

13774/22

I-13424/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

21/11/2022
 Q-2003149718/2022

Certified that the contents of the instrument have been examined and the same are found to be in conformity with the original and the copy of the instrument.

District Sub-Registrar-IV
 Registrar U/S 7(2) AG 460630
 Alipore, South 24 Parganas
 21 NOV 2022

DEVELOPMENT AGREEMENT
TOGETHER WITH
DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT TOGETHER WITH DEVELOPMENT POWER OF ATTORNEY is made this the 21st day of November

Two Thousand Twenty Two (2022).

BETWEEN

E 1 NOV 2022

Serial No. 221 Date

Name L. M. Mitra

Address

ADV ALIPORE
JUDGES COURT, KOL-27

Value Rs. 50/- P.

BIDYUT KR. SAHA

Licence Stamp Vendor
Alipore Judges' Court, S. 27 (S)
Kolkata-700 027

Stamp Vendor

Signature

Sanjay Singh

SANJAY SINGH
S/O Late Indrabali Singh
549 Block IV
New Alipore Road/S3
P.S. B.O New Alipore
Sanjay Singh



Sub-Registrar-IV
District Office (2) of
South 24 Parganas
Alipore, South 24 Parganas
21 NOV 2022

SRI SIDDHARTHA DAS, (PAN : ADOPD6161A), (Aadhaar No. 2427 9499 5812), (Mobile No. 87777 69996), son of Late Harendra Nath Das, by faith : Hindu, by nationality - Indian, by occupation - Business, residing at 25/1, Diamond Harbour Road, Police Station - Thakurpukur, Kolkata - 700008, District - South 24 Parganas, hereinafter called and referred to as the "**OWNER**" (which term or expression shall unless by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

AND

LIVING SPACE a proprietorship concern, having its registered office at 1/9A, Dover Lane, Police Station - Gariahat, Kolkata - 700 019 represented by its Proprietor **SRI. ANIKET SINGH**, (PAN : JGVPS8146D), (Aadhaar No. 4718 9943 6172), (Mobile No. 97486 08611), son of Sri Sanjay Singh, by faith : Hindu, by nationality - Indian, by occupation - Business, residing at 549, "N" Block, New Alipore, Police Station - New Alipore, Kolkata - 700 053, hereinafter referred to as '**DEVELOPER**' (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART**.

WHEREAS by a Deed of Conveyance in Bengali language and character bearing date 26/11/1998, made between Sri Sachindra Nath Chanda, therein described as the Vendor (Kobala Data) and Sri Siddhartha Das, therein described as the Purchaser (Kobala Grahita), the Sri Satindra Nath Chanda for the consideration mention therein granted, sold, conveyed, transferred, assigned and assured in favour of Sri Siddhartha Das ALL THAT piece and parcel of land measuring an area 03 Cottah, 12 Chittack be the same a little more or less together with Tile shed structure thereon measuring an area 300 Sq. ft. comprised in Mouza : Sarkelat, J.L. No. 14, R.S. No. 178, Touzi No. 23, 26, 31 under C.S. Khatian No. 11, R.S. Khatian No. 3099, in C.S. Dag Nos. 196 and 205, in R.S. Dag No. 196/637 and 205/604, within the present limit of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 123, at Municipal Premises No. 68A, Diamond Harbour Road, being Assessee No. 41-123-06-0068-9, Police Station - Behala now Thakurpukur, A.D.S.R. - Behala, in the District of South 24 Parganas, morefully described in the Schedule thereunder written which document was registered at the office of the A.D.S.R at Behala and recorded in Book No. I, Volume No. 71, Pages 33 to 42, Being No. 3029 for the year 2000.

AND WHEREAS after the purchase as aforesaid the said Siddhartah Das duly mutated his name in the records of the Kolkata Municipal Corporation and paying taxes thereon Assessee No. 41-123-06-0068-9.

AND WHEREAS by virtue of the aforesaid happening the First Part herein is the absolute Owner of ALL THAT piece and parcel of land measuring an area 03 Cottah, 12 Chittack be the same a little more or less together with Tile shed structure thereon measuring an area 300 Sq. ft. comprised in Mouza : Sarkelat, J.L. No. 14, R.S. No. 178, Touzi No. 23, 26, 31 under C.S. Khatian No. 11, R.S. Khatian No. 3099, in C.S. Dag Nos. 196 and 205, in R.S. Dag No. 196/637 and 205/604, within the present limit of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 123, at Municipal Premises No. 68A, Diamond Harbour Road, being Assessee No. 41-123-06-0068-9, Police Station - Behala now Thakurpukur, A.D.S.R. - Behala, in the District of South 24 Parganas, morefully described in the First Schedule hereunder written.

AND WHEREAS the party of the First Part herein decided to develop the said property by constructing a multi-storied building after demolishing the existing structure thereon.

AND WHEREAS the Owner has marketable title to the said property more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written hereinafter referred to as "*the said Property*" AND that the said property is free from all encumbrances charges liens lispendens attachments whatsoever or howsoever AND that the Owner is now seized and possessed of or otherwise well and sufficiently entitled to the entirety of the said property.

AND WHEREAS after being fully satisfied regarding the aforesaid representations made by the Owner discussed with the Developer concerning the viability of the development of the said property and the terms and conditions on which the development of the said property can be undertaken and after such discussion the Developer has agreed to develop the said property in accordance with the building plan to be sanctioned by the Kolkata Municipal

Corporation for construction of a multi storied building at the said property.

AND WHEREAS the Developer has inspected all the papers and documents relating to the title of the Owner to the said property and has made himself satisfied regarding the title of the Owner to the said property and has agreed not to put forward any requisition or requisitions or title and have further agreed to develop the said property by constructing a multi storied building at the said property in accordance with building plan to be sanctioned by the Kolkata Municipal Corporation on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows :-

Unless in these presents there is nothing in the subject or context in consisten~~t~~ therewith:-

- (i) "OWNER" shall mean **SRI SIDDHARTHA DAS**, son of Late Harendra Nath Das, by faith : Hindu, by nationality – Indian, by occupation – Business, residing at 25/1, Diamond Harbour

Road, Police Station – Thakurpukur, Kolkata – 700008, District – South 24 Parganas.

