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পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

8-2/2025/24

H 180623

Subash Das
Sukumar Chandra Das
Swapan Das
Arnab Dey
Haradhan Biswas
7 JUL 2022

THIS DEVELOPER AGREEMENT WITH GENERAL POWER OF ATTORNEY
is made this 7th day of July 2022, BETWEEN 1. SRI ARUN DAS, P.A.N.
AMMPD0940J, S/o Late Sukumar Chandra Das, 2. SMT. INDRANI DAS, P.A.N.
CSWPD4613C, W/o Late Swapan Das, 3. MS. JAYITA DAS, P.A.N.
DHRPD9939N, D/o Late Swapan Das, W/o Arnab Dey, 4. MS. SANCHITA DAS,
P. A. N. HZAPD54097, D/o Late Swapan Das, W/o Haradhan Biswas, 5. MS.

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MS. **SWAGATA DAS**, P.A.N. COKPD8957D, D/o Late Swapan Das, W/o Biswajit Chakraborty, 6. **SRI ABHIJIT DAS**, P.A.N. FEQPD2296A, S/o Late Swapan Das, 7. **SRI SUKESH DAS**, P.A.N. BNOPD5163K, 8. **SRI ASIM DAS**, P.A.N. AJPPD 6981M, 9. **SRI KUNTAL DAS**, P.A.N. CGOPD9732Q, No. 7, 8 & 9 are Son of Late Sukumar Chandra Das, 10. **SMT. ANJU KHANDELWAL**, P.A.N. ALXPK3146P, W/o Sri Ashok Khandelwal, by occupation No. 1, Service, No.2, Housewife, No.3 to 5, Housekeeper, No.6, Service, No.7, Retired, No.8 & 9, Service, No.10, Business, all are by religion – Hindu, by citizen – Indian, No. 1, 2, 6 to 10 residing at 85, Dwarik Jungle Street, P.O. – Bhadrakali, P.S. – Uttarpara, District – Hooghly, PIN – 712 232, No.3 residing at P.O. – Gangnapur (Roypara) Girls School, P.S. – Gangnapur, Barabazar, PIN – 741238, No.4 residing at Gangnapur, Sijdia Uzirpukuria, Ranaghat-II, Nadia, PIN – 741238, No.5 residing at 10, S.N. Banerjee Road, Monirampur Balughat, Barrackpore, Kolkata – 700 120 ; hereinafter called the 'OWNER' (which expression shall unless excluded by or repugnant to the context be deemed and mean to include their heirs, legal representatives, administrators, executors and assigns) of the ONE PART.

A N D

PARIVAR ENCLAVE PRIVATE LIMITED, P.A.N. AAFCP5773R, a registered Company, registered under Provisions of The Indian Companies Act, 1956, represented by its Managing Director, **MR. MANOJ KUMAR GHOSH**, P.A.N. ADSPG 6013 E, Aadhaar No. 5128 6894 6233, S/o Mr. Ajit Kumar Ghosh, by religion – Hindu, by occupation – Business, by citizen – Indian, having its old registered Office at 14F, Everest House, 46C, Chowringhee Road, P.O. – Middleton Row, P.S. – Shakespeare Sarani, Kolkata – 700071, at present at P.S. SRIJAN Corporate Park, Tower-1, 8th Floor, Room No. 803D, Plot-G2, Block-GP, Sector-V, P.O. – Bidhan Nagar, P.S. – Electronic Complex, Kolkata – 700091 ; hereinafter called the 'DEVELOPER' (which expression shall unless excluded by or repugnant to the context be deemed and mean to include its successors-in-interest and office, administrators, executors and assigns) of the

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the OTHER PART.

WHEREAS ALL THAT demarcated area of Bastu land measuring Three Cottahs Zero Chattak Zero Sq. feet (3 K - 0 Ch. - 0 Sft.) more or less, comprised in R.S. Plot No. 731, under Khatian No. 93, lying within Mouza - Bhadrakali, J.L. No. 9, Municipal Holding No. 85, Dwarik Jungle Street, Ward No.7, under Uttarpara - Kotrung Municipality, P.S. & A.D.S.R. Office, Uttarpara, District - Hooghly, particulars of which mentioned in the "A" Schedule below, originally belonged to one Bipin Behari Roy, who was in absolute khas possession exercising his absolute right, title, interest by paying tax to the Municipality and rent to the then Zaminder.

AND WHEREAS said Bipin Behari Roy died intestate leaving behind his wife, Smt. Panchu Bala Dasi and two sons, Nemai Chandra Roy and Nilu Chandra Roy as his only legal heirs, who according to the provisions of the Hindu Succession Act, 1956, inherited the A" Schedule property together with other properties in equal undivided 1/3rd share each absolutely and forever and were in joint possession exercising each of their joint right, title, interest and as joint owners.

AND WHEREAS said legal heirs of deceased Bipin Behari Roy, they by a registered Deed of Sale, dated 06.02.1958, duly registered in Book No. I, Volume No. 13, pages 173 to 175, Being No. 671, for the year 1958, of Sub-Registrar Office, Serampore, for the consideration therein mentioned, sold, transferred and delivered possession of the "A" Schedule to Smt. Snehalata Das, W/o Sukumar Chandra Das of Ultadanga, Kolkata - 700 036, absolutely and forever.

