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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q.no - 2003185191/2023.

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Signature Sheet and
Endorsement Sheet are
the Part & Parcel of the
Document

District Sub-Registrar-I
Hooghly

03 JAN 2024

**DEVELOPER'S AGREEMENT FOR
DEVELOPMENT OR CONSTRUCTION**

**THIS DEVELOPER'S AGREEMENT FOR
DEVELOPMENT OR CONSTRUCTION** is made this on
the 3rd day of **January** in the year **2024 (Two Thousand and
Twenty Four)**.

[Handwritten signature]

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অনুপ কুমার গাঙ্গুলী
সহকারী ডি.সি.সি. অফিসার
স্বাক্ষর



District Sub-Registrar-I
Hooghly
03 JAN 2024

BETWEEN

SMT. SABITA SUR, (PAN CWEPS0545Q & AADHAAR NO. 7845 1227 7505), wife of Sri Malay Sur, Indian Inhabitant, by religion Hindu, by profession Household duties, presently residing at 309, Olaichanditala, Post. Hooghly, P.S. Chinsurah, Dist. Hooghly, Pin-712103, West Bengal, hereinafter called as "**LAND OWNER**" (which expression shall unless executed by or repugnant to the context be deemed to include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

"SATYAM CONSTRUCTIONS PVT. LTD." (PAN AARCS3759E) a Private Limited Company incorporated under the Companies Act, 1956, having its registered Office at 'Akash Apartment', First Floor, Gopalpur, P.O. Asansol - 713304, P.S. Asansol (South), District Burdwan and its Branch office situated at 426, Kailash Nagar, Satyam Residency, Ground Floor Olaichanditala, Post. Hooghly, P.S. Chinsurah, Dist. Hooghly, Pin 712103, represented by its Director - **SRI BICHITRA RANJAN DAS, (PAN ACUPD8323P) (AADHAR NO 4719 8820 4001)**, S/o, Late Brajendralal Das, by faith Hindu, by occupation Business, residing at 434, Sarat Sarani, Olaichanditala, Post. Hooghly, P.S. Chinsurah, Dist. Hooghly, Pin 712103, hereinafter referred to as "**DEVELOPER**" (which terms of expression shall unless excluded by or repugnant subject to the context to deemed to mean and include its/his heirs, executors, legal representatives and/or assign) of the **SECOND PART.**

HISTORY OF RIGHT TITLE OF PRESENT OWNER

WHEREAS the "**A**" Schedule property which is situated at 309, Olaichanditala, Post. Hooghly, P.S. Chinsurah, Dist. Hooghly, Pin-712103, West Bengal, Ward No. 5 of Hooghly-Chinsurah Municipality, Mohalla-Kazidanga, Holding No. 452/369, under **Mouza-Bally, J.L. No. 9**, for an area of **Bastu** land measuring about **0.110 Sahasransha or more of less 06 Kattha 10 Chittak** consisting of two storied building measuring about 1300 Sq. ft. comprised in **L.R. Dag No. 2101** corresponding to R.S. Dag No. 1648, **L.R. Khatian No. 5343 (in the name of Malay Sur)** previously belonged to one **Binapani Sur**, wife of late Mohini Mohon Sur, situated at Dist. Hooghly, P.S. Chinsurah, Post. Hooghly, Mohalla-Kazidanga, Ward No. 5, Holding No. 452/369 within the ambit of Hooghly Chinsurah Municipality, more fully described in the "**A**" Schedule below.

AND WHEREAS Subsequently, during the owning and possessing of said **Binapani Sur**, wife of late Mohini Mohon Sur, gifted the "**A**"



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Dist. Sub-Registrar-I
Hooghly
03 JAN 2024

Schedule property to her son namely → **Malay Sur**, son of late Mohini Mohon Sur, by way of Registered **Gift Deed being No. 3221 of 2006**, recorded in Book No. I, Volume No. 71, Pages from 19 to 26, registered with District Registrar, Hooghly, on 27/12/2006, for an area of more or less **0.110 Sahasransha or more of less 06 Kattha 10 Chittak**, of **Bastu** land standing there on a two storied building measuring construction about 650 Sq. ft. on each floor thus 1300 Sq. ft. approx, contains of cemented floor, comprised in **L.R. Dag No. 2101** corresponding to R.S. Dag No. 1648, Mouza-Bally, J.L. No. 9, situated at District Hooghly, P.S. Chinsurah, Post. Chinsurah, Mohalla-Kazidanga, Ward No. 5, Holding No. 452/369 within the ambit of Hooghly Chinsurah Municipality. That the two daughters of late Binapani Sur namely (i) Maya Majumdar and (ii) Mamta Lodh had put their signatures as witness in the said Gift Deed being No. 3221 of 2007. The daughters are very much aware of the said transfer.

AND WHEREAS after acquiring the "**A**" **Schedule** property by way of aforesaid Gift Deed said **Malay Sur**, son of late Mohini Mohon Sur, who also mutated and properly recorded his name from the concern B.L. & L.R.O. of Mogra-Chinsurah Block, for an area of **Bastu** Land more or less **0.110 Sahasransha or 06 Cottach 10 Chittack**, standing there on a two storied building, **under L.R. Khatian No. 5343 (Malay Sur)**, more fully described in the "**A**" **Schedule** below and became the absolute owner of the property.

AND WHEREAS Subsequently, during the owning and possessing of said **Sri Malay Sur**, son of late Mohini Mohon Sur, gifted his "**A**" **Schedule** property, to his wife namely → **Smt. Sabita Sur** by way of Registered **Gift Deed being No. 05130 of 2023**, recorded in Book No. I, C.D. Volume No. 0601-2023, Pages from 93473 to 93490, registered with District Sub-Registrar-I, Hooghly, on 26/05/2023, of Bastu Land more or less **0.110 Sahasransha or more of less 06 Kattha 10 Chittak**, standing there on a two storied building measuring about 1300 Sq. ft. (650 Sq. ft. in each floor), comprised in **L.R. Dag No. 2101** corresponding to R.S. Dag No. 1648, **L.R. Khatian No. 5343**, Mouza-Bally, J.L. No. 9, situated at District Hooghly, P.S. Chinsurah, Post. Chinsurah, Mohalla-Kazidanga, Ward No. 5, **Holding No. 452/369** within the ambit of Hooghly Chinsurah Municipality and accordingly said **Smt. Sabita Sur**, wife of Sri Malay Sur, became the absolute owner and possessor of the "**A**" **Schedule** property who also mutated her name from the concern B.L. & L.R.O., Mogra-Chinsurah Block, and from Hooghly Chinsurah Municipality, under **L.R. Khatian No. 8373 (in the name of Sabita Sur)**, of **Bastu** land for an area of more or less **0.110 Sahasransha or more of less 06 Kattha 10 Chittak**, with two storied building structure measuring about total 1300 Sq. ft. (650 Sq. ft. in each floor) thereon, more fully described in the "**A**"

Schedule below, hereunder written and hereinafter referred to as the **SAID PROPERTY** which have got the clear and marketable title and now the present owner want to make new multi-storied building over the "**A**" **Schedule** property by way of **joint venture** with reliable developer.

AND WHEREAS now **Smt. Sabita Sur**, wife of Sri Malay Sur, present Land **Owner** decided to construct multi-storied building over the "**A**" **Schedule** Property as well as considering the want of sufficient fund and for want of experience regarding construction of building has decided to make construction of new multi-storied building on the "**A**" **Schedule** Property by appointing one reliable and experience Developer, who at their own cost and responsibility shall make / complete the construction work as per plan to be sanctioned by the Hooghly-Chinsurah Municipality.

