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District Sub-Registrar  
 South 24 Pargana

1 SEP 2021

**DEVELOPMENT AGREEMENT**

**WITH**

**DEVELOPMENT POWER OF ATTORNEY**

THIS DEVELOPMENT AGREEMENT is made this 31<sup>st</sup> day of August, 2021 (two thousand twenty one)

**BETWEEN**

Kaushik & Associates

**SRI SUMAN MITTRA (PAN-AGQPM 4913L, AADHAAR-5298 9394 6422)** son of late Samir Mitra, by Religion Hindu, by occupation Business, residing at 12/4, North Road, P.O.& P.S. Jadavpur Kolkata 700 032, District South 24 Parganas, hereinafter referred to as the "**OWNER**" (which expression shall unless otherwise repugnant to the context be deemed to mean and include his heirs executors, representatives, administrators and assigns) of the "**ONE PART**"

**AND**

**ANJANEYA BUILDERS & PROMOTERS PVT. LTD. (PAN No.AAECA5645E)** having its registered office at 53, Garfa Main Road, P.O - Santoshpur, Kolkata - 700075, Police Station - Purba Jadavpur, now Survey Park represented by its Director **SRI KAILASH CHAND AGARWAL (PAN No.ACLPA2104N, AADHAAR- 3853 9868 0029)**, son of late S. R. Agarwal , by religion-Hindu, by occupation-Business, residing at 3, Vidyasagar Sarani, Kolkata 700075, P.O.-Santoshpur, Police Station - Kasba now Garfa, District South 24 Parganas, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless otherwise repugnant to the context be deemed to mean and include the said company and its executors, representatives,

*Kailash Chand Agarwal*

referred to as the **"DEVELOPER"** (which expression shall unless otherwise repugnant to the context be deemed to mean and include the said company, its Director and its legal heirs, executors, representatives, administrators and assigns) of the **"OTHER PART**

**WHEREAS** all that piece and parcel of the plot of land, measuring 5 Cotthas 2 Chittaks and 31 sq.ft. be the same a little more or less comprised in C.S. Dag No 106 & 114 appertaining to C.S. Khatian No 90 of Mouza Ibrahimpur, J.L. No 39/36 R.S. No 10 P.S. Jadavpur, District South 24 Parganas being its premises No 12/4 North Road and another plot of land measuring 2 Cotthas be the same a little more or less comprised in C.S. Dag Nos 106 & 114 appertaining to C.S. Khatian No 90 of Mouza Ibrahimpur, J.L. No 39/36 R.S. No 10 P.S. Jadavpur, being its premises No 12/6, North Road, District South 24 Parganas along was originally owned by one Sudha Rani Mitra, now deceased who owned the said two plots of land by way of Purchase by two separate deed of conveyances vide deed No 1429 of 1962 and 4246 of 1975 both registered in the office of the S.R. at Alipur.

**AND WHEREAS** after such purchase and since possessed over

*Kailash Chandra*

the same said Sudha Rani Mitra during her life time had executed registered deed of settlement in respect of the said plots of land in favour of the Owner herein in the year 1984 and the said deed of settlement registered in the office of the Sub Registrar at Alipur recorded as in Book-1, Volume No 6, pages 65 to 71, being No 5951 for the year 1984 of the said office.

**AND WHEREAS** since possessed over the said property, said Sudha Rani Mitra died in the year 1998 and after the death of said Sudha Rani Mitra as per terms and conditions of the said settlement deed, the Owner herein became the absolute owner of all that the said property free from all encumbrances.

It is hereby noted that though total land as per settlement deed was 7 Cottahs 2 Chittaks 3 sq.ft. but on physical measurement it was found 6 Cottahs 14 Chittaks 25 sq.ft.

**AND WHEREAS** after becoming absolute owner of the said property, the Owner herein has recorded his name as owner of the said property with the records of the Kolkata Municipal Corporation wherein the said two plots has been recorded as one premises being No 12/4, Jadavpur North Road, having Assessee No 210930700332 Kolkat 700 032 within K.M.C Ward No93 and

*Kailash Chandra Aswal*

constructed his residential building thereon and is in physical possession over the same free from all encumbrances.

**AND WHEREAS** presently the Owner herein has decided to develop his said premises by constructing an ownership flat system building through an efficient developer who has sufficient experience and resources to construct such building and knowing the same the Developer herein has negotiated with the Owner herein and both the Owner and the Developer have discussed between themselves regarding terms and conditions on which the proposed new building can be constructed on the said land and the parties herein have agreed and accepted the terms and conditions as written hereunder:-

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

**ARTICLE - I: DEFINITION**

1. **LAND:** Land/premises shall mean the land measuring 6 Cotthas 14 Chittaks 25 sq.ft. be the same a little more or less comprised in C.S. Dag No 106 & 114 appertaining to C.S. Khatian No 90 of Mouza Ibrahimpur, J.L. No **39/36** R.S. No 10 P.S. Jadavpur, District South 24 Parganas being its premises No 12/4 North Road within K.M.C Ward No-93 having Assessee No

*Kai Gul et al*

210930700332.