AND WHEREAS said Smt. Snehalata Das by a registered Deed of Sale, dated 18.03.2002, duly registered in Book No. I, Volume No. 51, pages 71 to 80, Being No. 1753, for the year 2002 of A.D.S.R. Office, Serampore, out of total "A" Schedule property, sold, transferred and delivered possession of the demarcated area of land measuring One Cottah Twelve Chattaks Thirty Nine Sq. feet (1 K - 12 Ch. - 9 Sft.) to her daughter, Smt. Anju Khandelwal, being the

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the Owner No.10 herein absolutely and forever, keeping the remaining area of land within the "A" Schedule property for herself.

AND WHEREAS said Smt. Anju Khandelwal after the said purchase took possession of the said property, being the part of "A" Schedule property and mutated her name in the Municipal Record and the holding number was assessed as 85/1, Dwarik Jungle Street, Ward No.7 and her name was also recorded in the Govt. revenue Record.

AND WHEREAS said Snehalata Das died intestate on 20.10.2005, leaving behind her five sons, being the Owner No. 1, Owner No. 7 to 9 and Sri Swapan Das and one daughter, being the Owner No. 10 herein as her only legal heirs, who by operation of the Hindu Succession Act, 1956, inherited all that remaining property left by deceased Snehalata Das in equal undivided 1/6th share each and although the Owner No.10 has also her purchased property in the Holding No.85/1, Dwarik Jungle Street and the entire property of Municipal Holding No. 85 & 85/1, Dwarik Jungle Street is morefully described in the "A" Schedule below and all are in joint possession, exercising each of their joint right, title, interest by paying tax to the Municipality and rent to the Govt. and the name of said Owner No.1 duly recorded in the L.R. Settlement Khatian No. 10847, the name of Sri Swapan Das duly recorded in the L.R. Settlement Khatian No. 10701, the name of Owner No.7 duly recorded in the L.R. Settlement Khatian No. 10733, the name of Owner No.8 duly recorded in the L.R. Settlement Khatian No. 10782, the name of Owner No.9 duly recorded in the L.R. Settlement Khatian No. 10732 and the name of Owner No.10 duly recorded in the L.R. Settlement Khatian No. 10779 and 10874, being L.R. Settlement Plot No. 1155, within Mouza - Bhadrakali, P.S. - Uttarpara, Dist. - Hooghly.

AND WHEREAS the Owner herein and Sri Swapan Das for the purpose of making construction of multistoried building on the "A" Schedule property, like to enter into a Developer Agreement with General Power of Attorney with one suitable Developer who at its own cost shall demolish the existing structure and

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and shall make construction of multi-storied building thereon but unfortunately said Sri Swapan Das died intestate on 22.08.2021, leaving behind his wife, being the Owner No.2 herein, three daughters, being the Owner No. 3,4 and 5 herein and one daughter, being the Owner No. 6 herein as his only legal heirs, who according to the provisions of the Hindu Succession Act, 1956, inherited all that undivided share of the "A" Schedule land left by deceased Swapan Das, in equal undivided share each absolutely and forever. Although the name of aforesaid legal heirs of deceased Swapan Das have not been yet recorded in the record of Govt. Revenue Record but for which no dispute arose.

AND WHEREAS the present Owner herein considering the reputation of the Developer herein, have now agreed to appoint the said Firm as Developer for making construction of multi-storied building on the "A" Schedule property, subject to condition that the Developer shall have to give & handover one complete residential flat, measuring covered more or less 350' Sq. feet, on the Ground floor to the Owner No.1 herein, measuring covered more or less 350' Sq. feet, on the ^{Ground} ~~Top~~ floor to the Owner No. 2 to 6 herein, measuring covered more or less 320' Sq. feet, on the ^{Top} ~~Ground~~ floor to the Owner No.7 herein, measuring covered more or less 370' Sq. feet, on the Top floor to the Owner No.8 herein, measuring covered more or less 330' Sq. feet, on the Ground floor to the Owner No.9 herein, measuring covered more or less 700' Sq. feet, on the ^{1st} ~~Top~~ floor to the Owner No.10 herein, together with proportionate undivided imitable share of land underneath of the proposed Building, within 36 (Thirty six) months from the date of getting sanction of building plan or from the date of getting vacant possession of the "A" Schedule property from the Owner, whichever is later and the Developer shall take the entire remaining constructed area from the proposed construction after give and handover the said owners' allocated flat area as mentioned above.

