



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 758793

18/6/2022
2-05 PM.

**DEVELOPEMENT AGREEMENT
COUPLED WITH DEVELOPMENT
POWER OF ATTORNEY**

THIS DEVELOPEMENT AGREEMENT with POWER OF
ATTORNEY is made on this 18th day of JUNE, 2022
(Two Thousand Twenty Two)

BETWEEN



v.c
2-5 PM
18/6/22

060685

9 2 APR 2022

SL. NO.....Dt.....

NAME.....

S. C. MAZUMDER (ADV)
ALIPORE POLICE COURT
KOLKATA-700027

ADDRESS.....

RS.....

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

Rupesh Rayan Rosad

4229

GANGULY HOME SEARCH PRIVATE LIMITED

Rupesh Rayan Rosad
DIRECTOR

4230

সীতাশ্রী

4231

Onodjo Chandra

4232

Sukla Mallick

4233

Shuvra Mukherjee



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

Identified by me
Rebhanta Mazumder.
Sp- late Santu M Kumar Mazumder.
159, Garin Station Road.
KOL - 84
Service

1) **SMT. DIPHA GHATAK** (PAN : BBUPG5293D), wife of Late Jatish Chandra Ghatak, by faith- Hindu, by occupation – Housewife, by nationality- Indian, residing at Fartabad Beltala, Mahapamaypur, P.O.- Garia, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700084, District- 24 Parganas (S), 2) **SRI PRODIP GHATAK** (PAN : BWDPG4698G), son of Late Jatish Chandra Ghatak, by faith- Hindu, by occupation – Service, by nationality- Indian, residing at Fartabad Beltala, Mahapamaypur, P.O.- Garia, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700084, District- 24 Parganas (S), 3) **SMT. SUKLA MALLICK** (PAN : CFWPM3522A), wife of Basudev Mallick, daughter of Late Jatish Chandra Ghatak, by faith- Hindu, by occupation – Housewife, by nationality- Indian, residing at 63, New Bongaigaon Rly Colony, P.O. & P.S.- Bongaigaon, Kolkata- 711111, District- Bongaigaon, State of Assam, 4) **SMT. SHUVRA MUKHERJEE** (PAN : AJOPM9875E), wife of Debasish Mukherjee, daughter of Late Jatish Chandra Ghatak, by faith- Hindu, by occupation – Housewife, by nationality- Indian, residing at 63, New Bongaigaon Rly Colony, P.O. & P.S.- Bongaigaon, Kolkata- 711111, District- Bongaigaon, State of Assam, hereinafter jointly referred to as the **LANDOWNERS/PRINCIPAL** (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, legal representatives, administrators and/or assigns) of the **FIRST PART**;

AND

GANGULY HOME SEARCH PRIVATE LIMITED (PAN NO. AADCG2860J) a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 159, Garia Station Road, P.O- Garia, Kolkata- 700084 represented by one of its Directors **SRI RUPESH RANJAN**



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipora, South 24 Parganas

11 8 JUN 2022

PRASAD (PAN NO. AKLPP5810A) son of- Sri Makeswar Prasad, by faith- Hindu, by occupation- Business, residing at- 54, Garia Main Road, Lahabagan, P.O.- Garia, P.S.- Narendrapur, Kolkata- 700084, hereinafter referred to as the '**DEVELOPER/ATTORNEY**'(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**;

WHEREAS the **First Part** herein are now the joint owners and seized and possessed of **ALL THAT** land measuring about **2 Katha 7 Chittak 16 sq. ft.** which has been more fully and particularly described in the First Schedule hereunder written;

AND WHEREAS, one Sashadhar Ghatak, son of Late Debendra Kumar Ghatak by virtue of a Bengali Deed of Conveyance dated 27-02-1956 purchased land measuring 15 decimal in R.S. Khatian No. No. 441, R.S. Dag No. 1039, Mouza – Barhans Fartabad, J.L. no. 47 from Monmotho Nath Naskar, son of Late Dayal Chandra Naskar, the said Deed was registered before S. R. Baruipur and Recorded in Book No. I, Volume No. 20, Pages 96 to 99 being Deed no. 1016 for the year 1956 ;

AND WHEREAS, the said Sashadhar Ghatak, by virtue of another Bengali Deed of Conveyance dated 07-04-1956 purchased the Land measuring an area about 11 decimal R.S. Khatian No. No. 714, R.S. Dag No. 1040, Mouza – Barhans Fartabad, J.L. no. 47 from 1) Sarath Chandra Naskar, 2) Kalichran Naskar, 3) Bhudeb Chandra Naskar and 4) Siddheswar Naskar all sons of Late Hiralal Naskar, the said Deed was registered before S. R. Baruipur and Recorded in Book No. I, Volume No. 30, Pages 137 to 140 being Deed no. 2422 for the year 1956 ;



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

AND WHEREAS, by virtue of the aforesaid two Deeds said Sashadhar Ghatak became the owner of land measuring about 26 decimal and while possessing the said land, the same was recorded and finally published in the Revisional Settlement Record of Rights;

AND WHEREAS, the said Sashadhar Ghatak while possessing his said property died intestate on 20-05-1962 and thereafter his wife Provabati Ghatak died on 27-02-1983 leaving behind his three sons 1) Jatish Chandra Ghatak, 2) Asish Ghatak, 3) Prithish Ghatak and three daughters 4) Smt. Mukul Rani Bhattacharya, wife of Late Panchanan Bhattachatya, 5) Smt. Sandhya Bhattacharya, wife of Late Anil Bhattacharya and 6) Smt. Chanda Chakraborty, wife of Binoy Chakraborty as his only legal heirs who inherited all the properties left by said Sashadhar Ghatak;

AND WHEREAS, the said 1) Jatish Chandra Ghatak, 2) Asish Ghatak, 3) Prithish Ghatak 4) Smt. Mukul Rani Bhattacharya, wife of Late Panchanan Bhattachatya, 5) Smt. Sandhya Bhattacharya, wife of Late Anil Bhattacharya and 6) Smt. Chanda Chakraborty, wife of Binoy Chakraborty while jointly possessing the said 26 decimal of land duly transferred 13.3 decimal land out of the same and retained land measuring 12.7 decimal of land;

AND WHEREAS, the said three daughters of Sashadhar Ghatak namely 1) Smt. Mukul Rani Bhattacharya, wife of Late Panchanan Bhattachatya, 2) Smt. Sandhya Bhattacharya, wife of Late Anil Bhattacharya and 3) Smt. Chanda Chakraborty, wife of Binoy Chakraborty while possessing their $\frac{1}{2}$ share in the said 12.7 land due to love and affection towards their brother by executing a Deed of Gift, gifted the same unto and in favour of their said Three brothers 1) Jatish Chandra Ghatak, 2) Asish Ghatak, 3) Prithish Ghatak and the said Deed of Gift was registered in the Office of the ADSR



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

Sonarpur and Recorded in Book No. 1, Volume No. 27 Pages 278 to 285 Being no. 1351 for the year 2006;

AND WHEREAS, said Jatish Chandra Ghatak while owning and possessing his 1/3rd share in the said property, died intestate on 05-01-2006 leaving behind his wife, Dipa Ghatak one son Prodip Ghatak and two daughters Sukla Mallick and Shuvra Mukherjee as his only legal heirs, who inherited the share of said Jatish Chandra Ghatak.