**2. OWNER:** Owner shall mean the party of the 1<sup>st</sup> part herein **SRI SUMAN MITTRA (PAN AGQPM 4913L, AADHAAR-5298 9394 6422)**, son of late Samir Mittra by Religion Hinduby occupation Business residing at 12/4, North Road, P.O.& P.S. Jadavpur Kolkata 700 032 District South 24 Parganas,

**3. DEVELOPER:** Developer shall mean **ANJANEYA BUILDERS & PROMOTERS PVT. LTD. (PAN No.AAECA5645E)** having its registered office at 53, Garfa Main Road, P.O - Santoshpur, Kolkata - 700075, Police Station - Purba Jadavpur, represented by its Director **SRI. KAILASH CHAND AGARWAL (PAN No.ACLPA2104N) (AADHAAR- 3853 9868 0029, Mobile- 9836356536** son of late S. R. Agarwal , by religion - Hindu, by occupation - Business, residing at 3, Vidyasagar Sarani, Kolkata - 700075, P.O. - Santoshpur, Police Station - Kasba now Garfa, District South 24 Parganas,

**4. OWNER'S ALLOCATION:** Owner's Allocation shall mean the area as mentioned in the Owner's Allocation in Article - 'V'.

**5. DEVELOPER'S ALLOCATION:** Developer's Allocation shall mean the remaining area after delivery of possession of the

*Kailash Chand Agarwal*

Owner's Allocation as mentioned in consideration and space allocation in article - V mentioned hereunder.

**6. COMMON FACILITIES:** Common facilities shall mean the space to be left open for common use of the intending purchaser/ purchasers or occupier and/or Owner's allotted flat and Developer's allotted flats of the newly building to be constructed and shall include roof of the building, stair-case, landings, lobbies, lift (elevators), open spaces around the building, roofs and other common facilities whatsoever required or necessary for the establishment location.

**7. ARCHITECT:** Architect shall mean qualified person/ persons or firm/ firms appointed by the Developer at its cost as Architect of the Building to be constructed on the land of the Owner.

**8. ADVOCATE:** Advocate shall mean **MR. NITISH SAHA**, of 53, Garfa Main Road, Kolkata - 700075, who will perform the Registration of the flats of the intending Purchasers/ Purchasers of the Developer's allocation of the said premises.

**9. BUILDING PLAN:** Building Plan Shall mean the Plan which shall be sanctioned by the K.M.C. authority in the name of the Owner entirely at the cost of the Developer.

*Kailesh Chandra Saha*

**ARTICLE-II: TITLE AND INDEMNITIES INCLUDING  
CONSTRUCTIONAL OBLIGATION**

1. The Owner herein declares and represents that he has a good and absolute right, title and interest in respect of the said land of the said premises and he has a marketable title and interest to enter into this agreement with the Developer. The Owner herein also declares that the original title deeds and other relevant documents in respect of the property are lying with him and he will produce and handover the same to the developer at the time of signing of this agreement on completion of contractual obligation before vacating the building.

2. All expenses and liabilities for construction of the proposed building to be constructed on the said premises shall be borne by the Developer and the Owner shall not be liable to bear any expenses and constructional liabilities thereof including the cost and expenses related to sanction of plans, and other proposed necessary preliminary costs and expense related to full or phase wise process of construction.

3. The Developer undertakes to construct the Building in accordance with the building plan to be sanctioned by the

*Kavilash et al*



appropriate authority of the Kolkata Municipal Corporation within 30 months from the date obtaining sanction of the building plan and also undertakes to pay any damages, penalties and/or compounding fees payable to the authority if impose.

4. That the Developer shall act as an independent constructor in the matter of construction of the building and also undertakes to keep the Owner indemnified from and against all third party claims or compensation and action arising out of any act or relating to the construction of the proposed new Building to be constructed on the said land of the Owner. The Owner herein undertakes to deliver vacant possession of the said land of the said premises to the developer within three months days from the date of signing of this agreement on completion of all contractual obligations.

5. That the Developer hereby undertakes that save and except the construction as per this Agreement, the developer shall not be entitled to create any possessory right over the said property. It is hereby further undertakes by the Developer that the Developer shall not be entitled to use the said property for any

*Reviewed & approved*

purpose other than the purpose of construction, nor would be entitled to part with the possession of the said property or its part to anyone till the Owner's Allocation in the proposed Building are delivered to the owner.

It is hereby agreed by and between the parties that the Developer shall complete the building in all respects as per specification attached herewith within 30 months from the date of sanction of the building plan of the said premises and shall deliver the Owner's Allocation mentioned in Article - V to be completed in all respect in a habitable condition hereunder within the period mentioned herein above.

It is hereby further agreed by and between the parties that the period of completion only may be extended in case of natural calamity such as floods, earth - quake, riot, shortage of raw materials in the open market and other unavoidable circumstances beyond their control of the Developer. In that event the said stipulated period shall be relaxed and extended for a further period of 6 (six) months.

**ARTICLE - III: EXPLOITATION RIGHT.**

Kailesh and Associates

1. After execution of this agreement made in terms hereof, the Owner shall grant exclusive right to the Developer to build upon and to commercially exploit the said premises on the basis of the layout plan.

2. That the Owner shall execute a General Power of Attorney in favour of the Developer so that the Developer shall act before any authority/authorities to construct such flat system building thereon, to negotiate with the intending purchaser/purchasers of flat/flats to fix - up the price of the flat/flats at its own discretion and receive the booking money or advance payment/full consideration of the flat /flats in respect of the Developer's Allocation, to appear before any registration authority for registration of the said flat/flats together with the undivided proportionate share of land of the said premises in favour of his nominees or respective buyers in respect of the Developer's Allocation after handing over of the owner's allocation to the owner.

3. All applications, plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owner but otherwise at the costs of the Developer, and the

*Keelash & Associates*

Developer shall pay and bear all expenses and other fees, charges required to be paid or deposited for sanction for the construction of the said new Building on the said land and premises.

4. The Developer shall abide by and/or Comply with all the laws, by laws and regulations of the Government, local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, by - laws, rules and regulations relating to construction of the said building. The owner shall not be responsible in this regard.

