

05567/22

T. 5561/2022



24/4

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 203156

ISSUE-2-1209185/2022

V.C. Case NO-967/2022

Certified that the document is submitted to registration. The Signatures Sheet and endorsement Slips Attached to the document are the part of the document.

Additional District Sub-Registrar
Medinipur, Dum Dum, 24-Pgs. (North)

25 APR 2022

DEVELOPMENT AGREEMENT CUM DEVELOPMENT

POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT CUM
DEVELOPMENT POWER OF ATTORNEY is made on this

24th day of April, 2022

BETWEEN

क्रमिक नं. 1459 तारीख 13-04-22
 मु. 1801
 फ्रेता :- D. C. Biswas
 ठिकाना :- S. C. Court, K. H. 114
 डेप्युटी :- Rajkumar Das
 • सेल प्राप्त स्टाम्प डेप्युटी
 काशीपुर दमदम ए. डि. एन. थार. आफिस
 वि
 डेप्युटीर नाम - रजिता शर्मा
 डेप्युटीर नाम :- बाराकपुर
 डि. डि. नं. :-
 स्टाम्प बरिसेर तारीख 06 APR 2022
 ए. डि. डि. नं. रेटि कर :-
 स्टाम्प बरिसेर कर 70000

Sujit Das.

3201

24/04/2022

Sujit Das.

3202

Bilchan Das.

3203

Kushnara

3204



Ajay Narayan Mandal.
 S/O - Sri Sadas Mandal.
 48/2, Bagmati 2nd lane.
 P.O. & P.S. - Dum Dum
 Dist. - North 24 Pgs. 700028
 o/c Service.


Addl. District Sub-Registrar
 Cossipore, Dum Dum
 24 APR 2022

1) **BALAJI ENTERPRISE** having (PAN No. **AAOFB6623L**) a partnership firm having its Principal place of business at 17, Mandindra Mitra Row, 2nd Floor, Room No.2, P.O. - Amherst Street, P.S. - Muchipara, Kolkata - 700 009, represented by its Partners namely (1) **SRI BIBHAS DEY**, (PAN **AFKPD6003K**) (Aadhar No **3678 1690 9475**) (Mobile No **9830119480**), son of Late Tapan Kumar Dey, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at 80, Jessore Road, , P.O. - Motijheel, P.S. - Dum Dum, Kolkata - 700 074, Dist. - North 24 Parganas, & (2) **MANOJ KUMAR SHARMA** (PAN **ALRPS8382D**) (Aadhar No **4688 1969 2133**) (Mobile No **9038212715**), Son of Late Lalita Prasad Sharma by faith Hindu, by occupation - Business, by Nationality - Indian, residing at BL-A, Flat No 5A, 3, Chingrighata Lane, Ideal Niketan, P.O- Tangra, P.S Tangra , Kolkata- 700015 hereinafter called and referred to as the **LAND OWNERS** (Which term or expression shall unless excluded by or repugnant to the subject or context to be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**

AND

SRI SUJIT DAS (PAN No. **ADCPD4170H**) (Aadhar No **7105 5788 0265**) (Mob.No. **9830017264**), son of Sri Kalachand Das, by faith Hindu, by occupation - Business by Nationality - Indian, of 48/2, Baguiati, 2nd Lane, P.S. - Dum Dum, Kolkata - 700 028 being the proprietor of **AASTHA CONSTRUCTION**, having its Head office at 48/2, Baguiati, 2nd Lane, P.S. - Dum Dum, Kolkata - 700 028, hereinafter called the **DEVELOPER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **SECOND PART**.




Addl. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

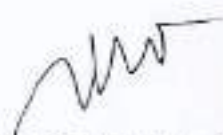
WHEREAS One Debendra Nath Bakshi was well seized and possessed of and /or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring an area of 5(five) Bigha 3(three) Cottah more or less comprised under C.S. Khatian No.14 and 340 at an annual rent of Rs.2.44 only alongwith other properties at Mouza - Satgachi, U.J.L. No.20, R.S. No.154, Touzi No.160, P.S. Dum Dum, in the District of North 24 Parganas as Rayata in place of then Zamindar namely Radhika Prasanna Bandopadhyay and has been enjoying the same with good right and absolute power of ownership free from encumbrances whatsoever.

AND WHEREAS during enjoyment, the said Debendra Nath Bakshi sold, transferred and conveyed to said Radhika Prasanna Bandopadhyay the aforesaid land measuring 5(five) BHigha 3(three) Cottah more or less by virtue of a Deed of Sale vide Book No.1, Deed No.2222, for the year 1937 registered at Sub-Registrar at Cossipore Dum Dum free from encumbrances whatsoever.

AND WHEREAS the above named Radhika Prasanna Bandopadhyay developed the said land by dividing several small residential plots with roads and passage for igress and ingress of those plots.

AND WHEREAS the abaove named Radhika Prasanna Bandopadhyay executed a Deed of Mokaroni Mourushi Patta reserving the annual rent of Rs.2.44/- only in favour of Sanjib Kumar Basu which was registered at the office of Cossipore Dum Dum in Book No.I, Volume No.9, Pages : 141 to 143, Being No.320 for the year 1938.




Addl. District Sub-Registrar
Cossipore, Dum Dum


24 APR 2022

AND WHEREAS during enjoyment of the said property, the above named Sanjib Kumar Basu died intestate leaving behind his three sons namely Arun Kumar Basu, Tarun Kumar Basu and Dilip Kumar Basu as his only legal heirs who became the absolute owners of the property.

