

05638/22

1 - 5464/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
 01/12/22

0 - 3375 197/22

AM 875914

Certified that the document is admitted to registration. The signature sheets and the document are the part of this document.

[Signature]
 District Sub-Registrar-V
 Allpore, South 24 Parganas

01 DEC 2022

AGREEMENT FOR DEVELOPMENT ALONGWITH DEVELOPMENT

POWER OF ATTORNEY

THIS AGREEMENT FOR DEVELOPMENT ALONGWITH DEVELOPMENT

POWER OF ATTORNEY is made on this 1st day of DECEMBER 2022

[Two Thousand and Twenty Two];

BETWEEN

[Faint stamp and handwritten notes]

[Faint handwritten notes]

395585
Bailas Sankar.
514/11 D. A. Road
near
29 NOV 2022
S. ATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

29 NOV 2022

~~29 NOV 2022~~



Identified by me
Anup Ganguli.
S/o Anun Ganguli.
231, Santoshpur Area.
KOL-75
ADV

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
~~- 2 DEC 2022~~
01 DEC 2022

MR. BILASH SARKAR, (PAN: BIWPS3573B) son of Late Birbal Chandra Sarkar, by faith - Christian, by occupation - Service, by Nationality - Indian, having address as 514/1, Dimond Harbour Road, Post Office and Police Station - Thakurpukur, Kolkata - 700063, hereinafter called and referred to as "the **OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include his legal heirs, successors, and/or assigns and/or representatives) of the **ONE PART:**

A N D

LIVING SPACE (PAN: JGVPS8146D) a proprietary business having address at 1/9A Dover Lane, Post Office and Police Station - Gariahat, Kolkata-700029 represented by its proprietor namely **MR. ANIKET SINGH (PAN: JGVPS8146D & AADHAAR NO- 4718 9943 6172)** son of Mr. Sanjay Singh by faith Hindu, by occupation Business, by Nationality Indian, having address at 549 Block-N New Alipore, P.O. + P.S. -New Alipore, Kolkata-700053, hereinafter referred to as "the **DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include his legal heirs, successors, and/or assigns and/or representatives) of the **OTHER PART;**

WHEREAS Smt. Maya Rani Sarkar wife of Late Birbal Chandra Sarkar by virtue of a deed of conveyance duly registered before S.R.O. - Behala on

19th February, 1975 and recorded in Book No.I, Volume No.13, Pages 126 to 130 Being No.595 for the year 1975 purchased a piece and parcel of land measuring about 5 Cottahs 14 Chittacks in Mouza - Santoshpur, R.S. Khatian No.14, appertaining to R.S. Dag No.773 and 774 under Police Station - Kasba, District - South 24-Parganas from Sri Anil Chandra Das son of Late Digambar Chandra Das.

AND WHEREAS subsequently in the year 1984 that area was added in the Jurisdiction of Kolkata Municipal Corporation, Ward No.104 but the land is not assessed till now. The land is specifically described in schedule 'A' hereunder.

AND WHEREAS said Mayarani Sarkar died intestate on 25th July, 1994 leaving behind her two sons Philip Sarkar @ Binoy Sarkar and Bilash Sarkar as her only legal heirs and successors. Husband of Late Mayarani Sarkar, Birbal Chandra Sarkar predeceased her.

AND WHEREAS after the death of said Mayarani Sarkar, Philip Sarkar @ Binoy Sarkar and Bilash Sarkar both sons of Late Mayarani Sarkar became the joint Owners and successors of that land specifically described in schedule 'A' hereunder as there was no legal heirs and successors of Late Maya Rani Sarkar excepting them.

AND WHEREAS by a registered deed of gift which was executed by said Philip Sarkar, he gifted his 50% share of the land specifically mentioned

in schedule 'A' hereunder in favour of his full blood brother Bilash Sarkar and accordingly said Bilash Sarkar became the absolute owner of Schedule 'A' mentioned property. Subsequently he mutated his name with Kolkata Municipal Corporation and the said land is demarcated as KMC Premises No. 258, Ajanta Road having Assessee No. 311040153607.