AND WHEREAS, thus the said Dipa Ghatak, Prodip Ghatak, Sukla Mallick and Shuvra Mukherjee the Landowners herein while owning and possessing of their 1/3rd share in the said Total land measuring 12.7 decimal and said Prithish Ghatak, while owning and possessing of his 1/3rd share in the said Total land measuring 12.7 decimal, for the purpose of erecting a multi-storeyed building therein, entered into a Development Agreement on 15-12-2017 with the Developer herein which was registered in the Office of the ADSR Garia and recorded in Book No. 1, CD Volume No. 1629-2017, pages 131386 to 131431 Being Deed No. 1629-04903 for the year 2017 and also executed Development Power of Attorney appointing the Developer as their lawful constituted Attorney which was registered in the Office of the ADSR Garia and recorded in Book No. 1, CD Volume No. 1629-2017, pages 132141 to 132169 Being Deed No. 4913 for the year 2017;

AND WHEREAS, thus the said Asish Ghatak, while owning and possessing of his 1/3rd share in the said Total land measuring 12.7 decimal, for the purpose of erecting a multi-storeyed building therein, entered into a Development Agreement on 22-12-2017 with the Developer herein which was registered in the Office of the ADSR Garia and recorded in Book No. 1, CD Volume No. 1629-2017, pages 135278 to 135315 Being Deed No. 1629-05009 for the year 2017 and also executed Development Power of Attorney



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2024

appointing the Developer as their lawful constituted Attorney which was registered in the Office of the ADSR Garia and recorded in Book No. 1, CD Volume No. 1629-2017, pages 135449 to 135469 Being Deed No. 5012 for the year 2017;

AND WHEREAS, the said entire landed property i.e. land measuring 7 Katha 6 Chittak 5 Sq. ft. was mutated before the Rajpur-Sonarpur Municipality bearing Rajpur-Sonarpur Municipality Holding No. 3760, Fartabad Beltala, Ward No. 29, Kolkata – 700084;

AND WHEREAS, for the purpose of obtaining Sanction Plan the Developer as constituted Attorney of all the Landowners on 10-10-2018 executed a Boundary Declaration declaring the actual physical measurement of the land of Rajpur-Sonarpur Municipality Holding No. 3760, Fartabad Beltala, Ward No. 29, Kolkata – 700084 is **7 (Seven) Cottahs 6 (Six) Chittak 3 (Three) Sq. ft.** i.e. 5313 Sq. Ft. or 493.626 Sq. Mt. and the said Boundary Declaration was registered in the office of the ADSR Garia and recorded in Book No. I, Volume No. 1929-2018, Pages 144882 to 144899, Being No. 162904833 for the year 2018;

AND WHEREAS, the Developer on behalf of and as attorney of the all the Owners of the said Holding, obtained the Building Plan Sanctioned by the Rajpur-Sonarpur Municipality vide Sanction Plan No. 131/CB/29/46 Dated 04-12-2020;

AND WHEREAS, after the sanction of building Plan and due to changed circumstances, now it become necessary to execute a fresh Development Agreement for the purpose of specifying the Landowner's and Developer's Allocated areas in the building project and the owners of the said holding requested the Developer for execution of three separate



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

Development Agreement and three separate Development Power of Attorney in respect of their separate 1/3rd share each over their said landed properties which the Developer also agreed subject to the entire Land Owners' allocation covered by those three Agreements shall be undivided and un-partitioned amongst the landowners;

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 be contrary or repugnant to the context the following words shall have the following meaning:-

- 1.1 LANDOWNER** : Shall mean **1) SMT. DIPA GHATAK** (PAN : BBUPG5293D), wife of Late Jatish Chandra Ghatak, by faith- Hindu, by occupation – Housewife, by nationality- Indian, residing at Fartabad Beltala, Mahapamaypur, P.O.- Garia, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700084, District- 24 Parganas (S), **2) SRI PRODIP GHATAK** (PAN : BWDPG4698G), son of Late Jatish Chandra Ghatak, by faith- Hindu, by occupation – Service, by nationality- Indian, residing at Fartabad Beltala, Mahapamaypur, P.O.- Garia, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700084, District- 24 Parganas (S), **3) SMT. SUKLA MALLICK** (PAN : CFWPM3522A), wife of Basudev Mallick, daughter of Late Jatish Chandra Ghatak, by faith- Hindu, by occupation – Housewife, by nationality- Indian, residing at 63, New Bongaigaon Rly Colony, P.O. & P.S.- Bongaigaon, Kolkata- 711111, District- Bongaigaon, State of Assam, **4) SMT. SHUVRA MUKHERJEE** (PAN : AJOPM9875E), wife of Debasish Mukherjee, daughter of Late Jatish Chandra Ghatak,



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

by faith- Hindu, by occupation – Housewife, by nationality- Indian, residing at 63, New Bongaigaon Rly Colony, P.O. & P.S.- Bongaigaon, Kolkata- 711111, District- Bongaigaon, State of Assam,,

- 1.2 DEVELOPER** : shall mean **GANGULY HOME SEARCH PVT LTD** a company incorporated under the provisions of Companies Act, 1956 having its registered office at 159, Garia Station Road, P.O- Garia, Kolkata- 700084 represented by one of its Directors **SRI RUPESH RANJAN PRASAD** son of- Sri Makeswar Prasad, by faith- Hindu, by occupation- Business, residing at- 54, Garia Main Road, Lahabagan, P.O.- Garia, P.S.- Narendrapur, Kolkata- 700084.
- 1.3 SAID LAND** shall mean Land measuring **2 (Two) Katha 7 (Seven) Chittak 16 (Sixteen) Sq. ft.** be the same a little more or less within District – South 24 Parganas, P.S. – Narendrapur (previously Sonarpur), ADSR – Garia (previously Sonarpur), Touzi No.109, Mouza – Barhans fartabad, J.L. No. 47, of R.S. Dag no. 1039 under R.S. Khatian No. 441 and R.S. Dag no. 1040 under R.S. Khatian No. 714 presently within Rajpur-Sonarpur Municipality Ward No. 29, Holding No. 3760, Fartabad Beltala, Kolkata – 700084 more 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 sanctioned by the Rajpur Sonarpur Municipality Building Department.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

