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Certified that the document is authentic to registration. The signature sheet and the endorsement sheets attached with this document are the part of this document.

DEVELOPMENT AGREEMENT

CUM

DEVELOPMENT POWER OF ATTORNEY

A.D.S.R. Garla
South 24 Parganas
সদর দপ্তর
South 24 Parganas

31 JUL 2024

THIS DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY is made on this the 30th day of July, 2024

BETWEEN

নং-3296 তারিখ 30.07.2024 মূল্য 1000/-
বরাদ্দার Serakha Construction
মাং-Madhhabalia, Garia, Kol-84

শঙ্কর কুমার সরকার
স্ট্যাম্প ডেপুটি
সোনালপুর এ্যা ডি.এস আর, অফিস
দক্ষিণ - ৪ পরগণা.





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A.D.S.R. Garia
Basti 24 Paraganas

31 JUL 2024

Samar Das
Advocate
High Court, Calcutta

(1) **SMT. SHANKARI BASU (PAN : AVKPB5557G)**, wife of Late Manindra Nath Basu, by faith - Hindu, by occupation - Housewife, residing at Madhya Balia, Post Office - Garia, Police Station - Sonarpur now Narendrapur, Kolkata - 700084, (2) **KUMARI BULA BASU (PAN : ATZPB7908E)**, daughter of Late Manindra Nath Bose, by faith - Hindu, by occupation - Service, residing at Madhya Balia, Post Office - Garia, Police Station - Sonarpur now Narendrapur, Kolkata - 700084, (3) **SMT. BANANI DAS BARMAN (PAN : AVGPD1469F)**, wife of Prabir Das Barman and daughter of Late Manindra Nath Bose, by faith - Hindu, by occupation - Housewife, residing at Monorama Apartment, 1No. South Road, Police Station - Jadavpur, Kolkata - 700032, (4) **SMT. BABY DUTTA MAJUMDER (PAN : ANSPD0244J)**, wife of Subhasis Datta Majumder and daughter of Late Manindra Nath Basu, by faith - Hindu, by occupation - Service, residing at 138, Srirampur Road (East), Post Office - Garia, Police Station - Patuli, Kolkata - 700084, (5) **SRI JYOTIRMOY BOSE (PAN : ALWPB8500F)**, son of Late Manindra Nath Bose, by faith - Hindu, by occupation - Service, residing at Madhya Balia, Post Office - Garia, Police Station - Sonarpur now Narendrapur, Kolkata - 700084, and (6) **SRI BISWANATH BOSE (PAN : APHPB1913K)**, son of Late Manindra Nath Bose, by faith - Hindu, by occupation - Service, residing at Madhya Balia, Post Office - Garia, Police Station - Sonarpur now Narendrapur, Kolkata - 700084; hereinafter called and referred to as the "**OWNERS/ FIRST PARTY**" (Which terms or expressions shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/ or assigns) of the **ONE PART**.

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South 24 Parganas

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AND

SURAKHA CONSTRUCTION (PAN : ACGFS2283P), a partnership firm having its office at Surakha Apartment, Ground Floor, 492, Madhya Balia, Balia Main Road, Post Office - Garia, Police Station - Sonarpur now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700084, being represented by its Partners namely (1) **SRI SURATH SARDAR (PAN : AQQPS5976F)**, son Late Mahim Sardar, and (2) **SRI SAMIR SARDAR (PAN : DOBPS7793A)**, son of Sri Surath Sardar, both by Nationality - Indian, by faith - Hindu, by occupation - Business, both presently residing at "Rekha Neer", 37, Nafar Chandra Naskar Road, Post Office - Garia, Police Station - Sonarpur presently Narendrapur, Dist. - South 24 Parganas, Kolkata - 700084; hereinafter called and referred to as the "**DEVELOPER/ SECOND PARTY**" (which terms or expressions shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its/their heirs, executors administrators, legal representatives, successor-in-interest in office and/ or assigns) of the **OTHER PART**.

WHEREAS one Manindra Nath Basu purchased a piece and parcel of land measuring more or less 20 decimals at R.S. Dag No. 178 under R.S. Khatian No. 117 corresponding to C.S. Dag No. 173 under C.S. Khatian No. 83 interalia other plot of land of Mouza - Garagachha from Kalidas Dutta and Duranta Mondal by virtue of Deed of Sale written in Bengali, registered at the office of Sub - Registrar, at Baruipur being recorded in Book No. I,

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Volume No. 60, copied at Pages 166 to 991, Being No. 3999 for the year 1963. Since then the said Monindra Nath Basu had been in possession and enjoyment of the said property and got recoded his name in the L.R.R.O.R. containing L.R. Khatian No. 153 having L.R. Dag No. 191 corresponding to R.S. Dag No. 178 under R.S. Khatian No. 117 of Mouza - Garagachha, J.L. No. 45. Police Station - Sonarpur, District - South 24 Parganas.

AND WHEREAS the said Manindra Nath Basu alias Manindra Nath Bose died intestate leaving behind his wife, Shankari Basu, three daughters namely Bula Basu, Smt. Banani Das Barman, Smt. Baby Dutta Majumder and two sons, Sri Jyotirmay Bose and Sri Biswanath Bose who got the said property by way of inheritance and they got mutated their names in the department of B.L.&L.R.O., Sonarpur, South 24 Parganas and the said property recorded in L.R.R.O.R. as 20 decimals land L.R. Dag No. 191 appertaining to L.R. Khatian Nos. 582 to 587 in their names.

AND WHEREAS a Development Agreement was entered into by and between the parties hereto on 29th June, 2018 on several terms and conditions as contained therein and the said Development Agreement was registered at the office of the A.D.S.R., Garia, South 24 Parganas and recorded in its Book No. I, Volume No. 1629-2018, Pages from 95378 to 95418, Being No. 162903069 for the year 2018 in respect of the property mentioned in the schedule there under and the land owners also granted a Development Power of Attorney which was registered at the office of the A.D.S.R., Garia, South 24 Parganas and recorded in its Book No. .I, Volume No. 1629-2018, Pages from 95419 to 95446, Being No. 162903074 for the year 2018.

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AND WHEREAS the land owners herein amalgamated the aforesaid property with attached properties of Rekha Sardar measuring more or less **0.5 decimals** equivalent to more or less 5 Chittaks lying situated at and comprised in L.R. Dag No. 190 appertaining to L.R. Khatian No. 615 corresponding to R.S. Dag No. 177/285 under R.S. Khatian No. 124 of Mouza - Garagachha, J.L. No. 45, Ward No. 1 of the Rajpur - Sonarpur Municipality, Police Station - Sonarpur now Narendrapur, District - South 24 Parganas and property of Sri Surath Sardar and Sri Samir Sardar measuring more or less **2.5 decimals shali land equivalent to 1 Cottahs 8 Chittaks shali in L.R. Dag No. 189 appertaining to L.R. Khatian Nos. 617 and 618** corresponding to R.S. Dag No. 177 and **1.5 decimals shali land equivalent to 15 Chittaks shali land in L.R. Dag No. 190 appertaining to L.R. Khatian Nos. 617 and 618** corresponding to R.S. Dag No. 177/285 **altogether measuring more or less 4 decimals i.e. 2 Cottahs 7 Chittaks land of Mouza - Garagachha, J.L. No. 45, Post Office - Garia, Police Station - Sonarpur presently Narendrapur, District - South 24 Parganas, Kolkata - 700084 and got recorded the amalgamated property in the record of the Rajpur - Sonarpur Municipality and since then the premises is known as Holding No. 690, Garagachha, Ward No. 01 of Rajpur - Sonarpur Municipality.**

AND WHEREAS subsequently, Rajpur - Sonarpur Municipality granted building permit vide No. **SWS-OBPAS/2207/2023/2733 dated 02/01/2024** for construction of Building consisting of two blocks upon the aforesaid property.