AND WHEREAS for comfortable accommodation for the Owner abovenamed have decided to raise construction of a proposed buildings on the said property as described in the Schedule "A" hereunder and having no such experience, requisite fund and also for personal reasons the Owner abovenamed is in search of a competent developer to place the responsibility of construction or development of the "A" schedule property and thereafter negotiated with the developer abovenamed and ultimately the developer herein took inspection of the said property and all other relevant papers and agreed to take the responsibility for construction or development of the said property and to raise construction of the proposed building as per the building plan to be sanctioned or approved by the Building Department, Kolkata Municipal Corporation and the construction shall be completed with best workmanship as per the specification to be referred in the sanctioned building plan and the specification of fittings and fixture will be the part of this agreement for development.

AND WHEREAS the developer has adequate experience, workmanship and requisite fund agreed to take the responsibility for development of the above property till completion at its costs and responsibilities and both the parties having accepted the proposal, and accordingly this agreement for development is entered into between the parties on the following terms and conditions:

- 1) That the land Owner above named hereby declare that the Owner is the sole and absolute Owner of the property described in the SCHEDULE-A hereunder written free from all encumbrances, attachments charges, liens, lispence, suits or proceedings in any manner whatsoever and the Owner has good right, full power and absolute legal authority to enter into this Agreement for Development and also to settle the terms and conditions of this Agreement as referred herein.
- 2) That the Owner hereby will grant exclusive right by a registered development Agreement along with Power of Attorney and authority for development of the said property in favour of the developer (**LIVING SPACE**) subject to the performance of the terms, conditions stipulations and respective obligations on the part of the developer company contained in this agreement.
- 3) That with the execution and registration of that agreement for development, the Owner above named deliver all the original respective title deeds and all original documents and others which shall remain in

the custody of the developer till completion of construction of the proposed building and/or dealings of the developer's respective allotted portion in the proposed building.

4) The developer hereby undertakes to complete the construction of the proposed multistoried building as per the Building Plan to be sanctioned by the Kolkata Municipal Corporation and as per the Specification annexed to this Agreement marked Annexure-D to this agreement in strict compliance of the Kolkata Municipal Corporation Building Rules without any deviation or violation till the completion of the same. However it is further agreed that the developer will prepare a floor plan allotted to the land Owner as per prevailing building rules for sanctioning from Kolkata Municipal Corporation & that proposed plan after one month from execution of the agreement will be given to the land Owner for their observation.

5) That the developer further undertakes to complete the construction of the proposed multistoried storied building with all standard building materials as per schedule "D" and shall complete the construction of the proposed building within a period of **36 months** from the date of obtaining the sanctioned building plan. If the developer is prevented to complete the Construction of the proposed building in all respect in stipulated time due to some problems which are beyond its control, the Owner admitted that the developer company will be granted a grace

period of **12 months** to complete the Construction as per specification annexed herewith.

6) That the developer further undertakes to engage a competent or qualified Architect, Engineer, Supervisor Surveyor, labour, contractor, guards, plumber, electrician and such other person or persons for the purpose of construction of the proposed building and shall pay or bear their remunerations fees, wages, salaries etc. and shall keep the Owner harmless and indemnified against all third party claim.

7) That the developer shall purchase or procure all standard building materials, like cement, steel, iron, stone-chips, sands, bricks and all required building materials, electrical equipments and devices plumbing materials etc. as per SCHEDULE "D" of this agreement and shall pay or bear all costs on such account and the Owner shall not in any way liable to pay any cost or price for construction of the proposed building.

8) It is further agreed and understood by and between the parties herein that if the developer is prevented due to any sufficient cause beyond its control namely any act of God, earth-quake, riot or any order of court of law or due to any of the statutory embargo period in that event such period shall not be considered and automatically the affected period shall be extended *ifsofacto* without any penal compensation to the Owner.

i) That the developer shall allot the respective flats or units to the Owner above named in the proposed building as fully and particularly

described in the Schedule 'B' hereunder and the developer will give 30% of the total allocation (FAR) to the Owner in the proposed building and also will be giving upto Rs.10,00,000/- only.