AND WHEREAS the Developer herein considering the bonafide approach of the Owner herein, has now agreed with the said terms and also has conveyed some other terms and conditions, which the Owner has also accepted and the

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the parties herein for avoiding all future disputes and for maintaining good relation, do hereby agree on the following terms & conditions : -

: TERMS AND CONDITIONS:

1. That the Owner has already handed over all documents, such as copy of concerned deeds, Land Reforms Settlement Records and some other documents lying in the name and custody of the Owner for investigation of marketable title to the "A" Schedule property for satisfaction of the Developer and its Advocate and if any document is found not submitted, shall be handed over to the Developer within 20(twenty) days from the date of execution of this Agreement.
2. That the Owner hereby declare, that the property in Schedule "A" is being the absolute property of the Owner and has good, salable and marketable title and is not subject matter of any mortgage, lien, surety, attachment and not involve with any pending litigation and the property or any part of it has not been affected by any acquisition & requisition and the Property is free from all encumbrances whatsoever. The Owner further declare that if any statement is found to be false, subsequently will be liable under the law and also shall be liable to pay damages.
3. That the "A" Schedule property, together with the existing entire building is to be handed over by the Owner to the Developer herein within 15 (fifteen) days notice period from the Developer from the date of execution and registration of this Instrument, in vacant condition.
4. That the site plan & building plan for construction of proposed building shall be drawn and prepared by the Developer's appointed architect, engineer in conformity with the West Bengal Municipal Act, 1993 and the building Rules, 1996 and the existing by-laws, if any of the local Municipality.
5. That the Developer shall bear all costs for preparation of site plan and building plan & also shall deposit all costs and charges, which will be required for the purpose of getting sanction of building plan or any supplementary plan or revised plan.
6. That the Developer has right to sign in the site plan and building plan and

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and shall observe all formalities which are required for getting sanction and the Owner shall co-operate the Developer, if required for getting any further plan from the Municipality.

7. That the Developer shall demolish the existing structure at its own cost and shall realize the cost of demolition by selling the building materials without any objection of the Owner herein and the Developer shall complete the construction of proposed multi-storied (G+3) building on the "A" Schedule property, in conformity with the plan to be sanctioned by the Municipality, as well as specification to be given with good materials, fittings and fixtures within 36 (Thirty Six) months from the date of getting sanction of Building Plan from the Municipality or getting possession from the Owner which will be later.

8. That the entire construction of the proposed building shall be made entirely at the cost of the Developer. That the Developer shall bear all cost, such as soil test, preparation of revised plan/supplementary plan, fittings, fixtures and shall complete the proposed multi-storied building.

9. That out of the total constructed area, the Developer shall give and handover to the Owner herein as their allocation in the form of flats, in following manner :

- i) measuring covered more or less 350' Sq. feet, on the ^{Ground} ~~Top~~ floor to the Owner No.1 herein,
- ii) measuring covered more or less 350' Sq. feet, on the Ground floor to the Owner No. 2-6 herein,
- iii) measuring covered more or less 320' Sq. feet, on the ^{Top} ~~Ground~~ floor to the Owner No.7 herein,
- iv) measuring covered more or less 370' Sq. feet, on the Top floor to the Owner No.8 herein,
- v) measuring covered more or less 330' Sq. feet, on the Ground floor to the Owner No.9 herein,
- vi) measuring covered more or less 700' Sq. feet, on the ^{1st} ~~Top~~ floor to the Owner No.10 herein,

together with proportionate undivided imitable share of land underneath of the proposed Building, within 36 (Thirty Six) months from the date of getting sanction of building plan or from the date of getting vacant possession of "A"

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"A" Schedule property from the Owner, whichever is later and the particulars of the Owners' allocated flat area is mentioned in the "B" Schedule below and the super built up area shall calculated @ 25% AND the remaining constructed area to be kept by Developer herein for its own investment for making construction of new building, together with proportionate undivided share of "A" Schedule land underneath the proposed building, particulars of which mentioned in the "C" Schedule below and the super built up area shall be calculated @ 25%. That the Developer shall have every liberty to make lease-out, let-out, mortgage, sell or gift, exchange and/or any kind of transfer deed of its allocated "C" Schedule property to any person/company, either Govt. or Non-Govt. as it think fit and proper & for which Owner shall not be liable to raise any obstruction.

10. That the Developer herein shall handover the owners' allocated "B" Schedule property to the Owner within 36 (Thirty Six) months from the date of getting sanction of Building Plan from the Municipality or getting possession from the Owner which will be later and flat to be constructed as per specification mentioned herein after.

11. That the constructed area for common use and common portion, shall be kept common for all the flat owners and other co-owners and the land owners as per necessity.

12. That the Owner shall not be entitled to claim, demand any further constructed area from the proposed construction in excess of the "B" Schedule flat area or any further cash consideration from the Developer, in violation of this Agreement as further consideration of the "A" Schedule property.

13. That the Developer shall have all right to enter into an agreement for sale of its "C" Schedule area of proposed flats, garages etc. to be constructed within its allocated area, together with proportionate share of land, underneath of the proposed building to any Purchaser and the Developer by entering into agreement for sale, has all right to take advance consideration money or entire consideration money from the prospective Purchasers and has right to sell, mortgage, gift, exchange or any deed in respect to Developer's allocated cons-

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constructed area and to lease-out or let-out to any Purchaser, person, company, firm and also has full right to give consent to any Purchaser for taking loan from any authorized financial authority, provided the Developer shall have no right to enter into agreement for sale of owner's allocation of the "B" Schedule area.