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South 24 Parganas

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AND WHEREAS after sanction of building plan from the authority of Rajpur - Sonarpur Municipality a major problem arises to provide owner's allocation as per the development agreement and as such the parties hereto decided to enter into a fresh development agreement stating the proper owners' allocation as per the sanctioned building plan and as such the parties hereto have decided to cancel the aforesaid Development Agreement and as such they mutually cancel the aforesaid development agreement by execution Deed of Cancellation of Development Agreement which is registered at the office of the A.D.S.R. Garia, South 24 Parganas and recorded in its Book No. I, Being No. 162903833 for the year 2024 and as a result the owners also revoke the Development Power of Attorney by execution Revocation of Development Power of Attorney registered at the office of the A.D.S.R. Garia, South 24 Parganas and recorded in its Book No. IV, Being No. 162900086 for the year 2024.

AND WHEREAS the parties hereto have further agreed to enter into this Development Agreement cum Development Power of Attorney for construction of the proposed building and smooth implementation of the terms and conditions of this agreement and also to sell developer's allocation in the proposed building.

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A.D.S.R. Goffe
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NOW THIS AGREEMENT WITNESSETH and the parties hereto have agreed to and abide by the terms and conditions noted herein below :-

ARTICLE - I
(DEFINITION)

- 1.1 **Owners and Developer** shall include their respective transferees/ nominees.
- 1.2 **Premises** shall mean the property more fully described in the First Schedule hereunder written.
- 1.3 **Owners** shall mean the parties of the ONE PART.
- 1.4 **Developer** shall mean the party of the OTHER PART.
- 1.5 **Proposed building** shall mean and include commercial and/ or residential building on the said amalgamated premises in accordance with the plan sanctioned by the Rajpur - Sonarpur Municipality and with necessary additional structures as will be required and shall include the car parking and other spaces/ commercial spaces.
- 1.6 **Common facilities** and amenities shall mean and include the facilities specifically mentioned in **Article - VIII**.
- 1.7 **Saleable Space** mean the space in the proposed building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- 1.8 **Owners' allocation** more fully described in the **Second Schedule** hereunder written.
- 1.9 **Developer's allocation** specifically mentioned in **Third Schedule** hereunder written.

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A.D.S.R. Gans
SOUTH 24 PROGRAM

31 JUL 2024

- 1.10 **Built Up Area** shall mean and include the Carpet area of the said Unit plus thickness of the outer and inner walls, cup boards, ducts and proportionate share of staircase of the said Unit. The Certificate of the Architect in this regard shall be final conclusive and binding upon the Parties hereto.
- 1.11 **Architect** shall mean any qualified person having requisite qualification or persons or firm or firms to be appointed or nominated by the Developer as Architect of the building for designing and planning of the proposed building at the said premises.
- 1.12 **Building plan** shall mean building **Plan Vide No. SWS-OBPAS/2207/2023/2733 dated 02/01/2024** sanctioned by the authority of the Rajpur - Sonarpur Municipality and shall include any revision thereto and/ or modified thereof duly sanctioned by the appropriate authority.
- 1.13 Transfer with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in Multi-Storied buildings to the purchasers/ owners thereof.
- 1.14 Transferee shall mean a person or persons, firm or association of persons to whom any space in the Building to be transferred.
- 1.15 Words importing singular shall include plural and vice versa.
- 1.16 Words importing masculine gender shall include feminine and neuter genders. Likewise, words importing feminine gender shall include masculine and neuter genders.
- 1.17 F.A.R. shall mean sanction area by the Municipal Authority.

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ARTICLE - II
(TITLE AND INDEMNITIES)

- 2.1 The owners hereby declare that the owners have marketable title to the said premises and the owners have good right and title to enter into this Agreement with the Developer and the owners hereby undertake to indemnify and keep the Developer indemnified against any and all third party claims, actions and demands whatsoever.
- 2.2 The owners have been in constructive physical possession which is free from all and any manner of lispendense, charges, liens, attachments, claims, encumbrances or mortgages whatsoever or howsoever and it is in the exclusive possession of the owners and the owners hereby undertake to indemnify and keep indemnified the Developer from and against any and all actions, charges, liens, claims, encumbrances and mortgages or any third party possessory right in the said premises.
- 2.3 The Owners hereby also undertake that the Developer shall be entitled to construct and complete the building on the said plot of land and to retain and enjoy the Developer's allocation therein without any interruption or interference from the owners or any person or persons lawfully claiming through or under the Owners and the Owners undertake to indemnify and keep the Developer indemnified against all losses and damages and costs, charges and expenses incurred as a result of any breach of this undertaking.
- 2.4 That the Developer undertakes to construct the building in accordance with the sanctioned building plan and undertakes to pay any or all damages, penalties and/ or compounding fees payable to the authority or authorities concerned relating to any deviation, and against all losses and damages of the owners.
- 2.5 That the Developer shall act as an independent contractor to construct the building and undertakes to keep the Owners indemnify from and against all third party claims, claim and action arising out of any act

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or omission of the Developer or any accident in or relating to the construction of the building.

- 2.6 That the owners hereby declare that there is no excess vacant land comprised in the said plot of land and in any event, even if, any excess vacant land is found at the said plot of land, the same shall be on account of the development project and in respect thereof the developer is entitled to do needful at its/ his own discretion.
- 2.7 That the owners hereby declare that the said land is not connected/ linked with any passage or road and for that the said plot of land shall be amalgamated with other plots of land for having passage/ road for construction of building.

ARTICLE - III
(CONSIDERATION)

- 3.1 That the owners will be entitled to own and possess absolutely owners' allocation of the proposed building along with proportionate share in common parts/ portions, facilities and amenities specifically mentioned in Second Schedule hereunder written.

Apart from this the developer has paid a sum of Rs. 6,00,000/- (Rupees Six Lakh only) to the owners herein as refundable money which the owners shall be liable to pay back at the time of handing over possession of owners' allocation in the proposed building.

- 3.2 That in consideration of the construction cost and other expenses for construction of the proposed building thereof the Developer shall have the right to sell, transfer, alienate, mortgage, hold, let out the property of developer's allocation which is specifically mentioned under Third Schedule hereunder written together with undivided proportionate share of land.

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ARTICLE - IV
(OWNERS' LIABILITY AND RESPONSIBILITY)

- 4.1 That the developer by its own initiation and expenses has already mutated the said property in the name of the land owners in the record of the B.L.&L.R.O., Sonarpur and in the record of the Rajpur - Sonarpur Municipality.
- 4.2 That the Owners/ First Party shall have no objection to construct boundary wall around the said landed property at the cost of the Developer and fill up the land with mud on the part of the developer at the cost of the developer.
- 4.3 That the owners undertake not to transfer, mortgage, charge or lease in any way or encumber the said premises or any part or portion thereof which is the subject matter of this Agreement in any manner whatsoever during the subsistence of this Agreement but the developer shall have the right and liberty to transfer, enter into agreement for sale, mortgage and/ or create charge or lease in respect of Developer's share of allocation at any nationalized bank or private bank but in such cases the Owners shall not be financially liable or responsible for repayment of loan drawn by the developer with the consent of the owners.
- 4.4 That the land Owners/ first party grant an exclusive right and possession subject to covenant hereunder contained to the developer to built/ construct apartment ownership building/buildings on the said premises containing several self contained flats and other spaces in accordance with building plan sanctioned by the Rajpur - Sonarpur Municipality and the Developer shall be entitled to be the owner of Developer's allocation and both parties shall be entitled to hold, possess, sell

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South 24 Parganas

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and dispose of their respective allotments together with undivided proportionate share in land with common parts/ portions, facilities, amenities and benefits in lawful manner in accordance to their allocated portions in the proposed building provided that both the parties shall not litigate in respect of modification or revision of the said building plan for the sake of construction and/or instruction of the said Municipal Authority.

