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

11 9 JUN 2024

**DEVELOPMENT AGREEMENT**

**CUM**

**DEVELOPMENT POWER OF ATTORNEY**

THIS DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY is made on this the 19th day of June, 2024

**BETWEEN**

No. 1299      18.06.2024  
Date      Rs 5000/-

Name *Susakha Construction*

Address: *492, Madhwa Bahia, Gorai, KOL-700084*

**SANKAR KUMAR SARKAR**  
**STAMP-VENDOR**  
**SONARPUR A.D.S.R. OFFICE**  
**24 PARGANAS (SOUTH)**



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**A.D.S.R. Gorai**  
**South 24 Parganas**

**11.9 JUN 2024**

*Saman Das*  
*Advocate*

(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 "**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**.

**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**.



  
A.D.S.R. Ganes  
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**WHAREAS** Surath Sardar and Samir Sardar, the Owners herein purchased a piece and parcel of 2.5 decimals shali land equivalent to 1 Cottahs 8 Chittaks shali in L.R. Dag No. 189 appertaining to L.R. Khatian Nos. 569, 570 and 571 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. 569, 570 and 571 corresponding to R.S. Dag No. 177/285 **altogether measuring more or less 4 decimals equivalent to 2 Cottahs 7 Chittaks land of Mouza - Garagachha, J.L. No. 45**, Police Station - Sonarpur presently Narendrapur, District - South 24 Parganas, Kolkata - 700084 by virtue of a Deed of Sale registered at the office of A.D.S.R. Garia, South 24 Parganas, and recorded in Book No. I, Volume No. 1629-2019, Pages from 152399 to 152430, Being No. 162904566 for the Year, 2019 from the then owners Sri Nitai Chandra Mondal Sri Madan Mondal, & Sri Kanak Mondal and since then the said Surath Sardar and Samir Sardar jointly have been in possession and enjoyment of the said property, specifically described in the **First Schedule hereunder written** till now without any hindrance and encumbrance and got mutated the said property in their name in the record of the B.L.&L.R.O., Sonarpur, South 24 Parganas and the said property recorded in L.R.R.O.R. as 1 decimal land in **L.R. Dag No. 189** and 1 decimal land in **L.R. Dag No. 190** appertaining to **L.R. Khatian No. 617** and 1 decimal land in **L.R. Dag No. 189** and 1 decimal land in **L.R. Dag No. 190** appertaining to **L.R. Khatian No. 618 of Mouza - Garagachha, J.L. No. 45, P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas.**

**AND WHEREAS** Mr. Surath Sardar and Mr. Samir Sardar the owners herein got initiation for construction of building upon their said land in the name and style of their partnership firm, **SURAKHA CONSTRUCTION** wherein they themselves are the only two partners for business of the said Partnership Firm and as such they decided to separate their allocation from firm and as such they agreed to execute this Development Agreement.



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

11-9 JUN 2024

**AND WHEREAS Mr. Surath Sardar and Mr. Samir Sardar the 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 Smt. Shankari Basu and Others measuring more or less **20 decimals land** at L.R. Dag No. 191 appertaining to L.R. Khatian No. 153 (presently L.R. Khatian Nos. 582, 583, 584, 585, 586, 587 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 the premises became more or less 24.5 decimals equivalent to 14 Cottahs 13 Chittaks 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.

**AND WHEREAS** the parties hereto have further agreed to enter into an agreement for construction of the proposed building so as to allocate parts/ portion of the proposed building to the parties hereto as well as the specified terms and conditions as mutually agreed to by and between them.



*[Handwritten signature]*

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

11:9 JUN 2024



**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 under construction on the said plot of land 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.