- (ii) **“DEVELOPER”** shall mean the **LIVING SPACE** a proprietorship concern, having its registered office at 1/9A, Dover Lane, Police Station – Gariahat, Kolkata – 700 019 represented by its Proprietor - **SRI. ANIKET SINGH**, son of Sri Sanjay Singh, by faith : Hindu, by nationality – Indian, by occupation – Business, residing at 549, “N” Block, New Alipore, Police Station – New Alipore, Kolkata – 700 053.
- (iii) **THE SAID PLOT / PROPERTY** shall mean and include **ALL THAT** piece and parcel of land measuring an area 03 Cottah, 12 Chittack be the same a little more or less together with Tile shed structure thereon measuring an area 300 Sq. ft. comprised in Mouza : Sarkelat, J.L. No. 14, R.S. No. 178, Touzi No. 23, 26, 31 under C.S. Khatian No. 11, R.S. Khatian No. 3099, in C.S. Dag Nos. 196 and 205, in R.S. Dag No. 196/637 and 205/604, within the present limit of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 123, at Municipal Premises No. 68A, Diamond Harbour Road, being Assessee No.

41-123-06-0068-9, Police Station – Behala now Thakurpukur,
A.D.S.R. – Behala, in the District of South 24 Parganas,.

- (iv) **OWNER'S ALLOCATION** :- The Owner will be allocated 52% (fifty two percent) of the sanctioned area or the total actual constructed area whichever will be more from the proposed building to be sanctioned by the Kolkata Municipal Corporation and out the said area the Owner will be allotted the area i.e. 52% equally distributed in each floor which included the area of West portion parking space and the road also. The Owner at his own cost may make a GI sheet shed over his allocated roof top area for his own use.

In addition of such allocation Owner will also get adjustable advance amounting to Rs.5,00,000/- (Rupees Five Lakhs) only which will be adjusted / refunded at the time of delivery of possession of Owner's allocation.

- (v) **DEVELOPER'S ALLOCATION** : The Developer will be allocated remaining area 48% (forty eight percent) of the sanctioned area or the total actual constructed area, whichever will be more from the proposed building to be sanctioned by the Kolkata

Municipal Corporation. This allocation (48%) will be equally from each floor along with car parking space and the ultimate roof area.

- (vi) **COMMON FACILITIES AND AMENITIES** shall include all common spaces which will be provided by the Developer commonly to the said Owner and Purchaser, particulars of which have been set out in the FOURTH SCHEDULE hereunder written and required for establishment location enjoyment provision, maintenance and/or management of the Building.
- (vii) **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation including due provisions for common facilities and spaces required thereof, neither the Promoter nor the Owner will sell to any intending Purchaser the mandatory open spaces of the building however this area can be proportionately use for car parking purpose or for any decoration work.
- (viii) **NEW BUILDING** shall mean the proposed the Multi storied Building to be constructed by the Developer on the said

Property as per the plan to be sanctioned by the Kolkata Municipal Corporation.

- (ix) **SERVICE ORGANISATION** shall mean a Society, Body or Association to be formed by the Developer and the Owner in consultation with the other Flat-Owner to take over the management / administration of the common facilities in the said Building and to be registered under West Bengal Society Act 1961.
- (x) **COST OF COMMON FACILITIES** shall mean and include the costs of operating and maintaining as and when required, the common facilities after completion of the Building and shall include taxes, charges, salaries, premium and other expenses payable in respect thereof or incidental thereto to be shared proportionately by the Owner / Flat-Owner / Occupants of the said Building as per their respective Allocated Area, particulars of which have been set out in the Fifth Schedule hereunder written.

- (xi) **SUPER BUILT UP AREA** shall mean and include built up area of a flat or unit together with proportionate share in the common facilities and spaces required thereof and advantages as well as proportionate undivided share or interest in the said land underneath the structure appertaining thereto.
- (xii) **ARCHITECT** shall mean a qualified person or persons having experience in Civil Constructions and duly registered with the Kolkata Municipal Corporation and all other statutory Authorities required under the prevailing laws.
- (xiii) **ADVOCATE** shall mean the lawyer who may be appointed by the any part as per their Owner discretion, however for any legal discussion, obligation, both party lawyer can settled the issue amicably by maintaining the prevailing rules.
- (xiv) **SINGULAR NUMBER** shall mean include plural number and vice-versa.

NOW THIS AGREEMENT FURTHER WITNESSETH AS FOLLOWS :-

- A)** The Owner has simultaneously with the execution of this Agreement appointed the **DEVELOPER** i.e. the **OTHER PART**

herein as the Developer to develop the said premises morefully described in the **FIRST SCHEDULE** hereunder written by constructing Multi storied building comprising Flats, common areas and the Developer / Other Part has accepted such appointment on the terms and conditions contained in this Agreement.

B) DEVELOPMENT OF THE PREMISES TO BE DONE IN THE FOLLOWING MANNER :-

Simultaneously with the execution of this Agreement, the Developer / Other Part herein shall get the absolute possession of the entirety of the said property immediately on the date of signing of this Agreement.

- (a) After successfully obtaining vacant and peaceful possession of "the said property" from the date of signing of this Agreement, the Developer / Other Part on its own cost will demolish the existing old structures and other trees / plants whichever require and remove all debris and submit the building plan before the Kolkata

Municipal Corporation and such submission will be filed within one month from the date of signing of this agreement.

- (b) The Developer / Other Part shall after the demolition of the existing structure of the said property, construct a multi storied building at its own cost and expenses in accordance with the sanction plan to be sanctioned by the Kolkata Municipal Corporation. The Owner hereby confirm of all possible assistance in relation to such development. Till the completion of the said construction work all responsibilities will be borne by the Developer.
- (c) The Developer / Other Part shall construct and complete at its own cost and expenses the multi storied building (hereinafter referred to as the new building) on the said property as per sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation within a period of **24 months** from the date of execution of this Agreement. Further the Developer / Other Part will be given another

Six months grace period in case the Developer / Other Part fails to complete the construction of the new building and obtaining the Completion Certificate from the concerned statutory authority. Time in this respect will be deemed to be the essence of this Agreement. If however the Developer / Other Part fails to complete the construction and handover the possession of the Owner' allocation with Completion Certificate obtained from the Kolkata Municipal Corporation to the One Part after the expiry of **Six months** grace period as enumerated above, the Developer / Other Part in such event will be liable to pay a penalty of Rs.50,000/- (Rupees Fifty Thousand) only per month to the Owner as penalty due to the

- delaying completion.

3. **OWNER' OBLIGATIONS :-**

- (i) Simultaneously with the execution of this Agreement the Owner hereby delivered the Certified copy of Deed of Conveyance dated 26/11/1998 vide Deed No. 3029 of 2000 along with other required relevant papers / documents to the Developer.