- 4.5 That during the continuance of the agreement the owners shall not in any way cause impediment or obstruction whatsoever in the construction or development of the said property at the said plot of land to be carried on by the Developer.
- 4.6 That the original title deeds/ relevant papers in respect of the said premises shall be kept in custody of the developer who shall allow to the Owners and/ or Advocate or the financial institution or offer for inspection the said documents as and when required and also allow the Owners to take copies and/ or extracts there from. The developer shall receive the original deeds and relevant documents of title of the said property from the owners after giving valid receipts in respect thereof.
- 4.7 That the owners shall abide by all bye-laws, rules and regulations of Association/ Society that may be formed by the initiation of the Developer after handing over flats to the owners in due course.
- 4.8 That it is understood that from time to time to enable the construction of the building by the Developer various acts, deeds, matters, and things not herein specifically referred to may be required to be done by the Developer for which the Developer may require the authority of the Owners and various applications and other documents may be required legally to be signed or made by the Owners relating to which no specific provisions has been made

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A. D. S. P. Garcia
Anexo 14 Personal

31 JUL 2021

herein, the Owners hereby authorize the Developer to do all such acts, being required by the Developer in this behalf to execute any such additional power or powers of Attorney and/or their authorization as may be legally required by the Developer for the purpose of construction and also undertake to sign and execute all such additional applications and other documents as may be required for the purpose which will be expressly stated herein, shall not in any way prejudice the interests of the owners detailed hereinbefore. In case of Death of the owners or any owner, and/ or transfer of share in land his/ their heirs, successors, executors, legal representatives shall execute and register equivalent power of attorney in favour of the Developer for construction of the said building and to do necessary acts for completion of the proposed building and to alienate and/or absolute enjoyment of the Developer's allocated portions, and expenses in respect thereof shall be borne by the Developer.

- 4.9 That immediately after execution of this agreement, the developer shall be entitled to deal with the said land on the terms and conditions herein contained and also in accordance with the Powers and Authorities conferred upon the Developer by the Owners in accordance with the General Power of Attorney for the purpose of development and construction of the Buildings contemplated in these presents with Power to enter into Agreement for Sale, lease or let out the various portions of the Developer's allocation with any intending Purchaser/ purchasers and to receive earnest money and/ or any part payment and entire sale proceeds in respect thereof.
- 4.10 That the owners and/ or developer shall be liable to execute Deed of Amalgamation with other adjacent plots, Boundary Declaration etc. and registered the same at the cost of the Developer in respect of the said plot of land.

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- 4.11 That the Developer shall be entitled to enter into agreement with any Bank/ Financial Institution, person for the purpose of obtaining loan/ advance money in event of the said construction only with due permission of the owners and in event of obtaining loan/ advance and repayment the same or advance money being received from becoming purchasers against the developer's allocation entire risk and liability will devolve upon the Developer.
- 4.12 That in the event of any dispute in connection with the title of the said property, the owners shall be liable to co-operate the developer to do needful to solve any dispute or litigation for smooth running of the development project.
- 4.13 That the inclusion of any partner by the developer in the activity of construction of the building will not change any terms and conditions of this agreement in any manner.
- 4.14 That after possession so long as such flats of the owners allocation in the said building shall not be separately assessed for the purpose of Municipal Taxes, maintenance charges, consumption of electricity and Charges for supply of water shall be proportionately paid by the Owners. Such proportionate charge and maintenance shall be determined by the developer on the basis of area of such flat in the said building. In the event of arrangement of new transformer or anything else including installation of the mother meter in connection with supply of electricity to the said building each owners shall be liable to pay the required money proportionately.

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A.O.S.R. Ganga
Ranch 20, Patna-85
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ARTICLE - V
(DEVELOPER'S LIABILITY AND RESPONSIBILITY)

- 5.1 That the Developer shall take all such steps for sanctioning the completion building plan. The Developer shall have to pay all expenses for the same.
- 5.2 That the Developer shall construct the building at its/ their own cost in accordance with sanctioned building plan as per specification of the Rajpur - Sonarpur Municipality annexed thereto. The Developer shall be solely liable for any deviation of the building plan and shall pay all damages, penalties and compounding fees for making such deviation, if any, and the owners shall not be liable in any manner whatsoever.
- 5.3 During the construction period, the Developer shall have the right to have electric meter/ connection either in its/ their own name or in the name of the owners at the said premises at the cost and expenses of the Developer and the developer shall be liable in all respect to pay the electric bill to CESC.
- 5.4 That the Developer shall hand over the possession of the self contained flats, car parking spaces to the owners as stipulated in Article - IV **within 3 years** from the date of execution of this agreement and delay should be taken into account for force majeure, act of God, natural calamity which are beyond control of the Developer and at that time Developer will get extra reasonable time from the date of expiry of the stipulated period.
- 5.5 Notwithstanding any thing contained in Article - VII developer's responsibility/ liability includes timely completion of the building, as mentioned herein Clause 5.4 and hand over the same to the owners.

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- 5.6 That the developer shall not forward any reason, that include but not limited to loabour dispute, change in government policies and rules/ act, financial insolvency of the developer, any type of litigation that may arise due to any action of the developer related or unrelated to the construction of the building as a reasonable cause for delay in timely completion of the building and handing it over to the owners.
- 5.7 That in the event of any delay foreseen by the developer in completing the construction of the building as specified herein clause 5.4 developer shall notify the same to land owners in writing stating the reason for delay and action taken to complete the construction of the building as well expected time of completion and no penalty should be charged for such delayed period.
- 5.8 That the Developer shall pay and bear all Municipal rates and taxes, land revenue, charges for use of electricity of the said plot of land from the date of handing over vacant possession of the said premises/ plots to the Developer by the Owners till the date of delivery of possession of owners' allocation in the proposed building by the developer and after delivery of possession responsibility of paying rates and taxes, land revenue, electricity, maintenance and other charges will be borne by the owners according to their proportionate ratio.
- 5.9 That all dealings by the developer in respect of the construction of the building shall be either in the name of the land owners or in the name of the developer/ attorney but such dealing shall not create or foster in any manner any financial, civil and/or criminal liability to the owners.
- 5.10 That the Developer shall be liable to complete the proposed building and handover the owners' allocation within the specified period as mentioned in this presents subject to amalgamation of the subject plot of land excepting the event of force majeure.

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A.D.S.R. Costa
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- 5.11 That all dealings by the developer in respect of the construction of the building shall be in the name of the land Owners but such dealing shall not create or foster in any manner any financial, civil and/ or criminal liability of the owners.
- 5.12 That in case of death of the developer its/their heirs, successors-in-office, executors, administrators, legal representatives, assigns shall be liable to complete the construction of the building and to pay consideration/ adjustable money against owners allocation as set forth herein before.
- 5.13 In the event of inclusion of any partner, of the said firm empowered for the said construction, each partner of the said firm shall be equally liable to complete the said building and to pay aforesaid consideration/ adjustable money against owners' allocation within the specified period, otherwise the owners shall have the right to determine this agreement by way of arbitration and/ or amicable settlement and/ or sue in accordance with the law time being in force.
- 5.14 That the Developer shall bear cost, expenses including legal expenses for declaration of boundary of the plot of land and amalgamating forming a one plot as a whole for the purpose of getting sanction of the proposed building plan from the authority concerned.
- 5.15 That the Developer shall not violate or contrivance any of the provision of rules applicable/ building rules for the construction of the building.
- 5.16 That the Developer will supply a Xerox copy of sanctioned plan, completion building plan and completion certificate to the land owners after obtaining/ getting the same from the Rajpur - Sonarpur Municipality.