- 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.
- 1.8 THE PLAN:** shall mean and include the Sanction Plan Bearing No. No. 131/CB/29/46 Dated 04-12-2020 sanctioned by Rajpur-Sonarpur municipality and other revised or supplementary 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 LANDOWNER'S ALLOCATION** shall mean and include 45% of the F.A.R. i.e. built up area measuring 1315 sq. ft. but the Landowners chose to be allocated with
- i) Flat No. 2D on the Second Floor measuring 486 sq. ft. of built up area equivalent to 656 super built up area;



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

- ii) Flat No. 1D on the First Floor measuring 486 sq. ft. of built up area equivalent to 656 super built up area;
- iii) Flat No. 4H on the Forth Floor measuring 551 sq. ft. of built up area equivalent to 744 super built up area;
- iv) Shop measuring 50 sq. ft. built up area equivalent to 67 super built up area; on the Ground Floor front side, Shop No. 1 ;
- v) One Car Parking space No. 5 as per sanction Plan on the Ground Floor,

Together with the common areas including roof and other facilities, amenities along with undivided proportionate share or interest of the Land (subject to future Partition amongst the Land Owners);

Be it specifically mentioned here that the Landowners as per their desire is getting in Total 1573 sq. ft. of built up area i.e. 258 sq. ft. extra built up area more than their entitlement, which is equivalent to 348.3 sq. ft. of Super built up area against which after adjustment of a sum of Rs. 50,000/- in lieu of deficit car-parking area, the Landowners shall pay to the Developer a sum of Rs. 15,87,000/-.

The afore-stated Landowner's allocations have been more fully and particularly described in the **SECOND SCHEDULE** hereunder written.

1.10 DEVELOPER'S ALLOCATION: shall mean and include **remaining** built up area of Flats and car-parking spaces as per



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

11 8 JUN 2022

the Building sanctioned Plan for the new building or buildings together with roof and the common facilities which shall absolutely belongs to the Developer after providing for the Landowner's Allocation to the Landowner as aforesaid under this Developers Agreement, more fully and particularly described in **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, more fully and particularly described in the **FIFTH SCHEDULE** hereunder written.

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, 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 Developer shall pay the tax of the building to the municipality till the completion of the building and the Landowner shall be liable to pay the tax of his allocated



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

11 8 JUN 2022

portion from the date of notifying him to take possession of his allocation by the Developer. The Landowner shall be liable to pay the arrear dues to Rajpur-Sonarapur Municipality & other statutory tax liability in respect of selling the flats and car parking spaces under Landowner Allocation.

1.14 TRANSFER: with its grammatical variations shall include transfer by possession and by any other means adopted for affecting what is understood as a transfer for space in a multi-storied building to purchaser thereof although the same may not amount to a transfer in law.

1.15 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.

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

ARTICLE – II – COMMENCEMENT

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

2.2 THIS DEVELOPERS AGREEMENT shall be treated as complementary to the earlier registered Development Agreement dated 15-12-2017 and if any terms between the two Agreement contradicts or conflicts with each other, the Terms and other Conditions mentioned in this Agreement shall prevail.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

11 8 JUN 2022

ARTICLE - III
LANDOWNER RIGHTS & REPRESENTATIONS

- 3.1** The Landowners are 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 Developers 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 Temple, Mosque, debottor or burial ground on the said plot of Land.

ARTICLE- IV
(DEVELOPER'S RIGHT)

- 4.1** The Landowners hereby grant, subjects 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 sanctioned or to be



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

sanctioned by the Rajpur Sonarpur Municipality, Building Department.

- 4.2** All application, Building plans and others papers and documents as may be required by the Developer for the purpose of obtaining necessary further sanction/ permission from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Landowner and submitted by the Developer on behalf of the Landowner 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.
- 4.3** The Developer shall have right to enter into an agreement with any third party for construction only of the new building if he desired for that and in that case the Landlord shall not put any objection in future.
- 4.4** The Developer shall have right to purchase or enter into Development Agreement with other 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 amalgamation of the said plot of Land with the other plots of Land which the Developer would purchase or enter into Development Agreement in future.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

ARTICLE -V-TITLE DEEDS

5. Simultaneously with the delivery of possession of the said plot of Land to the Developer, the Landowner 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.

ARTICLE -VI-CONSIDERATION

- 6.1 In consideration of the Landowners allowing the Developer to commercially exploit the said premises, the Developer shall allocate the Landowner's allocation as stated earlier in Article-I, Para 1.8 of this instant Agreement and, which is more fully and particularly described in the **SECOND SCHEDULE** hereunder written.

ARTICLE -VII-PROCEDURE

The Landowners/First Part already executed a Registered Power of Attorney in favour of the Developer as stated before, and the Landowners/First Part also will execute further registered Power of Attorney after registered Development Agreement in favour of the Developer, if required for the purpose of ensuring development of the



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

project and obtaining necessary subsequent permission and/sanction/regularisation/completion from different authorities in connection with the development of the said First Schedule premises and also for pursuing up the matter with the Municipality and other statutory authorities and to enforce any covenant in any Agreement, Sale Deed, Declaration and/or License or Tenancy Agreement or any other document relating to the said premises or any part thereof except Land Owners' allocation.

ARTICLE -VIII SPACE ALLOCATION

- 8.1** The Developer shall on completion of the New Building or Buildings, put the Landowner/First Part in undisputed possession of the Land Owner's allocated areas together with indivisible rights in common areas and amenities and facilities along with all easement and quasi easements rights within **30 (Thirty) months** from the date of execution of this Development Agreement in respect of the FIRST SCHEDULE PREMISES.
- 8.2** That the Developer in no occasion shall be liable and responsible for any partition/separation of the Landowner's allocation amongst the Landowner/First Part. The Landowners after getting their allocation by executing a Deed of Partition shall demarcate their respective allocation covered by those three Development Agreements by metes and bounds amongst themselves at their own cost and expenses, otherwise the entire Land Owner's allocation covered by those three Development Agreement shall be considered undivided. Subject as aforesaid, the common portion of the said New Building or buildings and



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

including the roof shall jointly belongs to the Developer and the Landowner in proportion to their sharing ratios.