- (ii) To sign and execute the Plans, Drawings, Elevations, Sections, Forms, Applications, and all other papers and instructions, verify and affirm Affidavits and Declarations or otherwise as may be required from time to time for permission, approvals, sanction, consent, quota, license or otherwise relating to or arising out of construction, erection, and completion of the said residential building at the said property or as may be required reasonably from time to time by the Developer / Other Part, without any delay, refusal, claim or demand.
- (iii) To sign and execute papers in favour of the Developer / Builder / Contractor as may be required in connection with construction, erection and completion of the building for the purpose of obtaining all necessary permission and sanction from different authorities in connection with the construction of the building as well as for representing it before all concerned authorities including execution of all relevant papers, documents, instruments, deeds, writing in accordance with law and to sell the Developer's allocation to the intending Purchaser/s and to execute

and Deed of Conveyance in favour of them as per the terms and agreement of these present. The Developer shall be responsible to handover possession of the Owner's allocation first and thereafter handing over possession of the respective flats / units to the intending Purchaser.

4. OWNER RIGHTS AND REPRESENTATIONS :-

- i)** The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property more fully and particularly described in the FIRST SCHEDULE hereunder written.
- ii)** None other than the said Owner has any claim right, title and/or demand over and in respect of the said Property and/or any portion thereof.
- iii)** The First Part will have entire obligation towards documents and specification of boundary of the property and in case of any dispute by anybody whosoever the same should have to be totally solved by the First Part at his own cost and expenses.

- iv) The said property is free from all encumbrances, charges, liens, lispendences, trusts, attachments, acquisitions / requisitions whatsoever and however.
- v) The said property is not affected by provisions of the Urban Land (Ceiling & Regulations) Act, 1976.
- vi) There is no bar legal or otherwise for the Owner to obtain the Certificate under Section 230A (I) of the Income Tax Act, 1961 or any modification thereof and other consents and permission that may be required for the purpose.

5. **DEVELOPER RIGHTS :-**

- (i) The Developer will hold possession of the said property as exclusive Developer and the Developer has got authority to construct a multi storied Building on the said property as per sanctioned plan.
- (ii) Nothing in these presents shall be construed as a demise or assignment or conveyance in Law by the Owner of the said property or any part thereof to the Developer or is creating any right, title or interest in respect thereof of the Developer other than an exclusive license to the Developer

to commercially exploit the same in terms hereof by constructing a multi storied Building on the said property and to deal with the Developer's Allocation in the Building in the manner hereafter stated.

6. **BUILDING :-**

(i) The Developer shall at his own costs and expenses construct, erect and complete a multi storied Building on the said property within the time specified above in accordance with the Building Plan with good and standard materials as may be specified by the Architect from time to time and the Owner contribution would be in the form of land being the said property.

(ii) The Developer shall install and erect in the said multi storied Building at its own costs and expenses together with all the facilities as are required to be provided in the proposed Building having self-contained Apartment and constructed for sale of Flats.

- (iii) The Developer shall arrange for common meter at his own cost and expenses and also for arrange the individual meters in respect of all the Flats at the cost of the respective occupiers. Be it mentioned here that if any Transformer, if require then in that event cost of the Transformer shall be borne by the all the flat Owner including the Owner.
- (iv) The Developer shall be authorized in the name of the Owner in so far as it necessary to apply for and obtain quotas entitlements and other allocation for cement, steel, bricks and other Building materials allocable to the Owner for the construction of the Building and to similarly apply for and obtain temporary and permanent connections of water, electricity, drainage, sewerage whatsoever to the said Building and other inputs and facilities required for the construction or enjoyment of the Building at the cost of the Developer.
- (v) The Developer shall at its own costs and expenses and without creating any financial or other liability on the Owner construct and complete the said Building including

the Owner's Allocation in accordance with the Building Plan.

(vi) All costs, charges and expenses including Municipal fees and Architect fees shall be discharged by the Developer during the period from the execution of this Agreement till the completion of the construction of the said Building and the Owner shall bear no responsibility in this context for the above-mentioned period.

(vii) The Owner shall pay and discharge all outgoings in respect of the aforesaid property upto obtaining sanction plan from the K.M.C. and all outgoings due after the said date shall be paid and discharged by the Developer.

7. **COMMON FACILITIES**

(i) The Developer shall pay and bear all property Taxes and other dues and outgoings in respect of the entire property accrued on and from the date of execution of this Agreement.

(ii) As soon as the Building is completed, the Developer shall give written Notice to the Owner requesting the Owner to take possession of the Owner's Allocation in the Building and if there is no dispute regarding the construction of the Building in terms and conditions of this Agreement and if it is constructed according to the specifications thereof and Certificate of the Architect being produced to the effect then within Fifteen (15) days from the date of service of such Notice and at all times thereafter the Owner shall be exclusively responsible for payment of Municipal and Property Taxes, rates, dues, duties and other public outgoings and impositions including maintenance charges whatsoever (hereinafter for the sake of brevity referred to as "The said Rates") payable in respect of the Owner's Allocation and the Developer and/or the 'Allottees / Purchasers' of the Flats of the Developer Share shall be responsible to pay the balance of the said rates.

(iii) Notwithstanding anything contained herein before, it is agreed that until individual assessment of the respective

Flat is being made by the authority concerned the said rates will be borne by the individual 'Flat-Owner' proportionately as per-their respective Flat area.

- (iv) As and from the date of service of Notice of possession Owner shall be responsible to pay and bear and shall forthwith pay on demand to the Developer, the service charges for the common facilities in the Building in respect of the Owner's Allocation, full particulars of which have been set out in the FIFTH SCHEDULE hereunder written.
- (v) The Owner shall not do any act, deed or thing where by the Developer" shall be prevented from the construction and/or completion of the said Building.

8. **OWNER FURTHER OBLIGATIONS :-**

- (i) The Owner hereby agree and covenant with Developer not to cause any interference or hindrance in the construction of the said Building on the said property by the Developer, if anything is not going against the spirit of this Agreement. But Owner has full liberty to inspect the

progress of work personally or by their authorised representative as and when require.

- (ii) The Owner hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of Developer's Allocation.
- (iii) The Owner hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof for any reason whatsoever during the period of construction work.

