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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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18/8/23
 S.No - 2 - 2070715/23

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

[Signature]
 District Sub-Register-III
 Alipore, South 24-parganas

08 AUG 2023

DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY

This Development Agreement with Development Power of Attorney made on this ^{18th} day of August, 2023 (Two Thousand and Twenty Three).

BETWEEN

10 MAR 2023

No. 09187 Rs. 50/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate 24Pgs (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court Kol-27

Rajesh Grayen.
Advocate
Alipur Judge's Court
Kolkata - 27

অসম্পূর্ণ
স্বাক্ষরিত
সংস্কৃত
তারিখঃ
সংখ্যাঃ



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
18 AUG 2023

Rajesh Grayen
Adv.
(RAJESH GRAYEN)
Alipore Judge's Court
Kolkata - 700027.

1. **SRI AJOY SINGH, PAN- ALGPS2833N, Aadhaar No. 6241 8631 3217**, Son of Siojee Singh and 2. **SRI ABHAY PRATAP SINGH, PAN- FXTPS1232K, Aadhaar No. 5395 0812 9444**, Son of Sri Ajoy Singh, both are by faith - Hindu, By Nationality- Indian, By occupation - Business, Residing at 65A/12, Swinhoe Lane, P.O. and P.S.- Kasba, Kolkata-700042, District- South 24 Parganas, hereinafter called & referred to as **OWNER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PARTY**.

AND

APPEX CONSTRUCTION, PAN- ACAFA8785E, a partnership firm, having its registered office at 295, Nabodit Lane 5, Nayabad, P.O- Mukundapur, P.S.- Panchasayar, Kolkata-700099, District- South 24 Parganas, represented by its partners 1. **SRI AJOY SINGH, PAN- ALGPS2833N, Aadhaar No. 6241 8631 3217**, Son of Siojee Singh 2. **SMT. SHAKUNTALA SINGH, PAN- CDBPS4627K, Aadhaar No. 6638 9953 4467**, Wife of Sri Ajoy Singh and 3. **SRI ABHAY PRATAP SINGH, PAN- FXTPS1232K, Aadhaar No. 5395 0812 9444**, Son of Sri Ajoy Singh, all are by faith - Hindu, By Nationality- Indian, By occupation - Business, Residing at 65A/12, Swinhoe Lane, P.O. and P.S.- Kasba, Kolkata-700042, District- South 24 Parganas, hereinafter referred to as the **DEVELOPER** (Which expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, successors-in-office, administrators, executors, legal representatives and assigns) of the **OTHER PARTY**.



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WHEREAS one Kumud Krishna Mondal, Pramod Krishna Mondal and others were the possessors and occupiers of several landed properties including ALL THAT piece and parcel of landed property measuring 6.66 Satak/ Decimals, lying and situated at Mouza- Nayabad, Pargana- Khaspur, J.L. No. 25, R.S. No.3, Touzi No. 56, comprised with C.S. Dag No. 102 under C.S. Khatian No. 5 & 6 under police station Sadar Tollygunge then Jadavpur thereafter Purba Jadavpur now Panchasayar, South 24 Parganas, and others landed properties of different Dag Numbers, by way of inheritance.

AND WHEREAS thereafter in the year of 1911, a few co-sharers of the aforesaid landed property along with other properties namely Kumud Krishna Mondal, Nabo Kishore Mondal, Jugol Kishore Mondal and Japi Kishore Mondal executed four Mourashi MOKARARI Patta Deeds for their respective shares out of total landed property in favour of Nagendra Nath Dey Sarkar, resident of Baishnab Ghata, District- South 24 Parganas and he was duly seized, possessed and occupied the said portion of land and subsequently while in possession the said Nagendra Nath Dey Sarkar suddenly died intestate leaving behind his successors and legal heirs namely Debendra Nath Dey Sarkar and others.

AND WHEREAS thereafter the said Debendra Nath Dey Sarkar and others, by virtue of a registered Deed of Conveyance on 01/05/1939, sold, conveyed, transferred and assigned the said landed property unto and in favour of Suburban Agricultural Dairy and Fisheries Limited and subsequently the said firm filed a Title Suit vide No. 16 of 1941 before the Ld. 3rd Sub Judge at Alipore against the other co-owner namely Kumud Krishna Mondal, Pramod Krishna Mondal, Nabo Kishore Mondal, Jugol Kishore Mondal and Japi Kishore

Mondal and others for better using, possessing and occupying the said portion of land but during pendency of the said Title Suit one of the co-sharers namely Pramod Krishna Mondal suddenly died intestate leaving behind his son namely Sukumar Mondal as legal heir and successor of his respective share.

AND WHEREAS after hearing of the said suit, according to final decree of the Ld. Court dated 04/05/1971, the said Sukumar Mondal duly obtained his portion of land measuring more or less Decimals or 20 Bighas in C.S. Dag No. 102 corresponding to R.S. Dag No. 200, 201, 202, 203, 204 & 205 under C.S. Khatian No. 5 & 6 appertaining to R.S. Khatian No. 113 & 114 and duly recorded his name as owner of the aforesaid property.

AND WHEREAS while in possession of the aforesaid property, said Sukumar Mondal divided the land i.e. 20 Bighas into several small Scheme plots with 16' feet wide common passage and subsequently sold, conveyed and transferred one plot of land i.e. ALL THAT piece and parcel of landed property measuring more or less 03 (Three) Cottahs, lying and situated at Mouza- Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprised in C.S. Dag No. 102, corresponding to R.S. Dag No. 201 under C.S. Khatian No. 5 & 6, appertaining to R.S. Khatian No. 113, District- South 24 Parganas, unto and in favour of Sri Debi Sankar Dutta, Son of Late Subodh Chandra Dutta by virtue of a registered Deed of Conveyance on 04/05/1988 which was duly registered before the office of the ADSR at Alipore and recorded in its Book No. I, Volume No. 5, Pages from 169 to 176, Being No. 1076, for the year 1988.



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AND WHEREAS the said Debi Sankar Dutta, Son of Late Subidh Chandra Dutta while in possession due to his urgent need of money sold, conveyed and transferred one plot of land i.e. ALL THAT piece and parcel of landed property, Being Scheme Plot No. E-8, measuring more or less 03 (Three) Cottahs, lying and situated at Mouza- Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprised in C.S. Dag No. 102, corresponding to R.S. Dag No. 201 under C.S. Khatian No. 5 & 6, appertaining to R.S. Khatian No. 113, District-South 24 Parganas, unto and in favour of SRI DILIP DUTTA alias DILIP KUMAR DUTTA, Son of Late Ram Chandra Dutta, by virtue of a registered Deed of Conveyance dated 12/08/2005, which was duly registered before the office of the DSR-III, South 24 Parganas, at Alipore and recorded in its Book No. 1, Volume No. 14, Pages from 1514 to 1533, Being No. 5581, for the year 2006 and has been recorded his name as OWNER before BL&LRO under L.R. Khatian No. 177 and Kolkata Municipal Corporation under Assessee No. 31-109-08-7226-0, being KMC Premises No. 3553, Nayabad, Post-Panchasayar, P.S- Purba Jadavpur now Panchasayar, Kolkata-700094, South 24 Parganas and enjoying all the right, title and interest free from all encumbrances by paying regular taxes and levies before the local BL&LRO and the Kolkata Municipal Corporation.