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ARTICLE - VI
(RESTRICTIONS)

- 6.1 That the Developer shall use 1st Class/ standard quality of materials for the construction of entire building. The owners shall have the authority to inspect the construction in accordance with the sanctioned plan by appointing expert civil engineer of their own choice at their discretion at any working day and if the Developer deviates from the sanctioned plan, all liabilities for deviation shall devolve upon the Developer. It is clearly noted that after completion of the owners' portion and upon delivery of possession of the owners' allocated portion, the owners shall not be entitled to any disputes in respect of workmanship of the construction of the building.
- 6.2 That the Developer, during construction, shall abide by all laws, bye-laws, building rules and regulations of the Government, Local bodies and/or other authorities and shall attain to answer before the appropriate authority and be responsible for any deviation or violation and/or breach of any of the laws, bye-laws, building rules and regulations.
- 6.3 That the owners shall abide by bye-laws, rules, regulations of associations/ society that may be formed by the initiations of the Developer in the proposed building in due course.
- 6.4 That the owners shall not -
- i) interfere with or hinder or obstruct in any manner whatsoever in the construction of the said building or any part thereof by the Developer.
 - ii) do anything whereby the Developer is prejudicially affected.
 - iii) throw any rubbish or store any article or combustible goods in the common parts excepting the common areas of owners' own separate building.
 - iv) carry on any obnoxious, noisy, offensive, illegal or immoral activity in the flats.

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- v) cause any nuisance or annoyance to the co-purchasers and/ or occupants of the other portions of the said building and/ or flats.
 - vi) decorate or paint or otherwise alter the exterior wall of the common parts of the said building in any manner without consent of the Developer and/or association to be formed in due course.
 - vii) obstruct in any manner the Developer's Construction in making further construction or transferring any right in or on the land, building or parking space etc.
 - viii) claim any partition or sub-division of the said land or the common parts.
 - ix) obstruct or raise any objection in the case of the proportionate undivided share in the land is reduced by reason of the Developer making further construction on the said plot of land by way of revision of the sanctioned Plan during the period of validity of the sanctioned plan and not to obstruct or raise any objection of any nature whatsoever to such construction or any portion thereof with due permission/ approval of the Municipal Authority.
 - x) litigate in any manner whatsoever if the developer appoint any partner or partners for the purpose of development of the proposed building and/ or the buildings upon plot of land.
- 6.5 That the Developer shall not -
- i) use or permit to use of its/ his respective allocations in the building or any portion thereof for carrying on any obnoxious illegal and unlawful trade or activity nor use or allow the same to be used for any purpose which may create nuisance or hazards to the owner/ occupier of the building.
 - ii) do or permit to be done any act, or things which may cause void or voidable insurance of the building or any part thereof.
 - iii) throw or permit to be thrown accumulation or dirt to any Owners' parts/ portions.

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ARTICLE - VII
(MISCELLANEOUS)

- 7.1 That the owners and the Developer have entered into the agreement purely on a principal to principal basis and nothing stated herein shall be deemed to be construed as a partnership between the Developer and the Owners. Each party shall keep the other party indemnified from and against the same and the Agreement shall be binding upon the heirs, successors, executors, administrators, transferee or transferees legal representatives and assigns of the parties hereto.
- 7.2 That the Developer shall in consultation with the owners be entitled to frame a scheme for the management and administration of the said building and/ or common parts thereof. The developer shall issue written notice to the owners inviting the owners to take possession and upon expiry of seven days from the date of receiving the notice thereof if the owners willfully fail or neglect to take possession of their allocation in the new building it will be treated and/ or deemed that possession of the owners' allocation has been duly handed over to the owners and proportionate maintenance charge will be calculated from the date of possession of their flat/ flats.
- 7.3 That any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand against receipt thereof or sent registered post with act/due at the address given herein above and shall likewise be deemed to have been served on the Developer if delivered by hand against receipt thereof or sent by prepaid registered post with Ack./Due to the office of the Developer, at the address given hereinabove.

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A.D.C. Goffe
South of Paradise

31 JUL 2007

- 7.4 That be it mentioned here that during the construction of the building and till the Developer's share of allocation is fully disposed of, the Developer shall always remain as the Owner of the entire structural area in the proposed building as would be constructed by the Developer by its own costs and expenses and after handing over vacant possession of Owners' allocation, the ownership of the owners will automatically be devolved upon the owners for that the owners will be the owners of structural area of his allocation together with undivided proportionate share of land attributable to the said structural area and in consideration of which the Owners or their duly constituted attorney shall sell, convey and transfer the remaining undivided proportionate share of land attributable to the structural area of the Developer's allocation either to the Developer or to its nominee or nominees being the intending purchaser or purchasers of flats/ spaces without taking any other or further consideration save and except the Owners' allocation.
- 7.5 That the builder shall have the right to display sign board on the land inviting the intending or prospective buyers of flats.
- 7.6 That the developer/builder shall construct the multi storied building in accordance with sanctioned plan and terms of the agreement. The owners if desire any change, addition, alteration in respect of their flats they may get it done on payment of different costs of price of materials and labour required for this purpose, provided such changes or alteration must fall within the provision of Municipal Law. The different cost shall be given in cash to the developer by the owners either in advance or after completion of such work as settled by the parties.
- 7.7 That the developer shall have the right to take loan or advance from any prospective buyer or financial institution or bank against its/ their allocation. But in doing so the developer must keep the allocation of the owners free from any sort of liability and encumbrance.

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A.D.S.R. Gorla
Smith 14 Paraguay

31 JUL 2024

- 7.8 That the decision of the developer on planning, design, interior or exterior decoration, and other things, relating to the construction of the building shall be final subject to suggestion, if not impartible at all, of the owners.
- 7.9 In case of violation of terms and conditions of this agreement either of the parties shall have the right to determine this agreement and seek remedy against by way of arbitration and/ or mutual discussion and understanding.
- 7.10 That a supplementary agreement may be executed for avoiding any minor difference by and between the owners and the developer herein and/ or to avoid any litigation with other or any co-sharers in respect of land and in respect thereof any clause or clauses may be altered or added on consent of either party.
- 7.11 That this agreement shall not be treated as a Partnership between the land owners and the developers.
- 7.12 It is hereby agreed that any claims arising out of the accident to the workers or any other mishap related to the construction work at the site during the course of development activities by the developer should be settled by the developer alone and the owners are in no way responsible for the same and to pay any manner for such claims.
- 7.13 That the owners shall not be liable to any third parties for any amount received by the developers as loan or advances from the third parties for whatsoever reason, the developers shall be solely accountable and responsible for the amounts.
- 7.14 Any escalation of the cost of development or labour charges due to inflation shall be borne by the developer and the owners shall in no way be liable for the same.

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A.D.S. e. Carlo
Rovito 24 P. URBANO

31 JUL 2024

ARTICLE - VIII
(COMMON PARTS PORTIONS/FACILITIES)

- 10.1 The common areas shall include stair case, stair case landing, lift, pump room if any, electrical meter room, septic tank, over head water tank, underground water reservoir if any, 50% of roof, boundary wall, main gate. The owners shall pay proportionate common expenses and maintenance charges as specified in Article - IX for their flats to the flat owners' association or to the Developer punctually. The Developer or his nominee or nominees shall be liable to pay proportionately common expenses and maintenance charges for the Developer's allocation to the owners' association punctually. On the other hand, landowners shall pay proportionate expense only for main meter and installation of transformer by CESC if required.