14. That the Developer within its "C" Schedule allocated area, shall have full power and authority to deliver possession of any flat, garage, space etc. proposed to be constructed, to any prospective Purchaser entirely at the risk and responsibility of the Developer but the Developer shall not be entitled to transfer owner's allocated "B" Schedule area, proposed to be constructed, without written permission from the owner.

15. That the Developer has all right to execute and register Proper Instrument of Transfer of its "C" Schedule allocated proposed flats, garages etc. to be constructed on the "A" Schedule land, together with proportionate undivided share of land, except owner's allocated "B" Schedule area in favour of the prospective purchasers, accepting the entire consideration money of the flat, garage etc. to be sold & the owner shall confirm the sale by joining in proposed conveyance as party through appointed attorney.

16. That the owner after taking possession of their allocated portion, shall pay tax to Municipality separately by making separate assessment. Similarly the prospective purchasers of the Developer shall pay tax to the Municipality separately, after making mutation of each of their names in respect to each of their purchased flat/ garage/ space etc.

17. That the Owner shall always co-operate with the Developer or person(s) engaged by it in all matters not detrimental to the interest of the owner.

18. That the Owner shall not be liable to pay for any charges to the person(s) appointed by the Developer for the said construction work on the said plot of land, described under the "A" Schedule.

19. That the Developer at its own cost and expenses or from advance taken from prospective purchasers, shall construct the building by engaging its own men and shall keep and stock building materials at the site of construction of the

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the building. The Owner hereby authorize the Developer to do all lawful acts, deeds, things which will be necessary for the purpose of completion of construction work and shall grant other power or powers and authorities as may be reasonably required by the Developer.

20. That the Owner after getting their allocated "B" Schedule area shall enjoy and allow to enjoy others, the common passage, path etc. which are necessary for common use and made for common maintenance and use for the occupiers of the "A" Schedule building.

21. That the owner shall pay proportionate cost of maintenance of the building in respect to their "B" Schedule allocated area and shall join with the Owners' Association, to be formed by the body of flat owners, so long Association is not formed, the maintenance charges to be fixed by the Developer and shall be paid to the Developer.

22. That the Owner shall have right to take new meter in their name and new meter shall be provided in the common meter space to be made in the proposed building and cost of installation shall be borne by the owner and in case of shifting of meter, the cost shall also be borne by the owner.

23. That the Owner shall handover all relevant original documents to the Developer on the date of registration of this Developer Agreement with General Power of Attorney.

24. That both parties are entitled to sue for Specific Performance of Contract against one another.

25. That the Owner shall handover upto date Municipal tax receipt and Govt. Rent receipt after making payment to the competent authority, on the date of handing over possession of the "A" Schedule property to the Developer, i.e., the Owner shall pay the Municipal tax and Govt. Rent and any other tax(s), due electricity charges and any other dues in respect to the "A" Schedule property, *if any*, before handing over the possession and the Developer shall be responsible for payment of tax and rent from the period of construction as well as after getting the vacant possession from the Owner and the Developer shall have no

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no responsibility of payment of any tax and rent on behalf of the owner and if any amount is found due, the Developer shall pay the same on behalf of the Owner, provided the Owner shall have to bear the same.

26. That all definition of land, building, plan, common area, things, maintenance shall be according to the provisions laid down in the West Bengal Apartment Ownership Act, 1972.

27. That this agreement shall be binding upon the Owner herein and their legal heirs, legal representatives, successor-in-interest and office, administrators, executors and assigns and if before completion of the project, unfortunately any Owner passes away, by operation of law the legal heirs of the said Owner shall be binding upon all the terms as mentioned in this Instrument for avoiding all legal complications.

28. That the Owner herein for avoiding unnecessary troubles and for smooth completion of the project, have decided to execute Power of Attorney, conferring all powers to the Developer herein and have conveyed it for acting as Attorney on their behalf. So know all men by these presents, the Owner herein do hereby nominate, constitute and appoint, **PARIVAR ENCLAVE PRIVATE LIMITED**, P.A.N.AAFCP5773R, a registered Company, registered under Provisions of The Indian Companies Act, 1956, having its registered Office at having its registered Office previously at 14F, Everest House, 46C, Chowringhee Road, P.O. – Middleton Row, P.S. – Shakespeare Sarani, Kolkata – 700 071, at present at 16A, Abdul Hamid Street, 4th floor, Room No. 404, P.O.–Esplanade, P.S. – Hare Street, Kolkata – 700069, represented by its Managing Director, **SRI MANOJ KUMAR GHOSH**, P.A.N. ADSPG6013E, S/o Sri Ajit Kumar Ghosh, by religion–Hindu, by occupation–Business, by citizen–Indian, resident of 33, B.B.D. Road, P.O. – Hindmotor, P.S. – Uttarpara, District – Hooghly, PIN – 712 233, as their true and lawful irrevocable attorney, who shall do, execute and perform all acts, deeds & things in respect to “A” Schedule property, as their true & lawful Constituted Attorney in their name & on their behalf ; hereinafter mentioned that is to say :-

