Developer's Allocation)

Together with the proportionate share of the common areas, staircases, lift, and all other common facilities connected therewith, including the undivided proportionate share of the land comprised in the said premises, as their share of allocation within the constructed building to be erected upon the said land.

The Landowners shall have full right, title, and authority to enter into Agreement(s) for Sale and/or Deed(s) of Sale with any intending purchaser(s) in respect of their allocation, and to deal with the same in any lawful manner

THE THIRD SCHEDULE ABOVE REFERRED TO

[Developer's Allocation]

The Developer shall be entitled to the following allocation:

- a) The entire **First Floor**,
- b) The entire **Second Floor**;

Together with the proportionate share of the common areas, staircases, lift, and all other common facilities connected therewith, including the undivided proportionate share of the land comprised in the said premises.

The Developer shall have the absolute right to enter into Agreement(s) for Sale, Deed(s) of Sale, Lease Deeds, or any other instrument(s) of transfer permitted under the Transfer of Property Act, 1882, or otherwise, with any intending purchaser(s) or to let out or otherwise deal with the said allocation in any lawful manner.

THE FOURTH SCHEDULE ABOVE REFERRED TO
[Material To Be Used]

1. **STRUCTURE:** Building designed with R.C.C. Frame structure rests on individual column foundation as per structural design approved by the competent authority.
2. **EXTERNAL WALL:** 5" thick brick wall and plaster with Cemented Mortar.
3. **INTERNAL WALL:** 5" & 3" thick brick wall plaster with Cemented Mortar to be finished with putty.
4. **DOORS:** All door frames of the door in the flat shall be made of good quality sal wood. All the doors are made as flush doors.
5. **WINDOW:** Aluminum anodized sliding and 3 mm glass M.S. grill.
6. **KITCHEN:** Cooking platform and sink will be black stone top and 3'-0" height Glazed Tiles above the platform to protect the oil spot. One C.P. bib cock point will be provided.
7. **SANITARY FITTING:** one English white commode with low down PVC cistern and two C.P., Bib Cock and one shower point in bath with 6' height Glazed Tiles from floor level. These toilets are of standard materials.. One Basin in dining. All the external and internal sanitary plumbing lines are made of high density standard pipes. All the sanitary lines to be connected with septic tank and waste water lines with the drain source.
8. **W.C.:** one English white commode with lowdown PVC cistern, Two C.P. Bib-Cocks and 6'-0" height Digital Glazed tiles to be provided.
9. **WATER:** 24 hours water facility trough O.H. Tank.
10. **FLOORING:** All the floors are finished with Tiles with 3" skirting, Windows are also finished with Tiles and Stair is finished with Marble.

11. **GRILL:** Standard quality of Grill shall be fixed at Balcony/Verandah upto 3" height only Stair case railing are made of M.S. Grill.

12. **ELECTRIFICATION:**

<u>BED ROOM</u>	2	(Two) light points.
	1	(One) fan point.
	1	(One) plug point. (5 AMP).
	1	(One) AC point

DINING AND DRAWING ROOM

	1	(One) light point.
	1	(One) fan point.
	1	(One) power plug points (15 AMP).
	1	(One) TV point.

VERANDAH/BALCONY

	1	(One) light point.
	1	(One) plug point (5 AMP).

KITCHEN

	1	(One) light point.
	1	(One) exhaust fan point.
	2	(Two) power plug points (15 AMP).

TOILET

	1	(One) light point.
	1	(One) exhaust fan point.

CALLING BELL

	1	(One) calling bell point at the main entrance.
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STAIR CASE

	1	(One) light point in each floor.
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13. **PAINTING:**

- Inside side wall of the building will be putty. External wall with weather coat.
- All door frames and shutter painted two coats primer.

14. **LIFT:** 4 passengers Lift will be installed in the building.

ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION.

- The extra work may be done subject to architect's prior approval and money will be deposited in advanced.
- The decision of developer will be final.

IN WITNESS WHEREOF all the parties hereto (i.e. Landowners & Developer herein) have gone through the subject matter of this Deed of Development Agreement with Development Power of Attorney and after having clearly understood all the recitals and terms and conditions contained herein and put their respective hands and seal on the day month and year first above written.