ARTICLE - IX
(i.e. the common expenses and maintenance of the Building)

- 9.1 The expenses, maintenance, repairing, re-decorating and renewing the main structure and in particular the drainage system, sewerage system, rain water discharges arrangements, electricity supply system to all common areas mentioned in the Article - X hereinbefore.
- 9.2 The expenses of repairing, maintaining, white washing and colour washing the main structure, outer wall, common areas, boundary wall and main gate.
- 9.3 The cost of cleaning and lighting the entrance of the building, the passage and spaces around the building lobby, staircase and other common areas.
- 9.4 Salaries of all persons and other expenses for maintaining the proposed building.

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A.D.S.R. Gorla
Boschi 24 Perugia

31 JUL 2024

- 9.5 Municipal taxes, water taxes, revenues, insurance premium if any, and other taxes and outgoings whatsoever as may be applicable and/ or payable on account of the said premises.
- 9.6 Such other expenses as may be necessary for incidental to the maintenance of the premises and the common areas and amenities.

ARTICLE - X
(FORCE MAJEURE)

- 10.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent of the performance of the relative obligations prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of Force Majeure.
- 10.2 Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/ or any other act or commission beyond the reasonable control of the parties.

ARTICLE - XI
(JURISDICTION)

- 11.1 Courts having jurisdiction to entertain, try and determine all actions, suits and proceedings arising out of these presents between the parties hereto if and only when any difference or dispute between the parties hereto is not amicably settled by and between the parties of their own initiation.

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A.D.S.P. Gardo
Santo M. Paraiso

31 JUL 2024

ARTICLE - XII
DEVELOPMENT POWER OF ATTORNEY

NOW KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) **SMT. SHANKARI BASU (PAN : AVKPB5557G)**, wife of Late Manindra Nath Basu, by faith - Hindu, by occupation - Housewife, residing at Madhya Balia, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, (2) **KUMARI BULA BASU (PAN : ATZPB7908E)**, daughter of Late Manindra Nath Basu, by faith - Hindu, by occupation - Service, residing at Madhya Balia, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, (3) **SMT. BANANI DAS BARMAN (PAN : AVGPD1469F)**, wife of Prabir Das Barman and daughter of Late Manindra Nath Basu, by faith - Hindu, by occupation - Housewife, residing at Monorama Apartment, 1No. South Road, Police Station - Jadavpur, Kolkata - 700032, (4) **SMT. BABY DUTTA MAZUMDER (PAN : ANSPD0244J)**, wife of Subhasis Dutta Mazumder and daughter of Late Manindra Nath Basu, by faith - Hindu, by occupation - Service, residing at 138, Sreerampur Road, Post Office - Garia, Police Station - Patuli, Kolkata - 700084, (5) **SRI JYOTIRMAY BOSE (PAN : ALWPB8500F)**, son of Late Manindra Nath Bose, by faith - Hindu, by occupation - Service, residing at Madhya Balia, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, and (6) **SRI BISWANATH BOSE (PAN : APHPB1913K)**, son of Late Manindra Nath Bose, by faith - Hindu, by occupation - Service, residing at Madhya Balia, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, hereinafter referred to as the **OWNERS/ EXECUTANTS** do hereby nominate, constitute and appoint **SURAKHA CONSTRUCTION (PAN : ACGFS2283P)**, a partnership firm having its office at Surakha Apartment, Ground Floor, 492, Madhya Balia, Balia Main Road, Post Office - Garia, Police Station - Sonarpur now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700084, being represented by its Partners namely (1) **SRI SURATH SARDAR (PAN : AQQPS5976F)**, son Late Mahim Sardar, and (2) **SRI SAMIR SARDAR (PAN : DOBPS7793A)**, son of Sri Surath Sardar, both

✓
A.D.S.R. Card
South 24 Parganas

31 JUL 2024

by Nationality - Indian, by faith - Hindu, by occupation - Business, both presently residing at "Rekha Neer", 37, Nafar Chandra Naskar Road, Post Office - Garia, Police Station - Sonarpur presently Narendrapur, Dist. - South 24 Parganas, Kolkata - 700084, as our true and lawful constituted attorney for us in our name and on our behalf to do or cause to be done or committed the following acts, deeds, things in respect of the said property specifically described in the First Schedule hereunder written in connection with the development of the said property in pursuance of the Development Agreement :

1. To prepare revision or completion building plan, sign and submit the same for obtaining sanction from the Rajpur - Sonarpur Municipality in our name and on our behalf and to do all other things as may be necessary in connection with the sanction, modification and/or revision, completion of the building plan from the Municipal Authority.
2. To complete building as per sanctioned building plan and to hold, keep, possess, supervise, manage, maintain and superintend the affairs in relation to or in connection with the building on the said premises.
3. To enter into Agreement for sale, execute Deed of Conveyance, lease or let out or transfer in any manner whatsoever in respect of the developer's allocation mentioned in the Third Schedule herein together with undivided proportionate share in land, common parts, portions, facilities, amenities and easements only for developer's allocation mentioned in the Third Schedule herein as per the development agreement with regard to flats, shops and/or car parking spaces or portions in the proposed building with any intending purchaser or purchasers on such terms as our said attorney in its/their absolute discretion shall deem fit and proper and/or to cancel and/or to modify and/or to repudiate the same in respect of the allocated portion for the Developer only.

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A.O.S.P. Greda
Smith 24

31 JUL 2024

4. To receive consideration money from the intending purchaser or purchasers, any money that would be paid to our said attorney by any person as rents, charges, costs, expenses and consideration money or part thereof and give and grant good, valid receipt to such person or persons in respect of the developer's allocation as mentioned in the Fourth Schedule herein.

5. To sign, execute all agreement or agreements for sale, deed of conveyance in respect of the entire building excluding owners' allocation as mentioned in the development agreement in favour of the intending purchasers in respect of the flats, shops, car parking spaces or portions thereof or any other saleable space or spaces of the proposed building receiving the consideration money and admitting execution thereof on our behalf and present the same for registration before the appropriate registering Officer or Authority having Jurisdiction and to have them registered according to law and to do all other acts, deeds and things as may be required for the registration of the said deeds and documents and obtain return of their Registered documents from the Registration Office which our said attorney shall consider necessary for transferring and/or conveying it/their flats/apartment and/or car parking spaces, shops or portion thereof to such purchaser or purchasers with undivided proportionate share in land in respect of the developer's allocation only.

6. To ask, on demand, recover, receive and collect any money or debt arising out of or in connection with the affairs of its/their allocated portions on the proposed building at the said premises from any person or persons, company or association, authority or authorities, firm, or Semi-Government Concern or Concerns including any Statutory, local or public body for the purpose thereof.

7. To receive any letters, summons, notices relating to our property described in the first Schedule hereunder written and to give answer thereof in our name and on our behalf.

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A.D.S.R. Garla
South 24 Parganas

31 JUL 2024

8. To appoint Advocates, Solicitors for any matters relating to our property described hereinbefore and hereinafter and represent us before all courts and to that effect to sign and execute Vakalatnama, and to sign and execute all other necessary papers, documents, petitions etc. in Civil Court, Tribunal or Writ Court relating to our said property described in the first Schedule hereunder written.

9. To appear and represent us before any Municipal Authority, Collectorate Office, Revenue Office, Notary Public, B.L.&L.R.O., Registrar of Assurances, any other Registrar of the concerned registry office and any other Offices and/ or authorities in relation to our aforesaid Holding/ Premises for the purpose of utilization or exploit the said property for our benefit and to that effect to sign and execute all necessary papers, documents, applications, forms etc. in our name and on our behalf in accordance with law.

10. To sign and execute all necessary papers, declarations including boundary declaration in respect of the said land including our property specifically described in the first schedule hereunder written.