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- i) To appear and act in all the courts, civil, criminal, whether Revision or appellate, tribunal, C.D.F., revenue office, settlement office, Registration office, certificate office and in any office or offices either Central Government or State Government, District Magistrate Board, Municipal Board or Notified area or any other local authority.
- ii) To appoint any Advocate, Barrister, Revenue Agent or any other legal practitioner or any person legally authorized to do any act.
- iii) To sign and verify plaint, written statement, memorandum of appeal, revision, writ application, objection, cross objection, affidavit & all applications, petitions which will be necessary for conducting case, appeal, revision, writ or any other case or cases.
- iv) To compromise, compound or withdraw cases, to caveat and to pray any relief and to refer cases to arbitration.
- v) To file caveat and to file and receive back any documents, to deposit money by challan, or receipt and to withdraw money from any suit, cases or from any office or offices and to grant proper acknowledgement receipt.
- vi) To accept service of any summons, notice, writ issued by any Court and office against them in respect of the "A" schedule property.
- vii) To obtain, refund of stamp duty, court fees or repayment of stamp duty or court fees.
- viii) To execute any order or any decree and to take delivery of possession in respect of the "A" Schedule property in execution of any and to take payment of execution of money decree and to apply Court for full satisfaction of decree, to acknowledge possession and payment by making endorsement on the required papers.
- ix) To apply to Court and offices for copies of documents and papers and to withdraw deeds, documents, papers from any Court.
- x) To apply for the inspection and/or to inspect judicial records and any record of any office or offices either Central or State or local Govt.

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- xi) To negotiate with any person/officer or any authority relating to the affairs of the "A" Schedule property and to take decision.
- xii) To amalgamate the adjoining holding(s), either by purchase from the adjoining owner and/or by executing Developer Agreement with the adjoining owner, with the "A" Schedule property.
- xiii) To demolish the existing structure standing on the "A" Schedule property and to make construction of new multi-storied (G+3) building thereon and accept the consideration money against the Developer's allocated "C" Schedule area either in part or in full from the prospective purchasers in respect of the flats, garages, etc. to be constructed on the "A" Schedule property, except the "B" Schedule Owners' allocation. In the event of undivided and un-demarcated property or the property is amalgamated with other property entire over which the building would be built up, all the owners shall have to partition share by registering proper instrument to become the owner of the separated property with the building to be built by this agreement.
- xiv) To execute and register Proper Instrument of any Transfer Deed including Gift Deed, Exchange Deed, Sale Deed, Deed of Settlement or any kind of deed in respect to Developer's allocation of the "A" Schedule property in favour of intending purchasers, accepting the entire consideration on duly stamped conveyance as well as in favour of any nominated person and shall present the same before any registering authority and to admit execution and registration after accepting the consideration, shall deliver possession of the same to the intending purchasers and to do all acts which will be required for completion of sale, under the Provisions of Transfer of Property Act as well as the Indian Registration Act or any act or acts for the time being in force, except the "B" Schedule Owners' property.
- xv) To give consent of mutation of names to the proposed purchasers, i.e., flat, garage etc. or any other owners and to give consent in any manner which may require to the Purchasers on their behalf.
- xvi) Generally to do all necessary act or acts as their Attorney in respect of the

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the matter aforesaid and all other matters in which he may be interested or concerned & on their behalf to execute and to do all acts, deeds or things as fully & effectually in all respect as themselves to do if personally being present.

AND the Owner herein do hereby agree that all acts, deeds and things lawfully done or to be done by their said Attorney shall be construed as acts, deeds and things done by them and also the owner undertake to ratify and confirm all whatsoever that their said Attorney shall lawfully do or cause to be done for them by virtue of the power hereby given in this agreement.

IN WITNESSES WHEREOF the parties herein put each of their signatures, the day, month and the year above written.

"A" SCHEDULE IMMOVABLE PROPERTY ABOVE REFERRED TO :

ALL THAT demarcated area of Bastu land measuring Three Cottahs Zero Chattak Zero Sq. feet (3 K - 0 Ch. - 0 Sft.) more or less, together with existing building, measuring constructed covered area 875' Sq. feet, comprised in R.S. Plot No. 731, under Khatian No. 93, corresponding to L.R. Settlement Plot No.1155, under Khatian Nos.10847, 10701, 10733, 10782, 10732, 10779 and 10874, lying within Mouza - Bhadrakali, J.L. No. 9, Municipal Holding No. 85 and 85/1, Dwarik Jungle Street, Ward No.7, under Uttarpara - Kotrung Municipality, P.S. & A.D.S.R. Office, Uttarpara, District - Hooghly, together with all rights of ingress and egress, rights of taking electric and other connections through and over the passage and other easement rights annexed therewith. The property is butted & bounded by as follows :-

North	: Yubagasthi Playground,
South	: Land of Sukamay & Arunmoy Chakraborty,
East	: Other's property,
West	: Other's Property.