- 8.3** The Land Owners and/or their transferees shall be entitled to an exclusive right to transfer or otherwise deal with their allocations in the new Building or buildings at their own choice.
- 8.4** The Developer shall subject to the provisions herein contained be exclusively entitled to the Developer's Allocation in the New Building or buildings with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest whatsoever therein of the owner's and the owner's shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation subject to the delivery of the peaceful possession of the Landowner Allocation to the Landowner.
- 8.5** Similarly the Landowner shall be entitled to transfer or otherwise deal with or dispose of the Landowner allocation without any interference from the Developer.

ARTICLE- IX – BUILDING

- 9.1** 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. However, the Developer shall be obliged at its own costs, to construct, erect and complete the portion of the Land Owner's allocation in the New Building at



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

18 JUN 2022

the said plot of Land with good and standard materials as specified in the **FOURTH SCHEDULE** hereunder written.

- 9.2** The Landowner and their authorised persons shall be entitled to inspect the work of construction of their allocation during the construction of the said proposed New Building of the said plot of Land.
- 9.3** The quality of the materials to be used by the Developer in construction of the New Building or buildings shall be certified by the Architect from time to time and unless the same is certified the Developer would not use the said materials.
- 9.4** Subject as aforesaid the decision of the Developer regarding the quality of the materials and the specification as stated in the **FOURTH SCHEDULE** hereunder shall be final and binding upon the parties hereto.
- 9.5** The Developer shall at its own costs and expenses and without creating any financial or other liability on the Landowner construct and complete the said New Building and various units and/or apartments commercial spaces therein in accordance with the sanctioned plan or any amendment thereto or modification thereof made or cause to be made by the Developer **PROVIDED HOWEVER** no alteration modification or deviation shall be made in the proposed construction without the consent of the Landowner in writing.
- 9.6** All costs, charges and expenses, including Architect's fees or any damage, loss caused owing to negligence carelessness and/or any other reason during the construction or erection of the new



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

building at the said plot of Land shall be discharged by the Developer and the Landowner shall bear no responsibility in this context.

ARTICLE -X COMMON FACILITIES

- 10.1** 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 Development Agreement till the date of the delivery of possession of the Landowner 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.
- 10.2** As soon as the new building is completed the Developer shall give notice to the Landowner requiring the Landowner to take possession of their Allocations in the building and if there be no dispute regarding the completion of the building in terms of this Agreement and according to the specifications as stated in **FOURTH SCHEDULE** hereunder and as per the sanction plan and the certificate of the Architect being produced to that effect, then after 15 (fifteen) days from the date of service of such a notice and at all times thereafter, the Landowner shall be exclusively responsible for payment of all municipal taxes from the date of delivery of possession of the said Landowner allocation, payable in respect of the said Landowner allocation by the Landowner.
- 10.3** As and from the date of service of notice of possession of the Landowner allocation in the New building, the Landowner shall



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

also be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate service charges in respect of the new building @ Rs. 2.00/- per sq. ft. in respect of the Landowner allocation, the said charges to include proportionate share of premium for the insurance of the building or buildings, water, fire and scavenging charges and taxes, light, sanitation, lift maintenance, operation, renovation, replacement, repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building or buildings, water fire and scavenging charges and taxes, light, sanitation, lift maintenance, operation renovation replacement repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building or buildings and of all common wiring, pipes, electrical and mechanical equipments, switch gear, transformer, generators, pumps, motors and other electrical and mechanical installations, appliances and equipments, 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.

- 10.4** The Landowner 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 for this purpose the Landowner keeps the Developer saved, harmless and indemnified.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alpora, South 24 Parganas

11-8 JUN 2022

- 10.5** 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 Landowner in undisputed possession of the Landowner useable Allocation together with all rights in common facilities as stated herein.

ARTICLE XI – COMMON RESTRICTIONS

- 11.1** The Landowner Allocation in the new building or buildings 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.
- 11.2** The Landowner shall not use or permit to use the Landowner allocation/Developer's 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.
- 11.3** 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.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

8 JUN 2022

- 11.4** 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 deviation violation and/or breach of any of the said laws, Bye laws, Rules and Regulations.
- 11.5** 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 an against the consequences of any breach.
- 11.6** 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.
- 11.7** No goods or other items/materials shall be kept by the Landowner 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



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

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.

11.8 Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the new building or buildings or in the compounds corridors or any other portion or portions of the new building or buildings.

11.9 The Landowner 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 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.

ARTICLE XII – OBLIGATIONS OF THE LANDOWNER

12.1 The Landowner hereby agrees and covenants 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 Landowner shall have the right to supervise the construction of the new building or buildings at the said plot of Land personally.

12.2 The Landowner hereby agrees and covenants 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



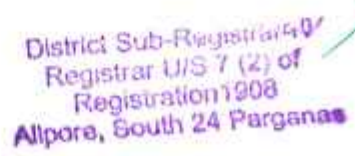
District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipora, South 24 Parganas

18 JUN 2022

18 JUN 2022

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 Landowner allocation to the Landowner by the Developer's within specified period.

- 12.3** The Landowner hereby agrees and covenants with the Developer to pay municipal rates, taxes, on and from the date of delivery of the possession of the Landowner allocation to the Landowner by the Developer.
- 12.4** The Landowner shall cause to be joined such person or persons 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.
- 12.5** The Landowner 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.
- 12.6** Upon the Developer's constructing and delivering possession to the Landowner of the Landowner allocation, the Landowner shall hold the same terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flats purchasers of the buildings.
- 12.7** The Landowner will pay at the time of delivery of possession proportionate charges for installations of common electric meter, individual electric meter etc.



18 JUN 2022

ARTICLE XIII- OBLIGATIONS OF THE DEVELOPER

- 13.1** The Developer hereby agrees and covenants with the Landowner to complete the construction delivery of the possession of the Landowner allocation to the Landowner of the new building at the said First Schedule plot of Land in terms of the sanction plan within a period of 30 (thirty) months from the date of starting of construction work, subject to force majeure. Time is the essence of this contract.
- 13.2** The Developer hereby agrees and covenants with the Landowner 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.
- 13.3** The Developer hereby agrees and covenants with the Landowner not to do any act deed or thing whereby the Landowner is prevented from enjoying selling, assigning and/or disposing of any of the owner's allocation in the new building or buildings at the said plot of Land.
- 13.4** The Developer hereby agrees and covenants with the Landowner 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.
- 13.5** The Developer hereby agrees and covenants with the Landowner not to transfer and/or assign the benefits of this agreement or any portion thereof.