9) That besides the aforesaid Owner's allocation in the proposed multistoried building, the developer shall retain or shall have the exclusive right to commercially deal with the remaining flats and car parking spaces available as per the sanctioned building plan, the remaining portion or constructed area are fully and particularly referred hereunder as developer's allocation as described in the SCHEDULE - "C" hereunder written. The Owner in no case having right to create hindrance in developers flats and car-parking spaces. If any floor may be sanctioned by municipality later it remains in the part of the developer.

10) That the developer shall pay or bear the costs for construction of the common areas and facilities in the proposed building, the description of such common areas and facilities in the proposed building are fully and particularly referred in the SCHEDULE- "D" hereunder written.

11) It shall be the sole responsibility of the Owner to pay or bear the outstanding municipal taxes and other government levies including B.L. & L.R.O. clearance expanses and impositions, payable in respect of his said land and building till the date of execution of this agreement and the developer shall pay, bear or incur all municipal taxes, levies or impositions with effect from the date of execution of this agreement till the

delivery of complete construction possession of the Owner' respective allotted portion in the proposed building. If the amount payable to BL & LRO and KMC is presently expended by the developer that will be deducted from Owner allocation.

12) That the Owner hereby agree and undertake to sign and execute all letters, papers, receipts, documents, declarations, forms, applications, plans or any other paper or papers or documents as required by the developer for the purpose of obtaining the; sanctioned building plan from the Kolkata Municipal Corporation or to any other statutory authority and the developer shall bear all costs on such account.

13) It is distinctly agreed and understood by and between the parties that the developer shall have right and authority to receive booking money, earnest money, and consideration money of the developer's allocated portion in the proposed building as referred in the SCHEDULE "C" hereunder in order to raise funds and/or to meet up all the necessary cost of construction. Owner will not be in any event liable to pay bear or refund any such booking money, earnest money and/or consideration money as the developer shall deal with its prospective purchaser or purchasers of developer allocation.

14) That the developer shall be liable to pay or bear all claims damages dues demands in any manner whatsoever or, any labour disputes or claim for accident if any, during the period of construction.

15) That the Owner shall have the right to take inspection of the said property during the period of construction to ascertain or verify the nature of construction and the quality of building materials to be used by the developer as per schedule 'D' but under no circumstances the Owner shall be entitled to cause any hindrance obstruction or interference in the matter of construction of the building if the developer proceeds with the construction in terms of the building plan and the specification of the building materials as annexed to this agreement.

16) That upon completion of the building the developer shall inform in writing to the Owner to take possession of the Owner's allocated portion in the proposed building and simultaneously shall at the costs of the developer or its nominee or prospective purchasers shall sign, execute and register necessary deed of conveyance/conveyances in order to discharge the obligations of the Owner as stipulated in this agreement.

17) It is further agreed and understood by and between the parties herein that the developer shall not entertain any complain regarding the nature of construction, mode of finishing or measurement of the flats to be allotted to the Owner after delivery of possession of the said flats of the Owner allocation. However in case of any defects in construction the developer agreed to rectify the same at its own cost within one year from the date of handing over the flat to the Land Owner.

18) That after signing this agreement the Owner is bound to vacate the existing building and to be shifted in alternate accommodation given by the developer at his cost for the period of construction and after full acceptance of the Owner allocation the Owner is liable to vacate that alternate accommodation.

19) It is further agreed and understood that this agreement is neither a partnership nor the demise or a joint venture and the present agreement is purely an agreement on principle to principle basis.

20) That the developer shall have the exclusive right and authority to publish any advertisement in any newspaper or advertising agency to draw the attraction of the prospective purchasers/ nominees.

21) That the parties hereby further agree and undertake to sign, execute and register any other documents, agreement, forms, applications if required, to meet up any statutory restrictions, liabilities, dues, demands or any other supplementary agreement considering the facts and circumstances subsequent thereto.