11. To encumber, to possess, enjoy, let out, make lease, license or sell, gift or transfer in any other manner deal with or alienate, in part or full in respect of its/ his allocation of the proposed building in accordance with the development agreement as our attorney may deem fit, just, proper and necessary.

12. To apply for and to obtain temporary and/or permanent connections of electricity, water supply, sewerage, drainage, and/or other imputes and facilities required for the sale building from the appropriate bodies and/or authorities.

A.D.S. E. Garla
Via 24 Maggio

31 JUL 2024

13. To apply to the CESC Ltd. or any other statutory authorities/ bodies for the time being concerned therewith for temporary or permanent connection of power/electricity to the said Holding/premises or any part thereof and in connection therewith to make all declarations and undertakings and to give and make all deposits as shall or may be necessary and to do all other acts, deeds, matters and things which we in our personal capacity could do.

14. To appoint and arrange from time to time Architects, Engineers, Contractors, Supervisors and/or other person or persons of such terms as our said attorney shall deem fit and proper to do so and to discharge and/or terminate their appointments in respect of the said property mentioned hereinbefore and hereinafter.

15. To encumber, mortgage or sell or in any other manner deal with or alienate, in part or full in respect of the developer's allocation of the property in accordance with the development agreement as our attorney may deem fit, just, proper and necessary.

16. To appear and represent us for all and to produce, give inspection and the documents and deeds to the intending purchasers and before all courts of law, Tribunal, Revenue Offices, including Income Tax and Wealth Tax Offices, collectors, Rajpur-Sonarapur Municipality or any other appropriate authority or authorities.

17. And generally to do, execute and perform any other act or acts, deed or deeds, matter or things whatsoever which in the opinion of our said attorney ought to be done, executed and performed in relation to the said property or affairs ancillary or incidental thereto as fully and effectual which we ourselves could have done the same if we were present personally.

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A.D.S.R. Garia
South 24 Parganas

31 JUL 2024

AND we do hereby agree and undertake to ratify and confirm all and whatsoever our said attorney under the Power in that behalf herein before contained shall lawfully do, execute or perform or cause to be done, executed or performed in exercise of the Power, Authorities and liberties hereby conferred upon, under and by virtue of this POWER OF ATTORNEY.

FIRST SCHEDULE AS ABOVE REFERRED TO :

(Description of Premises)

ALL THAT piece and parcel of bastu land measuring more or less **20 decimals** equivalent to 12 Cottahs 1 Chittak lying, situated at and comprised in L.R. Dag No. 191 appertaining to **L.R. Khatian Nos. 582 to 587 (previously L.R. Khatian No. 153) corresponding to R.S. Dag No. 178** under **R.S. Khatian No. 117** of **Mouza - Garagachha**, J.L. No. 45, Touji No. 56, Revenue Survey No. 41, being the portion of **Holding No. 690, Garagachha**, Ward No. 01 of Rajpur - Sonarpur Municipality, Post Office - Garia, Police Station - Sonarpur presently Narendrapur, District - South 24 Parganas, Kolkata - 700084. The entire premises is butted and bounded by -

ON THE NORTH : Garagachha-Patuli Link Road and property of R.S. Dag No. 177 and 177/285;

ON THE SOUTH : Property of R.S. Dag No. 188;

ON THE EAST : Property of R.S. Dag No. 179 and 180;

ON THE WEST : Property of R.S. Dag No. 176.

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A. D. S. P. Gorte
Kantor DA Serang Kab.

31 JUL 2024

SECOND SCHEDULE AS ABOVE REFERRED TO :
(OWNERS' ALLOCATION)

1. That the owners shall be entitled to own and possess absolutely in the following manner of the proposed building :

FLOOR & Block	FLAT No.	BHK	AREA
First Floor in Block-A	A	2BHK	584 Sq.ft. (Build-Up area)
First Floor in Block-A	B	2BHK	605 Sq.ft. (Build-Up area)
First Floor in Block-A	C	2BHK	678 Sq.ft. (Build-Up area)
First Floor in Block-A	D	2BHK	751 Sq.ft. (Build-Up area)
Top Floor in Block-B	E	2BHK	718 Sq.ft. (Build-Up area)
Top Floor in Block-B	F	2BHK	624 Sq.ft. (Build-Up area)
Top Floor in Block-B	G	2BHK	688 Sq.ft. (Build-Up area)
4 Nos. Covered Car Parking Space on the Ground Floor			

2. That the Owners will be entitled to own, possess, transfer or dispose of the Owners' allocation in the proposed building with the exclusive right to enter into agreement for sale and transfer the same without any disturbance right, claim, demand, interest whatsoever or howsoever of the Developer or any person or persons lawfully claiming through the Developer who shall not in any way interfere with or disturb the quiet and peaceful possession, enjoyment and transfer in any manner of the Owners' allocation, after handing over Owners' allocation to the Owners by way of possession letter.

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A.D.S.P. Carlo
South 24 Pergonalak

31 JUL 2024

THIRD SCHEDULE AS ABOVE REFERRED TO :
(DEVELOPER'S ALLOCATION)

- 1 That the Developer shall be entitled to be the owners of the remaining constructed area of the proposed building excluding the owners' allocation specified above.
- 2 That the Developer shall have the absolute right to sell, transfer, alienate, mortgage, let, create lease and license or peaceful business and/ or enjoyment of its/ their portions/ allocation to any person or persons according to its/their choice together with undivided proportionate share of land along with proportionate share in common parts/ portions, facilities and amenities.

FOURTH SCHEDULE AS ABOVE REFERRED TO :
(DETAILS OF FIXTURES, FITTINGS, STANDARD OF MATERIALS ETC.)

1. Entire flooring of the flat will be Tiles.
2. Toilet Wall Tiles upto 5' ft. will be provided.
3. In the kitchen one cooking platform and Floor Tiles, wall dado of glazed tiles upto 24" height over the platform and one Steel sink will be provided and one tap for sink purpose.
4. Doors: Doors shall be flush doors with commercial ply.
5. Windows: Sliding window with grills will be provided including fixing of glass.
6. Interior walls will be finished with plaster of parish.
7. In the toilet : one commode with cistern shall be provided. In addition to this one wash basin with Tap connections shall be provided.
8. Concealed wiring with points as under-
 - a) Bed Room : 2 Light Points, 1 Fan Point, 1 Plug Point (5 Amp.)
 - b) Toilet : 1 Light Point, 1 Plug Point (15 Amp.), 1 exhaust point
 - c) Kitchen : 1 Light Point, 2 Plug Points (5Amp. & 15 Amp.)
 - d) Drawing & Dining: 2 Light Points, 1 Fan Point, 2 Plug Points (5Amp. & 15 Amp.)
 - e) Balcony : 1 Light Point, 1 Plug Point (5 Amp.)
 - f) Calling Br connection in each flat above/ beside the Door frame.
 - g) Special fittings as per Owner's choice will be provided at extra cost.

Note: Extra fitting and works may be provided at extra cost to be paid by the owner.

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A.D.S. P. Garis
South 24 Pyrenas

11 JUL 2024

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals this the day, month and year first above written in sound mind and sound body without any influence by any body having had knowledge of the content to the Deed.

SIGNED, SEALED & DELIVERED

In the presence of :-

1.

Samar Das
Advocate

1. Shankari Bose

2. Bula Basu

3. Banamises Barman

4. Baby Dutta Majumdar

5. Jyotirmoy Bose

2. Subrata Halder
Sonarpur Kol-150

6. Binwanala Bose

Signature of the Owners/ First Party

Drafted by me :

Samar Das
SAMAR DAS,

Advocate,

High Court, Calcutta,

Enrollment No. WB/91/05.