**ARTICLE - IV: BUILDING.**

1. The Developer shall have exclusive right to construct the proposed building on the said premises at its own cost strictly in accordance with the plan to be sanctioned, without any hindrances or obstruction from the Owner or any person claiming through him. The type of construction, specification and good standard materials to be used and the detailed design of the Building shall be only as per choice of the Developer as per specification attached herewith. The Developer hereby undertakes to construct the Building in accordance with the plan to be

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sanctioned maintaining the rules and regulations of the K.M.C. Authority and shall use the quality Building materials.

2. The Owner shall put the Developer in exclusively and undisputed possession of the said premises within three month from the date of signing of this agreement on completion of contractual obligation and shall not in any way interfere with the possession of the Developer and shall not disturb or cause any obstruction in the construction or development of the said land. It is made clear that it shall be obligatory on the part of the Developer to obtain in vacant possession of the said property in terms of this Agreement.

3. That the Developer after taking possession of the said premises shall demolish the old existing thereon at the said premises and dispose of the broken building materials at its discretion and the Owner shall have no claim over the same.

4. It is hereby noted that the Developer shall pay a sum of Rs. 15,000/- per month for temporary accommodation of the Owner till delivery of possession of the owners' allocation to the Owner within the stipulated period mentioned above. In case of failure,

*Kuldeep Singh*

the developer shall pay Rs.30,000/- per month to the owner as compensation.

5. The Developer hereby undertakes to construct the Building diligently, efficiently and expeditiously and deliver possession of the Owner's allocation within the stipulated period mentioned herein above.

**ARTICLE-V: CONSIDERATION AND SPACE ALLOCATION.**

1. In consideration having agreed to grant exclusive right to the Developer to commercially exploit the said premises by constructing a residential flats, car parkings including commercial spaces at the said premises as per plan to be sanctioned by the appropriate authority of The Kolkata Municipal Corporation, the Owner shall exclusively entitled to **2(two) numbers of flat one measuring 800 sqft built up area on the first floor and another 850 sq.ft, built up area on the second floor and 2 car parking spaces on the ground floor** herein after referred to as the **OWNERS' ALLOCATION** and the Developer shall be entitled to the remaining flats and car parking spaces including flats on the ground floor of the proposed building herein after referred to as the **DEVELOPER'S ALLOCATIONS. It**

**is hereby noted that the Developer shall not construct above 4(four) flats on any floor of the said proposed building in any manner whatsoever and I (one) flat on the ground floor.**

2. That the Owner shall be entitled to sell, transfer or dispose or otherwise deal with the Owner's Allocation to his nominee in the Building without in any way disturbing the Developer's Allocation allotted thereon with the exclusive right to deal with or to enter into agreement for sale and transfer the same without any right, claim, demand, interest, whatever or however of the in way interfere with or disturb the quiet and peaceful possession of the Owner's Allocation or any person or persons claiming through or by the nominee or nominees of the Owner.

3. That the Developer shall be exclusively entitled to the Developer's Allocation in the said Building without any disturbing the common area and facilities situated thereon with the exclusive right to deal with, enter into agreement for sale and transfer the same without any right, claim, demand, interest whatsoever of the Owner and the Owner or any person or persons will not disturb the quiet and peaceful possession of the Developer's Allocation or any person or person's claiming through or the nominee or

*Kailash Chandra Aggarwal*

nominees of the Developer save and except common parts and areas as referred to in clause of Owner's Allocation.

**ARTICLE - VI: COMMON FACILITIES**

1. As soon as the Building of the said residential complex is completed, the Developer shall handover the possession of the Owner's allocation mentioned herein above in the said Building and on and from the date of putting the Owner in possession of the Owner's allocation in finished condition as aforesaid and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal and property taxes, duties, dues and other statutory outgoings and impositions whatsoever hereinafter for the sake of brevity collectively referred to as the 'said property' payable in respect of the Owner's allocation and equally the Developer shall be exclusively responsible for payment of all the said rates payable in respect of the Developer's Allocation. The said rates to be apportioned pro rata basis with references to the constructed area in the building if they are levied on the building as a whole. The Certificates of the Architect as well as Completion Certificate from the K.M.C. for the time being in respect of the said building as to completion of the said building and the quality

*Revised to 1/11/21*



shall be final and binding on the parties. The developer shall be solely responsible for obtaining the same.

2. The parties shall punctually and regularly pay the said rates to the concerned authorities or to such other person or concern as may be mutually agreed between the parties.

**ARTICLE - VII: COMMON RESTRICTION.**

The Owner's Allocation in the building shall be subject to the same restriction on terms and use as are applicable to the Developer's Allocation in the Building intending for the common benefit of all occupiers of the Building which shall include the following: -

1. The Owner or the Developer or any of their transferees shall not use or permit to use beyond their respective allocation in the building or any portion thereof for carrying on any other illegal and immoral trade or activity, nor use or allow the same to be used for any purpose which may create a nuisance or hazards to the other occupier of the Building.

2. The Owner or the Developer or any of their transferees shall not demolish or permit for demolition of any common wall or

*Keelash Chandra Aggarwal*

other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the Developer/Owner, management society/association/holding organization envisaged hereinafter on this behalf.

3. The Owner and the Developer and any of their transferees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floors and ceiling etc. in their respective allocations in the building in good working condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the Owner or the Developer and other occupiers of the building as the case may be indemnified from and against the consequences of any breach.

4. No goods or other items shall be kept by the Owner or Developer or any of their transferees for display or otherwise in the corridor or other place for common use in the building and no hindrances or obstruction shall be caused in any manner in the free movement in the corridor or other place of the common use in the building and in case of any such hindrances is caused by

*Keishik and Anil*

them and in case of any such hindrances is caused by them and in that event the Owners/Developer or the Management/Association/Society/ Holding organization shall be entitled to remove the same at the risks and costs of the person who shall keep goods or create such hindrances or inconvenience.