9. **DEVELOPER FURTHER OBLIGATIONS :-**

- (i) The Developer hereby agrees and covenants with Owner to complete the construction of the building within the stipulated time as stated hereinabove only on reasonable ground and on request of the Developer, the Owner may consider and extend the completion period of the said construction on the said property absolutely at their discretion.

- (ii) The Developer hereby agrees and covenants with the Owner not to transfer and assign benefits of this Agreement or any part thereof without written consent of the Owner.
- (iii) The Developer hereby agrees and covenant with the Owner not to do any act, deed or thing whereby the Owner is prevented from enjoying, selling, assigning and/or disposing of any of the Owner's Allocation on the Building.
- (iv) The Developer hereby agrees that the original sanctioned plan and other relevant papers shall be delivered to the Owner at the time of handing over possession of the Owner's allocation.
- (v) The Developer is not authorized to enjoy any financial assistance against the mentioned property from any person / persons, organization. The Developer also not authorized to have any credit facilities from any supplier, if so, in case of any further disputes. The Owner shall not

be liable and/or responsible and no claim will be entertained in connection with any liability.

- (vi) The Developer shall be responsible to handover possession of the Owner's allocation first and thereafter handover possession of the respective Flats / Units to the intending Purchaser/s.
- (vii) The Developer / Other Part at the time of signing of this Agreement will pay to the Owner as an adjustable advance amounting to Rs.5,00,000/- (Rupees Five Lakhs) only which will be adjusted / refunded.

FURTHER OBLIGATIONS MUTUALLY AGREED BY THE OWNER AND THE DEVELOPER :-

- (i) The Owner agree and covenant with the Developer that as soon as the Owner's allocated areas will be completed as per specification and satisfactory condition, and/or request of the Developer to take possession mentioned in the Owner's Allocation, they will take possession within **Fifteen days** Notice and without any disturbances or creating any problems

provided the allocated portion are upto the entire satisfaction of the Owner.

- (ii) That the Owner shall not obstruct and/or interfere with regard the construction work of the proposed Building. If the construction work is delayed due to obstruction by the Owner then in that event the Developer shall also cause delay in delivery of possession of the Owner's allocation but if the Developer neglect to complete the construction work within the stipulated time then the Owner have right to cancel the agreement and the Owner have liberty to engage another Developer to proceed the construction work smoothly and in that event the Developer herein shall be liable to produce all the accounts of expenditure.

OWNER INDEMNITY :-

The Owner hereby undertake that the Developer shall be entitled to the construction and shall enjoy its allocation without any interference or disturbance provided the Developer will performs, observes and fulfills all the terms and conditions herein contained and/or on their part to be observed, performed and/or fulfilled.

DEVELOPER`S INDEMNITY :-

- (i) The Developer hereby undertakes to keep the Owner indemnified from and against all Third Party's claims and actions arising out of any part of act or commission of the Developer in or relating to the construction of the said Building.

- (ii) The Developer hereby indemnifies and keep the Owner indemnified from and against all actions, suits, costs, proceedings and claims and demands that may arise out of the Developer's Allocation with regard to the development of the said property and/or in the matter of the construction of the Building and/or for any defect therein.

MISCELLANEOUS :-

- (i) The Developer shall be exclusively entitled to the Developer Allocation in the Building with the right to transfer or otherwise deal with or dispose of the same and the Owner shall not in any way interfere with or disturb quiet and peaceful possession of the Developer's Allocation provided that the Developer has complied with all the terms and conditions which are to be observed and performed by the Developer under these presents.

- (ii) The Owner shall entitle to transfer and/or otherwise deal with the Owner's Allocation in the Building.
- (iii) In so far as necessary all dealings by the Developer in respect of the Building shall be in the name of Owner for which purpose the Owner have agreed to execute a registered Development Power of Attorney favouring the Developer by these presents with clear understanding that such dealings shall not in any way fasten or create any financial liabilities upon the Owner.
- (iv) The Owner and the Developer have entered into this Agreement purely for construction and nothing contained herein shall be deemed to construct as partnership between the Developer and the Owner or as a joint venture between the parties hereto constitute as an Association of persons this arrangement is subject to production of the original Deed of Conveyance as aforesaid.
- (v) It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need

the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein, the Owner hereby undertake to do all such acts, deeds, matters and things and the Owner shall execute a registered Development Power of Attorney and/or authorization as may be required by the Developer for the purpose and the Owner also undertake to sign and execute all such acts, deeds, matters and things if the same do not in any way infringe and/or effect the rights of the Owner in respect of the said Property and/or go against the spirit of this Agreement.

- (vi) Any Notice required to be given by the Developer shall be deemed to have been served on the Owner, if delivered by hand and duly acknowledged or send by registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer, if delivered by hand or send by registered post with acknowledgement due to the Developer.
- (vii) The Developer and the Owner with consultation with the other 'Flat-Owner' shall mutually frame Scheme for the management

and/or for the administrations of the said Building and/or common parts and facilities thereof.

- (viii) The Owner and the Developer hereby agree by all the rules and regulations of such Management / Society / Association / Organisation and hereby give their consent to abide by the same.

FORCE MAJEURE :-

- (i) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
- (ii) Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-out, order of injunction and/or any other order of a statutory authority and any other act or commission beyond the control of the parties hereto.

JURISDICTION :-

The Courts of South 24 Parganas alone shall have the jurisdiction to entertain and try all action suits and proceedings arising out this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area 03 Cottahs, 12 Chittacks be the same a little more or less together with Tile shed structure thereon measuring an area 300 Sq. ft. comprised in Mouza : Sarkelat, J.L. No. 14, R.S. No. 178, Touzi No. 23, 26, 31 under C.S. Khatian No. 11, R.S. Khatian No. 3099, in C.S. Dag Nos. 196 and 205, in R.S. Dag No. 196/637 and 205/604, within the present limit of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 123, at Municipal Premises No. 68A, Diamond Harbour Road, being Assessee No. 41-123-06-0068-9, Police Station - Behala now Thakurpukur, A.D.S.R. - Behala, in the District of South 24 Parganas, butted and bounded as follows :-

ON THE NORTH :: 12'-6" wide K.M.C. Road ;

ON THE SOUTH :: Building of Mr. Alope Ranjan Katwar ;

ON THE EAST :: 4 ft. wide common passage ;
ON THE WEST :: Land of Oxford Mission.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

The Owner will be allocated 52% (fifty two percent) of the sanctioned area or the total actual constructed area whichever will be more from the proposed building being Premises No. 68A, Diamond Harbour Road, Police Station - Behala now Thakurpukur, A.D.S.R. - Behala, in the District of South 24 Parganas to be sanctioned by the Kolkata Municipal Corporation and out the said area the Owner will be allotted the area i.e. 52% equally distributed in each floor which included the area of West portion parking space and the road also. The Owner at his own cost may make a GI sheet shed over his allocated roof top area for his own use.