SIGNED, SEALED AND
DELIVERED BY THE PARTIES
AT KOLKATA IN PRESENCE OF
WITNESS:-

1. Samir Chakraborty
AD-101/8, Samar Samant,
Krishnapur, Kol. - 700102,
W.B.

2. Shrinjit Mondal
Teghoria, P.S. Bagmati
Kolkata 157

Pravin Banerjee
Rina Banerjee
Signature of
the Landowners/Executors

OM ENTERPRISE
Rina Banerjee
Proprietor

Signature of
the Developer/Attorney

Drafted and prepared by me
as per documents and
instruction provided by the
parties:-


(SRI RANJIT MONDAL)
Advocate
High Court, Calcutta.
Bar Association Room No.4
Regn. No.WB/1179/2010.
Mobile No. 9477453516

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

PRASUN BANERJEE



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.					

Prasun Banerjee

Signature of the Presentant/ Executant/
Claimant/ Attorney/ Principal/ Guardian/ Testator. (Tick the appropriate status)

Name RINA BANERJEE



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.					

Rina Banerjee

Rina Banerjee

Signature of the Presentant/ Executant/
Claimant/ Attorney/ Principal/ Guardian/ Testator. (Tick the appropriate status)

Name

L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.					

Signature of the Presentant/ Executant/
Claimant/ Attorney/ Principal/ Guardian/ Testator. (Tick the appropriate status)

N.B. : L.H.= Left hand finger prints & R.H= Right hand finger prints.

 **BAR ASSOCIATION
HIGH COURT, CALCUTTA
IDENTITY CARD**

Name **SHILAJIT MONDAL** Advocate

Father's / Husband's Name
SUBRATA MONDAL

 *Shilajit Mondal*
Hony. Secretary Signature of the Card Holder

Card No. Date of Membership

Address TD 1/44, Tegharia Dhali Para, P.O. - Hatlara,
P.S. - Baguiati, Kol- 700157, dist- 24 Pgs (N)

Mobile :

Enrolment No F/4047/4062/2022

Enrolment Date 07.01.2023



Shilajit Mondal

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



192025260283284608

GRN Details

GRN:	192025260283284608	Payment Mode:	SBI Epay
GRN Date:	23/09/2025 11:04:58	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	9203977580913	BRN Date:	23/09/2025 11:05:18
Gateway Ref ID:	IGATHUISD3	Method:	State Bank of India NB
GRIPS Payment ID:	230920252028328459	Payment Init. Date:	23/09/2025 11:04:58
Payment Status:	Successful	Payment Ref. No:	2002574440/4/2025 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr RANJIT MONDAL
Address:	HIGH COURT, CALCUTAA
Mobile:	9477453516
Period From (dd/mm/yyyy):	23/09/2025
Period To (dd/mm/yyyy):	23/09/2025
Payment Ref ID:	2002574440/4/2025
Dept Ref ID/DRN:	2002574440/4/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002574440/4/2025	Property Registration- Stamp duty	0030-02-103-003-02	9070
2	2002574440/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	800
3	2002574440/4/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			Total	10170

IN WORDS: TEN THOUSAND ONE HUNDRED SEVENTY ONLY.

PAID

Major Information of the Deed

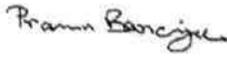
Deed No :	I-1523-13871/2025	Date of Registration	24/09/2025
Query No / Year	1523-2002574440/2025	Office where deed is registered	
Query Date	10/09/2025 6:59:26 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ranjit Mondal And Associates Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700101, Mobile No. : 9831359957, Status :Solicitor firm		
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 : 2]		
Set Forth value	Market Value		
	Rs. 74,67,249/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (Article:48(g))	Rs. 800/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

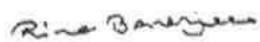
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mandal Para(Krishanapur), Mouza: Krishnapur, JI No: 17, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-4234	RS-115	Bastu	Bastu	4 Katha 2 Chatak 42 Sq Ft		74,67,249/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road.
Grand Total :					6.9025Dec	0 /-	74,67,249 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRASUN BANERJEE Son of Late NITYANANDA BANERJEE Executed by: Self, Date of Execution: 23/09/2025 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office	 24/09/2025	 Captured LTI 24/09/2025	 24/09/2025

FLAT NO. 3A, THIRD FLOOR, SREE KRISHNA APARTMENT, AD-96/11,12, City:- Not Specified, P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: BJxxxxxx6B, Aadhaar No: 27xxxxxxxx0256, Status :Individual, Executed by: Self, Date of Execution: 23/09/2025
 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs RINA BANERJEE (Presentant) Wife of Mr PRASUN BANERJEE Executed by: Self, Date of Execution: 23/09/2025 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office	 24/09/2025	 LTI 24/09/2025 Captured	 24/09/2025