For SURAKHA CONSTRUCTION

Sumit Das Sami Sal

Partner

Partner

Signature of the Developer/
Second Party

✓
A.D.S.R. Garla
South 24 Parganas

31 JUL 2024

MEMO OF CONSIDERATION

RECEIVED with thanks the within mentioned sum of Rs. 6,00,000/- (Rupees Six Lakh only) as mentioned in this Agreement from the within mentioned Developer.

Witnesses :

1. *Samar Das*

2. *Subrata Halder*

1. *Shankari Bose*

2. *Bula Baru*

3. *Banani Das Barma*

4. *Baby Dutta Majumdar*

5. *Tyoti moy Bose*

6. *Biswarah Bose*

Signature of the Land owners/
First Party

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D. C. de Costa
Sancti de Paru...

31 JUL 2024



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME :

SMT. SHANKARI BASU

SIGNATURE :

Shankari Basu



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME :

KUMARI BULA BASU

SIGNATURE :

Bula Basu



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME :

SMT. BANANI DAS BARMAN

SIGNATURE :

Banani Das Barman

A.D.S. P. Gordo
Anexo de Portugal

31 JUL 2024



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME :

SMT. BABY DUTTA MAJUMDER

SIGNATURE :

Baby Dutta Majumder



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME :

SRI JYOTIRMOY BOSE

SIGNATURE :

Jyotirmoy Bose



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME :

SRI BISWANATH BOSE

SIGNATURE :

Biswanath Bose



A.D.S. Garia
South 24 Parganas



31 JUL 2024



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI SURATH SRDAR

SIGNATURE :

Surath Srdar



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI SAMIR SARDAR

SIGNATURE :

Samir Sardar





A.D.S.R. Geria
Sungai 24 Pengasap

31 JUL 2024



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



192024250145288838

GRN Details

GRN:	192024250145288838	Payment Mode:	SBI Epay
GRN Date:	31/07/2024 11:13:33	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	9875855911123	BRN Date:	31/07/2024 11:13:48
Gateway Ref ID:	457900345077	Method:	State Bank of India UPI
GRIPS Payment ID:	310720242014528882	Payment Init. Date:	31/07/2024 11:13:33
Payment Status:	Successful	Payment Ref. No:	2001998628/3/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SURAKHA CONSTRUCTION
Address:	492, Madhya Balia, balia main road, Garia, kolkata-700084
Mobile:	9051148984
Period From (dd/mm/yyyy):	31/07/2024
Period To (dd/mm/yyyy):	31/07/2024
Payment Ref ID:	2001998628/3/2024
Dept Ref ID/DRN:	2001998628/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001998628/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	15071
2	2001998628/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	6028
Total				21099

IN WORDS: TWENTY ONE THOUSAND NINETY NINE ONLY.

PAID



Bula Basu

Bula Basu

PERMANENT ACCOUNT NUMBER
AQQPS5976F



SURATH SARDAR

MAHIM CHANDRA SARDAR

Stalin

Surath Sardar

Surath Sardar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

RISWANATH BOSE
MANINDRA NATH BOSE

20/11/1974
Permanent Account Number
APHPS1913K

Riswanath Bose
Signature



20030000

Riswanath Bose

Riswanath Bose

सर्वोच्च विभाग
सर्वत सुरवार
GOVT. OF INDIA

SAMIR SARDAR
SURATH SARDAR

25/01/1987
Permanent Account Number
008PS7793A

Signature



Samir Sardar



For SURAKHA CONSTRUCTION
Sunthi Sanku *Sami Sab*
Partner Partner

आयकर विभाग
INCOME TAX DEPARTMENT
BANANI DAS BARMAN
MANINDRA NATH BOSE



भारत सरकार
GOVT. OF INDIA



25/03/1967
Permanent Account Number
AVGPD1468F



Banani Das
Signature

Banani Das Barman

Banani Das Barman



Baby Dutta Majumdar
22/1/2011

Baby Dutta Majumdar.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA

JYOTIRMOY BOSE

MANINDRA NATH BOSE

13/08/2020
Permanent Account Number

ALWPE8500F

Jyotirmoy Bose
Signature



Jyotirmoy Bose
Jyotirmoy Bose

Major Information of the Deed

Deed No :	I-1629-03841/2024	Date of Registration	31/07/2024
Query No / Year	1629-2001998628/2024	Office where deed is registered	
Query Date	26/07/2024 8:32:44 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Samar Das High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903423220, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 1,45,45,460/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,071/- (Article:48(g))	Rs. 6,028/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :










District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road, Mouza: Garagachha, , Ward No: 1, Holding No:690 JI No: 45, Touzi No: 56, Garagachha Pin Code : 700084






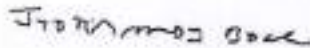



Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-191 (RS :-178)	LR-582, (RS:-1170)	Bastu	Shali	3 Dec	1/-	21,81,819/-	Property is on Road

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road, Mouza: Garagachha, , Ward No: 1, Holding No:690 JI No: 45, , Garagachha Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-191 (RS :-178)	LR-583, (RS:-1170)	Bastu	Shali	3 Dec	1/-	21,81,819/-	Property is on Road
L3	LR-191 (RS :-)	LR-584	Bastu	Shali	3 Dec	1/-	21,81,819/-	Property is on Road
L4	LR-191 (RS :-)	LR-585	Bastu	Shali	4 Dec	1/-	29,09,092/-	Property is on Road
L5	LR-191 (RS :-178)	LR-586, (RS:-1170)	Bastu	Shali	3 Dec	1/-	21,81,819/-	Property is on Road
L6	LR-191 (RS :-178)	LR-587, (RS:-1170)	Bastu	Shali	4 Dec	1/-	29,09,092/-	Property is on Road
TOTAL :					17Dec	5 /-	123,63,641 /-	
Grand Total :					20Dec	6 /-	145,45,460 /-	

Land Lord Details :


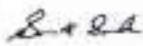


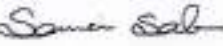
Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mrs Shankari Basu Wife of Late Manindra Nath Basu Executed by: Self, Date of Execution: 31/07/2024 , Admitted by: Self, Date of Admission: 31/07/2024 ,Place : Office</p>		 <p>Captured</p>	<p>Signature</p> 
	31/07/2024	LTI	31/07/2024	31/07/2024
<p>Madhya Balia, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: avxxxxxx7g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/07/2024 , Admitted by: Self, Date of Admission: 31/07/2024 ,Place : Office</p>				
2	<p>Name</p> <p>Ms Bula Basu Daughter of Late Manindra Nath Basu Executed by: Self, Date of Execution: 31/07/2024 , Admitted by: Self, Date of Admission: 31/07/2024 ,Place : Office</p>		 <p>Captured</p>	<p>Signature</p> 
	31/07/2024	LTI	31/07/2024	31/07/2024
<p>Madhya Balia, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: abxxxxxx8e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/07/2024 , Admitted by: Self, Date of Admission: 31/07/2024 ,Place : Office</p>				
3	<p>Name</p> <p>Mrs Banani Das Barman Daughter of Late Manindra Nath Basu Executed by: Self, Date of Execution: 31/07/2024 , Admitted by: Self, Date of Admission: 31/07/2024 ,Place : Office</p>		 <p>Captured</p>	<p>Signature</p> 
	31/07/2024	LTI	31/07/2024	31/07/2024
<p>Monorama Apartment, 1 No. South Road, City:- Not Specified, P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: avxxxxxx9f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/07/2024 , Admitted by: Self, Date of Admission: 31/07/2024 ,Place : Office</p>				