5. That the Owner or the Developer or any of their transferees shall permit the Owner/Developer or the Management/Society/ Association/Holding Organization or its servants and agents with or without workmen and other at all reasonable times to enter in the building and any part thereof and the Owner or Developer or any of their transferees as the case may be rectified immediately upon the receipts of such notice all such defects of which notice in writing shall be given by the Owner / Developer or the Management / Association / Society / Holding Organization.

6. The Owner or the Developer of any of their transferees shall not throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the Building or in the said building or they are not entitled to create any nuisance, disturbance in any manner which may affect the peace of inhabitants of the building and/or locality.

*Kailash Chandra Ashwari*

7. That the Owner, the Developer or any of their transferees shall permit the Owner/Developer or the Management / Society / Association / Holding Organization and its servants and agents with or without workman or other at all the reasonable time into and upon their respective allocation and every part thereof for the purpose of maintaining or repairing any part of the building and / or cleaning, lighting and keeping in order and good condition, any common facilities and / or for the purpose of maintaining, repairing and testing, drains gas and water pipes, electric wires and for any similar purpose.

8. As soon as the building is completed, the Developer shall give written notice to take possession of the Owner's Allocation in finished condition in the said Building and from the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal taxes and other impositions whatsoever payable in respect of the said date and the Developer shall be exclusively responsible for payment of all the said taxes to the extent of its share.

**ARTICLE - VIII: MISCELLANEOUS.**

*Kunal K. Choudhary*

1. That the Developer shall be at liberty to advertise in the daily newspaper for sale of the flats of his allocation to be constructed on the said land to put their banners on the land to employ Durwan, caretaker for safety of the project, to invite the application from the intending purchaser /purchasers and to do all the acts, deeds and things as may be necessary or required for successful implementation of the project to negotiate with the intending buyers to prepare the necessary deeds of sale collection of the payment from the buyers as per agreement between themselves PROVIDED that the terms and conditions such agreement of sale deeds do not effect possession of the Owner's allocation provided that all costs and expenses incidental charges to all acts, deeds and things shall be borne by the Developer or intending buyers as its nominee or nominees.

2. That the Owner shall be liable to execute the deed of conveyance in respect of the Developer's allocation at the request of the Developer in favour of the nominated person/persons and/or purchaser/purchasers of flats of the Developer's Allocation and if the Owner fails or neglects to appear before the registration authority provided however all the expenses towards preparation of deed, Stamp Duty, Registration fees and all other

Kullesh and Ashu

expenses to be borne by the developer or its nominee or nominees and execute the said deed, but in case of failure the Developer shall be entitled to register the same through specific Performance of Contract Act from the appropriate forum.

3. All costs, taxes, charges, and expenses including Architect's fees shall be discharged and paid by the Developer, and the Owner shall not be responsible in this context.

4. That the Owner and the Developer shall punctually and regularly pay for their respective allocation, the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed between the Owner and the Developer and both the parties shall keep and other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly instituted against or suffered by or paid by either of them as the case may be contested upon a default by the Owner or Developer on this behalf.

5. That the Developer will obtain the Completion Certificate from the Architect relating to approval of materials and K.M.C. construction as per sanctioned Building plan and shall issue and

*Kailash Chandra*

indemnify Bond in favour of the Owner for any defects or any loss suffered by the Owner regarding construction.

6. The Developer shall make its best efforts to develop the said property of the Owner within the time limit as mentioned herein above in accordance with the terms and conditions of this agreement.

7. That the Developer shall not cause any hindrance in completion of the said project within the time frame and clearance of its liabilities.

8. That the Developer shall not create any charge, lien or mortgage or any encumbrances nor shall they create any sort of obstruction, hindrances or restraints or implements in any manner or of any nature whatsoever in respect of the said property and/ or during the period of construction and successful completion of the development of the new building proposed to be developed and/or constructed by the developer to be completed in all respect and/or till the present agreement is in force save and except the flat loans to be allowed by the intending purchaser/ purchasers out of the Developers' allocation.

Kailash Chandra

9. That the developer shall construct and complete a new G+3 storied building in all respect as per plan to be sanctioned by the appropriate authority of the Kolkata Municipal Corporation and shall undertake full responsibility to that effect and the Owner shall not be liable for any happening during the period of construction and he shall be indemnified by the developer any accident if occurs in the said property during the process of construction activities and for faulty design or any other anomaly or default in any manner whatsoever and the developer shall keep the owner fully indemnified at all times against any loss or damage which may be caused to the Owner or anyone else due to any accident or hazards during the period of construction in the deviation of the sanctioned plan and/or due to any other cause whatsoever. That the Developer shall not construct any further floor without written permission of the Owner.

10. That after execution of these presents the developer shall not create any encumbrances and liens in respect of the said property or impose any financial liabilities to the Owner.

11. That the developer shall provide alternative temporary accommodation to the Owner till the proposed building is

*Kailash Chandra Agast*



completed within one kilometer radius of the property free of cost and the rent for the same shall be borne by the developer.

**12.** That it shall be sole responsibility on the part of the developer to obtain completion certificate and/or occupancy certificate of the proposed building from the appropriate Authority of the Kolkata Municipal Corporation.

**13.** That in case the Developer will take any loan from the individual or financial institution/establishment without any knowledge of the owner then the owner and his his said property will not be responsible or liable in any manner whatsoever for failure of former in repaying the loan.