AND WHEREAS subsequently, the said Arun Kumar Basu, Tarun Kumar Basu and Dilip Kumar Basu sold, transferred and conveyed their .0035 decimal of danga land comprised in R.S. Dag No.6549 and .0043 decimals of danga land comprised in R.S. Dag No.6550 and .0229 decimal of danga land comprised in R.S. Dag No.6555 and .0714 decimals of danga land comprised in R.S. Dag No.6556/6637 all under R.S. Khatian No.1569 and 1570 i.e. in total .1021 decimals or equivalent to 6 Cottah approx. At Mouza - Satgachi, P.S. Dum Dum being Holding No.26, Baguiati Road, now Baguiati 2nd Lane within the limits of South Dum Dum Municipality, in the District of North 24 Parganas to Smt. Jhini Sengupta, wife of Sri Premankar Sengupta of 48A, Baguiati Road, Kolkata - 700 028 by a Deed of Sale 19.06.1970 vide Book No.1, Volume No70, Pages : 117 to 120, Being No.4535, for the year 1970 registered at Cossipore Dum Dum Sub-Registration Office free from all encumbrances whatsoever.

AND WHEREAS during enjoyment, the said Jhini Sengupta sold, transferred and conveyed her aforesaid purchased property measuring 6 Cottahs more or less to Smt. Sipra Chatterjee, wife of Sri Nirendra Mohan Chatterjee of Indraloy 20/3, Baguiati Road, Kolkata - 700 028 by a Deed of Sale dated 29.06.1984 vide Book No.1, Volume No.18, Pages : 379 to 396, Being No.3559, for the year 1984 registered at Cossipore Dum Dum Sub-Registration Office free from all encumbrances whatsoever.




Addl. District Sub-Registrar
Cossipore, Dum Dum


24 APR 2022

AND WHEREAS during enjoyment, the said Shipra Chatterjee became the absolute owner of the said plot of land measuring about 6 Cottah more or less but as per physical measurement 3 Cottah 10 Chittack 16 sq.ft. more or less and during enjoyment, said Smt. Sipra Chatterjee erected a building / structure thereon and while seized and possessed of the same the said Smt. Sipra Chatterjee sold, conveyed and transferred the said property measuring 3 Cottah 10 Chittack 16 sq.ft. more or less as per physical measurement comprised in R.S. Dag No.6549, 6550, 6555 and 6556/6637 under R.S. Khatian No.1569, 1570 at Mouza - Satgachi, J.L. No.20, R.S. No.154, Touzi No.160 and 161, P.S. Dum Dum, Kolkata - 700 028 being Premises No.26, Baguiati 2nd Lane, Ward No.26, within the limits of South Dum Dum Municipality in the District of North 24 Parganas to Dr. Uttam Kumar Saha by a Deed of Sale dated 08.06.2007 vide Book No.1, Volume No.100, Pages : 105 to 112, Being No.3691 for the year 2007 registered at A.D.S.R. - Cossipore Dum Dum free from all encumbrances.

AND WHEREAS while seized and possessed of the same the said Dr. Uttam Kumar Saha also sold, conveyed and transferred the said property measuring 3 Cottah 10 Chittack 16 sq.ft. more or less together with structure standing thereon unto and in favour of SRI RAMIT SAHA and SRI RATNANKA SAHA by virtue of one Deed of Conveyance duly registered before the Additional Registrar of Assurances - II, Kolkata and recorded in Book No.1, CD Volume No.28, Pages from 1368 to 1389, Being No.07502, for the year 2011 against valuable consideration mentioned thereon.

AND WHEREAS by virtue of aforesaid Deed, the said SRI RAMIT SAHA and SRI RATNANKA SAHA became the joint owners of the said property and while seized and possessed of the same the said




add. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

SRI RAMIT SAHA gifted and transferred his undivided $\frac{1}{2}$ (half) share or interest of the said property unto and in favour of his brother said SRI RATNANKA SAHA, the Vendor herein by virtue of one Deed of Gift duly registered before the A.D.S.R. Cossipore Dum Dum and recorded in Book No.1, Being No.10090, for the year 2014 by virtue of natural love and affection upon himself.

AND WHEREAS during possession and enjoyment, the above named Ratnanka Saha did grant and convey the above said land measuring 3 Cottah 10 Chittack 16 Sq.ft. more or less together with 1000 sq.ft. RTS standing thereon situated and lying at Mouza - Satgachi, J.L. No.20, Touzi No.16 and 161, R.S. Dag No.6550, 6549, 6555, 6556/6637 comprise to L.R. Dag No.6561, 6560, 6565, 6646, R.S. Khatian No.1569 and 1570 corresponding to L.R. Khatian No.6895 being Premises No.26, Baguiati 2nd Lane, Holding No.28, Ward No.26 within the limits of South Dum Dum Municipality, P.S. - Dum Dum, Kolkata - 700 028, Dist. - 24 Pgs. (North), in favour of Balaji Enterprise a partnership firm having its principal place of business at 17, Manindra Mitra Row, 2nd Floor, Room No.2, P.O. - Amherst Street, P.S. - Muchipara, Kolkata - 700 019 at a valuable consideration through a Deed of Conveyance executed on 6th March, 2019 and registered at the office of ADSR - Cossipore Dum Dum in Book No.1, Volume No.1506-2019, Pages : 85086 to 85107, Deed No.150601895 for the year 2019.

AND WHEREAS by virtue of the said Deed of Conveyance, the above named Balaji Enterprise become the absolute owner of the above said purchased property as particularly given in Schedule 'A' below and the said partnership firm is enjoying and possessing by mutating their names into the office of South Dum Dum Municipality on regular payment of taxes to the said authority.



A handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

addl. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

AND WHEREAS during possession and enjoyment, the above named Balaji enterprise, a partnership firm represented by its Managing Partner namely Bibhas Dey have decided to develop the said property as given in Schedule 'A' below and for the purposes they approached to the above named Developer the Second party herein who agreed to develop the same by constructing multi-storied building thereon.


AND WHEREAS accordingly, both the parties entered into this Development Agreement with certain terms and conditions mentioned hereinafter.