In addition of such allocation Owner will also get adjustable advance amounting to Rs.5,00,000/- (Rupees Five Lakhs) only which will be adjusted / refunded at the time of delivery of possession of Owner's allocation.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

The Developer will be allocated remaining area 48% (forty eight percent) of the sanctioned area or the total actual constructed area, whichever will be more from the proposed building being Premises No. 68A, Diamond Harbour Road, Police Station - Behala now Thakurpukur, A.D.S.R. - Behala, in the District of South 24 Parganas to be sanctioned by the Kolkata Municipal Corporation. This allocation (48%) will be equally from each floor along with car parking space and the ultimate roof area.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common area and facilities)

- a. Land area.
- b. Water pump, water tank, water pipes and other common plumbing installations.
- c. Electrical wiring, meter, fittings, (including those as are installed for any particular unit), pump, pump rooms.
- d. Boundary walls and main gate.
- e. Drains and sewerage.

- f.* Common passages, side passages, staircases, staircase landings.
- g.* Lift.
- h.* Ultimate roof of the building.
- i.* Exterior walls, lateral and vertical support of the building.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Common Expenses to be borne by the Flat Owner)

- 1.** Cost and expenses for maintaining, repairing, decorating etc. of the said four storied building and the said common areas and facilities to be enjoyed and used by the Flat Owner in common with other apartment Owner.
- 2.** Cost of cleaning and lighting of passage, landing, staircase and other parts of the said four storied building to be enjoyed or used by the Flat Owner in common as aforesaid.
- 3.** Electric Charges for the electric motor pump common lights and lift etc.
- 4.** Cost of working and maintenance of common service such as line of filtered and unfiltered water (if any) sewerages or drains, rain water and water pipe etc.

5. Cost of consumption of water as may be charged by the Kolkata Municipal Corporation or any other authority.
6. Cost of decoration of the exterior wall of the said four storied building from time to time.
7. Salaries of Durwans, Electrician, Sweepers etc.
8. Taxes and other outgoings.
9. Such other expenses as are necessary or incidental for the maintenance and the service thereof.
10. Common expenses mean expenses for administration, maintenance, repair or replacement of the common areas and facilities and all other sums assessed against such apartment Owner by the Vendor or the said Association as the case may be.

SPECIFICATIONS

(For the Allocation of the said "Owner")

Foundation Structure : Building designed on RCC frame structure and foundation and masonry wall provided with

Durgapur TMT (ISI) grade S.E. 450 to 500 steel and Ultratech / Ambuja cement.

- Walls** : 200 mm thick brick work for external wall and 125 / 75 mm thick brick work in wire for internal walls and P.O.P. over cement plastering and Acrylic / Texture paint ICI weather shield / Berger weather coat.
- Windows** : Glazed aluminum sliding windows with Anodized section with M.S. Box Grill of 12 mm Sq. Bar.
- Doors** : Wood frame and wooden flush door at entrance and all the internal will be flush doors and PVC door for bathroom.
- Flooring** : Marble at Bed room, Drawing room with 4" inch skirting.
- Kitchen** : Marble floor, Marble Kitchen counter Top 2'-0" wide with stainless steel sink of reputed make.
- Sanitary Ware** : Standard fittings of white commode and basin of reputed make.

Bathroom : Flooring in marble, Walls with ceramic tiles up to the height of the door and ISI C.P. fitting of reputed make with hot / cold line, and every flat in respect of the Owner allocation will be consist of two numbers of bath cum privy.

Electrical Installations : Concealed copper wiring with wire and Modular switches of standard company and Air condition point in living room and all Bed rooms.

Elevator : Adequate capacity Adams.

Water : Round the Clock running supply.

Lobby : IPS Flooring / Creazy Floor.

Lift : Adams (four passengers)

Modern Architectural Elevation

ALL EXTRA WORK WILL BE DONE BY THE DEVELOPER AT THE COST OF THE RESPECTIVE OCCUPIERS/OWNER OF THE BUILDING.

IN WITNESS WHEREOF the **PARTIES** hereto set and subscribed their respective hands and seals in this on the day month year first above written.

SIGNED, SEALED & DELIVERED by the PARTIES within named at Kolkata in the presence of :

1. SANJAY SINGH
Jangal
549 MOCC in
NEW ALIPORE
WAP-53


P.S + P.O NEW ALIPORE

2. Tajm Grew

P.32 udigon prouts

KOL - 766083

P.S. Bahadur



Signature of the **OWNER**

Living Space



Proprietor

Signature of the **DEVELOPER**

RECEIPT

RECEIVED of and from **LIVING SPACE**, a sum of **Rs.5,00,000/-** (Rupees

Five Lakhs) only as adjustable advance in the following manner :-

By Cheque No. 494249 : Rs. 5,00,000/-

Dated 21.11.2022

Drawn on Axis Bank

TOTAL	:	Rs.	5,00,000/-
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WITNESSES :-

1. Jayaprakash

2. Tejendra Kumar

Siddhanta Das
SIGNATURE OF THE OWNER

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that, I **SRI SIDDHARTHA DAS**, (PAN : ADOPD6161A), (Aadhaar No. 2427 9499 5812), (Mobile No. 87777 69996), son of Harendra Nath Das, by faith : Hindu, by nationality - Indian, by occupation - Business, residing at 25/1, Diamond Harbour Road, Police Station - Thakurpukur, Kolkata - 700008, District - South 24 Parganas, **SEND GREETINGS** :-

WHEREAS by a Deed of Conveyance in Bengali language and character bearing date 26/11/1998, made between Sri Satindra Nath Chanda, therein described as the Vendor (Kobala Data) and Sri Siddhartha Das, therein described as the Purchaser (Kobala Grahita), the Sri Satindra Nath Chanda for the consideration mention therein granted, sold, conveyed, transferred, assigned and assured in favour of Sri Siddhartha Das **ALL THAT** piece and parcel of land measuring an area 03 Cottah, 12 Chittack be the same a little more or less together with Tile shed structure thereon measuring an area 300 Sq. ft. comprised in Mouza : Sarkelat, J.L. No. 14, R.S. No. 178, Touzi No. 23, 26, 31 under C.S. Khatian No. 11, R.S. Khatian No. 3099, in C.S. Dag Nos. 196 and 205, in R.S. Dag No. 196/637 and 205/604, within

the present limit of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 123, at Municipal Premises No. 68A, Diamond Harbour Road, being Assessee No. 41-123-06-0068-9, Police Station - Behala now Thakurpukur, A.D.S.R. - Behala, in the District of South 24 Parganas, morefully described in the Schedule thereunder written which document was registered at the office of the A.D.S.R at Behala and recorded in Book No. I, Volume No. 71, Pages 33 to 42, Being No. 3029 for the year 2000.