22) The Owner hereby agree and undertake to sign, execute and register all letters, papers, receipts, forms, documents, applications, plaints, agreement for sale, deed of conveyance/ conveyances from time to time as the developer may require on such account for the purpose of construction and/or to deal with the developer's allocated portion in the

said building and the Owner further agree and undertake to appear before all Municipal authorities, statutory bodies, and/or any other court or government office or offices District Registrar Sub-Registrar to facilitate the construction of the, proposed building obtaining the sanctioned building plan or for execution and registration of any valid Deed of Conveyance/Conveyances in favour of the nominee or prospective purchasers of the developer's allocated portion in the proposed building without: any consideration money whatsoever. That the Owner further agree and undertake to sign, execute and register a General Power of Attorney in favour of the developer and the developer shall pay or bear all such costs for execution and registration of the said Power of Attorney so that the developer may complete the construction of the proposed building and to represent the Owner smoothly to the prospective purchasers of the flats of the developer's share.

23) It is distinctly agreed and understood by and between the parties herein that the developer shall be entitled to develop the above property preferably by way of amalgamation with any adjoining property or properties after obtaining necessary approval, permission or sanction from the Kolkata Municipal Corporation and in such event the Owner shall have no right to raise any objection or cause any hindrance but then the Owner shall extend all cooperation as would be required by the developer to apply for and obtain a sanctioned building plan by way of

amalgamation as per the terms of the Kolkata Municipal Corporation, Building Rules.

24) The Owner shall not be liable to bear any expenses relating to the sanction of plans, other necessary preliminary cost. The Developer shall abide by and /or comply with all the laws, by-laws and regulations of the Government, Local Bodies as the case may be and shall attend to answer and be responsible for any deviation, violation of said laws, by-laws, rules and regulations relating to construction of the said building to the concern departments. The Developer undertakes to pay damages, penalties and/or compounding fees payable to the authorities.

25) It is also agreed that the Owner shall clear all their statutory liabilities including Municipal taxes/B.L. & LR.O. expenses at his own cost before starting the construction and handover all the documents relating the land (original deed of land & others) to the developer and that documents to be return when the construction will be finished. If presently the said amount is expended by the developer that should be deducted from Owner allocation.

26) Owner will be liable to pay any taxes/Government duty if imposed by the competent authority for the given Owner allocation as per this Development Agreement which is specifically mentioned in schedule 'B' hereunder he is also liable to pay GST if applicable.

27) It is also agreed and understood by and between the parties herein that upon completion of construction of the proposed building the developer shall convene a meeting for formation of an association of the apartment Owner and all the apartment Owner shall contribute a sinking fund for the future maintenance of the building and for monthly maintenance payable by the apartment Owner.

28) Immediately after completion of the proposed building the developer shall serve a notice upon the Owner regarding to take possession of Owner allocation portion of the proposed building & within fifteen days from the date of service send under speed post with AD the Owner must take their possession in the proposed building and it shall be declared that the developer has completed its obligation after given physical possession of the Owner allocated portion & the developer shall have no liability to pay rent for alternate accommodation after expiring of stipulated fifteen days period mentioned above.

THE Owner ALSO EXECUTE GENERAL POWER OF ATTORNEY TO THE DEVELOPER TO ACT THE DEVELOPER AS HIS TRUE AND LAWFUL ATTORNEY to act for him and his name and on his behalf to do all or only of the following acts, deeds, matters and things which are under:-

1. To negotiate the terms for sale of the Developer's allocated portion of the building or buildings, being Flat, car parking space,

Commercial Space to be constructed at the SCHEDULE mentioned property (hereinafter called the 'said premises') and to enter into any Agreement/ Agreements for Sale of the flats, shops and car parking spaces, commercial space and others after construction of the said building(s) except Owner allocation.