AND WHEREAS considering the good-will and creditability of the Developer, namely "**SATYAM CONSTRUCTIONS PVT. LTD.**" its registered office at 'Akash Apartment', First Floor, Gopalpur, P.O. Asansol - 713304, P.S. Asansol (South), District Burdwan, and branch office is situated at 426, Kailash Nagar, Olaichanditala, Post. Hooghly, P.S. Chinsurah, Dist. Hooghly, Pin 712103, represented by its Director - **SRI BICHITRA RANJAN DAS, (PAN ACUPD8323P)**, S/o, Late Brajendralal Das, by faith Hindu, by occupation Business, residing at 434, Sarat Sarani, Olaichanditala, Post. Hooghly, P.S. Chinsurah, Dist. Hooghly, Pin 712103, Second Part hereto, hereinafter referred to as "**DEVELOPER**", the land Owner approached to the Developer for making construction of Multi-storied building over the "**A**" **Schedule** Property by removing the old existing construction their own cost and the Developer, mentioned above, considering the bonafied approach has agreed to accept of the proposal of the Owner and also has agreed to make construction of Multi-storied building over the "**A**" **Schedule** Property subject to condition that one **Registered Development Power of Attorney**, after registration of **Developer's Agreement for Development or Construction**, is to be executed confirming all power to the Developer / nominated person of the Developer and also agreed on the terms and conditions as mentioned below and both the parties accept the said terms and conditions and for avoid future litigations and complications the parties named above have agreed to execute the **Developer's Agreement for Development or Construction** on the following terms and conditions has agreed to develop the said land and on demolishing the existing structures to construct a Multi-storied building with apartments or Flats system with joint venture and the object of selling such apartments or Flats, Shops, Car Parking spaces etc. to prospective purchaser or purchasers.



AND WHEREAS the Developer of the Second Part hereto has vast experience in developing lands and constructing Multi-storied building with flats and apartments and the Developer is in search of land for developing and constructing of multi-storied building under Hooghly-Chinsurah Municipality and by knowing the same, the First Party hereto made an arrangement of **"A" Schedule** property, a piece or parcel of total Bastu land admeasuring more or less **0.110 Sahasransha or more of less 06 Kattha 10 Chittak, TOGETHER WITH** double storied pucca building, 30 years old in a dilapidated conditions, consisting of more or less total **1300 Sq. ft.** (each floor 650 sq. ft), more fully described in **"A" Schedule** property hereunder written and hereinafter referred to as the more or less **0.110 Sahasransha or more of less 06 Kattha 10 Chittak** lying and situate at 309, Olaichanditala, Post. Hooghly, P.S. Chinsurah, Dist. Hooghly, Pin-712103, West Bengal, Ward No. 5 of Hooghly-Chinsurah Municipality, Mohalla-Kazidanga, Holding No. 452/369, considered to be fulfilling the purpose of Developer.

AND WHEREAS the Land Owner considering the dilapidated condition of the existing building over the **"A" Schedule** Property as well as considering the want of sufficient fund and for want of experience regarding construction of building, have decided to make construction of a new multi-storied building on the **"A" Schedule** Property and for searching one reliable and experience Developer who at their own cost and responsibility shall make /complete the construction work as per plan to be sanctioned by the Hooghly-Chinsurah Municipality and for investment of land or as a consideration of **"A" Schedule** Property the party of the First Part shall take/reserve as per **Land Owner's Allocation** mentioned below and the party of the Second Part shall take/reserve as per **Developer's allocation** mentioned below.

NOW THIS DEED OF AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY AND BETWEEN THE PARTIES as follows :-

DEFINATION: Unless there is any repugnant to the subject or context the following terms will have the meaning assign to them:

LAND OWNER: **SMT. SABITA SUR**, wife of Sri Malay Sur and her heirs, executors, administrator and legal representative.

DEVELOPER: **"SATYAM CONSTRUCTIONS PVT. LTD."** represented by its Director - **SRI BICHITRA RANJAN DAS**, son of Late Brajendralal Das, and its Share holders and its successors and successor-in-office and assigns.

PROJECT : Shall mean and include the work of the Development undertaken to be done by the Developer in terms of this Agreement till the development of the said premises is completed and the possession of the completed unit in habitable condition is taken over by all unit Owners with registration.

PREMISES : Shall mean and include the 'Said Property' as fully described in the "**A**" **Schedule**, written herein below which is situated at 309, Olaichanditala, Post. Hooghly, P.S. Chinsurah, Dist. Hooghly, Pin-712103, West Bengal, Ward No. 5 of Hooghly-Chinsurah Municipality, Mohalla-Kazidanga, Holding No. 452/369.

BUILDING : Shall mean multi storied building consisting of so many flats, shops, car parking spaces, etc. to be constructed according to the plan including any modification and/or addition thereof sanctioned by Hooghly-Chinsurah Municipality from time to time and to be constructed on the "Said Property" more fully and specifically described in the "**A**" **Schedule**, written hereunder situate at 309, Olaichanditala, Post. Hooghly, P.S. Chinsurah, Dist. Hooghly, Pin-712103, West Bengal, Ward No. 5 of Hooghly-Chinsurah Municipality, Mohalla-Kazidanga, Holding No. 452/369, where new building or buildings to be constructed, known as "**SHIVALAYA**", more fully described in the "**B**" **Schedule**.

COMMON PORTIONS/FACILITIES AND EXPENSES : shall includes corridors, halfway, stairways, staircase, passage-ways, common lavatories, sewerage connection pump room tube wells, underground water reservoir, overhead water tank water pump, lift, latrine, toilet and its landing (as per municipal regulation), motor and other facilities which may be mutually agreed upon between the parties and required for establishment, location, enjoyment, provisions, maintenance and management of building, more fully described in "**E**" **AND "F" Schedule**.

LAND OWNER'S ALLOCATION : From Ground Floor to 3 rd Floor shall mean the total area of land, where multi-storied building to be constructed, which is more or less **0.110 Sahasransha or more of less 06 Kattha 10 Chittak**. The total land owner's allocation in respect of "**Physical Possession**" and "**Monetary Consideration**" would be more fully described as follows:-

FROM GROUND FLOOR TO THIRD FLOOR			
Sl. No.	TYPE OF CONSIDERATION	MODE OF TRANSFER	REMARKS
01.	→ One 3 BHK Residential Flat on the First Floor, at North-East Corner, of more or less 1340 Sq. ft. (SBU).	Physical Possession.	No Monetary Consideration.
02.	→ One 3 BHK Residential Flat on the Second Floor, at South-East-West Corner, of more or less 1249 Sq. ft. (SBU).	Physical Possession.	No Monetary Consideration.

03.	→ One Open Four Wheeler Cemented Parking Space on Ground Floor, more or less 135 Sq. ft.	Physical Possession.	No Monetary Consideration.
04.	→ One Covered Four Wheeler Cemented Parking Space on Ground Floor, more or less 135 Sq. ft.	Physical Possession.	No Monetary Consideration.
05.	Other than no money consideration as mentioned in Sl. No. 1, 2, 3 & 4 as above the Land Owner will get total money consideration of Rs. 20,00,000=00.	Monetary Consideration	20,00,000=00

The Land Owner will have the right to sell or any sorts of transfer of Owner's allocated portion to any intending purchaser/s or any person after getting physical possession from the Developer, save and except the Developer's allocated portion mentioned herein below. The Land Owner's allocation is fully described in the "**C**" **Schedule** written herein below.

DEVELOPER'S ALLOCATION : shall mean the remaining portion of the total constructed area in the proposed building, after the Land Owner's allocation, i.e. i) One 3 BHK Residential Flat on the First Floor, at North-East Corner, of more or less 1340 Sq. ft. (SBU), ii) One 3 BHK Residential Flat on the Third Floor, at South-East-West Corner, of more or less 1249 Sq. ft. (SBU), iii) One Open Four Wheeler Cemented Parking Space on Ground Floor, of more or less 135 Sq. ft. and iv) One Covered Four Wheeler Cemented Parking Space on Ground Floor, of more or less 135 Sq. ft. hereunder after allocation made to the land Owner including proportionate share of land and common facilities of the building on the Said Property. The Developer will have the right to sell or any sorts of transfer of Developer's allocated portion to any intending purchaser/s or any person save and except the Owner's allocated portion mentioned herein above. The Developer's allocation is fully described in the "**D**" **Schedule** written herein below.