AND WHEREAS after the purchase as aforesaid the said Siddhartah Das duly mutated his name in the records of the Kolkata Municipal Corporation and paying taxes thereon Assessee No. 41-123-06-0068-9.

AND WHEREAS by virtue of the aforesaid happening the First Part herein is the absolute Owner of **ALL THAT** piece and parcel of land measuring an area 03 Cottah, 12 Chittack be the same a little more or less together with Tile shed structure thereon measuring an area 300 Sq. ft. comprised in Mouza : Sarkelat, J.L. No. 14, R.S. No. 178, Touzi No. 23, 26, 31 under C.S. Khatian No. 11, R.S. Khatian No. 3099, in C.S. Dag Nos. 196 and 205, in R.S. Dag No. 196/637 and 205/604, within the present limit of the Kolkata Municipal

Corporation (S.S. Unit) under Ward No. 123, at Municipal Premises No. 68A, Diamond Harbour Road, being Assessee No. 41-123-06-0068-9, Police Station - Behala now Thakurpukur, A.D.S.R. - Behala, in the District of South 24 Parganas, morefully described in the First Schedule hereunder written.

AND WHEREAS the party of the First Part herein decided to develop the said property by constructing a multi-storied building after demolishing the existing structure thereon.

AND WHEREAS the Owner has marketable title to the said property more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written hereinafter referred to as "*the said Property*" AND that the said property is free from all encumbrances charges liens lispens attachments whatsoever or howsoever AND that the Owner is now seized and possessed of or otherwise well and sufficiently entitled to the entirety of the said property.

AND WHEREAS the Owner herein entered into a Development Agreement this day with **LIVING SPACE** a proprietorship concern, having its registered office at 1/9A, Dover Lane, Police Station -

Gariahat, Kolkata - 700 019 represented by its Proprietor **SRI. ANIKET SINGH**, (PAN : JGVPS8146D), (Aadhaar No. 4718 9943 6172), (Mobile No. 97486 08611), son of Sri Sanjay Singh, by faith : Hindu, by nationality - Indian, by occupation - Business, residing at 549, "N" Block, New Alipore, Police Station - New Alipore, Kolkata - 700 053, for development of the said property by way of construction of a multi storied building and other erections and structures and property morefully described in the Schedule hereunder. Simultaneously with the said Development Agreement duly registered at the office of the D.S.R.-IV at Alipore the Owner herein executing this Development Power of Attorney for development of the said property by constructing a multi-storied building thereon.

AND WHEREAS due to my utmost inconvenience to develop the property scheduled below, we propose to appoint - **SRI. ANIKET SINGH**, (PAN : JGVPS8146D), (Aadhaar No. 4718 9943 6172), (Mobile No. 97486 08611), son of Sri Sanjay Singh, by faith : Hindu, by nationality - Indian, by occupation - Business, residing at 549, "N" Block, New Alipore, Police Station - New Alipore, Kolkata - 700 053, the Proprietor of **LIVING SPACE** a proprietorship concern, having its registered office at 1/9A, Dover Lane, Police Station - Gariahat, Kolkata - 700 019 as my true

and lawful Attorney in view of maintaining and/or developing the aforesaid property and also to do the following acts, deeds and things in connection with the property for and on my behalf.

1. **To** construct building in terms of the registered Agreement dated _____ upon my land described in the Schedule hereunder on the basis of the plan to be sanctioned by the Kolkata Municipal Corporation on my behalf.

2. **To** cause necessary building plans and specifications to be prepared for construction of a multi storied building on the said property as well as modified plan in respect of such construction, if necessary and to sign all such building plans and submit the same to the concern authority for sanction and to observe and perform all the formalities and obligations in connection with the sanction of the said building plan and specifications and to receive all sanctioned building plans and specifications from the Kolkata Municipal Corporation upon giving acknowledgement and/or receipt for the same.

3. **To** negotiate for sale of Developer share of the Flat or Flats together with proportionate share of land of the said property and to execute all such deed/s of agreement/s with intending

Purchaser/s for selling out the same and to execute necessary Conveyance / Conveyances in favour of the intending Purchaser / Purchasers for selling out the flat/s together with undivided proportionate share of land underneath the building and to sell all other space, Car parking space and to receive all money whether by way of earnest money or initial payment or full payment consideration money/s in Cheque / Bank Draft / Pay Order etc. from the intending Purchaser/s and to grant necessary receipt and acknowledgments save and except my allocation (Owner's allocation) in the said building and to present all such final Deed of Conveyance/s before the Registrar for its registration and sign the receipt granting by the Registration Offices on my behalf.

4. **To** appoint, Engineers, Architect, Supervisors, Care-takers masons, Electricians, Plumber and all other person required for the construction supervision and all works in connection with the said multi storied building to be constructed on the said property at such wagers, remuneration fees or other payments and on such terms and conditions as my said Attorney will think fit and proper.

5. **To** apply to appropriate authorities for electric connections sanitary connection, water supply connections, drainage and sewerage temporary or permanent for the said building on such terms and conditions as my said Attorney will think fit and proper.
6. **To** pay or cause to be paid all Taxes and other outgoings and impositions payable in respect of the said property during the construction of the said building.
7. **To** receive money and/or consideration from the intending Purchaser / Purchasers of flats in terms of the Agreement hereinbefore mentioned and to sign and execute jointly with Owner in respect of the Developer's flats/units/Car parking space in the said building on such terms and conditions as my said Attorney will think fit and proper and to register the same according to the provisions of law.
8. **On** non-payment of any sums to take legal or other steps for recovery thereof in such manner and on such terms and conditions as my said Attorney will deem fit and proper.