FLAT NO-3A, THIRD FLOOR, SREE KRISHNA APARTMENT, AD-96/11,12, SAMAR DEY SARANI, City:- Not Specified, P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: BKxxxxxx8A, Aadhaar No: 69xxxxxxxx2239, Status :Individual, Executed by: Self, Date of Execution: 23/09/2025
 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OM ENTERPRISE AS/90/1, SRI KRISHNA APARTMENT, AD-96/11,12, City:- Not Specified, P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Date of Incorporation:XX-XX-1XX1 , PAN No.:: bkxxxxxx8a,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"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs RINA BANERJEE Wife of Mr PRASUN BANERJEE Date of Execution - 23/09/2025, , Admitted by: Self, Date of Admission: 24/09/2025, Place of Admission of Execution: Office </td> <td>  Sep 24 2025 4:24PM </td> <td>  LTI 24/09/2025 Captured </td> <td>  24/09/2025 </td> </tr> </tbody> </table> <p>FLAT NO. 3A, THIRD FLOOR, SREE KRISHNA APARTMENT, AD-96/11,12, SAMAR DEY SARANI, City:- Not Specified, P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: BKxxxxxx8A, Aadhaar No: 69xxxxxxxx2239 Status : Representative, Representative of : OM ENTERPRISE (as PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	Mrs RINA BANERJEE Wife of Mr PRASUN BANERJEE Date of Execution - 23/09/2025, , Admitted by: Self, Date of Admission: 24/09/2025, Place of Admission of Execution: Office	 Sep 24 2025 4:24PM	 LTI 24/09/2025 Captured	 24/09/2025
Name	Photo	Finger Print	Signature						
Mrs RINA BANERJEE Wife of Mr PRASUN BANERJEE Date of Execution - 23/09/2025, , Admitted by: Self, Date of Admission: 24/09/2025, Place of Admission of Execution: Office	 Sep 24 2025 4:24PM	 LTI 24/09/2025 Captured	 24/09/2025						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHILAJIT MONDAL Son of Mr SUBRATA MONDAL TD-1/44, TEGHARIA, DHALI PARA, City:- Not Specified, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157		 Captured	
	24/09/2025	24/09/2025	24/09/2025
Identifier Of Mr PRASUN BANERJEE, Mrs RINA BANERJEE, Mrs RINA BANERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PRASUN BANERJEE	OM ENTERPRISE-3.45125 Dec
2	Mrs RINA BANERJEE	OM ENTERPRISE-3.45125 Dec

Endorsement For Deed Number : I - 152313871 / 2025

On 24-09-2025

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

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

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

Presented for registration at 12:21 hrs on 24-09-2025, at the Office of the A.D.S.R. RAJARHAT by Mrs RINA BANERJEE , 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 74,67,249/-

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

Execution is admitted on 24/09/2025 by 1. Mr PRASUN BANERJEE, Son of Late NITYANANDA BANERJEE, FLAT NO. 3A, THIRD FLOOR, SREE KRISHNA APARTMENT, AD-96/11,12, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Service, 2. Mrs RINA BANERJEE, Wife of Mr PRASUN BANERJEE, FLAT NO-3A, THIRD FLOOR, SREE KRISHNA APARTMENT, AD-96/11,12, SAMAR DEY SARANI, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business

Indetified by Mr SHILAJIT MONDAL, , , Son of Mr SUBRATA MONDAL, TD-1/44, TEGHARIA, DHALI PARA, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-09-2025 by Mrs RINA BANERJEE, PROPRIETOR, OM ENTERPRISE (Sole Proprietorship), AS/90/1, SRI KRISHNA APARTMENT, AD-96/11,12, City:- Not Specified, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Mr SHILAJIT MONDAL, , , Son of Mr SUBRATA MONDAL, TD-1/44, TEGHARIA, DHALI PARA, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 800.00/- (E = Rs 800.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 800/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2025 11:05AM with Govt. Ref. No: 192025260283284608 on 23-09-2025, Amount Rs: 800/-, Bank: SBI EPay (SBlePay), Ref. No. 9203977580913 on 23-09-2025, Head of Account 0030-03-104-001-16

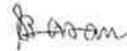
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 9,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7634, Amount: Rs.1,000.00/-, Date of Purchase: 22/09/2025, Vendor name: Tapas Kumar Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2025 11:05AM with Govt. Ref. No: 192025260283284608 on 23-09-2025, Amount Rs: 9,070/-, Bank: SBI EPay (SBlePay), Ref. No. 9203977580913 on 23-09-2025, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2025, Page from 484856 to 484905

being No 152313871 for the year 2025.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2025.10.14 13:01:32 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 14/10/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.