**14.** That the developer shall always allow the owner or his representatives to inspect the work of development work at the said premises.

**15.** That all clearance certificate, and/or permissions and its costs and expenses in respect of the aforesaid property shall be borne by the developer.

**16.** That the Developer shall not transfer and/or assign this agreement to any third party under any circumstances.

*Kailash Chandra*

17. That the Developer shall not do any act/ deed or thing whereby and whose under the Owner is prevented from enjoying, dealing or selling of his allocation in terms of this agreement after completion of the new building as per plan to be sanctioned.
18. That the time is the essence of the contract.
19. **FORCE MAJORE:** That the parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the force majeure and shall be suspended from the obligation during the duration of the force majeure.
20. That Force majeure shall mean flood, earthquake, riot, war, pandemic situation, storm, tempest, and civil commotion beyond the control of the parties hereto.
21. **ARBITRATION:** That all disputes and differences between the Owner and the Developer or their nominee or nominees shall be mutually settled and on failure through Arbitration Constituted as per provisions of the Arbitration Act, 1940 and conciliation Act, 1996.

Kailash Chandra

22. JURISDICTION: That the Courts of Alipore alone shall have the jurisdiction to entertain all actions, suits and proceedings arising out of the agreement.

**SCHEDULE OF THE PROPERTY**

**ALL THAT** piece and parvel of land measuring 6 Cotthas 14 Chittaks 25 sq.ft. be the same a little more or less comprised in C.S. Dag No 106 & 114 appertaining to C.S. Khatian No 90 of Mouza Ibrahimpur, J.L. No 39/36 R.S. No 10 P.S. Jadavpur, District South 24 Parganas being its premises No 12/4 North Road within K.M.C Ward No-93 having Assessee No 210930700332.

**The North**            Black top Road ✓  
**The South**            30ft wide North Road. ✓  
**The East.**              Premises No 5C North Road. ✓  
**The West**            : Premises No 12/3 & 12/5, North Road.

**TECHNICAL SPECIFICATION OF THE BUILDING**

**Foundation**            : R.C.C (1:2:4) on 3" thick B.F.S.  
**Bedding**

*Kulshrestha Ashu*

**Brick work** : All exterior brick work shall be 8" thick with bricks of standard quality. All partitions shall be 3" thick with bricks of standard quality.

**Floor Bedding** : P.C.C (1:3:6) floor bedding 4" thick (average) over 3" thick soling in ground floor.

**Floor finish, Skirting, Dado etc.**

MARBLE finish (2 X 2½") as per choice of the Developer to all floor 4" height skirting to all rooms. Door height glazed tiles in the Bath and Privy and 2.5" height glazed tiles above cooking platform, floor of toilet, W. C. and Kitchen is of full Marble as per choice of the Developer.

Kitchen platform shall finished with granite.

**Plaster** : Outside of the Building will have sand cement Plaster (1: 6) 3/4" thick (average) whereas the inside and the ceiling plaster will be ½" thick (average) in (1:5)

**Door & Windows** : 1. Main Entrance  
a) Commercial flush door of 35mm,

*Kullesh Chandra*

one side tick finish.

b) Wooden doorframe. (4" × 2½") Sal wood.

c) Aluminum tower bolt from inside.

d) ISI Standard lock with handle.

e) Electrical bell point.

f) Eye hole.

g) Door stopper with buffer.

2. Other Doors.

a) Commercial flush door of 30mm.

b) Wooden doorframe. (4" × 2½").

c) Wooden frame for bathroom.

d) Stainless steel tower bolt from inside.

e) Doors stopper, buffer.

- Windows : a) Grill with guard bar as per design of Architect with Aluminium sliding.
- b) All windows shall have translucent glass. (4 mm.)

WHITEWASH & COLOUR WASH

The Building shall be painted externally with WEATHER COAT/

*K. K. K. K. K.*

colourcem. The inside of the flat shall be plaster of perish on the plaster surface.

**Toilet & Kitchen**

- : 1. Bath & W.C.
- a) One commode with cistern of ISI Standard.
  - b) One shower.
  - c) Concealed plumbing line with the P.V.C.made & outside Building pipes are made of PVC (ISI Standard).
  - d) One washbasin.
  - e) Two tap.(standard)
2. W. C.
- a) Comode with cistern.(standard)
  - b) One tap.
3. Kitchen.
- a) One kitchen Sink (stain less steel).
    - b) One tap above sink for outgoing water.
    - One tap under sink.
  - c) Granite slab, over 1" slab casting or

*Kailash Chandra*

NO 31 OR

black stone.

- Stair - case & Lift** : 1., Stair - case room will be provided with m.s. grill with aluminium sliding, lift having capacity of standard quality..
2. Cabin for electric meter and pump.

- Roof** : 1. Roof treatment as per Architect's Choice.
2. 3'-4" height parapet wall be provided all around the roof.

**Electrical Installation :**

All electrical line will be completed with wires and all switch with ISI

Standard.

- a) Each Bed Room** : Bracket light point, one fan point, one plug point, one tube-light, 1 fuse points.
- A.C. Point will be provided in one bed room .

*Kailash chand*





Architect. To deliver water to overhead reservoir from K. M. C. water from the under ground reservoir.

Compound :

M.S. Grill Gate as per approved design of the Architect and painted both sides.