District Sub-Registrar
Registrar U/s 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

13.6 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 Landowner.

13.7 The Developer will take the demolition cost of the existing structure on the First Schedule plot of Land and the Landowner will not be entitled of the same.

ARTICLE XIV – LANDOWNER'S INDEMNITY

14.1 The Landowner 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.

14.2 The Landowner hereby undertakes to keep the Developer indemnified against all third party claims and action against the said plot of Land in respect of the Landowner allocation at the said plot of Land, on and from the date of delivery of the possession of the Landowner allocation to the Landowner by the Developer.

ARTICLE XV-DEVELOPER'S INDEMNITY

15.1 The Developer hereby undertakes to keep the Landowner 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 arising out of the construction of the said building at the said plot of land.



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

- 15.2** The Developer hereby undertakes to keep the Landowner 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 as well as the owners share.

ARTICLE XVI-MISCELLANEOUS

- 16.1** 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 Landowner and various applications and other documents may be required to be signed or made by the Landowner relating to which specific provisions may not have been mentioned herein, and the Landowner 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 Landowner 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.
- 16.2** The Developer shall frame scheme for the management and administration of the said building at the said plot of Land and/or common parts thereof. The Land owner and the co-flat-owner hereby agree to abide by all the Rules and Regulations of



District Sub-Registrar-IV
Registrar U/S 7 (4) of
Registration 1908
Alipore, South 24 Parganas

11-8-JUN-2022

such Management/Association/Holding organization and hereby give their consent to abide by the same.

- 16.3** As and from the date of completion of the new building, the Developer and/or its transferees and the Landowner and/or his transferees shall each be liable to pay and bear proportionate charges on account of Building Tax, Service Tax and other taxes payable in respect of their allocation.
- 16.4** The entire roof/terrace of the building shall belong to the Landowner and the Developer in their area sharing proportions and if by virtue of any change in norms, the Rajpur-Sonarpur 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 and the Landowner and Developer shall get 45% : 55% ratio in the extra area.
- 16.5** The Developer shall not part with possession of any portion of the Developer's Allocation to any of its transferees until and unless the Developer shall make over possession of the Owner's Allocation and comply with all other obligations of the Developer to the Landowner.
- 16.6** That the Developer will chose the name of the building project.

ARTICLE XVII- FORCE MAJURE

- 17.1** 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,



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

riot, war, storm, tempest, fire, civil-commotion, air-raid, strikes (including by contractor/ construction agencies), lock out, transport strike, 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, 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 XVIII- JURISDICTION

- 18 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.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of undivided land measuring **2 Katha 7 Chittak 16 sq. ft.** be the same a little more or less within District – South 24 Parganas, P.S. – Narendrapur (previously Sonarpur), ADSR – Garia (previously Sonarpur), Touzi No.109, Mouza – Barhans fartabad, J.L. No. 47, out of which land measuring **1 Katha 7 Chittak 16 sq. ft.** of R.S. Dag no. 1039 under R.S. Khatian No. 441 and land measuring **1 Katha 0 Chittak 00 sq. ft.** of R.S. Dag no. 1040 under R.S. Khatian No. 714 presently within Rajpur-Sonarpur Municipality Ward No. 29, **Holding No. 3760, Fartabad**



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Allpore, South 24 Parganas

18 JUN 2022

Beltala, Kolkata – 700084 and the entire land is butted and bounded as follows:-

- ON THE NORTH** : By two storied building;
- ON THE SOUTH** : By 16 ft. wide Municipal Road;
- ON THE EAST** : By One storied building;
- ON THE WEST** : By 8 ft. wide common Passage;

**THE SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNER ALLOCATION)**

ALL THAT 45% of the F.A.R. i.e. built up area measuring 1315 sq. ft. but the Landowners chose to be allocated with

- i. Flat No. 2D on the Second Floor measuring 486 sq. ft. of built up area equivalent to 656 super built up area;
- ii. Flat No. 1D on the First Floor measuring 486 sq. ft. of built up area equivalent to 656 super built up area;
- iii. Flat No. 4H on the Forth Floor measuring 551 sq. ft. of built up area equivalent to 744 super built up area;
- iv. Shop measuring 50 sq. ft. built up area equivalent to 67 super built up area on the Ground Floor front side, Shop No. 1;
- v. One Car Parking space No. 5 as per sanction Plan on the Ground Floor,



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

Together with the common areas including roof and other facilities, amenities along with undivided proportionate share or interest of the Land (subject to future Partition amongst the Land Owners);

Be it specifically mentioned here that the Landowners as per their desire is getting in Total 1573 sq. ft. of built up area i.e. 258 sq. ft. extra built up area more than their entitlement, which is equivalent to 348.3 sq. ft. of Super built up area against which after adjustment of a sum of Rs. 50,000/- in lieu of deficit car-parking area, the Landowners shall pay to the Developer a sum of Rs. 15,87,000/-.

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

ALL THAT the Developer's Allocation shall mean and include **remaining** built up area of Flats and car-parking spaces as per the Building sanctioned Plan for the new building or buildings together with roof and the common facilities which shall absolutely belongs to the Developer after providing for the Landowner's Allocation to the Landowner as aforesaid under this Developers Agreement.

**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.



District Sub-Registrar-W/
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

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 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. like Godrej or ISI mark.

4. Flooring:-

Flooring - Vitrified tiles or marble of reputed co. 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.
- c. Provision for exhaust fan.

6. Bathrooms:-

- a. Coloured/designed ceramic tiles up to height of upper level of window (minimum 7")



District Sub-Registrar-PW
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

- 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 global reputed Co. and use taps and shower fitting should from reputed global brand.
- d. Provision for exhaust fan.
- 7. **Lift**– Lift for all co-owner and should be of global reputed Company.
- 8. **Electrical :-**
 - a. PVC conduit pipes with copper wiring
 - b. 15 & 5 Amp. Points one each in living room, bedrooms, bathrooms and kitchen, T.V. connection should be in all bed room and dining rooms.
 - c. 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 all lobbies and all floors of the Building and the vacant area of the project.
 - a. Electrical Calling Bell point at entrance of residential flats.
 - b. Concealed Telephone point in living room & all the Bedrooms.