9. **To** commence, prosecute, defend and continue all actions, suit, appeal and other legal proceeding including Land Acquisition and Requisition proceeding which may hereafter be commenced by or against me on my behalf in any Court of Justice, Civil, Criminal, Revenue both Appellate and Original in respect of the said property and to appear and represent me before all Magistrate, Judges and other Offices, Government and Semi Government, Municipal Corporation and other authorities. To sign and verify plaints, written statements, petitions, applications and other pleading and documents to prefer appeals and to apply for reviews and revisions, pleaders and other legal agents and to sign vakalatnama regarding the said property.
10. **To** save and accept service or summons, notices, warrants or other process of Court and authorities concerned as aforesaid and do all things in connection therewith.
11. **To** represent me before all the office/offices concern and to sign all papers, documents on our behalf for mutation of my names in respect of the said property and to appear in all having before the authorities to such mutation, dealing objection on my behalf

against the excess valuation assessed by the authority concerned and also to prefer appeal before appropriate authorities and to take all kind of permission including Land Ceiling permission from the competent authority in respect of the said property.

12. **To** make and presents any Deed of Conveyance/s for registration when to be executed by my said Attorney and to admit, execute and registering authorities concern like as such Registrar of Assurance, District Sub-Registrar of Alipore or any other like such Registering office/s concern in my name on my behalf.

AND GENERALLY to do all acts, deeds, matters and in this matter, things and to exercise all such powers and authority as my said Attorney may deem fit and proper. The Executant shall not do anything contrary or inconsistent with the terms and conditions embodied of this Agreement.

AND I hereby agree to ratify and confirm all and whatever act, deeds, matters and things powers and authorities herein given shall lawfully do or purported to do or cause to be done executed or

performed in connection with the above mentioned and/or Schedule below property by virtue of this Power of Attorney.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area 03 Cottahs, 12 Chittacks be the same a little more or less together with Tile shed structure thereon measuring an area 300 Sq. ft. comprised in Mouza : Sarkelat, J.L. No. 14, R.S. No. 178, Touzi No. 23, 26, 31 under C.S. Khatian No. 11, R.S. Khatian No. 3099, in C.S. Dag Nos. 196 and 205, in R.S. Dag No. 196/637 and 205/604, within the present limit of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 123, at Municipal Premises No. 68A, Diamond Harbour Road, being Assessee No. 41-123-06-0068-9, Police Station - Behala now Thakurpukur, A.D.S.R. - Behala, in the District of South 24 Parganas, butted and bounded as follows :-

- ON THE NORTH :: 12'-6" wide K.M.C. Road ;
ON THE SOUTH :: Building of Mr. Aloke Ranjan Katwar ;
ON THE EAST :: 4 ft. wide common passage ;
ON THE WEST :: Land of Oxford Mission.

IN PRESENCE OF THE FOLLOWING WITNESSES both the parties have set and subscribed their respective hands and seals on this day, month and years hereunder written.

SIGNED, SEALED AND DELIVERED

in the presence of following

WITNESSES :-

1. SANJAY SINGH
549 Block N/
NEW ALIPORE
KOL-53

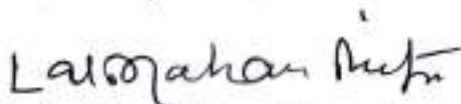

SIGNATURE OF THE PRINCIPAL

2. Tapas Kumar
P-31, 1st floor
KOL-700053
P.S., Behrampur

Living Space

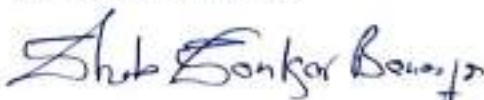
Proprietor
SIGNATURE OF THE ATTORNEY

Drafted by me :



Lalmohan Mitra, Advocate
Enrolment No. F/44/44/88
Alipore Judges' Court, Kolkata - 700 027

Computer print by :-



DAS XEROX & COMPUTER
Allpore Judges' Court,
Kolkata- 700 027.

SPECIMEN FORM FOR TEN FINGERPRINTS



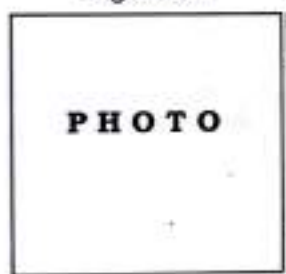
Name
Siddhartha Das

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



Name
Aniket Singh
Signature

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



Name
Signature

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



Name
Signature

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



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



192022230180990198

GRN Details

GRN:	192022230180990198	Payment Mode:	SBI Epay
GRN Date:	18/11/2022 22:54:34	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6844584533513	BRN Date:	18/11/2022 22:57:06
Gateway Ref ID:	202232253753979	Method:	State Bank of India New PG DC
GRIPS Payment ID:	181120222018099018	Payment Init. Date:	18/11/2022 22:54:34
Payment Status:	Successful	Payment Ref. No:	2003149718/1/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	ARUP GANGULI
Address:	231, SANTOSHPUR AVENUE KOLKATA-700075, West Bengal, 700075
Mobile:	9831474166
Contact No:	9831474166
Depositor Status:	Advocate
Query No:	2003149718
Applicant's Name:	Mr Bapan Das
Identification No:	2003149718/1/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	18/11/2022
Period To (dd/mm/yyyy):	18/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003149718/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	10071
2	2003149718/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	5028
			Total	15099

IN WORDS: FIFTEEN THOUSAND NINETY NINE ONLY.



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2003149718/2022	Office where deed will be registered
Query Date	04/11/2022 8:31:54 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Bapan Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9734355240, Status :Solicitor firm	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 68,30,999/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10.071/- (Article:48(g))	Rs. 5,028/- (Article:E, E. E.)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Harbour Road, Road Zone : ((Ward no. 123,126) Premises NOT located on DH Road --) , Premises No: 68A, , Ward No: 123 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	3 Katha 12 Chatak	1/-	67,49,999/-	Width of Approach Road: 13 Ft.,
Grand Total :				6.1875Dec	1 /-	67,49,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	81,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	300 sq ft	1 /-	81,000 /-
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Query No: 2003149718 of 2022, Printed On:
Nov 21 2022 12:53PM, Generated from
Registration office

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr SIDDHARTHA DAS Son of Mr HARENDRA NATH DAS25/1,DIAMOND HARBOUR ROAD, City:- , P.O:- PURBA BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1A, Aadhaar No: 24xxxxxxxx5812, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 21/11/2022	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 21/11/2022

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	LIVING SPACE 1/9A,DOVER LANE, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: JGxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr ANIKET SINGH (Presentant) Son of Mr SANJAY SINGH549,NEW ALIPORE, Block/Sector: N, 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	LIVING SPACE (as PROPRIETOR)