DEVELOPMENT POWER OF ATTORNEY

**KNOWN ALL MEN BY THESE PRESENTS I, SUMAN MITTRA PANAGQPM 4913L, AADHAAR-5298 9394 6422)** son of late Samir Mitra, by Religion Hindi, by occupation Business, residing at 12/4, North Road, P.O.& P.S. Jadavpur Kolkata 700 032, District South 24 Parganas, do hereby state as follows:-

I, being absolute owner of all that piece and parcel of the plot of land measuring 6 Cotthas 14 Chittaks and 25 sq.ft. be the same a little more or less comprised in C.S. Dag No 106 & 114 appertaining to C.S. Khatian No 90 of Mouza Ibrahimpur, J.L. No **39/36** R.S. No 10 P.S. Jadavpur; District South 24 Parganas being its premises No 12/4 North Road within K.M.C Ward No-93 having Assessee No 210930700332 has entered in to the development agreement as above with **DEVELOPER**: Developer

Kai Bishal Das - 1

shall mean **ANJANEYA BUILDERS & PROMOTERS PVT. LTD.** (PAN No.AAECA5645E) having its registered office at 53, Garfa Main Road, P.O – Santoshpur, Kolkata – 700075, Police Station – Purba Jadavpur, represented by its Director **SRI. KAILASH CHAND AGARWAL (PAN No.ACLPA2104N) (AADHAAR- 3853 9868 0029, Mobile-9836356536** son of late S. R. Agarwal , by religion – Hindu, by occupation – Business, residing at 3, Vidyasagar Sarani, Kolkata – 700075, P.O. – Santoshpur, under certain terms and conditions mentioned in the said development agreement.

**AND WHEREAS** for proper implementation of the said agreement it is at present necessary to execute a General Power of Attorney in favour of the Director of said **ANJANEYA BUILDERS & PROMOTERS PVT. LTD.** as my true and lawful Attorney to act, make, perform and execute and exercise all or any of the several acts, deeds, powers, authorities, matters and things in my name and on my behalf and as such I the principal do hereby nominate, constitute and appoint the proprietor of said **ANJANEYA BUILDERS & PROMOTERS PVT. LTD. (PAN No.AAECA5645E)** having its registered office at 53, Garfa Main Road, P.O – Santoshpur, Kolkata – 700075, Police Station – Purba Jadavpur,

*Kailash Agarwal*

represented by its Director **SRI. KAILASH CHAND AGARWAL** (PAN No.ACLPA2104N) (AADHAAR- 3853 9868 0029, Mobile- 9836356536 son of late S. R. Agarwal , by religion - Hindu, by occupation - Business, residing at 3, Vidyasagar Sarani, Kolkata - 700075, P.O. - Santoshpur, as my true and lawful Attorney to act, make, perform and execute and exercise all or any of the several acts, deeds, powers, authorities, matters and things in my name and on my behalf that is to say :-

1. To look after my said land of the said premises and every part thereof and also to manage, maintain and administer the said land and every part thereof on my behalf for the purpose of development and /or construction of the building.
2. To develop the said land by constructing residential flat system building thereon in accordance with the plan to be sanctioned by the appropriate authority of K.M.C. maintaining all legal formalities and all other lawful works necessary for such construction whatsoever for us and on my behalf.

*Kailash Chand Agarwal*

3. To sign and submit all papers, documents, statements, undertakings, declaration and plans if further required for having the plan sanctioned or revised sanctioned, modified and/or altered by the Kolkata Municipal corporation and/or other competent authorities and in connection therewith to make sign, execute and submit necessary application and declaration give undertakings, pay fees, obtain sanction and such order or orders and permissions as be expedient.
4. To appear before the competent authorities including said Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Brigade, competent Authority under the Urban Land Ceiling and Regulation Act. 1976 and Police authorities in connection with the sanctioning of plans and other purposes.
5. To apply for obtaining such permission as would be necessary for obtaining steel, cement, bricks and other construction/ building materials and construction equipment to appoint architects and contractors for the purpose of development and construction on my said premises.

*Kailesh Chandra*

6. To apply for obtaining electricity, gas, telephone, water, sewerage and/or other connection of any other utilities from appropriate authorities or from the Kolkata Municipal Corporation.
7. To construct ownership flat system building or buildings as per plan to be sanctioned by the appropriate authority of the Kolkata Municipal Corporation.
8. To warn off, prohibit and if necessary proceed against all or any trespasser on the said property or any part thereof through due process of law and to take appropriate steps as may be necessary through Police or Court of Law and to abate all nuisance.
9. To accept notices and services of papers from any Court, Tribunals, postal and/or their authority and/or person.
10. To receive any payment and/or deposit all moneys including Court fees, receive and grant valid receipts and discharges in respect thereof.
11. To sign and submit all papers applications and documents for having the mutation affected in all Public records and

Kunilash and Ashraf

with all authorities and/or per persons including the Kolkata Municipal Corporation of appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and authorities in any manner to have such mutation affected.

12. To appear before the competent authorities and other authorities and Government Department and/or officers also other State Executive Judicial or Quasi - Judicial, Municipal and other authorities and also all courts and Tribunals for all matters connected with the developments and construction of building and/or building on the said land and connection of utilities and sanctioning of plans and other matters relating to the said premises.
13. To appear before the appropriate authority of B.L.L.R.O. Govt of West Bengal.
14. To negotiate with the intending buyers in respect of flat/ flats or commercial areas of the Developer's allocation of the said building/ buildings to be constructed at the said premises.

*Kunlesh Chandra*

15. To enter into agreement for sale of the flat/flats and commercial areas of the developer's allocation of the said proposed building as mentioned in the said development agreement and to receive earnest money as an advance and the full consideration at its responsibility strictly in terms of the said development agreement from the nominated person or persons in the developer's allocation.
  
16. To present the deed of conveyance / conveyances in respect of the flat/ flats /commercial areas of the developers allocation before the D.S.R./A.D.S.R. of the competent jurisdiction and to execute and register the said the deed of conveyance/conveyances in respect of the flat/flats /commercial areas in favour of the intending purchaser/ purchasers on my behalf out of developer's allocation.
  