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

- 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-interruptional right of access in common with the Landowner 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.
- 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.



District Sub-Registrar-07
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

4. The right of 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 while 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 tubewell, 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-IV
Registrar U/S 7 (2) of
Registration 1908
Allpore, South 24 Parganas

Signature of the Registrar

18 JUN 2022

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 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-IV
Registrar U.S. 1908 of
Registration
Alipore, South 24 Parganas

18 JUN 2022

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 PRINCIPAL do also hereby appoint the **DEVELOPER/SECOND PART** herein as our lawful constituted Attorney or agent and execute this 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 demand, recover and receive consideration premium and/or rents, mesne profits license fees, damages, electricity charges, service Municipal Taxes and Rates and all other sums or moneys receivable in respect of the said premises or any part thereof any share or shares therein from the occupants/licensees/purchasers of the said premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover any sum of money in arrears in respect of the said premises from all or any one of more of the occupants/licensees purchasers of the said premises or any portion or portions thereof and to raise bills and grant, valid, receipt and discharges therefore without making us liable which shall fully exonerate the persons paying such money.
3. 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



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

other risks as be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.

4. To sign and give any notice to any occupier of the said premises or trespassers or any portion thereof to quit or to repair or to abate any nuisance or to make remedy and breach of covenant and/or for any other purpose whatsoever.
5. 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.
6. 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.
7. To warn off and prohibit and if necessary proceed against in due form of law against all trespasses on the said premises or any part thereof for taking possession and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers.
8. 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.



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

9. 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.
10. 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 names and on our behalf.
11. To appear for and represent before the Board of Revenue, Collector any District Sub-Divisional Officer, any Magistrate Judge, Munsiff, BLRRO Office, any Magistrate, Judge, Munsiff, Settlement Offices, Kolkata Municipal Corporation, Improvement Trust, C.M.D.A. Fire Brigade, Commissions of any Division on all matter and things relating to estate or its affairs.
12. To appear before and execute all formalities to submit plan, before the Rajpur Sonarpur Municipality.
13. 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.
14. To build upon and exploit commercially the said premises by making construction of building or buildings, thereon and for that to arrange by us take down demolish structure of whatsoever nature



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

existing thereon or as may be constructed in future.

15. 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 our do the same personally.
16. 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 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.
17. 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.
18. To collect the maintenance charges, service charges or whatsoever charges from the intending Purchaser or Purchasers as he thinks fit.



District Sub-Registrar - IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

19. 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.
20. 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.
21. 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.
22. To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or agree to



District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

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.

23. 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.
24. 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.



District Sub-Registrar-IV/
Registrar U/S 7 (2) of
Registration 1908
Allpore, South 24 Parganas

18 JUN 2022

25. 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 plaints, 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 Vakalatnama on our behalf for the purpose of the same in respect of the said property described in the Schedule hereunder.
26. 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.
27. 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.
28. 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.
29. To appear and represent us before all authorities make commitments and give undertakings as be required for all or any of the purpose herein contained.
30. 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.



District Sub-Registrar IV
Registrar U/S 7 of
Registration Act 1908
Alipore, South 24 Parganas

18 JUN 2022

31. To observe fulfil 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.
32. 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.
33. 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 and the Associate Developer if any.
34. 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.



District Sub-Registrar (A)
Registrar URS of
Registration 1908
Allpore, South 24 Parganas

18 JUN 2022

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** at Kolkata
in presence of:-

1. *Mahangor Sahel Chowd.*
Gorkh - Kot- 84.
2. *Subhrate Mazumdar.*
159, Garia Station Road.
Kol-84

Monodip Ghatak.
Sukla Mallick
Shuvra Mukherjee

SIGNATURES OF FIRST PART

GANGULY HOME SEARCH PRIVATE LIMITED
Rupesh Rajan Basal.
DIRECTOR

SIGNATURE OF THE DEVELOPER

Drafted by:-

Soma Chakraborty
SOMA CHAKRABORTY

Advocate.

Baruipur Civil Court
WB - 2618/99



District Sub-Registrar
Registrar of
Registration
Alipore, South 24 Parganas

18 JUN 2022

SPECIMEN FORM FOR TEN FINGER PRINTS



2015/10/10

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



2015/10/10

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



2015/10/10

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



2015/10/10

	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 IV
Registrar Class 7 (A) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022

SPECIMEN FORM FOR TEN FINGER PRINTS



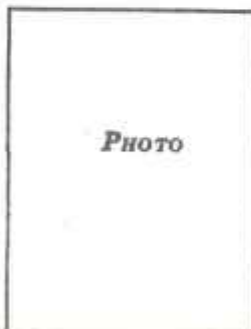
Supesh Rajan Basad

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

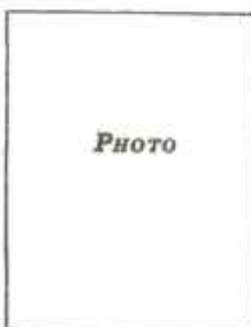


Debabrata Dasgupta

	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					



	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-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUN 2022



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

CRN Details

CRN: 192021220208245781 Payment Mode: Online Payment
GRN Date: 19/03/2022 20:42:09 Bank/Gateway: ICICI Bank
BRN: 77161816 BRN Date: 19/03/2022 20:43:16
Payment Status: Successful Payment Ref. No: 2000879189/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: GANGULY HOME SEARCH PVT LTD.
Address: 167, GARIA STATION ROAD KOLKATA - 700084
Mobile: 8335047751
Depositor Status: Others
Query No: 2000879189
Applicant's Name: Mrs Soma Chakraborty
Identification No: 2000879189/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000879189/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	7050
2	2000879189/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				7064

IN WORDS: SEVEN THOUSAND SIXTY FOUR ONLY.