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**A.D.S.R. Ganga**  
**South 24 Parganas**

**0:9 JUN 2024**

- 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.
- 1.10 **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.
- 1.11 **Building plan** shall mean sanctioned building **Plan Vide No. SWS-OBPAS/2207/2023/2733 dated 02/01/2024** from the authority of the Rajpur - Sonarpur Municipality and shall include any revision thereto and/ or modified thereof duly sanctioned by the appropriate authority.
- 1.12 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.
- 1.13 Transferee shall mean a person or persons, firm or association of persons to whom any space in the Building to be transferred.
- 1.14 Words importing singular shall include plural and vice versa.
- 1.15 Words importing masculine gender shall include feminine and neuter genders. Likewise, words importing feminine gender shall include masculine and neuter genders.
- 1.16 F.A.R. shall mean sanction area by the Municipal Authority.



*[Handwritten signature]*

**S. D. R. Garcia**  
Dean, College of Engineering

**11:9 JUN 2024**

**ARTICLE - II**  
**(TITLE AND INDEMNITIES)**

- 2.1 The owners hereby declare that the owners have good marketable title to the said premises and the owners have good right and title to enter into this Agreement with the Developer.
- 2.2 The owners are in constructive physical possession of the plot of land which is free from all and any manner of lispense, charges, liens, attachments, claims, encumbrances whatsoever or howsoever and is in the exclusive possession of the owners.
- 2.3 The Owners hereby also undertake that the Developer shall be entitled to construct and complete the building upon the property described in the First Schedule hereunder written and enjoy the Developer's allocation therein.

**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.
- 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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A.D.S.R. Garin  
Rencana 24 Perguruan

11-9 JUN 2024

**ARTICLE - IV**  
**(OWNERS' LIABILITY AND RESPONSIBILITY)**

- 4.1 Immediate after execution of this agreement, the developer shall be entitled to deal with the said plot of land on the terms and conditions herein contained and also in accordance with the Powers and Authorities conferred on the Developer by the Owners.

**ARTICLE - V**  
**(DEVELOPER'S LIABILITY AND RESPONSIBILITY)**

- 5.1 That the Developer shall take all such steps for sanctioning the building plan in the name of the owners and the owners shall put their signature as and when it shall be required.
- 5.2 That the Developer shall construct the building at its/ their cost and expenses in accordance with sanctioned building plan as per specification of the Rajpur - Sonarpur Municipality annexed thereto.
- 5.3 That the Developer shall have the right to have electric meter/ connection either in its own name or in the name of the owners at the said premises at the cost and expenses of the Developer.
- 5.4 That the Developer is liable to complete the proposed building and handover owners' allocation as per works specification mentioned in **the Fourth Schedule** hereunder.
- 5.5 That the Developer/ any purchaser of developer's allocation shall be entitled to enter into agreement with any Bank/ Financial Institution for the purpose of obtaining loan in respect of developer's allocation



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

17-9 JUN 2024



only and in respect of obtaining loan and repayment the same or advance money being received from becoming purchasers entire risk and liability will devolve upon the Developer.

- 5.6 That the developer shall have every right to construct boundary wall around the said property.

**ARTICLE - VI**  
**(RESTRICTIONS)**

- 6.1 That the Developer, during construction, shall abide by all laws, bye - laws, 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 said laws, bye - laws, rules and regulations.
- 6.2 That the owners shall abide by any laws, bye - laws, rules, regulations of associations/ society that may be formed by the initiations of the Developer in the proposed building in due course.

**ARTICLE - VII**  
**(MISCELLANEOUS)**

- 7.1 The Developer shall be entitled to frame a scheme for the management and administration of the said building and/ or common parts thereof.
- 7.2 That a supplementary agreement may be executed, if required, for avoiding any minor difference/dispute between the owners and the developer with regard to allocation of space and right and interest of the either party as mentioned in these presents.



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

**17 JUN 2024**

**ARTICLE - VIII**  
**(COMMON PARTS PORTIONS/FACILITIES)**

- 8.1 The common areas shall include Path, Passage, driveways, supply systems including meter room, stair, stair case landing, pump room if any, lift, service area, septic tank, over head water tank, underground water reservoir if any, top roof, boundary wall, main gate etc. Each unit/ flat owners or their nominee shall pay proportionate common expenses and maintenance charges as specified in Article - IX for his/ their allocation to the flat owners' association or to the Developer, as the case may be, punctually. The Developer or its/ their nominee or nominees shall be liable to pay proportionately common expenses and maintenance charges for the Developer's allocation to the owner's association punctually.