2. Upon delivery of possession of the developer's allocated portion in habitable condition in terms of the Development Agreement to receive consideration and execute any Deed of Conveyance along with the undivided proportionate share and interest in the land comprised in the said premises proportionate to flats to be constructed in the Developer's portion in favour of the prospective Purchaser/ Purchasers.
3. Upon delivery of possession of developer's allocated portion in habitable condition in terms of the Agreement and execute sign and present any such Deed or Deeds of Conveyance for registration of the Developer's allocated portion of the said building including flat to be constructed and to admit their respective execution and acknowledge receipt of consideration thereof before the A.R.A. Kolkata, A.D.S.R. Sealdah and District Sub-Registrar at Alipore having authority for and to have the said Deed or Deeds of Conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for the aforesaid flats

with proportionate share in the land to the Purchaser/ purchasers fully and effectually in all respect as I could do the same.

4. To execute, affirm and sign all other declaration papers, documents and/or instruments to be filed before any lawful authority as may be required.
5. To deliver possession of the developer allocated portion of the flats to the intending purchaser /purchasers according to his (developer) own decision and discretion.
6. To put and/or affix signboard in the said premises and to publish notification in the newspaper for inviting application for booking of flats, of the Developer's allocation portion.
7. To appoint from time to time Engineer and other required consultants, contractors and other personnel and workmen for carrying out the development of the Schedule 'A' mentioned property and also shall pay consideration money, salaries and/or wages to him/them.
8. To enter into the said premises with Contractor, Engineer and other workmen for construction of the said building and to do all necessary works in connection with the said premises and buildings.

9. To enter into Agreement for Sale for transfer of the Developer's allocation mentioned in the said Agreement with the person or persons under any terms and conditions and receive advance/earnest money by granting receipt therefore.
10. To receive advance money, consideration money, sale proceeds and/or any money in connection with the Developing agreement from the prospective buyers and/or person or persons in respect of the Developer's allocation in the proposed building and to grant proper and effectual receipt therefore.
11. To negotiate and settle terms with the intending buyers/transferees for sale as per the Development Agreement in the proposed building of the Developer's portion.
12. To appoint any person or persons be delegating all or any of the powers hereby conferred to the attorney as the attorney may deem fit and proper.
13. To sign all papers, application, documents of the intending purchasers of the flats for obtaining loan for the same from his respective offices or from any financial institutions.
14. To enter into the said premises for construction of the new building and to sign original plan to be sanctioned by Kolkata Municipal Corporation, its modification or altered plan, if necessary and to pay

- necessary fees and also to obtain permission from all other authorities required to be obtained for the same.
15. To approach all the concerned authorities including authorities under West Bengal Land Reforms Act and the Urban Land (Ceiling & Regulation) Act 1976 for the purpose of obtaining permission for the said premises.
 16. To sign, execute, register and submit all papers, applications, documents, statements, plans, drawings, designs, revised plans, modified plans and other papers as be required for having the plans sanctioned and to have the same sanctioned, modified, revised and/or altered by the Kolkata Municipal Corporation and/or other authorities and in connection therewith to make, sign, execute and submit necessary applications and declarations give undertakings pay fees, obtain sanction and such after permission as may be necessary for the purpose.
 17. To appear and represent us before the Notary public, Additional Registrar of Assurances, Kolkata, District Sub-Registrar at Alipore and A.D.S.R. Sealdah, 24-Parganas (South), and all other office and offices and authority and authorities and enforcement of all powers and authorities as contained herein.

18. To apply for obtaining electricity, water, telephone, drainage, connection (permanent or temporary) and arrange for laying underground cables, drinking water lines, sewerages and drainage connections to the said premises from statutory authorities.
19. To appear for and represent us in the Courts of Civil, Criminal, Urban Land Ceiling Authority etc. and to sign, verify, the plaints, written statements, applications, petitions, affidavits, undertakings, declarations and all other documents/papers and to appoint Advocates and legal practitioners and to sign and to execute Vakalatnama and to execute any order, decree or judgment and to deposit or withdraw money or documents and in any Court or other Authority/Authorities in which I am interested or concerned in connection with the said premises and/or building.
20. To approach, the Kolkata Municipal Corporation, Fire Brigade and other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building and completion thereof and for obtaining occupation and completion certificate and connection with the running and establishing units thereof.
21. To settle, compromise all actions, suits, accounts, claims and to dispute between me and any other person or persons in connection

of the said SCHEDULE 'A' mentioned property and generally to execute and perform all other lawful acts, matters and things as may SAID ATTORNEY shall consider necessary in connection with the said premises and I hereby agree that all acts, deeds and things in respect of the said premises done by the said Attorney shall be construed as acts, deeds etc. deemed to be done by me and I undertake to ratify and thereafter confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of this power of attorney.