17. To ask, demand, sue for to receive, recover, realize and collect money which are or may be due payable or may be due on any account whatsoever and to give effectual and discharge for the same land to disburse the money do realized or received as my Attorney may deem fit and proper.

Kailash Ashu

18. To commence, prosecute, carry on or defend, answer and oppose all suits, actions and other proceedings, civil criminal or revenue in any Court in West Bengal in any manner concerning the said land and the construction work of the said building thereon, affairs in connection therewith in any Court of competent jurisdiction and to sign and verify all Vokatnamas, plaints, written statements, petitions, memorandum of Appeal, Affidavits and all other documents as the occasions may require or as the attorney may think bonafide fit and proper and also appoint Advocate, Pleaders, Solicitors or other lawyers and such appointment to be revoked by the said attorney at its discretion.

19. To represent me in any matter, settle, adjust and submit to arbitration or compromise any suit or proceedings any account claim or demand which is or hereafter shall be pending between me and any other person or persons in connection with my said property or other affairs at present or in future.

**AND** generally to act, as my attorney or agents in relation to all matters touching my said land and building and on my behalf

*Kailash Chandra*



to do all, instruments, acts, matters, deeds and things as fully and effectually as i could do if I personally present notwithstanding no special power or authority in that particular behalf is contained in these presents.

**AND** I, hereby ratify and confirm and agree or undertake to ratify and confirm all that whatsoever our said attorney or agents appointed under this power in that hereinabove contained shall lawfully do or cause to be done in right of or by virtue of these presents including such confirmation and other works with the completion of whole deal/transaction as per the said agreement are fulfilled to the final satisfaction of all concern.

### **SCHEDULE OF THE PROPERTY**

land measuring 6 Cotthas 14 Chittaks and 25 sq.ft. be the same a little more or less comprised in C.S. Dag No 106 & 114 appertaining to C.S. Khatian No 90 of Mouza Ibrahimpur, J.L. No 39/36 R.S. No 10 P.S. Jadavpur, District South 24 Parganas being its premises No 12/4 North Road within K.M.C Ward No-93 having Assessee No 210930700332.

*Kanbur and 100-1*

IN WITNESS WHEREOF the parties hereto have put their respective signatures, on the day, month and year first above written.

**WITNESSES:**

1. Shaktankala Mitra  
12/4 North Road  
Jadapur, Kt. 70032  
PS - Jasrajpur.
2. Ratan Shaw  
P.O. No. 4, 30th Floor  
2nd, 24th (2)  
P.O. Municipal.

Suman Mitra  
**SIGNATURE OF THE OWNER**

**MAJANEYA BUILDERS & PROMOTERS PVT LTD**  
Kailesh Chatterjee  
Director

**SIGNATURE OF THE DEVELOPER**

Drafted by:

Nitish Saha  
**NITISH SAHA**  
Advocate

53, Garfa Main Road,  
Kolkata - 700 075.  
WB 1057/1980

Typed by :

Atanu Saha  
**ATANU SAHA**  
53, Garfa Main Road,  
Kolkata - 700075.



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Signature .....



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name ..... KAILASH CHAND AGARWAL .....

Signature ..... Kailash Chand Agarwal .....



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name ..... SUMAN MITRA .....

Signature ..... Suman Mitra .....



	Thumb	First Finger	Middle Finger	Ring Finger	Small
Left Hand					
Right Hand					

Name .....

PIN -

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Urban

Road,

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t.,

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PERMANENT ACCOUNT NUMBER

AGQPM4913L



MR. NAME  
SUMAN MITRA

NAME OF FATHER/SANDE  
SAMIR MITRA

DATE OF BIRTH  
29-09-1964

ENTER SIGNATURE

*Suman Mitra*

*Stalin*

OFFICE ADDRESS (REG. OFF.) AND  
COMMISSIONER OF INCOME TAX (C.O.) AHMEDABAD

इस कार्ड के लिये / दिन जारी कर कृपया जारी करने  
वाले अधिकारी को सूचित / समझा कर दें  
संगुण अथवा अग्रुण (पदादि एवं कर्म-वीर्य),  
०११

आधी कागज  
आकार - 700 000

In case this card is lost/ found kindly inform/ return to

the issuing authority:

Joint Commissioners of Income Tax (Systems & Technical),

F-7,

Chhatrapati Square,

Calcutta- 700 008

*Suman Mitra*

*Dr. N. V. Industries (Pvt.) Ltd.*  
*Suman Mitra*  
*Pr. Secy*



ভারত সরকার  
GOVERNMENT OF INDIA



নাম  
Suman Mitra  
পিতা  
Father: Samir Mitra  
জন্ম তারিখ  
Year of Birth: 1954  
সঙ্গ  
Sex: Male



5298 9393 6422

আধার - সাধারণ মানুষের অধিকার



স্বাভাবিক চিত্র চিহ্নিতকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

সেবা, ১১-এ, ৯/১০০  
জাতীয় চিত্র চিহ্নিতকরণ অ. অ. (সংগঠন)  
কলকাতা, ৭০০০১২

Address: 124, NORTH  
ROAD, Jadavpur University  
S O, Jadavpur University,  
Kolkata, West Bengal,  
700032

1947  
1800 1947 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Kolkata-700 011

Suman Mitra,

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ANJANEYA BUILDERS AND  
PROMOTERS PRIVATE LIMITED

10/02/1998

Permanent Account Number

AAECA5645E

Signature



PERMANENT ACCOUNT NUMBER  
AQLPA2104N

नाम  
KAILASH CHAND AGARWAL

पिता का नाम / FATHER'S NAME  
SUKH RAM AGARWAL

जन्म तिथि / DATE OF BIRTH  
10-02-1962

PRINT SIGNATURE  
*Kailash Chand Agarwal*

COMMISSIONER OF INCOME TAX, WB - II

*Kailash Chand Agarwal*

इस कार्ड के साथ / With this card you should carry when  
आपें करदाता हैं / when you are a taxpayer  
आपका करदाता / your taxpayer  
की। / card.