**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 together with use of pump for water mentioned in the **ARTICLE - VIII** hereinbefore.
- 9.2 The expenses of repairing, maintaining, white washing and colour washing the main structure, outer wall and common areas.
- 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.



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DR. R. S. GUPTA  
PROFESSOR

11-9 JUN 2024

- 9.4 Salaries of all persons and other expenses for maintaining the said building.
- 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.R. Goria  
South 24 Parganas

11 9 JUN 2024

**ARTICLE - XII**  
**DEVELOPMENT POWER OF ATTORNEY**

NOW KNOW ALL MEN BY THESE PRESENTS THAT WE, (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 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, Kolkata - 700084, 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 residing at "Rekha Neer", 37, Nafar Chandra Naskar Road, Post Office - Garia, Police Station - Sonarpur presently Narendrapur, 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.



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

11:9 JUN 2024



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.

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



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**A.D.S.R. Geria**  
South 24 Parganas

**11-9 JUN 2024**

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.

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.



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A. D. S. R. G. G. G.  
Rajshahi University

11:9 JUN 2024

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.

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.



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

11.9 JUN 2024

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-Sonarpur 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.

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.



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

19 JUN 2024



**FIRST SCHEDULE AS ABOVE REFERRED TO :**

(Description of Premises)

**ALL THAT** piece and parcel of **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** being the portion of **Holding No. 690, Garagachha**, Ward No. 01 of Rajpur - Sonarpur Municipality of **Mouza - Garagachha, J.L. No. 45**, Post Office - Garia, Police Station - Sonarpur presently Narendrapur, District - South 24 Parganas, Kolkata - 700084. The entire premises is butted and bounded by -

<b><u>ON THE NORTH</u></b>	:	Garagachha-Patuli Link Road and property of R.S. Dag No. 177 and 177/285;
<b><u>ON THE SOUTH</u></b>	:	Property of R.S. Dag No. 188;
<b><u>ON THE EAST</u></b>	:	Property of R.S. Dag No. 179 and 180;
<b><u>ON THE WEST</u></b>	:	Property of R.S. Dag No. 176.



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

11:9 JUN 2024

**SECOND SCHEDULE AS ABOVE REFERRED TO :**  
**(OWNER'S ALLOCATION)**

1. That the developer shall handover three flats on Third Floor in Block - B and one flat on the Third Floor in Block - A and four car parking space on the Ground Floor in **Block - B** of the proposed building to the owners herein as owners' allocation in the following manner -

<b>Floor &amp; Block</b>	<b>Flat No.</b>	<b>BHK</b>	<b>Area</b>
Third Floor in Block - B	E	2BHK	718 Sq.ft. (Build up area)
Third Floor in Block - B	H	2BHK	985 Sq.ft. (Build up area)
Third Floor in Block - B	G	2BHK	688 Sq.ft. (Build up area)
Third Floor in Block - A	A	2BHK	584 Sq.ft. (Build up area)
3 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.



  
A.D.S.P. García  
Secretaría de Salud

11:9 JUN 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, let, mortgage, 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.



  
A.D.S.P. Garla  
South 26 Paragana

11-9 JUN 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

2. *Subrata Halder*  
*Sonarpur,*  
*Kol-700150.*

*Smith Sarkar*  
*Samir Sarkar*

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  
*Smith Sarkar* *Samir Sarkar*  
Partner Partner

Signature of the Developer/  
Second Party



D

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

11:9 JUN 2024





Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI SURATH SARDAR

SIGNATURE : *Surath Sardar*



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI SAMIR SARDAR

SIGNATURE : *Samir Sardar*





176222

*(Handwritten signature)*

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

19 JUN 2024



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



192024250080937138

**GRN Details**

GRN:	192024250080937138	Payment Mode:	SBI Epay
GRN Date:	18/06/2024 10:57:58	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	2846687198130	BRN Date:	18/06/2024 10:58:13
Gateway Ref ID:	417098703352	Method:	State Bank of India UPI
GRIPS Payment ID:	180620242008093712	Payment Init. Date:	18/06/2024 10:57:58
Payment Status:	Successful	Payment Ref. No:	2001475585/1/2024