ARCHITECT : Shall mean whom the Developer may appoint, from time to time, as the Architects for the proposed multi-storied Building.

ASSOCIATION : Shall mean a limited company or society or syndicate or association to be promoted and formed by the Developer and/or the Co-Owners for the common purposes.

THE LAND OWNER DECLARE AS FOLLOWS :

- a) That she is absolutely seized and possessed of and / or well and sufficiently entitled to the said property.
- b) That the said property is free from all sorts of encumbrances and the Land Owner has a marketable title in respect of the said property.
- c) That the said property is free from all encumbrances, charges, liens, lispence, attachments, trusts acquisition, requisitions whatsoever or whosoever.
- d) That there is no legal impediment for the Land Owner to obtain the certificate under section 230 (A)(1) of the Indian Income Tax Act 1962.

TERMS & CONDITIONS :

1. This Developer's Agreement for Development and construction is being made on the express understanding that the Developer would comply with and/or cause compliance with all the statutory provisions in relation to such development and construction and for this purpose the expenses that might be incurred would be solely borne by the Developer and this Agreement shall be deemed to have commenced on and with effect from the date, month and year first above written.
2. The Developer hereby agrees and undertakes to obtain necessary sanctions and permission for constructing a multi-storied building on the said land after demolishing the existing building thereon.
3. The Land Owner hereby grants exclusive right to the Developer for construction of new building/s and will hand over the Original all relevant deeds, tax receipt, settlement records, ground rent receipts, R.S. & L.R.R.O.R. upto date rent receipts to the Developer.
4. The Land Owner is now absolutely seized and possessed of or otherwise well and sufficiently entitled to the "A" Schedule Property with free from all encumbrances having marketable title thereof and without receiving any notice for acquisition and requisition from any authority having been beyond the ceiling limit under the Urban Land (Ceiling and Regulation Act, 1976) and being not attached with any suit decree or order of any Court of Law or due to Income Tax or Revenue or any Public Demand Whatsoever. In spite of that if there is any title dispute in respect of the "A" Schedule Property then the Land Owner will have full responsible and will dissolve the same at their own costs and expenses within a very short time preferably with in Fifteen Days from the date of arising out of the said dispute otherwise the Land Owner will give the compensation to the Developer which



the Developer will suffer for the said dispute and/or delay for dissolving the said title dispute.

5. That the Land Owner has good and marketable title of the "A" Schedule Property free from all encumbrances upto the satisfaction of the Developer and shall also answer all questions which are to be made by the Developer for investigation of title of the Land Owner of the "A" Schedule Property.
6. The Developer shall at their own cost prepare building plan in the name of the Land Owner and the Plan should be signed by the Developer, for the purpose of Multi-storied building (G+3) in conformity with the provisions of West Bengal Municipal Act 1993 as amended by the W.B. Municipal (Amendment) Act 1994 and the rules there under the Building Regulations Act in respect of the "A" Schedule Property and shall be submitted the same on behalf of the Land Owner before the Municipality for taking sanction of building plan and the Developer also shall pay all costs which will be required for this purpose. The Developer will sign, execute and/or register as well as all necessary papers, documents, Agreement for sale (except Land Owner allocation), as Vendor in the transfer of space in the proposed constructed building to intending purchasers thereof. But the Land Owner will not invest any money for the aforesaid development project save and except the costs to be borne by the Land Owner as stated in this Agreement.
7. That the Developer shall sign the proposed building plan, for submitting the same before the Municipality and also shall swear affidavit and indemnity bond which will be required for the purpose of obtaining sanction of building plan from the Municipality on behalf of Land Owner and also shall sign all papers, documents which will be required from time to time for completion of Multi-storied building over the "A" Schedule Property.
8. The Land Owner shall handover the vacant possession of the "A" Schedule Property in favour of the Developer within 30 days from the date of this Agreement and/or on the day of providing accommodation to the land owner by the Developer, for demolishing the existing building thereon.
9. That the Developer hereby agrees to develop or agrees to complete the construction work of the proposed building over the "A" Schedule property within **30 months** from the date of receipt of the sanction of building plan or from the date of foundation work which will be later over "A" Schedule property in accordance with the plan and specification to be sanctioned by the Hooghly-Chinsurah Municipality at their own cost, expenses and their own finance and their own risk and responsibility. The ✓

parties hereto shall not be liable for any obligation prevented by the existence of the Force Majeure conditions i.e., flood, earthquake, riot, war, storm, tempest, civil common strike and/or any other act or commission beyond the control of the parties hereto.

10. That if the project is not completed within the Schedule time referred above, in such event the Developer and Land Owner will settle the cause of delay for construction and negotiate accordingly among both the parties hereto.
11. That constructed area for common use and common portion shall be kept common and the Land Owner shall get or enjoy the common area with others Land Owner and/or occupiers.
12. That the Land Owner shall not claim or demand any further cash amount or any constructed area of the "A" Schedule Property except the Land Owner's allocation as mentioned above.
13. That the Developer for construction of multi-storied building (G+3) over the "A" Schedule property shall get remaining the total construction area along within super-built-up area i.e., rest of the construction area or space in the said premises except the Land Owner's allocation as consideration for construction of multi-storied building, particulars of which also mentioned in the "D" Schedule and hereinafter referred "the Developer's allocation".
14. That the Land Owner after signing of this Development or construction Agreement shall execute a register a Development Power of Attorney, in favour of appointing Developer's nominated persons as his true and lawful Attorney confirming all power including the power of sale, gift, mortgage, lease out, let out and any kind of transfer of the Developer's allocation in favour of the person, company, firm private or Govt. etc. together with proportionate share land underneath and the Land Owner shall not be entitled to revoke the Development Power of Attorney, which is the part of sale-cum development or Construction agreement and if in any case the said Power of Attorney is revoked, the Land Owner shall be bound to pay the special damages together with all other incidental damages and losses which may be borne by the prospective purchaser/s for completion of sale. It is further agreed by and between the parties hereto that by dint of said Power of Attorney the Developer herein shall have every right to do all acts as necessary for the completion of construction of the building of the project as well as to make Agreement for Sale and/or any other documents for sale in respect of selling of any Flats, car parking spaces, shop rooms etc. along with undivided



proportionate share of land by taking full and/or part of sale price or consideration money thereof with power to sign, execute and present before any registering authority all Agreement for sale, Deed of conveyance/conveyances and register thereof on behalf of the Land Owner to the intending purchaser/purchasers in respect of the Developer's allocation in spite of whatever written in the said Power of Attorney. It is further agreed that the money accrued by the Developer to sell Developer's allocation as written in this Agreement by the aforesaid Registered Power of Attorney to the intending Purchaser or Purchasers of any Flat/car parking space etc. shall be treated as the sole property of the Developer in spite of whatever written in the Said Registered Development Power of Attorney. The Developer shall not deposit any amount of any sale proceeds, advance, booking etc. to the account of Land Owner as written in the said power of Attorney. The Developer herein is the sole Owner of the amount of the aforesaid sale proceeds. The Land Owner undertakes that they have no claim at present and shall not have in future on the aforesaid amount. Further, **If Developer is like to avail any loan from any Bank or any financial institution, for completion of construction work in schedule time period, developer is authorized to mortgage the original documents including deeds, parcha, tax receipts and etc, for which owner or his legal heirs, executors of "A" Schedule property shall not raise any objection. In case for the said purpose if owner's signature is required at the bank/financial institution as acceptance, the owner will sign the documents without raising any objection and the Developer will only be liable and responsible for paying the entire loan with interest. Moreover, Owner shall have further no objection if the intending buyers like to avail housing loan from any bank and/or any financial institution(s).**

15. That building plan for construction of proposed multi-storied (G+3) building shall be prepared by the Developer appointed architect, engineer in conformity with the building regulation of West Bengal Municipal Act 1993 and building rules, 1996 and the existing Bye-laws if any of the local Municipality. That the Developer shall construct the entire construction work of proposed multi-storied building as per plan to be sanctioned by the local Hooghly-Chinsurah Municipality with standard quality materials.