The terms and conditions of Development Agreement:

1) The Developer shall develop the total land measuring 3 Cottah 10 Chittack 16 Sq.ft. more or less at Mouza - Satgachi, J.L. No.20, R.S. NO. 154, Touzi No.16 and 161, R.S. Dag No.6550, 6549, 6555, 6556/6637 comprise to L.R. Dag No.6561, 6560, 6565, 6646, R.S. Khatian No.1569 and 1570 corresponding to L.R. Khatian No.6895 being Premises No.26, Baguiati 2nd Lane, Holding No.28, Ward No.26 within the limits of South Dum Dum Municipality, P.O & P.S. - Dum Dum, Kolkata - 700 028, Dist. - 24 Pgs. (North), as particularly given in Schedule "A" hereunder written for the purpose of erecting a multi-storied (G+3) building thereon for which the Developer shall arrange permission from the Municipality on behalf of the Landowners.

1. That the said property as given in Schedule "A" below is free from all encumbrances i.e. charges, liens, lispendenses, attachments, trust, acquisition and requisition and the Developer has satisfied after examining all the relevant papers in respect of landed property that




Addl. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

the Land-owner has a good clear and marketable title in respect of the said property.

2. That the landowners hereby grant exclusive right to the Developer to erect a new multi-storied building upon the said land at his cost in accordance with the Plan or modified Plan to be sanctioned by the local Municipality and the developer will demolish the existing structure standing at the said property by engaging its men and mason at its own cost within two months from the date of handing over possession and materials/debris which will come out during course of demolition, will be the exclusive property of the above named Developer who shall have absolute right to sell of such materials/debris.

3. The First Party/Landowners shall pay all outgoing up to this day relating to the property as given in Schedule "A" hereunder written.

4. **OWNERS' ALLOCATION :**

The landowners shall be entitled to 43% built up area of the proposed G+3 building to be constructed as per the sanction plan and the same would be provided in the following manner:-

- a) The entire ground floor,
- b) Entire first floor,

together with the proportionate undivided interest in the land, common facilities and amenities.

In case the above allocation i.e total built up area of the above said Ground floor & First floor, exceeds 43% of the total built up area , then in such event, the landowners shall make payment at rate of rupees 3500/- per sq.ft. for excess area to the developer.



[Handwritten signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

Similarly the above allocation is less then 43% of the total built up area , then in such event, the developer shall make payment of 3500/- for residual area.

- c) Apart from the Landowners allocation, the developer shall pay Rs.10,00000/- (Ten lac Only) as a security deposit to the landowners of the first part and the said amount is to be paid to by the landowner BALAJI ENTERPRISE by the developer in the following modes.
- i) Rs,5,00,000/- (Rupees Five lac) only shall be paid within one month from the date of execution & registration of this agreement.
 - ii) Rs.5,00,000/- (Rupees Five lac) only is to be paid within 30 days after the sanctioned plan from South Dum Dum Municipality.

DEVELOPER'S ALLOCATION shall mean the remaining 57% built-up area of the said G+3 building to be constructed and the same shall be provided in the following manner .

- a) Entire Second floor,
- b) Entire Third/floor.

together with the proportionate undivided interest in the land, common facilities and amenities after providing the land-owner's allocation mentioned in paragraph 5 hereinbefore.

If the Developer decides to make further construction above G+3 building , subject to sanction plan from the concerned Municipality, in such event the parties hereto shall mutually decide their respective allocation by entering into a supplementary agreement.

5. The Developer at its own cost shall construct the entire multi-storied building. During the course of construction work, any space be



[Handwritten signature]

add. District Sub-Registrar
Cossipora, Dum Dum

24 APR 2022

available beyond the first sanctioned building plan, the Developer shall submit the modified plan for additional space, to the local Municipality on payment of fees.

6. It is agreed by the parties that the developer shall complete the total constructional work of the proposed building within **36 (Thirty-six) months** from the date of obtaining the sanctioned building plan or from the date of getting peaceful vacant possession from the Landowner whichever is later. In case the developer fails to complete the said multi-storied building within the said period then he shall be entitled to an extension of a further period of six months from the end of the 36th month for completion of the building and it is required to be mentioned here that after expiry of forty-two months, if the developer fails to hand over the landowners' allocation, he shall be bound to compensate the landowners @ Rs 5,000/- (Five thousand) only per month till the period when the developer shall hand over the land owners' allocation.

Simultaneously, the landowners will be under legal obligation to hand over and / or deliver peaceful and vacant possession of the property as given in Schedule 'A' hereunder written in favour of the developer immediately after execution of this agreement.

7. It is agreed upon the completion of the proposed building on the said land and the developer shall hand over the abovesaid allocation of the First Party/Landowners' by issuing possession letter in favour of them. The 1st party/landowner shall bear the taxes of the said areas from the date of taking over the possession of the entire allocated portion.

8. It is agreed that the Second Party/Developer shall be entitled to enter into agreement for sale in respect of each and all portion of the proposed multi-storied building of the Developers' allocated portion



[Handwritten signature]

Addl. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

save and except the land-owner's allocated portion to prospective/intending buyers and simultaneously sell out those portions, flats, offices, garages, covered areas to prospective buyers against such monetary consideration which shall be determined solely by the Second Party/Developer in which the Land-owners shall not be able to interfere in any manner whatsoever.

9. The Land-owners shall not be entitled to claim any other portion or portions of the constructed and covered areas of the proposed multi-storied building other than the Landowners' allocated portion as already mentioned hereinbefore and specifically mentioned in the Schedule 'B' below. Further the Land-owners shall not be entitled to claim any amount of Sale Proceeds received by the Second Party/Developer from the intending purchaser of the different garages, offices, flats, including proportionate share of the building to the Developers' share of allocation.

10. The name of the proposed multi-storied building will be " AASTHA GHAR"

11. The Developer shall be entitled to fix a signboard on the said property for advertisement and for inserting in Newspapers and other advertising media.