AND WHEREAS simultaneously the said Sukumar Mondal also sold, conveyed and transferred one plot of land i.e. ALL THAT piece and parcel of landed property measuring more or less 03 (Three) Cottahs, lying and situated at Mouza- Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprised in C.S. Dag No. 102, corresponding to R.S. Dag No. 201 under C.S. Khatian No. 5 & 6, appertaining to R.S.



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Khatian No. 113, District- South 24 Parganas, unto and in favour of Sri Ranjit Lal Kar, Son of Late P. K. Kar, by virtue of a registered Deed of Conveyance on 04/05/1988 which was duly registered before the office of the ADSR at Alipore and recorded in its Book No. 1, Volume No. 24, Pages from 113 to 120, Being No. 1075, for the year 1988 and subsequently due to some errors/ mistakes in the aforesaid deed of conveyance dated 04/05/1988, one Deed of Rectification/ Declaration was duly executed by Smt. Chitra Mondal and Others i.e. the legal heirs and successors of Late Sukumar Mondal.

AND WHEREAS the said Ranjit Lal Kar, Son of Late P. K. Kar, while in possession due to his urgent need of money sold, conveyed and transferred one plot of land i.e. ALL THAT piece and parcel of landed property, Being Scheme Plot No. E-9, measuring more or less 03 (Three) Cottahs, lying and situated at Mouza- Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprised in C.S. Dag No. 102, corresponding to R.S. Dag No. 201 under C.S. Khatian No. 5 & 6, appertaining to R.S. Khatian No. 113, District- South 24 Parganas, unto and in favour of SRI SISIR DUTTA, Son of Late Ram Chandra Dutta, by virtue of a registered Deed of Conveyance dated 12/08/2005, which was duly registered before the office of the DSR-III, South 24 Parganas, at Alipore and recorded in its Book No. 1, Volume No. 14, Pages from 1494 to 1513, Being No. 5580, for the year 2006 and has been recorded his name as OWNER before BL&LRO under L.R. Khatian No. 185 and Kolkata Municipal Corporation under Assessee No. 31-109-08-7225-8, being KMC Premises No. 3554, Nayabad, Post- Panchasayar, P.S- Purba Jadavpur now Panchasayar, Kolkata- 700094, South 24 Parganas



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and enjoying all the right, title and interest free from all encumbrances by paying regular taxes and levies before the local BL&LRO and the Kolkata Municipal Corporation.

AND WHEREAS while in possession of the said landed property, both the said SRI DILIP DUTTA alias DILIP KUMAR DUTTA and SRI SISIR DUTTA jointly sold, conveyed and transferred the entire plot of land i.e. **ALL THAT** piece and parcel of Bastu Land, Being Scheme Plot No. E-8 & E-9, measuring a little more or less 06 (Six) Cottahs, lying and Situated at Mouza- Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprised in C.S. Dag No. 102, corresponding to R.S. & L.R. Dag No. 201, under C.S. Khatian No. 5 & 6, appertaining to R.S. Khatian No. 113 & L.R. Khatian No. 177 & 185, within the limits of Kolkata Municipal Corporation, Ward No. 109, under Assessee No. 31-109-08-7226-0 & 31-109-08-7225-8, being KMC Premises No. 3553 & 3554, Nayabad, Post- Panchasayar, P.S- Purba Jadavpur now Panchasayar, Kolkata- 700094, South 24 Parganas, along with right of free ingress and egress and also with all other together with all rights in common and all claims, demands areas, sewers, drains, water, water courses, lights, liberties, easements, appendages and appurtenances, rights and Privileges, unto and in favour of **SRI AJOY SINGH** and **SRI ABHAY PRATAP SINGH** i.e. **the VENDOR/ OWNER herein**, by virtue of a registered Deed of Conveyance dated 01/11/2021, which was duly registered before the D.S.R-V, South 24 Parganas at Alipore and recorded in its Book No. I, Volume No. 1630-2021, Pages from 143047 to 143079, Being No. 163004779, for the year 2021.

AND WHEREAS thereafter the Owner herein became the lawful and absolute owner of the aforementioned Property i.e. **ALL THAT** piece



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and parcel of Bastu Land, Being Scheme Plot No. E-8 & E-9, measuring a little more or less 06 (Six) Cottahs, lying and Situated at Mouza- Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprised in C.S. Dag No. 102, corresponding to R.S. & L.R. Dag No. 201, under C.S. Khatian No. 5 & 6, appertaining to R.S. Khatian No. 113 & L.R. Khatian No. 177 & 185, within the limits of Kolkata Municipal Corporation, Ward No. 109, under Assessee No. 31-109-08-7226-0 & 31-109-08-7225-8, being KMC Premises No. 3553 & 3554, Nayabad, Post- Panchasayar, P.S- Purba Jadavpur now Panchasayar, Kolkata- 700094, South 24 Parganas, along with right of free ingress and egress and also with all other together with all rights in common and all claims, demands areas, sewers, drains, water, water courses, lights, liberties, easements, appendages and appurtenances, rights and Privileges.

AND WHEREAS the said Owner herein, while in possession of said plot of Land i.e. ALL THAT piece and parcel of Bastu Land, Being Scheme Plot No. E-8 & E-9, measuring a little more or less 06 (Six) Cottahs, lying and Situated at Mouza- Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprised in C.S. Dag No. 102, corresponding to R.S. & L.R. Dag No. 201, under C.S. Khatian No. 5 & 6, appertaining to R.S. Khatian No. 113 & L.R. Khatian No. 177 & 185, within the limits of Kolkata Municipal Corporation, Ward No. 109, under Assessee No. 31-109-08-7226-0 & 31-109-08-7225-8, being KMC Premises No. 3553 & 3554, Nayabad, Post- Panchasayar, P.S- Purba Jadavpur now Panchasayar, Kolkata- 700094, South 24 Parganas, along with right of free ingress and egress and also with all other together with all rights in common and all claims, demands areas, sewers, drains, water, water courses, lights, liberties, easements, appendages and appurtenances, rights and priviledges



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and started to regularly pay Taxes to the Local K.M.C. and the B.L. & L.R.O. in every years which is more fully written in the Schedule hereunder and the OWNER is enjoy the peaceful and khas possession of the Property without any interference from anybody and the OWNER has got unfettered right, title, interest thereon.