16. That the Developer has every right to modify or alter the building plan and has also right to submit supplementary building plan for the purpose of completion of construction of the multi-storied building over the "A" Schedule Property and in any

case if the writing consent or signature of the Land Owner is required for the said purpose the Land Owner shall be bound to sign the same and also shall co-operate in all matters in respect of getting supplementary sanction of building plan, plans, written statements, petitions and all other documents which will be required for the court cases.

- 17. The Developer shall be entitled or shall have all right to enter into any agreement for sale and may take advance consideration from any intending purchaser or purchasers and may enter into any package deal or arrangement in relation thereto in respect of the Developer's allocation. It is also agreed by and between the parties that all sale realization excluding owner's allocated portion shall be received by the Developer.
- 18. That the Developer for construction of building over the "A" Schedule Property shall have every right to appoint Architect, Engineers, Supervisor, Labors, contractor, Masons, Electrician, Plumber, or any person for the purpose of completion of construction of the proposed multi-storied building.
- 19. Neither the Land Owner nor the Developer or any person occupying any portion of the said building whether in the Land Owner's allocation or in the developer's allocation shall not use or permit to be used his portion or space for carrying on any illegal or immoral trade or activity inside the building or outside the building.
- 20. That the Developer shall pay all rent and taxes to the Govt. and Municipality of the "A" Schedule Property on and from the execution of Developer's agreement for Development or construction and after the completion of flat and handing over the possession of flat the Land Owner and the prospective purchaser/s shall pay the rent and taxes jointly to the Govt. and Municipality and shall mutated their names in the Municipality & B. L. & L. R. O. and shall pay tax which are to be assessed by the Municipality & B. L. & L. R. O.
- ← 21. That after completion of said multi-storied building and after completion of sale of the said building any income Tax is imposed upon the Land Owner said Tax shall be paid by the Land owner.
- 22. That the Sale Deed of the proposed flats, Shops and Car Parking Spaces shall be drafted by the Advocate of the Developer but in no case the Land Owner shall have any right to alter and changed the draft.
- 23. That if any disputes or difference of opinion is arise, the parties will settle the same amicably save and except what has specifically stated hereunder all disputes and differences between



the parties arising out of the meaning construction or import of this Agreement or their respective rights and liabilities as per this Agreement shall be adjudicated, otherwise the parties hereto shall have right to take legal action before the competent court of law against the parties for redressal.

24. That the Land Owner has every right to sell his allotted flat together with proportionate land to any third party or parties, after the physical possession handed over by the Developer.
25. That the Developer shall be authorized in the name of the Land Owner, if necessary, to apply for temporary and/or permanent connection for electricity, sewerage, drainage, water and/or other facilities, if needed, for the construction of the building as well as completion of the project at the costs of the Developer.
26. That if any accident occurred due to any negligence of Engineer or constructor or Developer for construction of multi-storied building in that case the Land Owner shall not be liable for the same in any manner whatsoever.
27. That the Developer shall fix the name of the building and that will be final which is **"SHIVALAYA"**.
28. That in the event the Developer is prevented from and interfered with the proceeding with the construction work during the continuance of such construction or prevented from starting the construction by any act on the Land Owner or Land Owner agents, servants, representatives or any person claiming any right under the Land Owner then and in that case the Developer shall have the right to claim refund of all sums paid by the Developer to the Land Owner in the meantime together with interest at the rate of 12 % per annum and shall also be entitled to claim damages and losses which the Developer may suffer but the Developer's right to sue for specific performance of contract shall remain unaffected. On the other hand, if the Developer intentionally without any reasonable and bonafied cause negligently delay to make construction or complete the construction work with in statutory period then or in that case the Land Owner shall have the right to claim damage from the Developer with 12 % interest per annum.
29. That the Developer undertake to keep the Land Owner fully indemnified against and harmless from any losses, costs, charges, expenses or claims by any of Developer's contractors, Architects, Workers or agents or for any breach of any statutory or contractual obligations.
30. That the Developer shall be entitled to make advertisements hung up Advertisement boards upon the said property and do

such other things as might be required for the purpose of sale of the flats in the said premises to be constructed without in any way prejudicing the interests of the Land Owner. The Developer and/or its all intending purchasers will have every right to take finance/loan from any bank and/or financial institution by depositing and/or mortgaging its respective Flats, shops, car parking spaces etc. from Developer's allocation.

31. That the Land Owner will not sell, lease, mortgage, let out and/or charge the said premises (as mentioned in Schedule "A") and/or any part thereof henceforth to any Third Party on and from the date of execution of this Agreement to till date of completion of the project including subsisting of this Agreement and also the Land Owner will not do any acts, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any portion fallen under the Developer's allocation in the said proposed building. It is further declared by the Land Owner that they did not sign and/or execute any agreement in any manner with any Third Party in respect of the Developer Allocation ("D" Schedule Property) and subsequently if any sort of Agreement/agreements is/are found then the same will be treated as automatically cancelled by dint of this Agreement.
32. That the Land Owner will have no right or power to terminate this Agreement and the Registered Power of Attorney given in favour of the Developer's representatives till the completion of the aforesaid development project including to sell all Developer's allocation as written in the "D" Schedule herein below to all intending Purchaser/Purchasers without any written permission from the Developer.
33. The Land Owner and developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Land Owner and the Developer in any manner, nor shall the parties hereto be constituted as Association of persons.
34. That all the flat Owners including the Land Owner will have rights in respect of the last top roof as declared by the Developer in the said new multi storied building to be used jointly in the manner what they like, subject to completion of project.
35. It is further declared by the Land Owner herein that in case of death of Land Owner prior to the completion of project then in that event all legal heirs of the deceased Land Owner will sign all the paper/papers, document/documents, deed of conveyance, etc. without taking any further demand of money in the same terms and conditions as written herein along with without bringing any suit and/or case against the Developer herein.

36. It is further agreed by and between the parties hereto if the Land Owner desire to sell any Flat, car parking space, etc. of their allocation then in that event the Land Owner will give first preference to the Developer herein to purchase the same at the price of the said Flat, car parking space, etc as settled by and between the parties hereto.

37. That all courts within the limits of Chinsurah shall have the jurisdiction to entertain and determine as actions, suits and proceedings, disputes arising out of these presents between the parties hereto.

38. That the copy of this Agreement shall be retained to the Land Owner and this original Agreement shall be retained to the Developer.

39. That the title shares and interest in the roof and other common parts and areas of the building shall be undivided and shall jointly belong to the Land Owner and the Developer.

40. That in case of any amendments/ alterations of this agreement, if necessary, in such event the said amendments/alterations may be done with the consent of both parties hereto.

41. That in the event of get the plan sanction and any amendment/revise/ documentation is required in this regard, the Land Owner will assist/co-operate to get the plan sanctioned earlier from the Hooghly-Chinsurah Municipality.

42. That according to the general specification the constructions of the multi-storied building on the "A" Schedule property to be erected/constructed and after completion of the construction as well as completion certificate from the competent authority, to be given possession to Land Owner as per his allocation of share mentioned in the respective "C" Schedule here below. The said general specification has been described in the **"G" Schedule** hereunder.

43. That the area in Square Feet of the Flats and car Parking spaces (if any), allocated to Land Owner and Developer as per this agreement, mentioned in the "C" Schedule and "D" Schedule respectively herein below to be treated as approximate/more or less area in all cases which has been agreed between the parties hereto. The actual/accurate area in Square Feet of allocated Flats, Car Parking Spaces and others to be mentioned later on and the amount to be adjusted accordingly.

44. The Land Owner allocation have been clearly mentioned in the "C" Schedule in this Developer's Agreement for Development and the demand/consideration amount which has mentioned in the "Payment Schedule" of this present. The Developer will be at liberty to any sorts of transfer, like Sale, Mortgage, Gift etc. of the



Developer's allocated flats, Car Parking space, commercial space to any identified person of Developer hereto. The Land Owner will not raise in future any demand or claim for the same.