12. The First Party /Land-owners shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developers' allocation which shall be the liability of the developer who shall keep the owners indemnified against all demands, claims, actions, suit, proceedings, costs, charges and expenses in respect thereof.

13. That the Second Party/Developer shall appoint the architects at his cost for supervising the structural construction of the foundations, basements, pillars structures, beams, concrete slabs, concrete overhead reservoirs, electrical and plumbing fixtures and materials



[Handwritten signature]

Adl. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

used for construction, sewerage etc. and shall do so exclusively at their costs and expenses of the proposed multi-storied building.


14. The First Party/Land-owners shall extend their hand for all necessary facilities and co-operation to the developer to obtain permanent connection of water supply, electric connection and its meter(s) drainages, sewerages, electric connections telephone and similar other installations needed for completion of the proposed multi-storied building hazards free and habitable for all the residential users.

15. For the purpose of construction of the said proposed multi-storied building the architects, Engineers other technical experts and all workmen shall be appointed by the Developer and the Developer shall be responsible for making payments to each and every one of them. The Landowners shall have no liability or responsibility for making such payment to any of them either during the construction period or after completion of construction or at any point of time whatsoever.

16. If this agreed that in the event of any damage or injury arising out from accidents or carelessness of the workmen or other victimizing such workmen or any other person whatsoever or causing any harm to the property during the course of construction, the developer shall bear the responsibility and liabilities thereof and shall keep the Landowners estate and effects safe and harmless and indemnify against all suits, cases, claims demands rights, and actions in respect of such eventualities.

17. It is agreed that no portions of the constructed building shall be used by either party to this agreement for any unlawful, illegal or immoral purpose otherwise than those described/depicted in the sanctioned building plan. The Landowner and the developer shall




Addl. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

abide by the restrictions regarding use of the covered area/flats/open spaces etc. and neither party shall use or permit in the proposed building or any portion thereof for carrying on any illegal and immoral trade or activity which may cause any nuisance, annoyance or hazard to other occupiers of the proposed building.

18. Both parties hereto agree that the terms and conditions contained in this agreement and in the Schedule annexed with this agreement shall be adhered to the most cordial and friendly manner. If any complication arises beyond the agreed terms and conditions incorporated in this agreement, both the parties shall endeavor to settle the said dispute by themselves first.

19. In case of any disputes or difference arising between the parties regarding this agreement, the same shall be referred to the arbitration and this claim shall be deemed to be a submission within the meaning of The Indian Arbitration Act, 1996. Alternatively, any of the parties may avail civil / criminal or consumer court under the jurisdiction where the property is situated, for resolving or redressal the dispute, so arise .

20. That in so far as necessary all dealings by the Developer in respect of erecting the building and for disposal of Flats/offices/garages to the intending purchaser/s in respect of Developers allocation, on the strength of Power of Attorney as given with this Development agreement in favour of proprietor of the Developer firm empowering him/them to construct as well as to develop the said property by raising construction of the proposed multi-storied building at his/their own costs and expenses together with the rights to enter agreement for sale/s or conveyance/s and transfer the allocated portion of the Developer mentioned hereinabove



[Handwritten signature]

addl. District Sub-Registra
Cossipora, Dum Dum

24 APR 2022

to any intending purchaser or purchasers at any consideration he/they shall think and proper.

21. That it is agreed that the landowners will not be entitled to revoke and / or cancel the instant Development agreement cum Development Power of attorney without obtaining order from the competent Court of Law.

22. That any articles or things shall not be kept by any party of this Agreement in the corridor or passage or other places of common use in the proposed building of the said property as given in Schedule below so as to cause hindrance in any manner for free movement in the corridors and other places of common use in the building.


23. That after completion of the multistoried building neither party shall make any structural alteration in their respective allocation without the previous consent of the other provided however such alteration authority as may be required for the said purpose.

24. That the respective allottees shall keep premises in good condition at all times the interior walls, sewers, drains, pipes and other fittings and fixtures, floor and ceiling etc. in each of their respective allocation in the building in perfect working condition and repair so as not to cause any damage to the proposed building or any other space or accommodation herein.

25. That after completion of the multistoried building neither party shall throw or accumulate any rubbish, dirty articles, waste or refuse articles on the staircase or roof or on the common space or corridors or common portion which cause any nuisance and free enjoyment of the occupiers of the said building. The developer shall not be allowed to install any hoardings or mobile tower on the ultimate roof.

28. That after getting possession of the allocated portion of the Landowners, they shall become and remain member of the Society or




Add. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

association which is to be formed by and consisting of the owners of the other flats and all the owners of the proposed building will elect/select office bearers for the purpose of safeguarding and maintaining all matters of common interest of the common parts of the proposed building and repairing the lobbies corridors, staircase, compound, roof, wall and all other common utilities or amenities of the said proposed building or and both the parties shall pay all common expenses proportionately to the association.

29. The Landowners shall not burn any coal, coke or any charcoal fire wood other than gas, kerosene oil or similar fuel for cooking purpose in their flats or any portion of the said proposed building which cause nuisance or annoyance to the other co-owners or co-occupants of the building. Similarly this clause shall be applicable for the developer.

30. Both the parties shall enjoy the roof only for the purpose of installing of T.V. antenna, solar antenna and drying the garments but shall not use the roof or its any portion thereof in any other purpose like festival or ceremony etc.

31. That after getting possession of the landowners' allocation, the Landowners shall not be entitled to make divide their flats or shall not demolish or caused to be demolished any part or portion of the said flats or building which may cause damage to the building.

32. The Landowners shall not decorate the outer wall by putting any boarding festoon or by using different colour and not to construct in the corridor, staircase or its landings and other places of common use of the said proposed building.

33. That Landowners, after getting possession of their allotted portion from the Developer, they shall pay all taxes and fees to the authorities



[Handwritten signature]

Addl. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

concerned and also he will pay to the flat owners' Association proportionate charges towards the repairs, maintenance of common spaces or corridors fixtures, electricity consumption, sewerage plumbing, salary of darwan/caretaker or any expenses etc. common to the proposed building.