[Query No\*:Query Year]

**Depositor Details**

Depositor's Name:	Mr SURAKHA CONSTRUCTION
Address:	MADHYA BALIA, GARIA, KOLKTA - 700084
Mobile:	9903423220
Period From (dd/mm/yyyy):	18/06/2024
Period To (dd/mm/yyyy):	18/06/2024
Payment Ref ID:	2001475585/1/2024
Dept Ref ID/DRN:	2001475585/1/2024

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001475585/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	70
2	2001475585/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	28
<b>Total</b>				<b>98</b>

IN WORDS: NINETY EIGHT ONLY.

**PAID**



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



180620242008093712

## GRIPS Payment Detail

GRIPS Payment ID:	180620242008093712	Payment Init. Date:	18/06/2024 10:57:58
Total Amount:	98	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2846687198130	BRN Date:	18/06/2024 10:58:13
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr SURAKHA CONSTRUCTION  
Mobile: 9903423220

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250080937138	Directorate of Registration & Stamp Revenue	98
Total			98

IN WORDS: NINETY EIGHT ONLY.

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





For SURAKHA CONSTRUCTION  
*Santhi Sarda* *Samir Saha*  
Partner Partner

PERMANENT ACCOUNT NUMBER  
AQQPS5976F



SURATH SARDAR

MAHIM CHANDRA SARDAR

*Shahin*

*Surath Sardar*

*Surath Sardar*



*Samir Saha*

### Major Information of the Deed

Deed No :	I-1629-03016/2024	Date of Registration	19/06/2024
Query No / Year	1629-2001475585/2024	Office where deed is registered	
Query Date	16/06/2024 10:41:12 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]		
Set Forth value	Market Value		
	Rs. 26,18,184/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		



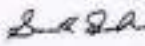


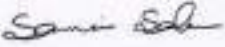
### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-189 (RS :-)	LR-617	Bastu	Shali	1.25 Dec		8,18,182/-	Property is on Road
L2	LR-189 (RS :-)	LR-618	Bastu	Shali	1.25 Dec		8,18,182/-	Property is on Road
L3	LR-190 (RS :-)	LR-617	Bastu	Shali	0.75 Dec		4,90,910/-	Property is on Road
L4	LR-190 (RS :-)	LR-618	Bastu	Shali	0.75 Dec		4,90,910/-	Property is on Road
	<b>TOTAL :</b>				<b>4Dec</b>	<b>0/-</b>	<b>26,18,184/-</b>	
	<b>Grand Total :</b>				<b>4Dec</b>	<b>0/-</b>	<b>26,18,184/-</b>	