45. That after completion of the Scheme/Project the Developer shall handed over the possession with possession letter to the Owner's allocation, as per "C" Schedule property and accordingly the Land Owner will not be able to make any sorts of transfer to any third Party/ies in respect of the "D" Schedule property which is pertaining to Developer's allocation.
46. That the Land Owner and Developer have entered into this agreement purely on a principal-to-principal basis and nothing contained in these presents shall be constructed as a partnership business or joint venture.
47. That after taking possession of the land from Land Owner, the Developer will arrange/provide the accommodation to Land Owner separately at the cost of Developer till the completion and hand over the possession of the Flat and parking space to Land Owner.
48. That if the Developer desires to construct further floor over and above of (G+3) of the multi-storied building, to be constructed on the "A" Schedule property by sanctioning building plan from Hooghly Chinsurah Municipality, in such event the flat Owners including the Land Owner will not raise any objection. However, the land owner will get their share as per mutual consent between the parties hereto.

**"A" SCHEDULE PROPERTY (TOTAL LAND) ABOVE REFERRED
TO, OWNED BY SMT. SABITA SUR.**

=====

All the part and parcel of "**Bastu**" land measuring about **more or less 0.110 Sahasransha or 06 Kattha 10 Chittack** standing there on a 20 years old two storied building measuring about 650 Sq. ft. approx on each floor thus the total 1300 Sq. ft. approx contains cemented floor, comprised in **L.R. Dag No. 2101** corresponding to R.S. dag No. 1648, **L.R. Khatian No. 8373 (in the name of Sabita Sur)**, Mouza-Bally, J.L. No. 9, situated at Dist. Hooghly & Sub-Registry office Chinsurah, P.S. Chinsurah, ward No. 5 of Hooghly-Chinsurah Municipality, Mohalla-Kazidanga, Olaichanditala, Holding No. 452/369, within the ambit of Hooghly Chinsurah Municipality, which has shown in the enclosed Map annexed hereto, bordered as **RED** which is a part of this Deed, along with all easement rights, electric line, Water connection etc. The Butted and Bounded of the Schedule property as follows:-

North : 13 ' ft wide Municipal Road, South : Municipal Kancha Drain,
 East : House of Tejesh Ghosh, West : House of D. Sarkar.

"B" SCHEDULE ABOVE REFERRED TO : (DESCRIPTION OF THE BUILDING)

The Ground plus Three (G+3) storied Residential Complex / Apartment constructed on **L.R. Dag No. 2101** corresponding to R.S. dag No. 1648, **L.R. Khatian No. 8373 (in the name of Sabita Sur)**, Mouza-Bally, J.L. No. 9, situated at Dist. Hooghly & Sub-Registry office Chinsurah, P.S. Chinsurah, ward No. 5 of Hooghly-Chinsurah Municipality, Mohalla-Kazidanga, Olaichanditala, Holding No. 452/369, within the ambit of Hooghly Chinsurah Municipality, lying and situated at 309, Olaichanditala, Post. Hooghly, P.S. Chinsurah, Dist. Hooghly, Pin-712103, West Bengal, commonly known as **"SHIVALAYA"** being the land fully described in **"A" Schedule** hereinabove according to the plan sanctioned by the Hooghly Chinsurah- Municipality.

"C" SCHEDULE LAND OWNER (SABITA SUR) ALLOCATION ABOVE REFERRED TO.

WITHIN "A" Schedule Property the Developer have agreed to provide/allocated shall mean and described herein below **TOGETHER WITH** undivided proportionate share of the 'Said Property' along with all common services amenities and facilities thereof including proportionate share of land and common facilities of the building on the Said Property. The Developer was agreed for doing the job of construction work on the said property on condition of allocation of the proposed multi-storied building as follows :-

FROM GROUND FLOOR TO FOURTH FLOOR			
Sl. No.	TYPE OF CONSIDERATION	MODE OF TRANSFER	REMARKS
01.	→ One 3 BHK Residential Flat on the First Floor, at North-East Corner, of more or less 1340 Sq. ft. (SBU).	Physical Possession.	No Monetary Consideration.
02.	→ One 3 BHK Residential Flat on the Second Floor, at South-East-West Corner, of more or less 1249 Sq. ft. (SBU).	Physical Possession.	No Monetary Consideration.
03.	→ One Open Four Wheeler Cemented Parking Space on Ground Floor, more or less 135 Sq. ft.	Physical Possession.	No Monetary Consideration.

04.	→ One Covered Four Wheeler Cemented Parking Space on Ground Floor, more or less 135 Sq. ft.	Physical Possession.	No Monetary Consideration.
05.	Other than no money consideration as mentioned in Sl. No. 1,2,3 & 4 as above the Land Owner will get total money consideration of Rs. 20,00,000/-	Monetary Consideration	20,00,000=00

WITHIN "A" Schedule Property the Developer have agreed to provide / allocated i.e. i) One 3 BHK Residential Flat on the First Floor, at North-East Corner, of more or less 1340 Sq.ft (SBU), ii) One 3 BHK Residential Flat on the Second Floor, at South-East-West Corner, of more or less 1249 Sq.ft (SBU), iii) One Open Four Wheeler Cemented Parking Space on Ground Floor of more or less 135 Sq.ft. and iv) One Covered Four Wheeler Cemented Parking Space on Ground Floor of more or less 135 Sq.ft., as selected by the Land Owner and agreed by the Developer, and a total consideration amount of Rs. 20,00,000/- (Rupees Twenty Lacs) only to be paid as mentioned in the **Schedule "H"**.

The Flat/s and Parking space to be owned by the Land Owner shall be delivered to her after completion of the multi-storied building (G+3) according to sanctioned plan from Hooghly-Chinsurah Municipality, with the proportionate share of land underneath of **"A" Schedule** property and all rights of common space and all other thing made common.

"D" SCHEDULE DEVELOPER'S ALLOCATION ABOVE REFERRED TO

WITHIN "A" Schedule property the Developer shall get entire portion after the owner's allocation i.e. i) One 3 BHK Residential Flat on the First Floor, at North-East Corner, of more or less 1340 Sq.ft (SBU), ii) One 3 BHK Residential Flat on the Second Floor, at South-East-West Corner, of more or less 1249 Sq.ft (SBU), iii) One Open Four Wheeler Cemented Parking Space on Ground Floor of more or less 135 Sq.ft. and iv) One Covered Four Wheeler Cemented Parking Space on Ground Floor of more or less 135 Sq.ft. would be created by the Developer in the Schedule "A" Property hereunder after allocation made to the land Owner including proportionate share of land and common facilities of the building on the Said Property. The Developer will have the right to sell or any sorts of transfer of Developer's allocated portion to any intending purchaser/s or any person save and except the Owner's allocated portion mentioned herein above.

"E" SCHEDULE ABOVE REFERRED TO
(Schedule of Common Portions / facilities)

1. Drainage, Sewerage/Pipe from the building to the Municipal Drain.
2. Water Pump with water distribution pipe (save those inside flat).
3. Electrical Installations including transformer and sub-station for receiving electricity to supply and distribute etc.
4. Electrical wiring/fitting and other accessories for lighting the common areas.
5. Water sewerage, septic tank, overhead tank etc.
6. Sewer common to the building.
7. Main Gate to the premises and the building.
8. Accessibility to the roof.
9. Use of Staircase space.
10. Use of Electric Meter.
11. Water reservoir.
12. Use of common space, common passage, lobby.
13. Lift, CCTV, Fire extinguisher / Fire Fighting and other.