AND WHEREAS by virtue of the said purchase of landed property the present vendor seized and possessed of the said landed property i.e. **ALL THAT** piece and parcel of **Bastu Land, Being Scheme Plot No. E-8 & E-9**, measuring a little more or less **06 (Six) Cottahs**, lying and Situated at **Mouza- Nayabad**, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprised in **C.S. Dag No. 102**, corresponding to **R.S. & L.R. Dag No. 201**, under **C.S. Khatian No. 5 & 6**, appertaining to **R.S. Khatian No. 113 & L.R. Khatian No. 177 & 185**, within the limits of **Kolkata Municipal Corporation, Ward No. 109**, under Assessee No. 31-109-08-7226-0 & 31-109-08-7225-8, being **KMC Premises No. 3553 & 3554, Nayabad, Post-Panchasayar, P.S- Purba Jadavpur now Panchasayar, Kolkata-700094, South 24 Parganas**, along with right of free ingress and egress and also with all other together with all rights in common and all claims, demands areas, sewers, drains, water, water courses, lights, liberties, easements, appendages and appurtenances, rights and Privileges and mutated his name in the records of the Kolkata Municipal Corporation and thereafter the vendor/owner mutated their names before the Kolkata Municipal Corporation under **Assessee No. 31-109-08-7226-0** being **KMC Premises No. 3553, Nayabad** and subsequently sanctioned a building plan from the Kolkata Municipal Corporation, in respect of the said premises for the purpose to construct of a

G + IV Storied building being **Building Permit No. 2022120114, dated 28/05/2022.**

AND WHEREAS during construction of the said newly proposed building as per the said sanctioned building Plan and in accordance with necessary permissions from the government authorities, and due to financial crisis and shortage of individual fund, the Vendor/ Owner intended to execute one Construction Agreement or Development Agreement with any suitable Developer then the Developer herein agreed to complete the said newly proposed building at his own cost and expenditure as per sanctioned plan by K.M.C. and now both parties agreed to execute this **Development Agreement with Development Power of Attorney** for completion of the said construction work over the said property i.e. **ALL THAT** piece and parcel of **Bastu Land, Being Scheme Plot No. E-8 & E-9**, measuring a little more or less **06 (Six) Cottahs**, lying and Situated at **Mouza- Nayabad**, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprised in **C.S. Dag No. 102**, corresponding to **R.S. & L.R. Dag No. 201**, under **C.S. Khatian No. 5 & 6**, appertaining to **R.S. Khatian No. 113 & L.R. Khatian No. 177 & 185**, within the limits of **Kolkata Municipal Corporation, Ward No. 109**, under Assessee No. 31-109-08-7226-0, being **KMC Premises No. 3553, Nayabad, Post-Panchasayar, P.S- Purba Jadavpur now Panchasayar, Kolkata-700094, South 24 Parganas**, which is more fully described in the **Schedule- "A"** below, with certain terms and conditions as mutually settled by and between the parties hereto.

NOW THIS DEED OF JOINT VENTURE AGREEMENT CUM POWER OF ATTORNEY WITNESSETH by and between the parties

hereto and the parties agreed to abide by the terms and conditions of this Agreement stipulated herein.

- i) **THE OWNER** shall mean **1. SRI AJOY SINGH**, Son of Siojee Singh, **2. SRI ABHAY PRATAP SINGH**, Son of Sri Ajoy Singh, both are residing at 65A/12, Swinhoe Lane, P.O. and P.S.- Kasba, Kolkata-700042, District- South 24 Parganas.
- ii) **DEVELOPER** shall mean **APPEX CONSTRUCTION**, a partnership firm, having its business place at 295, Nabodit Lane 5, Nayabad, P.O- Mukundapur, P.S.- Panchasayar, Kolkata-700099, District- South 24 Parganas, represented by its partners **1. SRI AJOY SINGH**, Son of Siojee Singh, **2. SMT. SHAKUNTALA SINGH**, Wife of Sri Ajoy Singh, **3. SRI ABHAY PRATAP SINGH**, Son of Sri Ajoy Singh, all are Residing at 65A/12, Swinhoe Lane, P.O. and P.S.- Kasba, Kolkata-700042, District- South 24 Parganas.
- iii) **ADVOCATE** shall mean **Mr. Rajesh Gayen**, Advocate of Alipore Judges' Court, Kolkata-700027, in respect of this Development Agreement along with Development Power of Attorney.
- iv) **PROPERTY OR LAND OR PREMISES** shall mean the whole of the land more fully set out and described in the Schedule "A" hereunder written i.e. **ALL THAT** piece and parcel of **Bastu Land, Being Scheme Plot No. E-8 & E-9**, measuring a little more or less **06 (Six) Cottahs**, lying and Situated at **Mouza- Nayabad**, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprised in **C.S. Dag No. 102**, corresponding to **R.S. & L.R. Dag No. 201**, under **C.S. Khatian No. 5 & 6**, appertaining to **R.S. Khatian No. 113 & L.R. Khatian No. 177 & 185**, within the limits of **Kolkata Municipal Corporation, Ward No. 109**, under Assessee No. 31-109-08-7226-0, being **KMC Premises No. 3553, Nayabad, Post- Panchasayar, P.S- Purba Jadavpur now Panchasayar, Kolkata- 700094, South 24 Parganas**, along with

right of free ingress and egress and also with all other together with all rights in common and all claims, demands areas, sewers, drains, water, water courses, lights, liberties, easements, appendages and appurtenances, rights and privileges.

- v) **BUILDING SHALL MEAN** and include the proposed Ground Plus Four Storied Building, which is intended to be constructed on the land comprising in the said premises as per the Plan prepared by the **OWNER** herein and duly sanctioned by KMC.
- vi) **THE PLAN SHALL MEAN** the plan, elevations, designs and specification of the Construction as prepared by the **OWNER** and duly sanctioned by KMC vide **Building Permit No. 2022120114, dated 28/05/2022.**
- vii) **THE COMMON SERVICE AREA** shall mean all corridors, Stair ways, Passage, roof, Common lavatories, ways, Paths, Pump Room, over head water tank, underground water reservoir, water pump septic tank, sewerage, drainages, all open spaces and other constructions and relevant facilities attached with the Proposed Building.
- viii) **SALEABLE SPACE** shall mean all spaces in the newly constructed Building available for independent use and occupation along with the spaces for common uses.
- ix) **ARCHITECT** shall mean the person and / or firm to be appointed by the Developer for all Planning, Designing and Supervising the Construction of the Proposed Building.
- x) **TRANSFEROR** shall mean The **OWNER** herein.
- xi) **TRANSFeree** shall mean the intending purchaser/s who will purchase the Flat/Unit/Car Parking/ Garage/ Shop/ Apartment in the newly constructed Building (Under DEVELOER'S Allocation Only).