**"B" SCHEDULE OWNER'S ALLOCATION
ABOVE REFERRED TO :**

WITHIN "A" Schedule proposed multi-storied (G+3) building, out of total constructed area, the Owner No.1 herein shall get one complete residential flat,

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flat, measuring covered more or less 350' Sq. feet, on the Ground floor, the Owner No. 2 to 6 herein shall get one complete residential flat, measuring covered more or less 350' Sq. feet, on the ^{Ground} ~~Top~~ floor, the Owner No. 7 herein shall get one complete residential flat, measuring covered more or less 320' Sq. feet, on the ^{Top} ~~Ground~~ floor, the Owner No. 8 herein shall get one complete residential flat, measuring covered more or less 370' Sq. feet, on the Top floor, the Owner No. 9 herein shall get one complete residential flat, measuring covered more or less 330' Sq. feet, on the Ground floor, the Owner No. 10 herein shall get one complete residential flat, measuring covered more or less 700' Sq. feet, on the ^{1st} ~~Top~~ floor, together with proportionate undivided imitable share of land underneath of the proposed building, comprised in R.S. Plot No. 731, under Khatian No. 93, corresponding to L.R. Settlement Plot No.1155, under Khatian Nos.10847, 10701, 10733, 10782, 10732, 10779 and 10874, lying within Mouza – Bhadrakali, J.L. No. 9, Municipal Holding No. 85 and 85/1, Dwarik Jungle Street, Ward No.7, under Uttarpara - Kotrung Municipality, P.S. & A.D.S.R. Office, Uttarpara, District – Hooghly. Provided the actual owners' allocated area shall be determined after sanction of Building Plan from the Municipality. *This distribution will be valid only after a Registration of Partition.*

"C" SCHEDULE DEVELOPER'S ALLOCATION
ABOVE REFERRED TO:

WITHIN "A" Schedule proposed multi-storied (G+3) building, out of total constructed area the Developer herein shall get the entire remaining constructed area after deduction of Owners' allocated "B" Schedule area, together with proportionate undivided imitable share of land underneath of the proposed building, comprised in R.S. Plot No. 731, under Khatian No. 93, corresponding to L.R. Settlement Plot No.1155, under Khatian Nos.10847, 10701, 10733, 10782, 10732, 10779 and 10874, lying within Mouza – Bhadrakali, J.L. No. 9, Municipal Holding No. 85 and 85/1, Dwarik Jungle Street, Ward No.7, under Uttarpara - Kotrung Municipality, P.S. & A.D.S.R. Office, Uttarpara, District – Hooghly.

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SPECIFICATION OF THE UNIT :FOUNDATION :

Building designed on R.C.C. foundation conforming to National Building Code and Uttarpara - Kotrung Municipality Regulations.

FLOORING :

Floor, Commercial Tiles : 2'-0"/2'-0".

DOORS & WINDOWS :

All doors will be of good commercial $1\frac{1}{4}$ th thick flush doors and main door will be fitted with door bolt. All windows will be Aluminum Sliding fitted with glass without grill.

One feet M.S. Railing in Balcony.

WALLS :

All inside walls of the flats will be coated with plaster of Paris.

TOILETS :

Glazed Tiles upto 4' height from floor level. Flooring will be Ceramic Tiles, concealed line with two Bib-Cocks, Shower Point, EWE white Commode with cistern point, White Wash Basin.

KITCHEN :

Black Stone cooking platform with built-in Sink and glazed tiles above cooking platform upto 2'-0" with two points of Bib Cock will be provided to the kitchen.

ELECTRICALS :

All concealed wiring with points for lights, freeze, fans and calling bell point at entrance. No. of points : 16.

ELECTRIC METER :

Individual electric meter from CESC Ltd. will be installed at the cost of the Owner.

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WATER SUPPLY :

Water supply by deep tubewell with pumping arrangement to over head tank.

TIME PERIOD :

within 36 (Thirty six) months from the date of getting sanction of Building Plan from the Municipality or getting possession from the Owner, which will be later.

EXTRA WORK :

Any extra work should be informed to the Developer before starting brickwork and the amount of extra work must be deposited before starting such works.

SIGNED IN PRESENCE OF:WITNESSES:

1. *Munir Azeem*
Sardar

2. *Rishwajit Chakraborty*
Hindmatai

Norouz Das
Indrani Das
Joyita ~~Das~~ Das
Sanchaita ~~Das~~ Das
Swagata Das
Gopalsingh

Jukesh Das
Asim Das
Jumla Das

Ayan Bhattacharya

SIGNATURE OF THE OWNER.

Drafted by me :
Rishwajit Chakraborty
Advocate, Serampore Court.

Partha Pratim Bhattacharya
Partha Pratim Bhattacharya

Composed by :

Malati Bhattacharyya
(Malati Bhattacharyya)
Serampore, Hooghly.

SIGNATURE OF THE DEVELOPER.