SCHEDULE "F" ABOVE REFERRED TO
(Common Expenses)

From the day of Physical possession and on formation of Flat Owners' Association (whichever is earlier), the Purchaser/s and land owner shall pay its proportionate share (Initially at the rate of Rs. 2.50 per sqft SBU)) in the expenses incurred in connection with the followings:

1. All expenses for the maintenance, operating, replacing, repairing, removing and re pointing, of the common portions and areas in the building including the outer walls and boundary walls of the building.
2. All the expenses for running and operating all machinery equipments and installations comprised in the common portions including the costs of repairing, replacing and renovation the same.
3. Salaries and other emoluments and benefits of and all other expenses of the persons employed or to be employed for common purposes such as care taker, supervisor, accountant, darawana, security personnel, sweepers, plumbers, electricians and other maintenance staffs, if any.
4. Cost of insurance premium for issuing the building and/or the common portions.
5. All charges and deposits for supply of common utilities to the co-owners in common.

6. All kinds of Tax, Water Tax and other rates in respect of the premises and the building (save and except those separately assessed in respect of any unit of the Purchasers).
7. Cost of formation and operation the service organization including the office expenses incurred for maintain the office thereof.
8. Electricity charges for the electrical energy consumed for the operation of the equipment and installation of the common service and lighting the common portions including system lose for providing electricity to each unit.
9. All litigations expenses incurred for the common purpose and relating to the use and enjoyment of the common portion.
10. Capital or recurring expenditure incurred for purchasing and/or replacement of all or any item comprised in general common parts and portions and common facilities.

"G" SCHEDULE ABOVE REFERRED TO
(GENERAL SPECIFICATION)

1. **FOUNDATION** : R.C.C Framed structure.
2. **WALLS** : 8" Thick Brick work for out side wall and 5" Thick Brick work all inside.
3. **PLASTERING** : Sand Cement Mortar Plaster on inside and outside walls, ceiling etc.
4. **Floor& Bathroom:** Good quality vitrified floor tiles of 24"X24" or 16"X16" will be used in bedrooms and other places except in toilets, in toilets 12"X12" of anti-skit tiles would be used. Stair slabs will be anti skit tiles/kota finishing. Good quality standard size light color tiles would be used in toilets walls up to 6' height. In kitchen 21" wide Green marble will be used for table and 20"X16" steel sink will be provided and 2.5' height wall tiles will be fixed. In dinning place 20"X16" white ISI branded basin and pillar cock would be provided. In both the toilets standard white ISI branded commode would be provided, however, the **Allottee(s)** otherwise demands any changes in the specification shall inform to the **Promoter** and if so then the difference in cost if any would be on account of the **Allottee(s)**. In the common bath room one two in one wall mixture for Geyser option, one overhead shower and one tap for toilet would be provided and in the attached toilet two tap (one for bucket and one for toilet) would be provided. In both the bathrooms one each marble corner would be provided to facilitate to keep bathroom items. Bath rooms will be well ventilated with close & open system.



5. **Doors-** All door frames except bath rooms would be of finest wood, (kitchen door will be open without frame). Front door would be matching laminated / Polish of 2.1 m X 1.0 m size flash door other doors would be 1.85m x 0.90m of size. Bathroom doors would be PBC with PBC frame of 1.85m x 0.75m size.
6. **Windows-** All out side windows would be 5'X4' of size of two/three panels except balcony and kitchen portions which will be 4'X3'/as suits of two panels of Aluminium made with 3.5mm colored glass. Windows bottom level (inside part) would be with tiles top. Windows would be protected with Iron Grill & Grill would be painted. Balcony shall be half covered with Still/iron Grill. All inside walls would be finished with wall putty and a coat of primer. Dinning cum drawing room would be option of inside intercom and TV cable option. If, Buyers desire to have cable TV/intercom connection in any other bedroom which can be provided on extra charges as per market rate. However, which should be informed well in advance i.e. before inserting concealed pipe/cable and before completion of plaster.
7. **ELECTRICAL WIRING:** All wiring will be concealed. Each room shall be fitted with switch board in which one five amp. plug point, one tube point, one fan point, one night bulb point. Kitchen will be provided with one Mixture grinder or OTG point(any one), one exhaust/chimney point (any one), one aqua guard point and one light point. Living / dining room will be provided with one 15 amp plug point, Refrigerator point, T. V. point, one cable point, one intercom point, two light & two fan points. Attached bath room will be fitted with one light point and common bath room will be provided with Geyser point and one light point. Balcony will be fitted with one light point. All the above electrical switches, boards will be of branded companies (modular).
8. All flats owner(s) require getting individual electric connection from the bans bar of WBSEDCL and all charges in this regard shall be paid by the allottee directly to WBSEDCL.
9. **Internal Walls:** All the interior walls will be finished with wall putty and a coat of primer.
10. **Extra Work:** Extra work other than the standard specification as above shall be charged extra and such amount shall be deposited before execution of such work as per market rate.
11. **PAINTING:** Wall Putty will be provided on Inner side walls and ceiling of the Flats and to the outer walls of the building will be finished with snowcem.

12. **WATER SUPPLY:** Water supply will be provided by sub - marshal pump through over head reservoir.
13. **COMMON FACILITIES:** Septic Tank, Water Supply Arrangements, Path ways, Drainage system, Care Takers Room, common urinal, Meter space and others as stated hereinabove.
14. **ELECTRIC METER:** Charges of procurement of Main Electric Meter will be provided on paid separately by the individual Flat Land Owner, Land lords and Conforming parties AND in case of installation of Electric Transformer, the cost of the same are also to be borne by Flat Land Owner, Land lords and Conforming parties. All the cases charges will be paid proportionately.
15. **VERANDHA / BALCONY:** M.S Grill as per choice of the Developer will be provided.
16. **EXTRA WORKS/ EXTRA FITTINGS:** Any extra work like grill, collapsible gate, colour and painting wood work, R.C.C loft, Civil work, A.C point, extra electrical point, AND other extra work with high quality materials (as per choice of propose flat owner/s) then developer's standard specification given herein above shall be as extra work and such difference amounts shall be paid by the respective flat, Land Owner/s including Land Owner to Developer before execution of the work. The rate will be as per prevailing market rates to be decided by and between the parties. No outsider persons / company / contractor will be allowed doing the said extra work(s).
17. **OWNER'S ALLOCATION TRANSFER:** On completion of entire building Developer shall hand over the physical possession of owner's allocated portion with standard fixture and fitting.



IN WITNESSES WHEREOF the parties put each of their hands and seal on the day month and year first above written.

Signed Sealed and Delivered at Chinsurah by all the parties in presence of WITNESSES:

Satyam Construction (Pvt.) Ltd.

Sri Bichitra Ranjan Das
Director

(SIGNATURE OF THE DEVELOPER)

SRI BICHITRA RANJAN DAS

Director of

"SATYAM CONSTRUCTIONS PVT. LTD."

Signed Sealed and Delivered at Chinsurah by all the parties in presence of WITNESSES:

Sabotase

(SIGNATURE OF LAND OWNER)

1) Sri Jagan Mohan
Chali Koli Sata
Chinsurah, Hooghly

2) Malay Das

Olachanditala
Chinsurah, Hooghly
Drafted by me

Sankar Das
Advocate

Chinsurah Jugde Court,

Licence no *F/405/12*

Typed by me *Sankar Das*
Chinsurah Court Hooghly

"H" SCHEDULE ABOVE REFERRED TO

(PAYMENT SCHEDULE)

PAYMENT SCHEDULE TO LAND OWNER.

01.	At the time of Registration of this Deed of Development or Construction Agreement - Rs. 1,00,001/- by way of Bank Transfer dated <u>3/1/24</u> .
02.	Rest Monetary consideration shall be paid on "phase by phase basis" starting after casting of Third Floor Roof Casting. However the entire payment shall be made by the developer within the completion period and Handover of the entire project.

The Land Owner has received from the within named Developer a sum of **Rs. 1,00,001/- (Rupees One Lacs and One)** Only shall be paid Vide Bank Transfer dated 3/1/24, simultaneously with the Registration, execution and signing of this Agreement being as mentioned hereinabove and admit the same in presence of WITNESSES :

Sabitadur

(SIGNATURE OF LAND OWNER)

WITNESSES :-

1. *Jagan Khatun*
Kali Tale
Mudaywe Hooghly,
2. *Seichanditala Hooghly,*
Chinsurah, Hooghly.