- xii) **SIGNATORY** shall mean either any two or more partner can sign this document or any other subsequent documents as a representative of the DEVELOPER in respect of the DEVELOPER'S ALLOCATION and these will be treated as a true and valid documents for all competent authorities.
- xiii) **OWNERS' ALLOCATION** shall mean and include **Two Numbers of Flat** within the said Proposed **GROUND PLUS FOUR STORIED BUILDING**, within the Schedule-A property along with all easement right, title and interest over the said Premises together with undivided proportionate share of Land of the Premises.
- xiv) **DEVELOPER'S ALLOCATION** shall mean and include **rest constructed area** of the said Proposed **GROUND PLUS FOUR STORIED BUILDING**, as per the Plan in the said Property along with all easement right, title and interest over the said Premises save and except **OWNERS' ALLOCATION**.
- xv) **CONSIDERATION** shall mean the OWNER'S allocation as aforesaid will be treated as consideration to be given to the OWNER against which the OWNER will transfer proportionate undivided share or interest of land in the premises attributable to the DEVELOPER's allocation.
- xvi) **DELIVERY OF VACANT POSSESSION** shall mean that the OWNER shall hand over the peaceful and vacant possession of the said Land and Premises well demarcated physical possession to the DEVELOPER for Construction of the Proposed Building thereon at the date of execution of this development Agreement.
- xvii) **TIME** shall mean the DEVELOPER will complete the OWNERS allocation in habitable condition and deliver the possession of the same to the OWNERS within 24 (Twenty Four) months from the date of execution of this instant agreement.

- xviii) That all the legal heir and successors of the Owners and the Developer herein are binding with all the terms and conditions laid down in this instant Development Agreement along with Development Power of Attorney.

OWNERS OBLIGATION

1. The DEVELOPER shall be entitled to construct and complete the proposed building in accordance with mentioned building Plan without any interference and hindrance from the ends of the OWNER herein but the Owner shall have every right for inspection about the quality of Materials to be used.
2. During the continuance of this agreement the OWNER shall not let out, grant lease, mortgage the said property or premises and Land or any part or portion of the same to any other party without the consent and permission in writing of the DEVELOPER but the agreement will remain in force upto 24 months from the date of sanctioning the building plan and/ or handover possession by the owner.
3. The OWNER shall execute all deeds of conveyances for conveying the undivided proportionate share of the land relating to the DEVELOPERs allocation in the said Building, such as Deed of Declaration, Regd. Deed of Sale or Deed of Conveyance etc. but prior to that the developer should have delivered allotted portion etc. to the owner.
4. The OWNER shall execute a registered Development Power of Attorney in favour of the DEVELOPER authorizing inter alia to construct the proposed Building and to sell, transfer the Flats/Units/Car Parking/ Garage/ Apartments from the DEVELOPER's allocation and further to transfer the undivided Proportionate share or interest of the Land and Premises

attributable to the DEVELOPERS allocation and to receive consideration thereof from the intending Purchasers at its discretion and to register and present deed of conveyance in respect of undivided proportionate share or interest in the Land and Premises attributable to the DEVELOPERS allocation.

5. That the Owner shall not Claim the value of demolished old and dilapidated structure along with all fittings and fixtures and the as the Value of the said demolished structure.
6. The OWNER shall liable to handover all the Original of Title Deeds and Documents related to the said Property to the DEVELOPER against proper receipt, those documents shall remain with the DEVELOPER till the formation of association of the said building at the time of starting of construction works in the Schedule "A" mentioned Property.
7. That the Owner in any circumstances not entitled to claim any extra amount from the DEVELOPER beyond this instant Development Agreement and also the OWNERS shall execute respective DEVELOPEMNT AGREEMENT and DEVELOPMENT POWER OF ATTORNEY for Sale, convey, Transfer & assign of the Flat, Car Parking etc. in favour of the DEVELOPER herein for the area of Developer's allocation only.
8. The OWNER shall be solely liable and responsible for Delivering of the peaceful and vacant well demarcated physical possession of the said property to the DEVELOPER free from all encumbrances, charges, liens, whatsoever and at the same time the OWNER shall execute a General Power of Attorney in favour of the DEVELOPER to deal with the **Schedule A** property and also to take consideration money from the intending purchasers.

9. The OWNER shall extend all reasonable co-operation to the DEVELOPER for effecting construction of the Proposed building free of cost and also if the DEVELOPER request to any Deed of Amalgamation in that case the OWNER shall be bound to execute such Deed without any plea and also they settled their internal disputes amongst the OWNER herein and in this respect the Developer shall not liable for the said dispute.
10. The OWNER shall bear all proportionate share of Taxes and imposition in the respect of the Property up to the date of execution of this Agreement and thereafter from the date of delivery of OWNER allocation and/or part thereof from the date of getting possession of the OWNER allocation from the DEVELOPER. The OWNER shall be entitled to sell, transfer or otherwise deal with her portion in the newly constructed Building without reference to the DEVELOPER.

DEVELOPER'S RIGHT

1. The OWNER hereby grant exclusive right to the DEVELOPER to built and complete the proposed Building and to commercially exploit the DEVELOPER's allocation without any obstruction from the Side of the OWNER.
2. The DEVELOPER shall have full right and absolute authority to enter into any agreement with any purchaser in respect of the DEVELOPER's allocation at any price of its discretion and to receive any advance / consideration in full thereof.
3. The DEVELOPER shall entitle to receive, collect and realize all money out of the DEVELOPER's allocation without creating any personal liabilities of the OWNER and also DEVELOPER is entitled to received all Sale amount or Materials obtained after demolition of the existing structure upon the Schedule Property and Owner shall

not entitled to claim any amount or part in any way and as the Value of those Materials.

4. The DEVELOPER shall be so far as it necessary to apply for and obtain quota of cement, steel, bricks and others building materials for construction of the building. The DEVELOPER shall be solely responsible any misuse, misappropriation of the quota items so obtained.
5. The DEVELOPER shall entitle to deliver the Flats and spaces pertaining to the DEVELOPER's allocation to any intending Purchasers after handover/ deliver the possession of the owner's allocation.
6. The DEVELOPER shall be entitled to transfer the undivided proportionate share of the Land in the property attributed to the DEVELOPER's allocation on the strength of the this Development Agreement and / or the Regd. General Power of Attorney given by the OWNER.
7. The DEVELOPER shall be entitled to make publicity and advertisement in all possible manners for the benefit of commercial exploitation of the DEVELOPER allocation in the building.
8. That if the Developer is unable to complete the said Proposed Building within the stipulated time for the difficulties on the part of the OWNER herein then the Developer shall have full right to claim compensation from the OWNER along with interest and also the stipulated time shall be extended beyond the period mentioned in this Agreement, if the Developer is unable to complete the said Proposed Building within the stipulated time of 24 (Twenty Four) months as mentioned herein then the DEVELOPER shall pay an amount of Rs.3000/- Per months for first six months and Rs.5000/-

for next to the OWNER as Compensation for loss and injury till the handover of Owner's Allocation with regular shifting as usually.