Finger Prints of Both Hands



THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
				L H F P R H F P

Manoj + Shash



THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Armen Day

Finger Prints of Both Hands



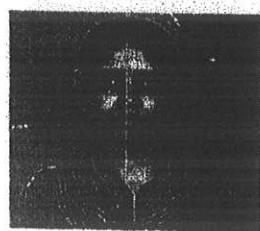
THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Indranil Das



THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Jayita ~~Biswas~~ Das



THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

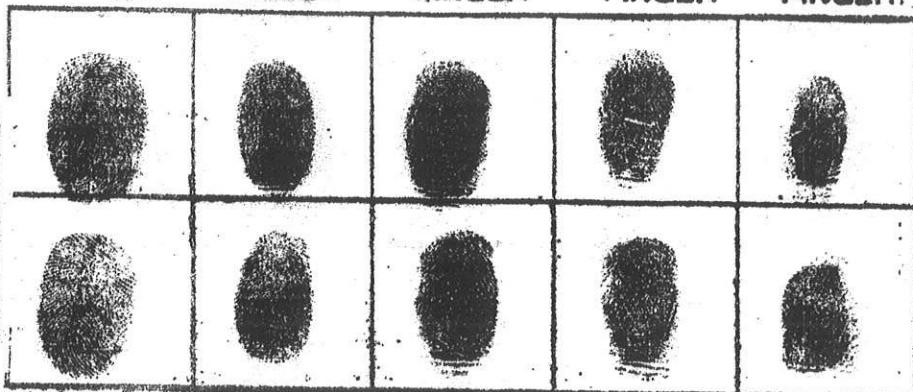
Sancharita ~~Biswas~~ Das

Finger Prints of Both Hands

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
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Swagata Das

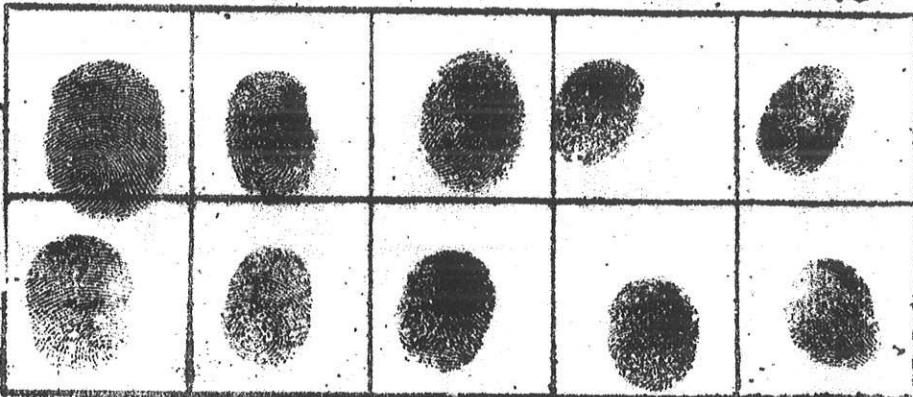


L H F P R H P

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
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L. H. F. P. R. H. P. Das