Identifier Details :

Name & address
Mr SANJAY SINGH Son of Late I SINGH 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: Others, Citizen of: India, , Identifier Of Mr SIDDHARTHA DAS, Mr ANIKET SINGH

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SIDDHARTHA DAS	LIVING SPACE-6.1875 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr SIDDHARTHA DAS	LIVING SPACE-300.00000000 Sq Ft





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

Query No / Year	2003149718/2022	Office where deed will be registered
Query Date	04/11/2022 8:31:54 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Bapan Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9734355240, Status : Solicitor firm	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 68,30,999/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,071/- (Article:48(g))	Rs. 5,028/- (Article:E, E, E,)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Harbour Road, Road Zone : ((Ward no. 123,126) Premises NOT located on DH Road -) , , Premises No: 68A, , Ward No: 123 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 12 Chatak	1/-	67,49,999/-	Width of Approach Road: 13 Ft.,
Grand Total :				6.1875Dec	1/-	67,49,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	81,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	300 sq ft	1 /-	81,000 /-	
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Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr SIDDHARTHA DAS Son of Mr HARENDRA NATH DAS25/1,DIAMOND HARBOUR ROAD, City:- , P.O:- PURBA BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1A, Aadhaar No: 24xxxxxxxx5812, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	LIVING SPACE 1/9A,DOVER LANE, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 PAN No.:: JGxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr ANIKET SINGH Son of Mr SANJAY SINGH549,NEW ALIPORE, Block/Sector: N, 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	LIVING SPACE (as PROPRIETOR)

Identifier Details :

Name & address
Mr LAL MOHAN MITRA Son of Late S.P MITRA ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SIDDHARTHA DAS Mr ANIKET SINGH

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SIDDHARTHA DAS	LIVING SPACE-6.1875 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr SIDDHARTHA DAS	LIVING SPACE-300.00000000 Sq Ft

Owner and Land or Building Details as received from KMC :

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411230600689 Premises No. : 68A Ward No. : 123 Street Name : DIAMOND HARBOUR ROAD	Ref Deed No. : Date Of Registration : Office Where Registered :	Owner Name : SIDDHARTHA DAS Owner Address : 25/1,DIAMOND HARBOUR ROAD, , KOLKATA, Pin No. : 700008	Character of Premises: Total Area of Land: 03 Cottah, 12 Chatak,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 04-12-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 04-12-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS,D.S.R. - I I SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. BEHALA,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



181120222018099018

GRIPS Payment Detail

GRIPS Payment ID:	181120222018099018	Payment Init. Date:	18/11/2022 22:54:34
Total Amount:	15099	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6844584533513	BRN Date:	18/11/2022 22:57:06
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: ARUP GANGULI
Mobile: 9831474166

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230180990198	Directorate of Registration & Stamp Revenue	15099
Total			15099

IN WORDS: FIFTEEN THOUSAND NINETY NINE ONLY.

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

PAID

Major Information of the Deed

Deed No :	I-1604-13424/2022	Date of Registration	21/11/2022
Query No / Year	1604-2003149718/2022	Office where deed is registered	
Query Date	04/11/2022 8:31:54 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapan Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9734355240, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 68,30,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,121/- (Article:48(g))	Rs. 5,060/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



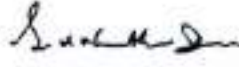
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Harbour Road, Road Zone : ((Ward no. 123,126) Premises NOT located on DH Road -) , , Premises No: 68A, , Ward No: 123 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 12 Chatak	1/-	67,49,999/-	Width of Approach Road: 13 Ft.,
Grand Total :					6.1875Dec	1 /-	67,49,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	81,000 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SIDDHARTHA DAS Son of Mr HARENDRA NATH DAS Executed by: Self, Date of Execution: 21/11/2022 , Admitted by: Self, Date of Admission: 21/11/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	21/11/2022	LTI 21/11/2022		21/11/2022
25/1,DIAMOND HARBOUR ROAD, City:- , P.O:- PURBA BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1A, Aadhaar No: 24xxxxxxxx5812, Status :Individual, Executed by: Self, Date of Execution: 21/11/2022 , Admitted by: Self, Date of Admission: 21/11/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	LIVING SPACE 1/9A,DOVER LANE, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , 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 Mr ANIKET SINGH (Presentant) Son of Mr SANJAY SINGH Date of Execution - 21/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Nov 21 2022 12:08PM	LTI 21/11/2022		21/11/2022
549,NEW ALIPORE, Block/Sector: N, 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 SANJAY SINGH Son of Late I SINGH 549 BLOCK N NEW ALIPORE, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053			
	21/11/2022	21/11/2022	21/11/2022

Identifier Of Mr SIDDHARTHA DAS, Mr ANIKET SINGH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SIDDHARTHA DAS	LIVING SPACE-6.1875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SIDDHARTHA DAS	LIVING SPACE-300.00000000 Sq Ft

Endorsement For Deed Number : I - 160413424 / 2022

On 21-11-2022

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 11:49 hrs on 21-11-2022, at the Office of the D.S.R. - IV 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 68,30,999/-

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

Execution is admitted on 21/11/2022 by Mr SIDDHARTHA DAS, Son of Mr HARENDRA NATH DAS, 25/1,DIAMOND HARBOUR ROAD, P.O: PURBA BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business

Indetified by Mr SANJAY SINGH, , Son of Late I SINGH, 549 BLOCK N NEW ALIPORE, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Others

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

Execution is admitted on 21-11-2022 by Mr ANIKET SINGH, PROPRIETOR, LIVING SPACE (Sole Proprietorship), 1/9A,DOVER LANE, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr SANJAY SINGH, , Son of Late I SINGH, 549 BLOCK N NEW ALIPORE, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,060.00/- (B = Rs 5,000.00/- ,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 5,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/11/2022 10:57PM with Govt. Ref. No: 192022230180990198 on 18-11-2022, Amount Rs: 5,028/-, Bank: SBI EPay (SBIEPay), Ref. No. 6844584533513 on 18-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 10,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 221, Amount: Rs.50.00/-, Date of Purchase: 01/11/2022, Vendor name: Bidyut K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/11/2022 10:57PM with Govt. Ref. No: 192022230180990198 on 18-11-2022, Amount Rs: 10,071/-, Bank: SBI EPay (SBIEPay), Ref. No. 6844584533513 on 18-11-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 392227 to 392285
being No 160413424 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.21 12:45:11 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 2022/11/21 12:45:11 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)