34. The Landowners' allocation in the proposed building shall be subject to the same restriction in use, so far restriction applicable to the developers' allocation in the proposed building intended for common benefits of all occupiers of the building.

35. It is agreed that all works of the proposed building would be done by the supervision and control by the Developer and the Landowners will not interfere the policy of the business of the developer.

36. The Landowners shall not do any act, deed or thing whereby the developer may be prevented from construction and completion of the proposed building and also from selling or disposing of any of the developers' allocated portions in the building at the said premises.

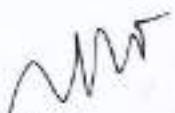
37. The Landowners and the Developer hereby declare that they enter into this agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between them or a joint venture in any manner.

38. The developer shall bear the cost of installation of main service line of electricity for the premises.

39. The landowners shall hand over all the relevant original documents in respect of the schedule property to the developer at the time of execution of this agreement.

40. In order to facilitate the project and to discharge the obligation on the part of the developer, the landowners/First party herein shall




Addl. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

give the development power Attorney in favour of the developer. If the land-owner and the developer jointly be agreed in future for any alteration, modification or cancellation of this agreement, the same shall be registered.

41. If any of the electrical pole of CESC be caused any obstruction for getting free access into the garage under the landowners' allocation in that case, the above named developer, at his own cost shall take necessary arrangement with CESC authority for removing or replacing the same into other suitable place.

42. After completion of the proposed building, the developer shall apply for Completion/Occupancy Certificate before the concerned Municipality and after obtaining the same from the Municipality. The copy of the same will be handed over to the landowners.

43. That the Developer shall submit the building plan before the concerned South Dum Dum Municipality within three months from the date of handing over the vacant possession by the Landowners. Thereafter, the above said stipulated time for 36 months is to be computed from the date of sanctioned plan.

44. It is further agreed between the parties hereto that the electric service for the said proposed building will be given by the electricity company in the separate meter room which will be made by the Developer within the area of the said premises.

45. The ultimate roof of the proposed building shall be controlled, governed and/or administrated by the owners' Association to be formed after completion of the project and so long it is not formed, the developers shall maintain such roof excepting for his own personal purpose.



[Handwritten signature]

Addl. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022


46. The Developer shall construct the building maintaining the specification of land owner allocation mentioned in the Schedule "c" hereafter.

AND WHEREAS for the sake of convenience it has become necessary for the landowners of the first part to appoint **SRI SUJIT DAS** son of Sri Kalachand Das, by faith Hindu, by occupation business, of 6/1, Baguiati 4th Lane, P.S Dum Dum, Kolkata- 700028 being the sole proprietor of **AASTHA CONSTRUCTION**, our Constituted Attorney to act on our behalf and to look after and to control all the affairs in respect of the said property more fully described in the Schedule hereunder written.

NOW YE BY THESE PRESENTS that the abovenamed landowners of the first part do hereby nominate, constitute and appoint **SRI SUJIT DAS**, son of Sri Kalachand Das, by faith Hindu, by occupation business, of 48/2, Baguiati, 2nd Lane, P.S. - Dum Dum, Kolkata - 700 028 as true and lawful Attorney for the landowners, in their names and their behalf to do, exercise, execute and perform all and any of the deeds, matters and things as mentioned hereinafter relating to the properties hereunder mentioned i.e. to say.

1. To manage, maintain and administer the property mentioned in the schedule below and every part thereof.
2. To look after and to control all the affairs for the development of the property hereunder mentioned and raising multistoried building (G+3) upon the said property as per plan to be sanctioned by the Municipality.
3. To prepare plan by appointing an architect and to submit a building plan, drainage and sewerage plan before the South Dum Dum Municipality for sanction of the same and to take all steps for




Addl. District Sub-Registra
Cassipore, Dum Dum

24 APR 2022

- sanction of the said building plan and to sign, execute and admit all development, plan, documents, statements papers undertaking, declarations as may be required for necessary sanction/modification and/or alteration of development plans, by the local authority and other appropriate authorities and to receive the sanctioned building plan from the South Dum Dum Municipality after sanction of the same.
4. To appear and represent us before any necessary authorities including the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of development plan etc. of the aforesaid property as given in schedule hereunder written.
 5. To pay fees for obtaining sanction plan, modification and such other orders and permissions from the necessary authorities as per expedient for sanction, modification and / or alteration of development plans and also to submit and take delivery of title deeds concerning the said property and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
 6. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and / or alteration of the development plans to any authority or authorities.
 7. To develop the said property by making construction of (G+3) building thereon in adherence to the sanction building plan and for that purpose to demolish and / or remove any house and building and / or structure of whatsoever nature on the said premises, if any, as our said Attorney shall think, fit and proper.




[Handwritten Signature]
Addt. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

8. To apply for obtaining electricity, gas, water, sewerages, drains, telephone or other connections or any other utilities to the said property and / or to make alteration therein and to close down and / or have disconnection of the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds, and things as may be deemed fit and proper by the said Attorney.
9. To apply for and obtain building materials from the concern authorities for construction of the building on the said property aforesaid and to appoint labour contractors and / or skilled labours and unskilled labours for construction of the proposed building as per sanction plan/revised sanction plan.
10. To utilities or shift or have connected the existing electricity connection, if any, in the said premises in such manner as the said Attorneys may deem fit and proper.
11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property as given in schedule hereunder written or any part thereof and similarly to receive all incoming receivable for and on account of the premises or any part thereof including the rents and / or licence/fees from the occupants thereof, if any.
12. To appear and represent us before all authorities for fixation and / or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
13. To negotiate with others for sale of the flats/floors garages and office and to enter into an agreement for sale for the portion of the proposed building, lying within the developer's allocation in the




Addl. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

proposed building as specifically described in the schedule hereunder along with proportionate share of the land excepting our allocated portion/portions which will be kept reserved for the landowners as per terms and conditions of the Development Agreement, as said Attorney shall think fit and proper in view of the Development Agreement.