9. That the time shall be counted from the date of execution of this instant agreement and/or handover possession by the Owner.
10. That the OWNER shall be liable to assist or help in every respect for the smooth and safe construction of the said proposed Building in the said Property without any obligations and others.

DEVELOPER'S OBLIGATION

1. The DEVELOPER will deliver the OWNER' allocation to the OWNER herein within 24 (Twenty Four) months from the date of execution of this instant agreement.
2. The DEVELOPER will complete the OWNER allocation with the specification annexed hereto.
3. The DEVELOPER will construct the building with best quality material available in the market.
4. The DEVELOPER will bear all costs arising out of the construction of the proposed building.
5. The DEVELOPER will bear all taxes till the completion of the building and after the delivery of the OWNER allocation to the OWNER, then the DEVELOPER shall pay the municipal tax or rates only for its allocation.

OWNER'S INDEMNITY

1. The OWNER declares that the Premises is free from all encumbrances whatsoever and the OWNER has full right and absolute authority to enter in to this agreement with the DEVELOPER.

2. The OWNER declares that save and except the OWNER herein, no other person have any right, title and interest over the said land and premises.
3. The OWNER declares that no other agreement whatsoever has been executed earlier in respect of the said Land and Premises.
4. The OWNER declares that there is no defect in the title of the OWNER in respect of the said Land and Premises.
5. The OWNER declares that she shall use or caused to be used the OWNER's Allocation for residential purposes only.
6. That the OWNER declares that she has neither sold, mortgage, assign, transfer, conveyed, Gifted or otherwise the Schedule mentioned property nor made or executed any Agreement or other instrument in that respect.

DEVELOPERS INDEMNITY

1. The DEVELOPER indemnifies the OWNER against all claims, action, suits and proceedings arising out of any acts of the DEVELOPER in connection with the construction of the proposed Building.
2. That for any deviation or alteration from the Sanction building plan the DEVELOPER will be solely responsible and any penalty imposed must be paid by the DEVELOPER.
3. The DEVELOPER will be solely responsible for security and safety of the its workers/ labours during the entire period of construction work.
4. The DEVELOPER has full power and authority to receive consideration amount from the intending purchasers from the developer's allocation at the same time indemnifies the OWNER from any litigations actions or deeds regarding any advance or consideration thus received and further declares that DEVELOPER is entirely responsible against any eventualities.

COMMON RESTRICTIONS

1. Neither Party shall use or permit to use of their respective allocation or any portion of the newly constructed building to carrying any unlawful Business or activity detrimental to the peaceful living of the other occupiers of the said building.
2. Neither party shall demolish or permit to demolish any wall or make any structural alteration to the Building.
3. Both the parties shall jointly form association and/or common body to look after the maintenance of the building.
4. Neither party shall be use/permit to be use of their respective allocations or any portion of the newly constructed building for storing articles which may be detrimental to the free ingress and egress to the Building or part thereof.
5. Both the parties will bear proportionate Taxes, Maintenance cost and day to day expenditure of their respective allocation from the date of getting their respective allocation.

MISCELLANEOUS

1. The OWNER and the DEVELOPER have entered into this agreement as a contract and nothing herein shall deem to construct a partnership between the OWNER and the DEVELOPER in any manner whatsoever.
2. Save and except this agreement no agreement and/or/on/representation exist or will have any validity.

FORCE MAJEURE

1. That the Parties hereto shall not in considered to be liable for any obligations hereunder to the extent that the performance of the relative obligations was prevented by any force- majeure and this

Construction shall remain suspended during the duration of such force majeure, if any.

2. That FORCE MAJURE shall mean devastating Floods, Earth - Quake, Riot, Storm, tempest, Civil Commotion, strikes, and /or any other act or Commission or Omission, beyond the control of the Parties hereto.

JURISDICTION

That in case any disputes or differences on any question arising between the Parties hereto with regard to this Agreement the same shall be referred to the appropriate Court of Law i.e. the Court at Alipore, South 24 Parganas and the High Court at Kolkata, shall have the Exclusive Jurisdiction over this Agreement.

STATUTORY PARAGRAPH FOR DEVELOPMENT AGREEMENT

Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing agreement/ final document for transfer of property as per provisions laid down in the said documents as a developer without getting any ownership of any part of the property under schedule. This Development agreement and the related development power of attorney shall never be treated as the Agreement/ final document for transfer of property between the owner and the developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THIS INDENTURE, We, the above mentioned Owner herein, do hereby appoint the aforesaid DEVELOPER/

SECOND PART, as my Lawful Attorney, in my name and on my behalf to do and execute and perform or cause to be done, executed, and performed all the following acts, deeds and thing to my property including from starting Construction of a **GROUND PLUS FOUR STORIED BUILDING** to completion of the said Building and this instant Power of Attorney is given for the Development Work upon the Schedule mentioned Property and also to transfer the Developer Allocation as per the Development Agreement executed between the Owner and the Developer herein, which are more fully written in the schedule below, Viz.

1. To do execute and perform any act or acts, deed or deeds, matter or matters or things whatsoever which in the opinion of my said Attorney ought to be done, executed and performed in relation to my property or my concern and engagements or affairs, ancillary or incidental thereto as fully and effectually as I myself could do the same if I personally present.
2. To look after, work, control, Construction, Erection, manage and supervise the management, maintenance of my property.
3. To sign and give notice or notices to any tenant or tenants and other occupiers of the property to quit and vacate or to repair any damage or to abate any nuisance or to remedy a breach thereof and also to receive any notice, letters by Registered post or any other manner and receive Rent or any amount of money which is now due or henceforth becomes due from any tenant or tenants or others occupants of the premises and to sign / issue receipts thereof.
4. To make sign and verify all applications or objections to appropriate authorities for all and / or any License, Sanction, Permission or Consent, etc. required by law in connection with the management of

the Schedule mentioned property or properties from any appropriate authorities.