Place : Hooghly,

Date : 3/1/2024.

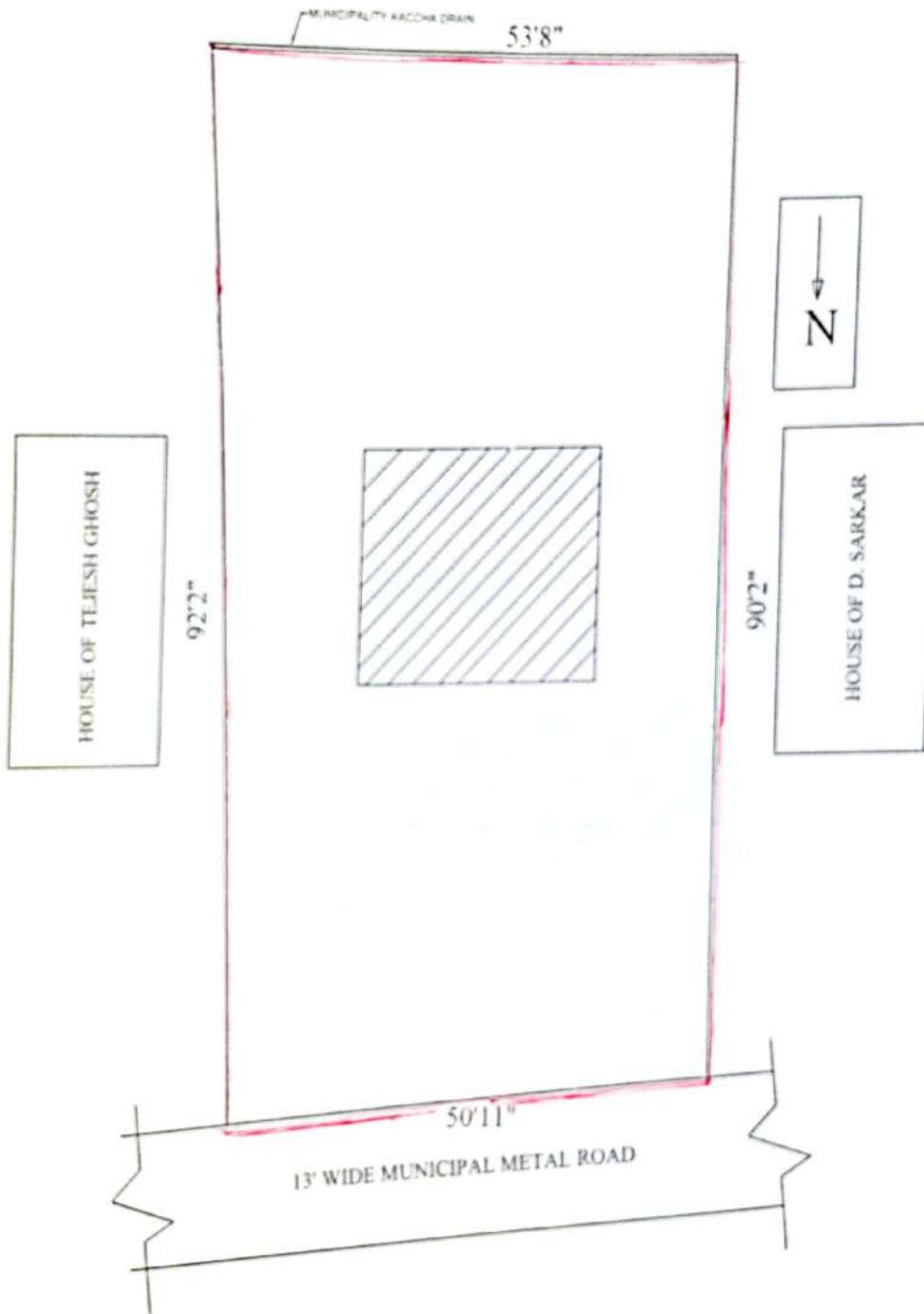
DEED OF GIFT PLAN SITUATED AT MOUZA-BALLY, J.L.
NO.-09, L.R. KHATIAN NO.-8373, R.S. DAG NO.-1648, L.R.
DAG NO.-2101, HOLDING NO. 452/369, WARD NO-
5, MOHOLLA-KAZIDANGA, UNDER HOOGHLY CHINSURAH
MUNICIPALITY, P.S.-CHINSURAH, DIST.-
HOOGHLY, PIN-712103, WEST BENGAL.

TOTAL AREA OF LAND MORE OR LESS - 6 KATHA 10 CHITTACK OR
0.110 SAHASRANSHA.

GROUND FLOOR COVERED AREA - 650 SQFT.

1ST FLOOR COVERED AREA - 650 SQFT.

TOTAL COVERED AREA - 1300 SQFT.



Sabitadas

SIGNATURE OF THE LAND OWNER


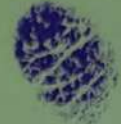





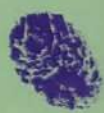




Satyam Construction (Pvt.) Ltd.

Pradeep Roy - Sr.
Director,

SIGNATURE OF THE DEVELOPER












দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

বিক্রেতা/ক্রেতা/দাতা/গ্রহীতা

বাম হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
	(২) তর্জনী	(২) তর্জনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিকা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	 
 Sabita Saha	Sabita Saha স্বাক্ষর (যে ব্যক্তির দুই হাতের আঙ্গুল-এর টিপ লওয়া হইল)		

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

বিক্রেতা/ক্রেতা/দাতা/গ্রহীতা

বাঁ হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
	(২) তর্জনী	(২) তর্জনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিকা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	
 Ri chih Raju D.	Ri chih Raju D. স্বাক্ষর (যে ব্যক্তির দুই হাতের আঙ্গুল-এর টিপ লওয়া হইল)		

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



192023240333355498

GRN Details

GRN: 192023240333355498 Payment Mode: SBI Epay
GRN Date: 02/01/2024 13:33:08 Bank/Gateway: SBIEPay Payment Gateway
BRN : 6089222601119 BRN Date: 02/01/2024 13:33:42
Gateway Ref ID: IGAQQTGPC9 Method: State Bank of India NB
GRIPS Payment ID: 020120242033335548 Payment Init. Date: 02/01/2024 13:33:08
Payment Status: Successful Payment Ref. No: 2003185191/3/2023
[Query No/*Query Year]

Depositor Details

Depositor's Name: Smt SABITA SUR
Address: CHINSURAH HOOGLY
Mobile: 9339799465
Period From (dd/mm/yyyy): 02/01/2024
Period To (dd/mm/yyyy): 02/01/2024
Payment Ref ID: 2003185191/3/2023
Dept Ref ID/DRN: 2003185191/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003185191/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2003185191/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	20021
			Total	22042

IN WORDS: TWENTY TWO THOUSAND FORTY TWO ONLY.