22. The attorney shall have a power to amalgamate my property.
23. This power of attorney is revocable with consent of both the parties only.

THE 'A' SCHEDULE ABOVE REFERRED TO:

(Land)

ALL THAT piece and parcel of **bastu** land measuring about **5 Cottahs 14 Chittacks** in Mouza - Santoshpur, R.S. Khatian No.14, appertaining to R.S. Dag No.773 and 774 under Police Station - Kasba then Purba Jadavpur now Survey Park, Post Office - Santoshpur, under Kolkata Municipal Corporation, Ward No.104, along with **100 sq. ft. tin shed structure at KMC Premises No. 258, Ajanta Road having Assessee No.**

311040153607, P.O. - Santoshpur, Kolkata - 700 075, District -
South 24-Parganas which is butted and bounded as follows :-

- ON THE NORTH** : Residential house;
ON THE SOUTH : Residential house;
ON THE EAST : Residential house;
ON THE WEST : 15 ft. wide road.

THE SCHEDULE 'B' REFERRED TO ABOVE:

(Allocation of space to the Owner)

Owner shall be allotted 30% of the total FAR as per sanctioned building plan by KMC with total Rs.10,00,000/- (Rupees Ten Lakhs) only as consideration. Total Owner's allocation will be equivalent to 30% of total allocation.

SCHEDULE 'C' REFERRED TO ABOVE:

(Allocation of space to the Developer)

ALL THAT remaining flats, units, car parking spaces & salable units/flats in ground floor & in other floors in the proposed buildings excluding the above mentioned Owner's allocated portion together with undivided proportionate share of land and common service area free from all encumbrances. The developer allocation will be 70% of the total allocation.

SCHEDULE 'D' REFERRED TO ABOVE

(Specification/Finish)

STRUCTURE

R.C.C. frame structure with column foundation

SUPER STRUCTURE

All exterior walls 200 mm thick & partition walls 75 mm thick brick work.

FLOORING

Vitrified tiles, flooring at drawing, dining area & at bed rooms.

DOORS

Wooden door frames with water proof solid core flush door with hatch bolt painted with two coats of primer. Main door will be laminated flash door with Godrej lock.

WINDOWS

Aluminum sliding type windows with suitable decorative M.S. grills.

WALL FINISH

Putty finish over the plastered surface in internal walls and ceiling

ELECTRICALS

All wiring will be of concealed type with branded copper wires and good quality switches.

3 Light Points, 2 Fan Points and a 15 amp Plug points & 2 nos 5 amp. Pt. for TV. At drawing dining area.

1 Fan Point, 2 Light Points and a 5 amp Plug point in all bed rooms 1 bed switch & 5 amp plug point.

1 light point in bath rooms, 1 power point for geyser & exhaust fan point at toilets

2 light point, 1 power point (15 amp) & 5 amp point for acquaguard water purifiers and a exhaust fan point in kitchen.

2 AC points at two bed rooms.

Calling bell point near entrance door.

1 light point at balcony, passage.

A suitable MCB will be provided to support the electrical load of the flat.

KITCHEN

Anti skid ceramic tiles flooring, Red granite slab at kitchen shelf (2ft.), Stainless steel sink. Two tap connections. Glazed tiles dado in adjacent walls of working platform up to 600 mm high.

TOILET

Anti skid ceramic tiles flooring, in toilets, glazed tiles up to 7ft. height dado, superior quality CP fitting & fixtures (Essco or equivalent) with provision of hot & cold water (without gyser), branded quality commode, PVC cistern & basin (Hindware or equivalent). Other fittings as per choice of land Owner may be fitted. Difference cost for the same may be charged extra.