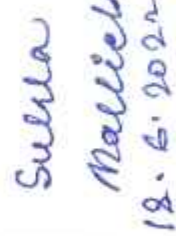


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042000879189/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt DIPA GHATAK FARTABAD BELTALA , MAHAMAYAPUR, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700084	Land Lord			 18.6.22
2	Shri PRODIP GHATAK FARTABAD BELTALA , MAHAPUR, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord			 18.06.22
3	Smt SUKLA MALLICK 63, NEW BONGAIGAON RLY COLONY, City:- Not Specified, P.O:- BONGAIGAON, P.S:- BONGAIGAON, District:- Bongaigaon, Assam, India, PIN:- 711111	Land Lord			 18.6.2022



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt SHUVRA MUKHERJEE 63, NEW BONGAIGAON RLY COLONY, City:- Not Specified, P.O:- BONGAIGAON, P.S:- BONGAIGAON, District:- Bongaigaon, Assam, India, PIN:- 711111	Land Lord			<i>Shuvra Mukherjee</i> 18/6/22
5	Shri RUPESH RANJAN PRASAD 54, GARIA MAIN ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Representative of Developer [GANGULY HOME SEARCH PRIVATE LIMITED]			<i>Rupesh Ranjan Prasad</i> 18/06/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri DEBOBRATA MAZUMDER Son of Late SANTOSH KUMAR MAZUMDER 159, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Smt DIPA GHATAK, Shri PRODIP GHATAK, Smt SUKLA MALLICK, Smt SHUVRA MUKHERJEE, Shri RUPESH RANJAN PRASAD			<i>Debobrata Mazumder</i> 18.6.2022

(Anupam Halder)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS





Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2000879189/2022	Office where deed will be registered
Query Date	19/03/2022 11:50:15 AM	Deed can be registered in any of the offices mentioned on Note: 11
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] General Power of Attorney [Rs : 0/-]	
Set Forth value	Market Value	
	Rs. 35,42,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,050/- (Article:48(g))	Rs. 14/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Fartabad Road, Mouza: Barhans Fartabad, , Ward No: 29, Holding No:3760 JI No: 47, , Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1039	RS-441	Bastu	Danga	1 Katha 7 Chatak 16 Sq Ft		21,02,000/-	Property is on Road
L2	RS-1040	RS-714	Bastu	Danga	1 Katha		14,40,000/-	Property is on Road
		TOTAL :			4.0585Dec	0 /-	35,42,000 /-	
		Grand Total :			4.0585Dec	0 /-	35,42,000 /-	



Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Smt DIPA GHATAK Wife of Late JATISH CHANDRA GHATAK,FARTABAD BELTALA , MAHAMAYAPUR, 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, PAN No. BBxxxxxx3D, Aadhaar No Not Provided by UIDAIStatus :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Shri PRODIP GHATAK Son of Late JATISH CHANDRA GHATAK,FARTABAD BELTALA , MAHAPUR, 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: India, PAN No. BWxxxxxx8G, Aadhaar No Not Provided by UIDAIStatus :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Smt SUKLA MALLICK Wife of Shri BASUDEV MALLICK,63, NEW BONGAIGAON RLY COLONY, City:- Not Specified, P.O:- BONGAIGAON, P.S:- BONGAIGAON, District:-Bongaigaon, Assam, India, PIN:- 711111 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CFxxxxxx2A, Aadhaar No Not Provided by UIDAIStatus :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Smt SHUVRA MUKHERJEE Wife of Shri DEBASISH MUKHERJEE,63, NEW BONGAIGAON RLY COLONY, City:- Not Specified, P.O:- BONGAIGAON, P.S:- BONGAIGAON, District:-Bongaigaon, Assam, India, PIN:- 711111 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AJxxxxxx5E, Aadhaar No Not Provided by UIDAIStatus :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	GANGULY HOME SEARCH PRIVATE LIMITED ,159, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 PAN No. AAxxxxxx0J, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri RUPESH RANJAN PRASAD Son of Shri MAKESWAR PRASAD54, GARIA MAIN RAOD, 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, PAN No. AKxxxxxx0A, Aadhaar No Not Provided by UIDAI	GANGULY HOME SEARCH PRIVATE LIMITED (as DIRECTOR)



Identifier Details :

Name & address
Shri DEBOBRATA MAZUMDER Son of Late SANTOSH KUMAR MAZUMDER 159, 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: India, , Identifier Of Smt DIPA GHATAK, Shri PRODIP GHATAK, Smt SUKLA MALLICK, Smt SHUVRA MUKHERJEE, Shri RUPESH RANJAN PRASAD

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt DIPA GHATAK	GANGULY HOME SEARCH PRIVATE LIMITED-0.602135 Dec
2	Shri PRODIP GHATAK	GANGULY HOME SEARCH PRIVATE LIMITED-0.602135 Dec
3	Smt SUKLA MALLICK	GANGULY HOME SEARCH PRIVATE LIMITED-0.602135 Dec
4	Smt SHUVRA MUKHERJEE	GANGULY HOME SEARCH PRIVATE LIMITED-0.602135 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt DIPA GHATAK	GANGULY HOME SEARCH PRIVATE LIMITED-0.4125 Dec
2	Shri PRODIP GHATAK	GANGULY HOME SEARCH PRIVATE LIMITED-0.4125 Dec
3	Smt SUKLA MALLICK	GANGULY HOME SEARCH PRIVATE LIMITED-0.4125 Dec
4	Smt SHUVRA MUKHERJEE	GANGULY HOME SEARCH PRIVATE LIMITED-0.4125 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 18-04-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 18-04-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. GARIA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA







Probal Ghatak



Sukla Mallick



Shuvra Mukherjee



GANGULY HOME SEARCH PRIVATE LIMITED

Rupesh Ranjan Bosed

DIRECTOR



Rupeesh Ranjan Prasad


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

WB/23/109/489815




নির্বাচকের নাম : দেবব্রত মজুমদার
 Elector's Name : Debabrata Mazumdar
 পিতার নাম : সন্তোষ মজুমদার
 Father's Name : Santosh Majumdar
 লিঙ্গ/Sex : পুরুষ / M
 জন্ম তারিখ : XX/XX/1975
 Date of Birth :

Debabrata Mazumdar.

WB/23/109/489815

ঠিকানা:
দক্ষিণ ফার্মাভাদ, রাজপুর সোনারপুর, নরেন্দ্রপুর,
দক্ষিণ ২৪ পরগণা-700084

Address:
DAKSHIN FARTABAD, RAJPUR-SONARPUR,
NARENDRAPUR, SOUTH 24
PARGANAS-700084

Date: *30/01/2019*

151 - সোনারপুর উত্তর নির্বাচন কেন্দ্রে নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের ক্যামেরা

Facsimile Signature of the Electoral
Registration Officer for

151 - Sonarpur Uttar Constituency

নিবন্ধন পরিচয়পত্র হতে লভ্য ডিক্লারেশন ফর্মটি দিতে হবে
কেন্দ্রে বা একই সমুদায়ের লিখিত পত্রের মাধ্যমে।
কোন লিখিত পত্রই এই পরিচয়পত্রের সমতুল্য উল্লেখ্য নয়।