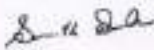



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Surath Sardar</b> Son of Late Mahim Sardar Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office	 19/06/2024	 LTI 19/06/2024	<b>Signature</b>  19/06/2024
Rekha Neer, 37, Nafar Chandra Naskar Road, Garia, 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: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: aqxxxxxx6f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office				
2	<b>Name</b> <b>Mr Samir Sardar</b> Son of Mr Surath Sardar Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office	 19/06/2024	 LTI 19/06/2024	<b>Signature</b>  19/06/2024
Rekha Neer, 37, Nafar Chandra Naskar Road, Garia, 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: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: doxxxxxx3a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Surakha Construction</b> Surakha Apartment, Ground Floor, 492, Madhya Balia, Balia Main Road, Garia, 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.:: acxxxxxx3p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Surath Sardar</b> Son of Late Mahim Sardar Date of Execution - 19/06/2024, , Admitted by: Self, Date of Admission: 19/06/2024, Place of Admission of Execution: Office	 <small>Jun 19 2024 11:55AM</small>	 Captured <small>LTI 19/06/2024</small>	 <small>19/06/2024</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	<b>Name</b> <b>Mr Samir Sardar (Presentant)</b> Son of Mr Suarath Sardar Date of Execution - 19/06/2024, , Admitted by: Self, Date of Admission: 19/06/2024, Place of Admission of Execution: Office	 <small>Jun 19 2024 11:31AM</small>	 Captured <small>LTI 19/06/2024</small>	 <small>19/06/2024</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
<b>Mr Samar Das</b> 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>19/06/2024</small>	 Captured <small>19/06/2024</small>	 <small>19/06/2024</small>
Identifier Of Mr Surath Sardar, Mr Samir Sardar, Mr Surath Sardar, Mr Samir Sardar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Surath Sardar	Surakha Construction-1.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Samir Sardar	Surakha Construction-1.25 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Surath Sardar	Surakha Construction-0.75 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Samir Sardar	Surakha Construction-0.75 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, Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 189, LR Khatian No:- 617	Owner:শ্রী সর্গ, Gurdian:শ্রী , Address:শ্রী , Classification:শ্রী, Area:0.01000000 Acre,	Mr Samir Sardar
L2	LR Plot No:- 189, LR Khatian No:- 618	Owner:শ্রী সর্গ, Gurdian:শ্রী , Address:শ্রী , Classification:শ্রী, Area:0.01000000 Acre,	Mr Samir Sardar
L3	LR Plot No:- 190, LR Khatian No:- 617	Owner:শ্রী সর্গ, Gurdian:শ্রী , Address:শ্রী , Classification:শ্রী, Area:0.01000000 Acre,	Mr Surath Sardar
L4	LR Plot No:- 190, LR Khatian No:- 618	Owner:শ্রী সর্গ, Gurdian:শ্রী , Address:শ্রী , Classification:শ্রী, Area:0.01000000 Acre,	Mr Samir Sardar

**Endorsement For Deed Number : I - 162903016 / 2024**

**On 19-06-2024**

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

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

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

Presented for registration at 10:51 hrs on 19-06-2024, 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 26,18,184/-

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

Execution is admitted on 19/06/2024 by 1. Mr Surath Sardar, Son of Late Mahim Sardar, Rekha Neer, 37, Nafar Chandra Naskar Road, Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Mr Samir Sardar, Son of Mr Surath Sardar, Rekha Neer, 37, Nafar Chandra Naskar Road, Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified 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 19-06-2024 by Mr Surath Sardar, Partner, Surakha Construction (Partnership Firm), Surakha Apartment, Ground Floor, 492, Madhya Balia, Balia Main Road, Garia, City:- Not Specified, P.O-> Garia, P.S->Sonarpur, District-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified 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 19-06-2024 by Mr Samir Sardar, Partner, Surakha Construction (Partnership Firm), Surakha Apartment, Ground Floor, 492, Madhya Balia, Balia Main Road, Garia, City:- Not Specified, P.O-> Garia, P.S->Sonarpur, District-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified 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 28.00/- ( E = Rs 28.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2024 10:58AM with Govt. Ref. No: 192024250080937138 on 18-06-2024, Amount Rs: 28/-, Bank: SBI EPay ( SBIEPay), Ref. No. 2846687198130 on 18-06-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,070/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1299, Amount: Rs.5,000.00/-, Date of Purchase: 18/06/2024, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2024 10:58AM with Govt. Ref. No: 192024250080937138 on 18-06-2024, Amount Rs: 70/-, Bank: SBI EPay ( SBIEPay), Ref. No. 2846687198130 on 18-06-2024, Head of Account 0030-02-103-003-02



**Krishnendu Talukdar**  
**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 71833 to 71862  
being No 162903016 for the year 2024.



Digitally signed by KRISHNENDU TALUKDAR  
Date: 2024.06.21 17:33:30 +05:30  
Reason: Digital Signing of Deed.

**(Krishnendu Talukdar) 21/06/2024**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. GARIA**  
**West Bengal.**