WATER SUPPLY

A suitable pump-set will be provided to deliver the water to PVC overhead reservoir from underground water reservoir connected with water supply by KMC.

ROOF

Roof treatment will be done with proper water proofing chemicals as per standard. There will be parapet wall around the roof with proper rain water drainage pipe. There will be a door with proper locking system.

EXTERNAL WALL FINISH

Acrylic based exterior paint (Berger/ Asian/Nerolac) on outside wall.

Lift for common use of the flat Owner.

IN WITNESS WHEREOF the PARTIES hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

WITNESSES:-

1) Pulasta Dutta
E.C-50, Sector-1
Saltlake
Kolkata-700064

Pulasta Dutta

Signature of the Owner/First party

2. Babita Sanjiv
18/2, L.N. I. Road
Nabapally. Kol-68

Living Space Living Space

Propri

Aniket Singh
Proprietor

Signature of the Developer/Second party

Drafted by me and
Prepared in my chamber

Nabakumar Mukhopadhyay

Nabakumar Mukhopadhyay
Advocate
Advocate:
Allpore Police Court
Enrl. No.-WB/2037/1999

MEMO OF CONSIDERATION

RECEIVED of and from the within named second party the within mentioned sum of Rs.10,00,000/- (Rupees Ten Lakh) only being the entire consideration for development of schedule 'A' mentioned property as per memo below.

MEMO

Date	Cash/ Cheque no.	Drawn on	Amount
02/12/2022	'494250'	Axis Bank	4,00,000/-
06/12/2022	'494251'	Axis Bank	30,00,000/-
09/12/2022	'494252'	Axis Bank	30,00,000/-
		Total	Rs.10,00,000/-

(Rupees Ten Lakh) only

WITNESSES:

1. Pulesta Dulla
E-C-50, Sector-1
Salt Lake
Kolkata - 700064

2. Babita Sarkar
18/2, R.N.T. Road
Nabapally, Kol - 63

Bilal

SIGNATURE OF THE OWNER

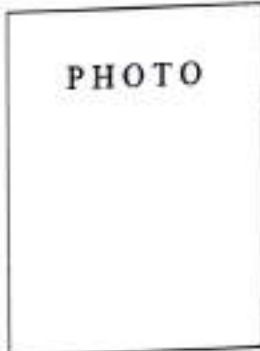
SPECIMEN FORM FOR TEN FINGERPRINTS



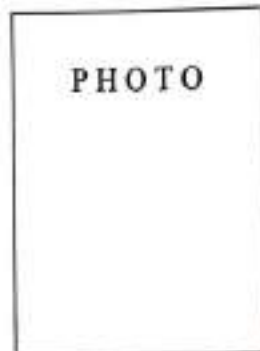
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



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



192022230197004101

GRN Details

GRN:	192022230197004101	Payment Mode:	Online Payment
GRN Date:	30/11/2022 18:57:44	Bank/Gateway:	HDFC Bank
BRN :	1964802546	BRN Date:	30/11/2022 18:59:12
GRIPS Payment ID:	301120222019700409	Payment Init. Date:	30/11/2022 18:57:44
Payment Status:	Successful	Payment Ref. No:	2003375197/2/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	PRAMOD YADAV
Address:	26A, PADDAPUKUR ROAD
Mobile:	9831015019
E-Mail:	PYADAV158@GMAIL.COM
Depositor Status:	Others
Query No:	2003375197
Applicant's Name:	Mr ARUP GANGULY
Identification No:	2003375197/2/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	30/11/2022
Period To (dd/mm/yyyy):	30/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003375197/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	19971
2	2003375197/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	10028
			Total	29999

IN WORDS: TWENTY NINE THOUSAND NINE HUNDRED NINETY NINE ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



301120222019700409

GRIPS Payment Detail

GRIPS Payment ID:	301120222019700409	Payment Init. Date:	30/11/2022 18:57:44
Total Amount:	29999	No of GRN:	1
Bank/Gateway:	HDFC Bank	Payment Mode:	Online Payment
BRN:	1964802546	BRN Date:	30/11/2022 18:59:12
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: PRAMOD YADAV
Mobile: 9831015019

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230197004101	Directorate of Registration & Stamp Revenue	29999
Total			29999

IN WORDS: TWENTY NINE THOUSAND NINE HUNDRED NINETY NINE ONLY.