5. To accept and withdraw on my behalf any compensation payable to us for acquisition or compulsory purpose, requisition or hiring of any land or building belonging to my estate by the government or any competent body or authority.
6. To appoint staffs and workers and to settle their remuneration and other terms of office and to dismiss or suspend them.
7. To appear for and represent us before the board of Revenue, Collector of any District, Sub-Divisional Officer, any Magistrate, Judge, Munsif and in all Government Offices, Kolkata Municipal Corporation, Kolkata Improvement Trust, Commissioners of any Division in all matters and things relating to my said Estate or it's affairs.
8. To appear for and to represent us in all the Court, Civil, Criminal or Revenue, including Land Tribunals, High Court Original, Revisional or Appellate and in any Offices to sign, execute, verify and File Plaints, Written Statements and Petitions, Writ Applications, Memo of Appeal, Letter, Applications and also to present Execution of Decrees or Orders of any Court before any competent Court of Law and to accept of all Summons, Notice and other process of Law and to appoint, engage on my behalf Pleaders, Advocates, Solicitors etc. and also sign Vokatnama and do all whenever my said Attorney shall think proper to do so and to discharge and / or terminate his or their appointment and do all things necessary in connection therewith.
9. To compromise, compound or withdraw Cases or Suits or be non-suited to refer to Arbitration all disputes and differences on my behalf and to Sign, verify all application or objection to defend any

suit or suits or filed against us and to file any suits in any court of Law against the offender and to the appropriate authorities for all or any of the purposes, permission or consent etc. regarding schedule mentioned property when my Attorney deem fit and proper on my behalf.

10. To withdraw and receive documents or money from any Court, Office or Opposite Party, either in execution of Decrees or Otherwise, and to do all the acts that may be necessary in connection with any of such cases.
11. To draw, accepts, endorse, negotiate, retire, pay any bill of exchange, Promissory Note, Cheques or others negotiable instruments which my Attorney deem necessary, fit or Proper relating to my affairs.
12. And Generally to do execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of my said Attorney ought to be done, executed and performed in relation to my Schedule mentioned property or my concern, engagements and business or affairs ancillary or incidental thereto as fully and effectually as I myself could do the same, if I am personally present.
13. To negotiate on term for and to agree to enter into conclude any agreement for Sale and sell my property, which is more fully described in the schedule below, to any purchaser or purchasers or done at such price which my said Attorney is in absolute discretion thinks proper and/ or to cancel and/ or repudiate the same.
14. To receive from the intending purchasers any earnest money and / or advance or advances and also the balance of purchase money, and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers and upon such receipt as aforesaid act on behalf of us , for my names and as my acts, deeds, to sign, execute any Deed of Conveyance or Conveyances of the said

property in favour of the afore said purchaser or his nominee / assignee before any Registration Office, Sub-Registrar or Registrar or in any other competent authorities and to do all acts, deeds and things which my said Attorney shall consider necessary for conveying the said property as fully and effectually in all respect as could do the same myself.


15. To made application, petition and others before the Kolkata Municipal Corporation, K.I.T, KMDA, B.L.& L.R.O, etc for obtaining Mutation, Sanctioned Building Plan, No- Objection, Clearance Certificate, Completion Certificate in my name in respect of the schedule mentioned Property for smooth running and Completion of the said Proposed **GROUND PLUS FOUR STORIED BUILDING** at the schedule mentioned property.
16. That this instant Power of Attorney is given for the purpose of construction of a **GROUND PLUS FOUR STORIED BUILDING** upon the schedule mentioned property without any interferences' from others and also as per the sectioned Building Plan and also as per the Development Agreement executed between the Owners and the Developer and the instant Development Agreement with Development Power of Attorney is given for development Work within the Schedule mentioned Property.
17. To sign and executed all other Deeds, Declaration, Instruments, pay taxes before the Kolkata Municipal Corporation or any local authorities and assurances which he shall consider necessary and to enter into and / or agree to such covenants and conditions as may be required for fully and effectually the said property as I could do myself, if personally present for mutation, Registration and other purposes.

18. To negotiate terms and enter into Agreement or Agreements for Sale or Sales with the intending Purchaser or Purchasers and / or to cancel and / or repudiate the same and to sell my property on my behalf to the different Purchasers and to received any earnest money or advances either in Cash, Cheque, Bank Draft, Demand Draft, Pay Order etc. from intending Purchasers and also received balance of the consideration money either in Cash, Cheque, Bank Draft, Demand Draft, Pay Order etc. on my behalf and to grant necessary receipt / receipts and acknowledge/ acknowledges and to take all such necessary steps before the Registering authority on my behalf, in respect of DEVELOPERS ALLOCATION.
19. AND GENERALLY to Represent me, sign, execute and registered any Agreement for sale, Sale Deed, Conveyance, Declaration, Boundary Declaration etc. before any Registrar of Assurances, Calcutta / District Registrar and Sub-Registrar etc. and to register, executed, sign Conveyance, Sale Deed, Equitable Mortgage and other documents in my names and my behalf in respect of Schedule mentioned property in favour of the intending Purchaser or Purchasers or any others Persons as fully and effectually in all respects as I could do the same myself, in respect of DEVELOPER'S ALLOCATION.

That I hereby agree and undertake to ratify and confirm all and whatsoever my said attorney, under the power in that behalf herein before contained, shall lawfully do, execute or perform In exercise of the power, authorities and liberties hereby conferred upon, Under and by virtue of this deed.

SCHEDULE "A"**(Entire Property/ said Land)**

ALL THAT piece and parcel of Bastu Land, Being Scheme Plot No. E-8 & E-9, measuring a little more or less 06 (Six) Cottahs, along with incomplete G+ IV storied Building standing thereon, lying and situated at Mouza- Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprised in C.S. Dag No. 102, corresponding to R.S. & L.R. Dag No. 201, under C.S. Khatian No. 5 & 6, appertaining to R.S. Khatian No. 113 & L.R. Khatian No. 177 & 185, within the limits of Kolkata Municipal Corporation, Ward No. 109, under Assessee No. 31-109-08-7226-0, being KMC Premises No. 3553, Nayabad, Post- Panchasayar, P.S- Purba Jadavpur now Panchasayar, Kolkata- 700094, South 24 Parganas, along with right of free ingress and egress and also with all other together with all rights in common and all claims, demands areas, sewers, drains, water, water courses, lights, liberties, easements, appendages and appurtenances, rights and priviledeges and the said property is butted and bounded as follows:-

- ON THE NORTH** : 24'-3" wide Road. 
- ON THE SOUTH** : Scheme Plot No. E-15 & E-16.
- ON THE EAST** : Scheme Plot No. E-10.
- ON THE WEST** : 16' ft. wide Road & R.S. & L.R. Dag No.201.

SCHEDULE "B"**(OWNER Allocation)**

OWNER' ALLOCATION shall mean and include **Two Numbers of Flat** within the said Proposed **GROUND PLUS FOUR STORIED**

BUILDING, within the Schedule-A property along with all easement right, title and interest over the said Premises together with undivided proportionate share of Land of the Premises.