14. To receive any such amount as earnest money or full consideration money from the purchaser/purchasers or his/their loan sanctioning authority if any for the purpose of transferring, conveyance, sale of the respective flat or flats, garages under the developer's allocation, excepting our allocated portion along with proportionate share of land or any other part or portion of the said building either by cash or by cheque and to give valid receipt for the same.

15. To receive from the intending purchaser or purchasers any earnest money or advance and also the balance of purchase money in respect of developer's allocation, and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers.

16. To sign and execute all other deeds, instruments and assurances, which he shall consider necessary, and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying of the respective flat or flats, garages relating to developer's allocation as per development agreement along with proportionate share of land of the said property as the landowners could do themselves if personally present.

17. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar /ADSR or Registrar having authority for and to have the said




Addl. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the respective flat or flats relating to developers allocation as per development agreement along with proportionate share of land of the said property to the purchaser or purchasers as fully and effectually in all respects as the landowners could do the same themselves.

18. To file and submit declaration, statements, application and / or returns to the competent authority or any other necessary authorities or authority in connection with the matters herein contained and also to file application for completion certificate (C.C.)/Occupancy Certificate to the office of the South Dum Dum Municipality and to collect the same.

19. To prosecute, endorse, defend, answer and oppose all actions and other legal proceedings in respect of the said property or any part thereof including relating to acquisition and / or requisition and / or in respect of the said property or any part thereof in which the said estate is now or any time hereinafter as be interested or connected and if think for the compromise settle, refer to arbitration abandon submit proceedings as aforesaid before any Court, Civil or Revenue including the rent controller.

20. To file and defend suits, costs, appeals and applications of whatsoever nature for and on behalf of us or to be instituted or preferred by or against any person or persons in respect of the said property as given in Schedule hereunder and also to present and prosecute writ applications in respect thereof.

21. To compromise suit, appeals or other legal proceedings, in any Court, Tribunals or other Authority whatsoever and to sign and verify applications there for and to settle, or compound the debts of any



[Handwritten Signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

intending purchaser or purchasers as our constituted Attorney shall think best fit and proper.

22. To sign, declare and / or affirm any plaint, written, statement, petition, affidavit, verification, vakalatnama, warrant of Attorneys, memo. of appeal or any way connected therewith.

23. To deposit and withdraw fees, documents and money in and from any court and / or other person or persons or authority and give valid receipts and discharge thereof.

24. For all or any of the purpose hereinbefore stated to appear and to represent landowners before all authorities having jurisdiction and to sign, execute and submit papers and documents.

25. If under any circumstances the development agreement be cancelled lawfully, in such an event, this development power of attorney shall stand cancelled.

AND GENERALLY to act as our Attorney in relation to all materials, touching the landowners' said property and on their behalf to do all instruments acts, nature, deeds and things as fully and effectually as the landowners shall do if they / he were / was personally present.

AND the landowners hereby ratify and confirm and agree or undertake to ratify and confirm all the matters whatsoever of the said Attorney appointed under this Power in that hereinabove contained shall lawfully to do or cause to be done or the right or by virtue of this present including in such confirmation and other works will be completed of the whole deal-transaction as per the said Development Agreement .



[Handwritten signature]
add. District Sub-Registrar
Cassipore, Dum Dum

24 APR 2022

SCHEDULE 'A' PROPERTY

ALL THAT the land measuring less 3(three) Cottahs 10 (ten) Chittacks 16(sixteen) sq.ft. more or less 1000 sq.ft. R.T.S. standing thereon , lying and situated at Mouza - Satgachi, J.L. No.20, R.S. No.154, Touzi No.160 and 161; comprised in C.S. Dag No.2443,R.S. Dag Nos. 6550, 6549, 6555, 6556/6637, L.R. Dag No.6561, 6560, 6565, 6646, under C.S. Khatian No.14,340, corresponding to R.S. Khatian No.1569 & 1570, L.R. Khatian No.6895, being Premises No.26, Baguiati, 2nd Lane, Holding No.28, Baguiati 2nd Lane, Kolkata - 700 028, Ward No.26, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, under A.D.S.R. Cossipore Dum Dum, in the District of North 24-Parganas, which is butted and bounded as follows:-

- ON THE NORTH : By, property of Smt. Kamala Rakshit and
Biswanath Das
- ON THE SOUTH : By, Apartment & Building..
- ON THE EAST : By, 12 ft. wide Road.
- ON THE WEST : By, Building of others.

SCHEDULE - 'B'

OWNERS' ALLOCATION :

The landowners shall be entitled to 43% built up area of the proposed G+3 building to be constructed as per the sanction plan and the same would be provided in the following manner:-

a) The entire ground floor,

b) Entire first floor,

together with the proportionate undivided interest in the land, common facilities and amenities.



[Handwritten Signature]
Add. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

In case the above allocation i.e total built up area of the above said Ground floor & First floor, exceeds 43% of the total built up area , then in such event, the landowners shall make payment at rate of rupees 3500/- per sq.ft. for excess area to the developer.


Similarly the above allocation is less then 43% of the total built up area , then in such event, the developer shall make payment of 3500/- for residual area.

- c) Apart from the Landowners allocation, the developer shall pay Rs.10,00000/- (Ten lac Only) as a security deposit to the landowners of the first part and the said amount is to be paid to by the landowner BALAJI ENTERPRISE by the developer in the following modes.
- iii) Rs,5,00,000/- (Rupees Five lac) only shall be paid within one month from the date of execution & registration of this agreement.
- iv) Rs.5,00,000/- (Rupees Five lac) only is to be paid within 30 days after the sanctioned plan from South Dum Dum Municipality.
- v) The landowner shall get their allocation after completion of the building subject to refund the said security deposit without accruing interest, to the developer

DEVELOPER'S ALLOCATION shall mean the remaining 57% built-up area of the said G+3 building to be constructed and the same shall be provided in the following manner .