4	Name	Photo	Finger Print	Signature
	Mrs Baby Dutta Majumder Daughter of Late Manindra Nath Basu Executed by: Self, Date of Execution: 31/07/2024 , Admitted by: Self, Date of Admission: 31/07/2024 ,Place : Office		 Captured	
		31/07/2024	LTI 31/07/2024	31/07/2024
138, Srirampur Road (east), City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: anxxxxx4j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/07/2024 , Admitted by: Self, Date of Admission: 31/07/2024 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mr Jyotirmoy Bose Son of Mr Manindra Nath Bose Executed by: Self, Date of Execution: 31/07/2024 , Admitted by: Self, Date of Admission: 31/07/2024 ,Place : Office		 Captured	
		31/07/2024	LTI 31/07/2024	31/07/2024
Madhya Balia, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: alxxxxx0f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/07/2024 , Admitted by: Self, Date of Admission: 31/07/2024 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mr Biswanath Bose Son of Late Manindra Nath Bose Executed by: Self, Date of Execution: 31/07/2024 , Admitted by: Self, Date of Admission: 31/07/2024 ,Place : Office		 Captured	
		31/07/2024	LTI 31/07/2024	31/07/2024
Madhya Balia, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: apxxxxx3k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/07/2024 , Admitted by: Self, Date of Admission: 31/07/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Surakha Construction Surakha Apartment, Ground Floor, 492, Madhya Balia, Balla Main Road, City:- Not Specified, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-2XX0 , PAN No.:: acxxxxx3p,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 Surath Sardar Son of Late Mahim Sardar Date of Execution - 31/07/2024, , Admitted by: Self, Date of Admission: 31/07/2024, Place of Admission of Execution: Office	 <small>Jul 31 2024 2:57PM</small>	 Captured <small>LTI 31/07/2024</small>	 <small>31/07/2024</small>
Rekha Neer, 37, Nafar Chandra Naskar Road, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: aqxxxxxx6f,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Surakha Construction (as Partner)				
2	Name Mr Samir Sardar (Presentant) Son of Mr Surath Sardar Date of Execution - 31/07/2024, , Admitted by: Self, Date of Admission: 31/07/2024, Place of Admission of Execution: Office	 <small>Jul 31 2024 2:59PM</small>	 Captured <small>LTI 31/07/2024</small>	 <small>31/07/2024</small>
Rekha Neer, 37, Nafar Chandra Naskar Road, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: doxxxxxx3a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Surakha Construction (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samar Das Son of Mr S G Das High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 <small>31/07/2024</small>	 Captured <small>31/07/2024</small>	 <small>31/07/2024</small>
Identifier Of Mrs Shankari Basu, Ms Bula Basu, Mrs Banani Das Barman, Mrs Baby Dutta Majumder, Mr Jyotirmoy Bose, Mr Biswanath Bose, Mr Surath Sardar, Mr Samir Sardar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Baby Dutta Majumder	Surakha Construction-3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shankari Basu	Surakha Construction-3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Banani Das Barman	Surakha Construction-3 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Jyotirmoy Bose	Surakha Construction-4 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Biswanath Bose	Surakha Construction-3 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Ms Bula Basu	Surakha Construction-4 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road, Mouza: Garagachha, , Ward No: 1, Holding No:690 JI No: 45, Touzi No: 56, Garagachha Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 191, LR Khatian No:- 582	Owner:বাবী বসু, Gurdian:বাবী বসু, Address:বিল, Classification:বিল, Area:0.03000000 Acre,	Mrs Baby Dutta Majumder

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road, Mouza: Garagachha, , Ward No: 1, Holding No:690 JI No: 45, , Garagachha Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 191, LR Khatian No:- 583	Owner:শঙ্করী বসু, Gurdian:শঙ্করী বসু, Address:বিল, Classification:বিল, Area:0.03000000 Acre,	Mrs Shankari Basu
L3	LR Plot No:- 191, LR Khatian No:- 584	Owner:বানানী দাস বর্মান, Gurdian:বানানী দাস বর্মান, Address:বিল, Classification:বিল, Area:0.03000000 Acre,	Mrs Banani Das Barman
L4	LR Plot No:- 191, LR Khatian No:- 585	Owner:জ্যোতির্ময় বসু, Gurdian:জ্যোতির্ময় বসু, Address:বিল, Classification:বিল, Area:0.04000000 Acre,	Mr Jyotirmoy Bose
L5	LR Plot No:- 191, LR Khatian No:- 586	Owner:বিস্বনাথ বসু, Gurdian:বিস্বনাথ বসু, Address:বিল, Classification:বিল, Area:0.03000000 Acre,	Mr Biswanath Bose
L6	LR Plot No:- 191, LR Khatian No:- 587	Owner:বুলা বসু, Gurdian:বুলা বসু, Address:বিল, Classification:বিল, Area:0.04000000 Acre,	Ms Bula Basu

Endorsement For Deed Number : I - 162903841 / 2024

On 31-07-2024

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

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

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

Presented for registration at 14:04 hrs on 31-07-2024, at the Office of the A.D.S.R. GARIA by Mr Samir Sardar ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,45,45,460/-

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

Execution is admitted on 31/07/2024 by 1. Mrs Shankari Basu, Wife of Late Manindra Nath Basu, Madhya Balia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Ms Bula Basu, Daughter of Late Manindra Nath Basu, Madhya Balia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 3. Mrs Banani Das Barman, Daughter of Late Manindra Nath Basu, Monorama Apartment, 1 No. South Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 4. Mrs Baby Dutta Majumder, Daughter of Late Manindra Nath Basu, 138, Srirampur Road (east), P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 5. Mr Jyotirmoy Bose, Son of Mr Manindra Nath Bose, Madhya Balia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 6. Mr Biswanath Bose, Son of Late Manindra Nath Bose, Madhya Balia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Identified by Mr Samar Das, , Son of Mr S G Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 31-07-2024 by Mr Surath Sardar, Partner, Surakha Construction (Partnership Firm), Surakha Apartment, Ground Floor, 492, Madhya Balia, Balia Main Road, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr Samar Das, , Son of Mr S G Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 31-07-2024 by Mr Samir Sardar, Partner, Surakha Construction (Partnership Firm), Surakha Apartment, Ground Floor, 492, Madhya Balia, Balia Main Road, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr Samar Das, , Son of Mr S G Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,028.00/- (B = Rs 6,000.00/- ,E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 6,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/07/2024 11:13AM with Govt. Ref. No: 192024250145288838 on 31-07-2024, Amount Rs: 6,028/-, Bank: SBI EPay (SBIEPay), Ref. No. 9875855911123 on 31-07-2024, Head of Account 0030-03-104-001-16

Online on 31/07/2024 2:49PM with Govt. Ref. No: 192024250146042778 on 31-07-2024, Amount Rs: 0/-, Bank: SBI EPay (SBIEPay), Ref. No. 6641796497619 on 31-07-2024, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,071/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 19,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3296, Amount: Rs.1,000.00/-, Date of Purchase: 30/07/2024, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/07/2024 11:13AM with Govt. Ref. No: 192024250145288838 on 31-07-2024, Amount Rs: 15,071/-,
Bank: SBI EPay (SBlePay), Ref. No. 9875855911123 on 31-07-2024, Head of Account 0030-02-103-003-02
Online on 31/07/2024 2:49PM with Govt. Ref. No: 192024250146042778 on 31-07-2024, Amount Rs: 4,000/-, Bank:
SBI EPay (SBlePay), Ref. No. 6841796497619 on 31-07-2024, Head of Account 0030-02-103-003-02



Sanjeev Kumar Shaw
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2024, Page from 92035 to 92084

being No 162903841 for the year 2024.



Digitally signed by SANJEEV KUMAR SHAW
Date: 2024.08.02 13:26:30 +05:30
Reason: Digital Signing of Deed.

(Sanjeev Kumar Shaw) 02/08/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

West Bengal.