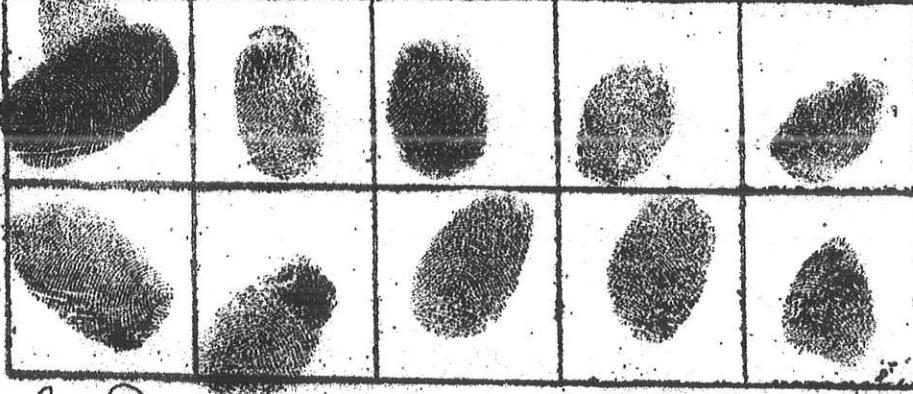


L H F P R H P

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
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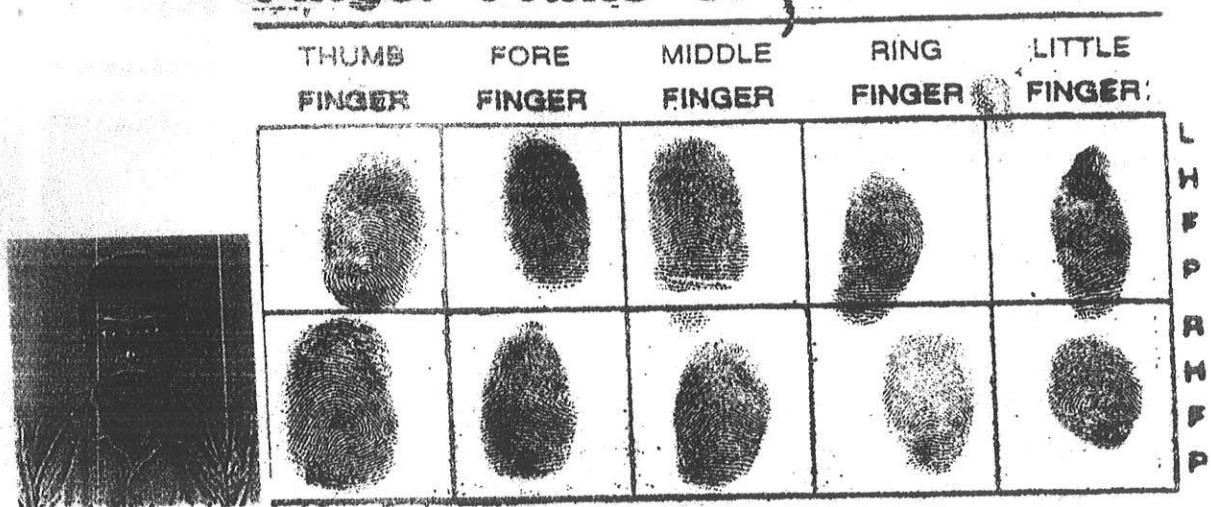


L. H. F. P. R. H. P. Das

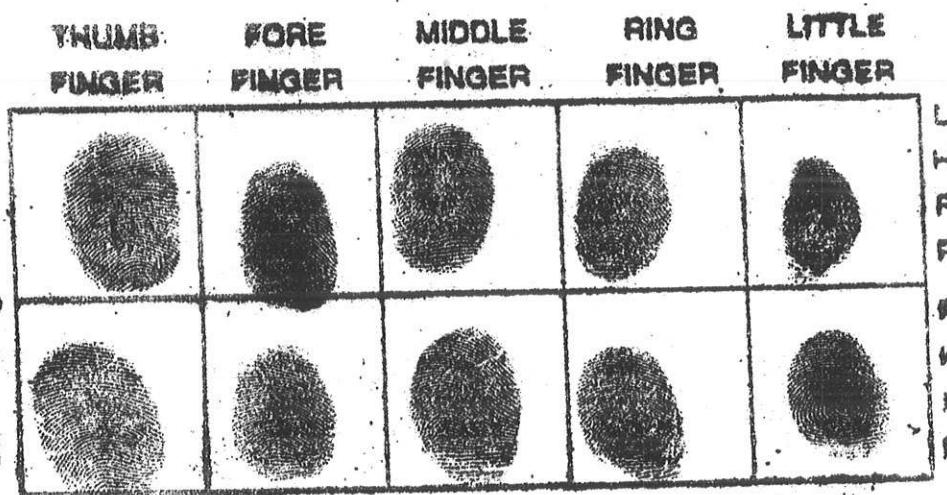


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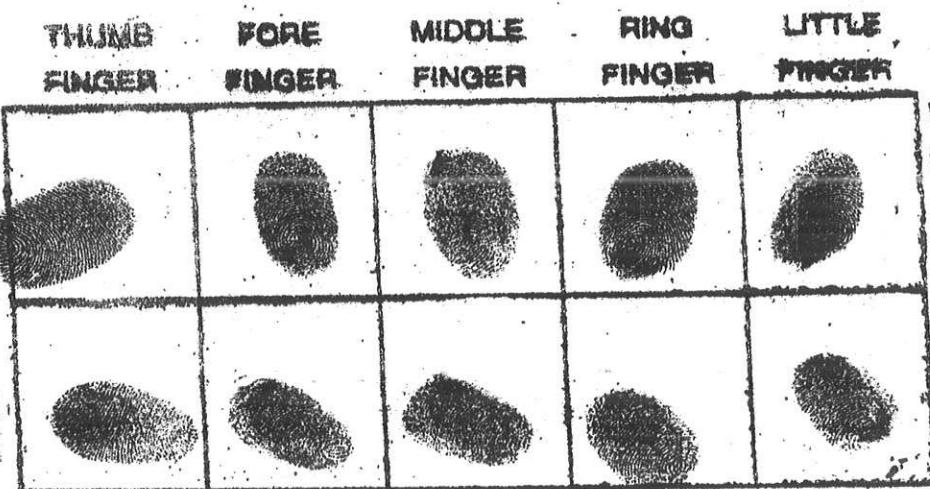
Finger Prints of Both Hands



A sim Das



Kundal Das



Agusandetwal

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State on 06/07/2022 10:15AM with Govt. Ref. No: 192022230067488241 on 06-07-2022, Amount Rs: 2,050/-,

Punjab National Bank (PUNB0010000), Ref. No. 385513603 on 06-07-2022, Head of Account 0030-02-103-003

Bhattacharya

Sravani Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. UTTARPARA

Hooghly, West Bengal



Digitally signed by Sraboni Bhattacharya
Date: 2022.07.08 11:37:38 +05:30
Reason: Digital Signing of Deed.

Sraboni Bhattacharya 2022/07/08 11:37:38 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. UTTARPARA
West Bengal.

(This document is digitally signed.)