- a) Entire Second floor,
- b) Entire Third floor.




Addl. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

together with the proportionate undivided interest in the land, common facilities and amenities after providing the land-owner's allocation mentioned in paragraph 5 hereinbefore.

SCHEDULE - 'C'

(The construction/development shall be carried out as per following specification)

STRUCTURE : R.C.C. frame a structure

BRICK WORK: brick work shall be 8" /5" and 3" as per requirement and finished with cement sand plaster.

FLOORING : All flooring works vitrified tiles with 4" skirting on all side.

DOOR'S : Doors will be wooden sal door frame with both side laminated flash door.

WINDOWS : Fully glazed anodized aluminum sliding window shall be provided.

KITCHEN : Black stone platform with granite top a sink with glazed tiles up to 3' height above the platform.

TOILET : Glazed tiles up to 6" height one pan/one commode (white), shower and one bibcock, one geyser point per flat.

WATER SUPPLY : 24- HOURS WATER SUPPLY.

INTERIOR WALL COATS : All the interiors wall will be finished with a coat of putty.

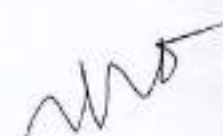
FABRICATIONS : MS Grill shall be provided to all windows and at balcony up to 2'.9" from floor level.

STAIRCASE : The staircase will have provision for electric meter and main switch with lift facilities and would comprise the following:

- i) Flooring shall be with vitrified tiles.
- ii) Main entrance on the ground floor shall have grill gates.

ELECTRICAL INSTALLATION : Electrical meter will be born by the individual flat/garage//shop owner. Electrical lines will be concealed. All bedroom/drawing have two light point, one fan point, one 5 amp




Addl. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

plug point, one AC point only one bed room, one geyser point only one bathroom, one refrigerator point, one washing machine point.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands the day month and year first above written.

SIGNED SEALED AND DELIVERED

in the Presence of:

1. *Pradyumn Narayan Mandal.*
S/O - Sri Saha Das Mandal.
48/2 Pasquiani 2nd Lane
P.O. P.S. Zubzumi, Kot-28.

BALAJI ENTERPRISE
Balihar Dey.
Partner

ENTERPRISE
W. K. Das.
Partner

2. *Gautam Das*
Late *Gaur Mohan Das*
5/1, ASWINI BOUTA
Road, Mal-700028

SIGNATURE OF THE LANDOWNERS

Sujit Das.

SIGNATURE OF THE DEVELOPER
CUM ATTORNEY

Prepared at my office.

Dhiman Chandra Biswas

(Dhiman Chandra Biswas)
ADVOCATE

Sealdah Civil Court Complex,
Enrol.No WB/618/1982.



[Handwritten signature]

add. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

Thumb 1st finger middle finger ring finger small finger

 <i>Bibhas Dey</i>	left hand					
	right hand					

Name BIBHAS DEY

Signature *Bibhas Dey*

Thumb 1st finger middle finger ring finger small finger

 <i>Manoj</i>	left hand					
	right hand					

Name MANOJ KUMAR SHARMA

Signature *Manoj Sharma*

Thumb 1st finger middle finger ring finger small finger

 <i>Sujit Das</i>	left hand					
	right hand					

Name SUJIT DAS

Signature *Sujit Das*

2-5-22



[Handwritten Signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022



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

GRN Details

GRN:	192022230012329941	Payment Mode:	Online Payment
GRN Date:	21/04/2022 16:09:19	Bank/Gateway:	State Bank of India
BRN :	CKT4686030	BRN Date:	21/04/2022 16:10:38
Payment Status:	Successful	Payment Ref. No:	2001209185/5/2022 [Query No*/Query Year]

Depositor Details

Depositor's Name:	BISWAS CONSULTANCY
Address:	101C SOUTH SINTHEE ROAD
Mobile:	9239880397
Depositor Status:	Others
Query No:	2001209185
Applicant's Name:	Mr SUJIT DAS
Identification No:	2001209185/5/2022
Remarks:	Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001209185/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	6970
2	2001209185/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	6998







IN WORDS: SIX THOUSAND NINE HUNDRED NINETY EIGHT ONLY.



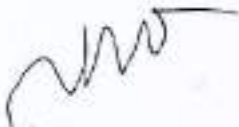
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas
Signature / LTI Sheet of Query No/Year 15062001209185/2022


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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Bibhas Dey 80, Jessore Road, City:-, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074	Representative of Land Lord [BALAJI ENTERPRISE]			Bibhas Dey 24/04/22
2	Mr Manoj Kumar Sharma Bl-A, 3, Chingrighata Lane, Ideal Niketan, City:-, P.O:- Tangra, P.S:-Tangra, District:- South 24-Parganas, West Bengal, India, PIN:- 700015	Representative of Land Lord [BALAJI ENTERPRISE]			Manoj Kumar 24/04/2022
3	Mr Sujit Das 48/2, Baguiati, 2nd Lane, City:-, P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028	Representative of Developer [ASTHA CONSTRUCTION]			Sujit Das. 24-04-2022




Addl. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Ajay Narayan Mondal Son of Mr Sahado Mondal 48/2, Baguiati 2nd Lane, City:-, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028	Mr Bibhas Dey, Mr Manoj Kumar Sharma, Mr Sujit Das			<i>Ajay Narayan Mondal,</i> 24/04/2022

(Kaustava Dey)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 COSSIPORE DUMDUM
 North 24-Parganas, West
 Bengal