SCHEDULE "C"

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean and include **rest constructed area** of the said Proposed **GROUND PLUS FOUR STORIED BUILDING**, save and except **OWNERS' ALLOCATION** as per the Plan within the Schedule-A property, along with every right to Sale, Convey, Transfer, Assign the same to any Third Party / Proposed Purchaser, in the said Property along with all easement right, title and interest over the said Premises.

SCHEDULE "D"

(Details of technical specification of the building)

1. **GENERAL** : This is a proposal for erection of garage, pump room etc. multi storied R.C.C. framed building for residential use.
2. **FOUNDATION** : The building is to be built on suitable R.C.C. Foundation as per design of the structural Engineer of the developer.
3. **CONCRETE WORK**: All concrete work will be usually of M-15 grade with mix proportioning to 1:2:4 by volume and be laid at suitable laid and line.
4. **BRICK WORK**: All external brick work will be usually 8" / 10" thick in cement mortar 6:1 with suitable architectural design and all internal walls will be usually 3" thick in sand cement mortar 4:1.
5. **FLOORING**: Flooring work shall be done with 2' X 2' size tiles and Acid Polish finish shall be done 4" skirting with the same tiles

shall be done on wall glazed tiles shall be fixed on toilet wall up to 6' height from floor level and kitchen wall shall be finished with Glazed tiles up to 3' height from the platform shall be of black stone.

6. DOORS : Main Entrance Door : a) Sal wood door frame, b) Flush Door, i) one night latch, ii) one telescopic peep hole, iii) One handle from outside, iv) one 8 inch : long steel towel bolt from inside.

7. OTHER DOORS : a) Sal wood door frame ,b) Both sides commercial phenol bonded flashed door , Fitting : a) One 8" long steel towel bolt from inside, ii) One Mortise Lock.

8. WINDOW : All window work shall be done with Aluminum and Glass. All windows shall be of sliding type and windows shall be two or three track depending on sized of window, Window Glass shall be 4 mm. thick plain types M.S. Grill to be provided to protect the glass panes.

9. ROOF TERRACING : The terrace of the building will have suitable water proofing treatment finish as per decision of the Architect Engineer of the Developer. Suitable P.V.C Water pipe to be provided to ensure proper draining of rain water from terrace.

10. WATER RESERVOIR : There will be K.M.C Water connection underground reservoir & lifted to over head reservoir , suitable pump and motor to be installed for deliver of water to overhead tank.

11. ELECTRIC INSTALLATIONS : All domestic wiring will be of suitable insulated copper wire lead within suitable P.V.C. Conduit and be of concealed type and will have the following points.

12. GENERAL : a) One call bell point in a Main Door,) One Common light point at each landing.

13. BED ROOM : a) Two wall light points ,b) One Ceiling fan point, c) One 5 Amp. Socket outlet.

14. DRAWING/DINING : a) Two wall Lamp points , b) One Fan point, c) One 15.5 Amp. Combine socket outlet, d) One TV Antenna Point, e) One Telephone Point.

15. W.C & TOILET : One wall lamp point and one socket outlet point and one exhaust point.

16. KITCHEN : a) One wall lamp point.

17. SANITARY : The Toilets, W.C. Will have concealed pipe lines with the following fittings :

One white European Pattern/India Pattern water closer.

- a) One white wash basin with one C.P. Cock
- b) One C.P. Shower and Bib Cock (not for W.C.)
- c) One C.P. Ablusim type near W.C.
- d) The white P.V.C Cistern
- e) The kitchen will have Kadappa Sink with one Tap point at sink and another at wash basin place.

18. COMPOUND : There will be 4'-0" high boundary walls all around the property line with one main Gate will be of M.S. Square bars as per Design of the Architect of the developer. However there will be one gate of M.S. bars in the main entrance of the building itself. All side, front and rear spaces including the passage will be suitable paved and finished as per Developer's choice.

19. EXTERNAL PAINTING : The external surface will be finished with 2 coats cement based paints as per the decision of the Architect of the Developer.

Extra Works means extra cost.

IN WITNESS WHERE OF the parties hereunto set and subscribe their respective hands and seal the day, month and year first above written.

SIGNED AND DELIVERED

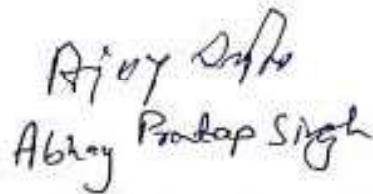
In presence of :

WITNESSES

1.


Adv.

Alipore Judges' Court
Kolkata-700027


Abhay Pratap Singh

Signature of the **OWNER/EXECUTOR**

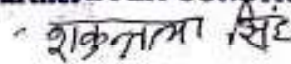
APPEX CONSTRUCTION


Partner

APPEX CONSTRUCTION

Abhay Pratap Singh
Partner

APPEX CONSTRUCTION


Partner

Partner

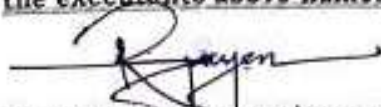
Signature of the **DEVELOPER/ATTORNEY**

2.

Minali Das
Advocate

Alipore Judge's
Court Kol-27

Drafted and Prepared as per directions
and documents supplied to me by
the executants above named



Mr. Rajesh Gayen (P/1665/2016)
Advocate, Mobile-9674220328
Alipore Judges' Court, Kolkata-27
Email- advocaterg2018@gmail.com

PHOTO	Left Hand					
	Right Hand					
		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger

NAME.....

SIGNATURE.....



Left Hand					
Right Hand					
	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger

NAME... AJOY SINGH

SIGNATURE... Ajoy Singh



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Right Hand					
	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger

NAME... ABHAY PRATAP SINGH

SIGNATURE... Abhay Pratap Singh



Left Hand					
Right Hand					
	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger

NAME... SHAKUNTALA SINGH

SIGNATURE... शकुन्ता सिन्हा



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



GRN Details

GRN: 192023240174123298
GRN Date: 17/08/2023 23:01:04
BRN : 1572152771212
Gateway Ref ID: 322984664936
GRIPS Payment ID: 170820232017412328
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 17/08/2023 23:01:28
Method: State Bank of India UPI
Payment Init. Date: 17/08/2023 23:01:04
Payment Ref. No: 2002070715/1/2023
[Query No* Query Year]

Depositor Details

Depositor's Name: Mr Rajesh Gayen
Address: Alipore Judges Court Kol 27
Mobile: 9674220328
Period From (dd/mm/yyyy): 17/08/2023
Period To (dd/mm/yyyy): 17/08/2023
Payment Ref ID: 2002070715/1/2023
Dept Ref ID/DRN: 2002070715/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002070715/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	20070
2	2002070715/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	20098

IN WORDS: TWENTY THOUSAND NINETY EIGHT ONLY.