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

179 / 753





Major Information of the Deed

Deed No :	I-1604-06686/2022	Date of Registration	20/06/2022
Query No / Year	1604-2000879189/2022	Office where deed is registered	
Query Date	19/03/2022 11:50:15 AM	D.S.R. - IV 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 : 0/-]		
Set Forth value	Market Value		
	Rs. 35,42,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,150/- (Article:48(g))	Rs. 46/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Under area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Fartabad Road, Mouza: Barhans Fartabad, , Ward No: 29, Holding No:3760 JI No: 47, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1039	RS-441	Bastu	Danga	1 Katha 7 Chatak 16 Sq Ft		21,02,000/-	Property is on Road
L2	RS-1040	RS-714	Bastu	Danga	1 Katha		14,40,000/-	Property is on Road
		TOTAL :			4.0585Dec	0 /-	35,42,000 /-	
	Grand Total :				4.0585Dec	0 /-	35,42,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt DIPA GHATAK Wife of Late JATISH CHANDRA GHATAKFARTABAD BELTALA , MAHAMAYAPUR, 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, PAN No.: BBxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/06/2022 , Admitted by: Self, Date of Admission: 18/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/06/2022 , Admitted by: Self, Date of Admission: 18/06/2022 ,Place : Pvt. Residence
2	Shri PRODIP GHATAK Son of Late JATISH CHANDRA GHATAKFARTABAD BELTALA , MAHAPUR, 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: India, PAN No.: BWxxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/06/2022 , Admitted by: Self, Date of Admission: 18/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/06/2022 , Admitted by: Self, Date of Admission: 18/06/2022 ,Place : Pvt. Residence
3	Smt SUKLA MALLICK Wife of Shri BASUDEV MALLICK 63, NEW BONGAIGAON RLY COLONY, City:- Not Specified, P.O:- BONGAIGAON, P.S:-BONGAIGAON, District:-Bongaigaon, Assam, India, PIN:- 711111 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CFxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/06/2022 , Admitted by: Self, Date of Admission: 18/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/06/2022 , Admitted by: Self, Date of Admission: 18/06/2022 ,Place : Pvt. Residence
4	Smt SHUVRA MUKHERJEE Wife of Shri DEBASISH MUKHERJEE 63, NEW BONGAIGAON RLY COLONY, City:- Not Specified, P.O:- BONGAIGAON, P.S:-BONGAIGAON, District:-Bongaigaon, Assam, India, PIN:- 711111 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AJxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/06/2022 , Admitted by: Self, Date of Admission: 18/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/06/2022 , Admitted by: Self, Date of Admission: 18/06/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GANGULY HOME SEARCH PRIVATE LIMITED 159, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.: AAxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri RUPESH RANJAN PRASAD (Presentant) Son of Shri MAKESWAR PRASAD 54, GARIA MAIN RAOD, 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, , PAN No.: AKxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status : Representative, Representative of : GANGULY HOME SEARCH PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri DEBOBRATA MAZUMDER Son of Late SANTOSH KUMAR MAZUMDER 159, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084			
Identifier Of Smt DIPA GHATAK, Shri PRODIP GHATAK, Smt SUKLA MALLICK, Smt SHUVRA MUKHERJEE, Shri RUPESH RANJAN PRASAD			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt DIPA GHATAK	GANGULY HOME SEARCH PRIVATE LIMITED-0.602135 Dec
2	Shri PRODIP GHATAK	GANGULY HOME SEARCH PRIVATE LIMITED-0.602135 Dec
3	Smt SUKLA MALLICK	GANGULY HOME SEARCH PRIVATE LIMITED-0.602135 Dec
4	Smt SHUVRA MUKHERJEE	GANGULY HOME SEARCH PRIVATE LIMITED-0.602135 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt DIPA GHATAK	GANGULY HOME SEARCH PRIVATE LIMITED-0.4125 Dec
2	Shri PRODIP GHATAK	GANGULY HOME SEARCH PRIVATE LIMITED-0.4125 Dec
3	Smt SUKLA MALLICK	GANGULY HOME SEARCH PRIVATE LIMITED-0.4125 Dec
4	Smt SHUVRA MUKHERJEE	GANGULY HOME SEARCH PRIVATE LIMITED-0.4125 Dec

On 16-06-2022

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 35,42,000/-



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

On 18-06-2022

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

Presented for registration at 14:05 hrs on 18-06-2022, at the Private residence by Shri RUPESH RANJAN PRASAD

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

Execution is admitted on 18/06/2022 by 1. Smt DIPA GHATAK, Wife of Late JATISH CHANDRA GHATAK, FAN BELTALA, MAHAMAYAPUR, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN 700084, by caste Hindu, by Profession House wife, 2. Shri PRODIP GHATAK, Son of Late JATISH CHANDRA GHATAK, FARTABAD BELTALA, MAHAPUR, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 3. Smt SUKLA MALLICK, Wife of Shri BASUDEV MALLICK, 63, NEW BONGAIGAON RLY COLONY, P.O: BONGAIGAON, Thana: BONGAIGAON, , Bongaigaon, ASSAM, India, PIN - 711111, by caste Hindu, by Profession House wife, 4. Smt SHUVRA MUKHERJEE, Wife of Shri DEBASISH MUKHERJEE, 63, NEW BONGAIGAON RLY COLONY, P.O: BONGAIGAON, Thana: BONGAIGAON, , Bongaigaon, ASSAM, India, PIN - 711111, by caste Hindu, by Profession House wife

Indetified by Shri DEBOBRATA MAZUMDER, , Son of Late SANTOSH KUMAR MAZUMDER, 159, GARIA STATION ROAD, 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 18-06-2022 by Shri RUPESH RANJAN PRASAD, DIRECTOR, GANGULY HOME SEARCH PRIVATE LIMITED, 159, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Shri DEBOBRATA MAZUMDER, , Son of Late SANTOSH KUMAR MAZUMDER, 159, GARIA STATION ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service



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

On 20-06-2022

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 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/03/2022 8:43PM with Govt. Ref. No: 192021220208245781 on 19-03-2022, Amount Rs: 14/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 77161816 on 19-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,050/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 7,050/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 60685, Amount: Rs.100/-, Date of Purchase: 22/04/2022, Vendor name: T K Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/03/2022 8:43PM with Govt. Ref. No: 192021220208245781 on 19-03-2022, Amount Rs: 7,050/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 77161816 on 19-03-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 209102 to 209160
being No 160406686 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.06.21 10:30:43 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/06/21 10:30:43 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