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



Major Information of the Deed

Deed No :	I-1630-05464/2022	Date of Registration	01/12/2022
Query No / Year	1630-2003375197/2022	Office where deed is registered	
Query Date	29/11/2022 12:31:04 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ARUP GANGULY Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831474166, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,22,18,125/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,071/- (Article:48(g))	Rs. 10,060/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ajanta Road, , Premises No: 258, , Ward No: 104 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		5 Katha 14 Chatak		1,21,91,125/-	Width of Approach Road: 15 Ft.,
Grand Total :					9.6938Dec	0 /-	121,91,125 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure:0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BILASH SARKAR Son of Late BIRBAL CHANDRA SARKAR Executed by: Self, Date of Execution: 01/12/2022 , Admitted by: Self, Date of Admission: 01/12/2022 ,Place : Office	 <small>01/12/2022</small>	 <small>LTI 01/12/2022</small>	 <small>01/12/2022</small>
514/1, Dimond Harbour Road, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Christian, Occupation: Service, Citizen of: India, PAN No.:: Bxxxxxxx3B, Aadhaar No: 64xxxxxxxx7834, Status :Individual, Executed by: Self, Date of Execution: 01/12/2022 , Admitted by: Self, Date of Admission: 01/12/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	LIVING SPACE 1/9A, Dover Lane, City:- , P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: JGxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANIKET SINGH (Presentant) Son of Mr Sanjay Singh Date of Execution - 01/12/2022 , , Admitted by: Self, Date of Admission: 01/12/2022, Place of Admission of Execution: Office	 <small>Dec 1 2022 1:10PM</small>	 <small>LTI 01/12/2022</small>	 <small>01/12/2022</small>
549, Block -N, New Alipore, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: jgxxxxxx6d, Aadhaar No: 47xxxxxxxx6172 Status : Representative, Representative of : LIVING SPACE (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARUP GANGULY Son of Late Arun Ganguly 231, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			
	01/12/2022	01/12/2022	01/12/2022

Identifier Of Mr BILASH SARKAR, Mr ANIKET SINGH

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr BILASH SARKAR	LIVING SPACE-9.69375 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr BILASH SARKAR	LIVING SPACE-100.00000000 Sq Ft

On 01-12-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 13:16 hrs on 01-12-2022, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr ANIKET SINGH ..

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 1,22,18,125/-

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

Execution is admitted on 01/12/2022 by Mr BILASH SARKAR, Son of Late BIRBAL CHANDRA SARKAR, 514/1, Dimond Harbour Road, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Christian, by Profession Service

Indetified by Mr ARUP GANGULY, , , Son of Late Arun Ganguly , 231, Santoshpur Avenue, P.O: Santoshpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate

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

Execution is admitted on 01-12-2022 by Mr ANIKET SINGH, Proprietor, LIVING SPACE, 1/9A, Dover Lane, City:- , P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr ARUP GANGULY, , , Son of Late Arun Ganguly , 231, Santoshpur Avenue, P.O: Santoshpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,060.00/- (B = Rs 10,000.00/- ,E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 10,028/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2022 6:59PM with Govt. Ref. No: 192022230197004101 on 30-11-2022, Amount Rs: 10,028/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1964802546 on 30-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,071/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 395585, Amount: Rs.100.00/-, Date of Purchase: 29/11/2022, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2022 6:59PM with Govt. Ref. No: 192022230197004101 on 30-11-2022, Amount Rs: 19,971/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1964802546 on 30-11-2022, Head of Account 0030-02-103-003-02



Jaideb Pal

**DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 192013 to 192047

being No 163005464 for the year 2022.



Digitally signed by JAIDEB PAL
Date: 2022.12.02 16:23:02 -08:00
Reason: Digital Signing of Deed.

Jaideb Pal

(Jaideb Pal) 2022/12/02 04:23:02 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