PAID

Major Information of the Deed

Deed No :	I-1603-12753/2023		
Query No / Year	1603-2002070715/2023	Date of Registration	18/08/2023
Query Date	13/08/2023 1:55:55 PM	Office where deed is registered	
Applicant Name, Address & Other Details	D S R - III SOUTH 24-PARGANAS, District: South 24-Parganas		
	Rajesh Gayen Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9674220328, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Rs. 2/-		
Stamp duty Paid(SD)	Rs. 20,120/- (Article 48(g))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		
	Additional Transaction	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
	Market Value	Rs. 1,37,29,296/-	
	Registration Fee Paid	Rs. 60/- (Article E, E, E)	

Land Details :



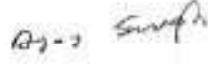

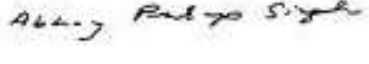
District: South 24-Parganas, P.S.- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3553, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha	1/-	1,04,40,358/-	Width of Approach Road: 24 Ft.,
Grand Total :				9.9Dec	1/-	104,40,358 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	9744 Sq Ft.	1/-	32,88,938/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1937.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Foundation</p> <p>Floor No: 1, Area of floor : 1951 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Foundation</p> <p>Floor No: 2, Area of floor : 1951.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Foundation</p> <p>Floor No: 3, Area of floor : 1952 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Foundation</p> <p>Floor No: 4, Area of floor : 1952 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Foundation</p>					
Total :		9744 sq ft	1 /-	32,88,938 /-	



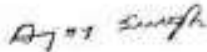






Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Ajoy Singh Son of Siojee Singh Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Office	Photo  18/08/2023	Finger Print  LTI 18/08/2023	Signature  18/08/2023
65A/12, Swinhoe Lane, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxxx3n, Aadhaar No: 62xxxxxxxx3217, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Office				
2	Name Shri Abhay Pratap Singh Son of Shri Ajoy Singh Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Office	Photo  18/08/2023	Finger Print  LTI 18/08/2023	Signature  18/08/2023
65A/12, Swinhoe Lane, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: fxxxxxxx2k, Aadhaar No: 53xxxxxxxx9444, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Appex Construction 295, Nabodit Lane, Nayabad, City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: acxxxxx5e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Ajoy Singh Son of Siojee Singh Date of Execution - 18/08/2023, , Admitted by: Self, Date of Admission: 18/08/2023, Place of Admission of Execution: Office	Photo  Aug 18 2023 2:31PM	Finger Print  LTI 18/08/2023	Signature  18/08/2023
65A/12, Swinhoe Lane, City:- , P.O.- Kasba, P.S.-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : alxxxxx3n, Aadhaar No: 62xxxxxxxx3217 Status : Representative, Representative of : Apex Construction (as Partner)				
2	Name Smt Shakuntala Singh Wife of Shri Ajoy Singh Date of Execution - 18/08/2023, , Admitted by: Self, Date of Admission: 18/08/2023, Place of Admission of Execution: Office	Photo  Aug 18 2023 2:30PM	Finger Print  LTI 18/08/2023	Signature  18/08/2023
65A/12, Swinhoe Lane, City:- , P.O.- Kasba, P.S.-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : cdxxxxx7k, Aadhaar No: 66xxxxxxxx4467 Status : Representative, Representative of : Apex Construction (as Partner)				
3	Name Shri Abhay Pratap Singh (Presentant) Son of Shri Ajoy Singh Date of Execution - 18/08/2023, , Admitted by: Self, Date of Admission: 18/08/2023, Place of Admission of Execution: Office	Photo  Aug 18 2023 2:32PM	Finger Print  LTI 18/08/2023	Signature  18/08/2023
65A/12, Swinhoe Lane, City:- , P.O.- Kasba, P.S.-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : fxxxxxx2k, Aadhaar No: 53xxxxxxxx9444 Status : Representative, Representative of : Apex Construction (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rajesh Gayen Son of Mr M Gayen Alipore Judges Court, City:- , P.O:- Alipore, P.S.-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027	 18/08/2023	 18/08/2023	 18/08/2023

Identifier Of Shri Ajoy Singh, Shri Abhay Pratap Singh, Shri Ajoy Singh, Smt Shakuntala Singh, Shri Abhay Pratap Singh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Ajoy Singh	Appex Construction-4 95 Dec
2	Shri Abhay Pratap Singh	Appex Construction-4 95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Ajoy Singh	Appex Construction-4872.00000000 Sq Ft
2	Shri Abhay Pratap Singh	Appex Construction-4872.00000000 Sq Ft

On 18-08-2023

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 23 hrs on 18-08-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Abhay Pratap Singh .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,37,29,296/-.

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

Execution is admitted on 18/08/2023 by 1. Shri Ajoy Singh, Son of Slojee Singh, 65A/12, Swinhoe Lane, P.O: Kasba, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 2. Shri Abhay Pratap Singh, Son of Shri Ajoy Singh, 65A/12, Swinhoe Lane, P.O: Kasba, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business

Identified by Mr Rajesh Gayen, . . Son of Mr M Gayen, Alipore Judges Court, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-08-2023 by Shri Ajoy Singh, Partner, Appex Construction (Partnership Firm), 295, Nabodit Lane, Nayabad, City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Rajesh Gayen, . . Son of Mr M Gayen, Alipore Judges Court, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 18-08-2023 by Smt Shakuntala Singh, Partner, Appex Construction (Partnership Firm), 295, Nabodit Lane, Nayabad, City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Rajesh Gayen, . . Son of Mr M Gayen, Alipore Judges Court, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 18-08-2023 by Shri Abhay Pratap Singh, Partner, Appex Construction (Partnership Firm), 295, Nabodit Lane, Nayabad, City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Rajesh Gayen, . . Son of Mr M Gayen, Alipore Judges Court, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2023 11:01PM with Govt. Ref. No: 192023240174123298 on 17-08-2023, Amount Rs: 28/-, Bank: SBI EPay (SBIPay), Ref. No. 1572152771212 on 17-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 50 00/ by online = Rs 20,070/-

Description of Stamp

1. Stamp Type Impressed, Serial no 9487, Amount: Rs.50.00/-, Date of Purchase: 10/03/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 17/08/2023 11:01PM with Govt Ref. No: 192023240174123298 on 17-08-2023, Amount Rs. 20,070/-.

Bank SBI EPay (SBIEPay), Ref. No. 1572152771212 on 17-08-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 352357 to 352397
being No 160312753 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.08.23 16:58:14 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/08/23 04:58:14 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)