Additional District Sub-Registrar
 Cossipore, Dum Dum



Addl. District Sub-Registrar
Cossipore, Dum Dum

24 APR 2022

Major Information of the Deed

Deed No :	I-1506-05561/2022	Date of Registration	25/04/2022
Query No / Year	1506-2001209185/2022	Office where deed is registered	
Query Date	21/04/2022 12:15:50 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUJIT DAS 8/1 BAGUIATI 4TH LANE,Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 6291645571, Status :Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 58,83,078/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi, Premises No: 26, , Ward No: 26, Holding No:28 JI No: 20, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-6561 (RS :-)	LR-6895	Bastu	Bastu	1 Katha	1/-	15,39,001/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-6560 (RS :-)	LR-6895	Bastu	Bastu	1 Katha	1/-	15,39,001/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-6565 (RS :-)	LR-6895	Bastu	Bastu	1 Katha	1/-	15,39,001/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-6648 (RS :-)	LR-6895	Bastu	Bastu	10 Chatak 16 Sq Ft	1/-	9,96,075/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
TOTAL :								
Grand Total :						4 /-	56,13,078 /-	
Grand Total :						4 /-	56,13,078 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	1000 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	2,70,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BALAJI ENTERPRISE 17, Mandindra Mitra Row, 2nd Floor, Room No.2, City:- , P.O:- Amherst Street, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700009 , PAN No.:: AAxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ASTHA CONSTRUCTION 48/2, Baguiati, 2nd Floor, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: ADxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Bibhas Dey Son of Late Tapan Kumar Dey 80, Jessore Road, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3K, Aadhaar No: 36xxxxxxx9475 Status : Representative, Representative of : BALAJI ENTERPRISE (as Partner)
2	Mr Manoj Kumar Sharma Son of Late Lalta Prasad Sharma BI-A, 3, Chingrighata Lane, Ideal Niketan, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx2D, Aadhaar No: 46xxxxxxx2133 Status : Representative, Representative of : BALAJI ENTERPRISE (as Partner)
3	Mr Sujit Das (Presentant) Son of Mr Kalachand Das 48/2, Baguiati, 2nd Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx0H, Aadhaar No: 71xxxxxxx0265 Status : Representative, Representative of : ASTHA CONSTRUCTION (as proprietor)

Applicant Details :

Name	Photo	Finger Print	Signature
Mr Ajay Narayan Mondal Son of Mr. Sahado Mondal 48/2, Bagulati 2nd Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District-North 24-Parganas, West Bengal, India, PIN:- 700028			
Identifier Of Mr Bibhas Dey, Mr Manoj Kumar Sharma, Mr Sujit Das			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	BALAJI ENTERPRISE	ASTHA CONSTRUCTION-1.65 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	BALAJI ENTERPRISE	ASTHA CONSTRUCTION-1.65 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	BALAJI ENTERPRISE	ASTHA CONSTRUCTION-1.65 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	BALAJI ENTERPRISE	ASTHA CONSTRUCTION-1.06792 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	BALAJI ENTERPRISE	ASTHA CONSTRUCTION-1000.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi, Premises No: 26, , Ward No: 26, Holding No:28 JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6561, LR Khatian No:- 6895	Owner:উজ্জ্বল কুমার দাস, Gurdian:বিতেশ্বর দাস, Address:বিক্র , Classification:বাড়, Area:0.00460000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 6560, LR Khatian No:- 6895	Owner:উজ্জ্বল কুমার দাস, Gurdian:বিতেশ্বর দাস, Address:বিক্র , Classification:বাড়, Area:0.00350000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 6565, LR Khatian No:- 6895	Owner:উজ্জ্বল কুমার দাস, Gurdian:বিতেশ্বর দাস, Address:বিক্র , Classification:বাড়, Area:0.02290000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 6646, LR Khatian No:- 6895	Owner:উজ্জ্বল কুমার দাস, Gurdian:বিতেশ্বর দাস, Address:বিক্র , Classification:বাড়, Area:0.01500000 Acre,	Seller is not the recorded Owner as per Applicant.

On 22-04-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 58,83,078/-

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

On 24-04-2022

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

Presented for registration at 11:00 hrs on 24-04-2022, at the Private residence by Mr Sujit Das ..

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

Execution is admitted on 24-04-2022 by Mr Bibhas Dey, Partner, BALAJI ENTERPRISE (Partnership Firm), 17, Mandindra Mitra Row, 2nd Floor, Room No.2, City:- , P.O:- Amherst Street, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700009

Identified by Mr Ajay Narayan Mondal, , Son of Mr Sahado Mondal, 48/2, Baguiati 2nd Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Service

Execution is admitted on 24-04-2022 by Mr Manoj Kumar Sharma, Partner, BALAJI ENTERPRISE (Partnership Firm), 17, Mandindra Mitra Row, 2nd Floor, Room No.2, City:- , P.O:- Amherst Street, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700009

Identified by Mr Ajay Narayan Mondal, , Son of Mr Sahado Mondal, 48/2, Baguiati 2nd Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Service

Execution is admitted on 24-04-2022 by Mr Sujit Das, proprietor, ASTHA CONSTRUCTION (Sole Proprietorship), 48/2, Baguiati, 2nd Floor, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr Ajay Narayan Mondal, , Son of Mr Sahado Mondal, 48/2, Baguiati 2nd Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Service

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

On 25-04-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28/- (E = Rs 28/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/04/2022 4:10PM with Govt. Ref. No: 192022230012329941 on 21-04-2022, Amount Rs: 28/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT4686030 on 21-04-2022, Head of Account 0030-03-104-001-16

Statement of Stamp Duty

Verified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 100/-, by Online = Ra 6,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1459, Amount: Rs.100/-, Date of Purchase: 13/04/2022, Vendor name: Ranjita Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/04/2022 4:10PM with Govt. Ref. No: 192022230012329941 on 21-04-2022, Amount Rs: 6,970/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT4686030 on 21-04-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 256442 to 256479

being No 150605561 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.04.26 12:25:22 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/04/26 12:25:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)