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



GRIPS Payment Detail

GRIPS Payment ID:	020120242033335548	Payment Init. Date:	02/01/2024 13:33:08
Total Amount:	22042	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6089222601119	BRN Date:	02/01/2024 13:33:12
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Smt SABITA SUR
Mobile: 9339799465

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240333355498	Directorate of Registration & Stamp Revenue	22042
Total			22042

IN WORDS: TWENTY TWO THOUSAND FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

आयकर विभाग

INCOME TAX DEPARTMENT

SABITA SUR

BHUPENDRA NATH SOM

05/02/1945

Permanent Account Number

CWEPS0545Q

Sabita Sur

Signature

भारत सरकार

GOVT. OF INDIA





ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

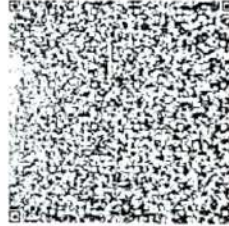
তালিকাভুক্তির নম্বর/ Enrolment No.: 2730/02566/64463

Download Date: 05/08/2021
To
সবিতা শূর
Sabita Sur
309
OLAICHANDITALA
Hooghly Chinsurah (M)
Hooghly
Hooghly West Bengal - 712103
9874140920

Issue Date: 14/07/2021

Signature valid

DIGITAL SIGNATURE
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2021-07-14 11:32:44
IST



আপনার আধার সংখ্যা / Your Aadhaar No. :

7845 1227 7505

VID : 9190 4346 5549 9607

আমার আধার, আমার পরিচয়



ভারত চবকাব
Government of India



Download Date: 05/08/2021



সবিতা শূর
Sabita Sur
জন্মতারিখ/DOB: 05/02/1945
মহিলা/ FEMALE

Issue Date: 14/07/2021

7845 1227 7505

VID : 9190 4346 5549 9607

আমার আধার, আমার পরিচয়

Sabita Sur

ভারত সরকার
Government of India



বিচিত্র রঞ্জন দাস
Bichitra Ranjan Das
পিতা : ব্রজেন্দ্রলাল দাস
Father : Brajendra Lal Das
অনুষ্ঠানিক / DOB : 19/01/1955
পুরুষ / Male



4719 8820 4001

আধার - সাধারণ মানুষের অধিকার

Bichitra Ranjan Das

ভারত সরকার
Unique Identification Authority of India



ঠিকানা:
434, শরত সারানী
ওলাইচান্ডিতলা, হুগলী জিলা
(এম), হুগলী, হুগলী, পশ্চিমবঙ্গ,
712103

Address:
434, SHARAT SARANI,
OLAICHANDITALA, Hooghly
Chinsurah (M), Hooghly, Hooghly,
West Bengal, 712103

4719 8820 4001

 1800 300 1047

 help@uidai.gov.in

 www.uidai.gov.in

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ACUPD8323P



नाम /NAME

BICHITRA RANJAN DAS

पिता का नाम /FATHER'S NAME

BRAJENDRALAL DAS

जन्म तिथि /DATE OF BIRTH

19-01-1955

हस्ताक्षर /SIGNATURE

Bichitra Ranjan Das

B Das

आयकर अधिकारी, प.सं. 11

COMMISSIONER OF INCOME-TAX, W.B. - 11

Bichitra Ranjan Das

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SATYAM CONSTRUCTION PRIVATE
LIMITED



04/01/2012

Permanent Account Number

AARCS3759E

00052012



ভারত সরকার
Government of India


তপন হালদার
Tapan Halder
পিতা : নিত্যানন্দ হালদার
Father : Nityananda Halder
জন্মতারিখ / DOB : 25/12/1964
পুরুষ / Male



6792 0385 6089



স্বাধার - সাধারণ মানুষের অধিকার


ভারতীয় বিশিষ্ট পরিচয় গ্রাহিকরণ
Unique Identification Authority of India

ঠিকানা:
362, বালী মোড় কালিতলা,
হুগলী চিনসুরা (এম), হুগলী,
হুগলী, পশ্চিমবঙ্গ, 712103

Address:
362, BALLY MORE KALITALA,
Hooghly Chinsurah (M), Hooghly,
Hooghly, West Bengal, 712103

6792 0385 6089

 help@uidai.gov.in  www.uidai.gov.in

Tapan Halder

Major Information of the Deed

Deed No :	I-0601-00035/2024	Date of Registration	03/01/2024
Query No / Year	0601-2003185191/2023	Office where deed is registered	
Query Date	28/12/2023 10:39:34 AM	D.S.R. - I HOOGHLY, District: Hooghly	
Applicant Name, Address & Other Details	Tapan Halder Chinsurah Court,Thana : Chinsurah, District : Hooghly, WEST BENGAL, PIN - 712101, Mobile No. : 9339799465, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 51,52,498/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 20,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



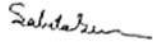
District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Sarat Sarani (Olai Chanditala),
Mouza: Bali, JI No: 9, Pin Code : 712103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2101 (RS :-1648)	LR-8373	Bastu	Bastu	0.11 Acre	1/-	42,74,998/-	Width of Approach Road: 13 Ft., Adjacent to Metal Road,
Grand Total :					11Dec	1 /-	42,74,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1300 Sq Ft.	1/-	8,77,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 650 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 650 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1300 sq ft	1 /-	8,77,500 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Sabita Sur (Presentant) Wife of Shri Malay Sur Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Office	 03/01/2024	 Captured LTI 03/01/2024	 03/01/2024
309, Olaichanditala, City:- Hooghly-chinsurah, P.O:- Hooghly, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CWxxxxxx5Q, Aadhaar No: 78xxxxxxx7505, Status :Individual, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SATYAM CONSTRUCTION PRIVATE LIMITED Akash Apartment, 1st Floor, Gopalpur, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: AAxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Bichitra Ranjan Das Son of Late Brajendralal Das Date of Execution - 03/01/2024 , , Admitted by: Self, Date of Admission: 03/01/2024, Place of Admission of Execution: Office	 Jan 3 2024 10:44AM	 Captured LTI 03/01/2024	 03/01/2024
434, Sarat Sarani, Olaichanditala, City:- Hooghly-chinsurah, P.O:- Hooghly, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3P, Aadhaar No: 47xxxxxxx4001 Status : Representative, Representative of : SATYAM CONSTRUCTION PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Tapan Halder Son of Late Nityananda Halder Hooghly Bally Kalitala, City:- Hooghly- chinsurah, P.O:- Hooghly, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103		 Captured	
	03/01/2024	03/01/2024	03/01/2024
Identifier Of Smt Sabita Sur, Shri Bichitra Ranjan Das			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Smt Sabita Sur	SATYAM CONSTRUCTION PRIVATE LIMITED-11 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Smt Sabita Sur	SATYAM CONSTRUCTION PRIVATE LIMITED-1300.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGLHY-CHINSURAH, Road: Sarat Sarani (Olai Chanditala),
Mouza: Bali, JI No: 9, Pin Code : 712103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2101, LR Khatian No:- 8373	Owner:সবিতা সুর, Gurdian:মহম্মদ সুর, Address:নিজ , Classification:বাড়ি, Area:0.11000000 Acre,	Smt Sabita Sur

Endorsement For Deed Number : I - 060100035 / 2024

On 03-01-2024

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

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

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

Presented for registration at 10:41 hrs on 03-01-2024, at the Office of the D.S.R. - I HOOGHLY by Smt Sabita Sur ,Executant.

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 51,52,498/-

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

Execution is admitted on 03/01/2024 by Smt Sabita Sur, Wife of Shri Malay Sur, 309, Olaichanditala, P.O: Hooghly, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession House wife

Identified by Shri Tapan Halder, , Son of Late Nityananda Halder, Hooghly Bally Kalitala, P.O: Hooghly, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 03-01-2024 by Shri Bichitra Ranjan Das, Director, SATYAM CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Akash Apartment, 1st Floor, Gopalpur, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Identified by Shri Tapan Halder, , Son of Late Nityananda Halder, Hooghly Bally Kalitala, P.O: Hooghly, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,053.00/- (B = Rs 20,000.00/- , E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 20,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/01/2024 1:33PM with Govt. Ref. No: 192023240333355498 on 02-01-2024, Amount Rs: 20,021/-, Bank: SBI EPay (SBlePay), Ref. No. 6089222601119 on 02-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

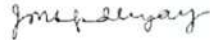
Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 131, Amount: Rs.5,000.00/-, Date of Purchase: 02/01/2024, Vendor name: A K Ganguly

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/01/2024 1:33PM with Govt. Ref. No: 192023240333355498 on 02-01-2024, Amount Rs: 2,021/-, Bank: SBI EPay (SBlePay), Ref. No. 6089222601119 on 02-01-2024, Head of Account 0030-02-103-003-02



Jayanti Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0601-2024, Page from 6992 to 7025

being No 060100035 for the year 2024.



Jayanti Mukhopadhyay

Digitally signed by JAYANTI MUKHOPADHYAY
Date: 2024.01.08 14:38:55 -08:00
Reason: Digital Signing of Deed.

(Jayanti Mukhopadhyay) 08/01/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
West Bengal.