आपका - 700 066.

use this card to identify your tax liability.

the issuing authority is:

Assistant Commissioner of Income Tax.

D-7.

Chowringhee Square,  
Calcutta-700 066.

*Kailash Chand Agarwal*


 भारत सरकार  
 Government of India  
 Ministry of Home Affairs  
 National Security Agency  
 New Delhi  



3853 4888 1029

সাধারণ মানুষের অধিকার

*Kailesh and Agni*


 Unique Identification Authority of India  
 Address: H.O.  
 MIDKAZGAN SARANI  
 Serikhat, Serikhat  
 Kharagpur, West Bengal  
 721001

3853 4888 1029





*Kailesh and Agni*



भारतीय निर्वाचन आयोग  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

DQP1435536



निर्वाचक नाम : दिनेश कुमार शंकर  
Elector's Name : Dinesh Kumar Shanka  
पिता का नाम : श्यामसुन्दर शंकर  
Father's Name : Shyamsunder Shanka  
लिंग/पुरुष : पुरुष M  
जन्म तिथि : 25/12/1977  
Date of Birth : 25/12/1977

DQP1435536

पता:  
लक्ष्मपुर माजेर पारा, लखीपुर, कुर्ना, मणिपुर 743348

Address:  
LAKHMIPUR MAJER PARA, LAKHMIPUR,  
KULPI SOUTH 24 PARGANAS-743348

Date: 06/01/2014

133-पुलपुल निर्वाचन क्षेत्र के निर्वाचन अधिकारी  
के नाम पर

Facsimile Signature of the Electoral  
Registration Officer for  
133-Kulpi Constituency

आपके निर्वाचक को आपका निर्वाचक नाम देना है। यह नाम एक बार  
आपके नाम के साथ ही देना है। इसके बाद आपको अपने  
निर्वाचक को नाम देना है।

In case of change in address, please inform the Card No.  
in the relevant Form for excluding your name in the  
roll of the changed address and to obtain the card  
with new number

133/13

*Dinesh Kumar Shanka*

PIN -

able

(Urban

th Road

Details

Approac  
Fl.,

Type:

# Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

## Validity Extension of Assessment Slip

Query No : 2001258552      Query Year : 2021  
 Query Date : 26-07-2021      Total Market Value : Rs. 1,11,39,748 /-

SI No.      GRN No. (18 Digit)

Stamp Registration Mutation  
 Validity of Query No 2001258552 is extended upto 30-09-2021 with prayer no : .  
 Stamp Duty Fees      Fees

Check e-Payment      200      OK      78      0      Delete

Add New

*R/O Docm 01/09/21*

# GRIPS

 (<https://wbifms.gov.in/GRIPS/>)

## Finance Department

 (<http://www.wbfin.nic.in/>)  
Government of West Bengal (<https://www.wbifms.gov.in/>)

### Land & Land Reforms

 (<http://banglarbhumi.gov.in/>)  
[WWW.BANGLARBHUMI.GOV.IN](http://WWW.BANGLARBHUMI.GOV.IN) **india.gov.in** (<http://india.gov.in/>)  
national portal of india

# GOI

 (<http://goidirectory.nic.in/>)  
WEB DIRECTORY

Site Map (./site\_map.aspx)

**TOTAL VISITOR : 3,69,01,478**  
(Since 25/05/2016)

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

BRN Details

BRN: 192021220046262552  
BRN Date: 07/08/2021 14:09:21  
BRN : 90064913  
Payment Status: Successful  
Payment Mode: Counter Payment  
Bank/Gateway: State Bank of India  
BRN Date: 07/08/2021 00:08:00  
Payment Ref. No: 2001258552/2/2021  
(Query No\*/Query Year)

Depositor Details

Depositor's Name: ANJANEYA BUILDERS & PROMOTERS PVT LTD  
Address: 53 GARFA MAIN ROAN KOLKATA-700  
Mobile: 9831026524  
Contact No: 9831026524  
Depositor Status: Attorney of Claimant  
Query No: 2001258552  
Applicant's Name: Mr M Prodhan  
Identification No: 2001258552/2/2021  
Remarks: Sale, Development Power of Attorney

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001258552/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	20061
2	2001258552/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	78
<b>Total</b>				<b>20139</b>

IN WORDS: TWENTY THOUSAND ONE HUNDRED THIRTY NINE ONLY.

### Major Information of the Deed

Deed No :	I-1601-01957/2021	Date of Registration	01/09/2021
Query No / Year	1601-2001258552/2021	Office where deed is registered	
Query Date	26/07/2021 11:09:42 PM	1601-2001258552/2021	
Applicant Name, Address & Other Details	M Prodhan Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8609850035, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,11,39,748/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,071/- (Article:48(g))	Rs. 78/- (Article:E, E, E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		

### Land Details :




District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: North Road, Premises No: 12/4, Ward No: 093 Pin Code : 700032

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 14 Chatak 25 Sq Ft	1/-	1,10,04,748/-	Width of Approach Road: 30 Ft.,
<b>Grand Total :</b>				<b>11.401Dec</b>	<b>1 /-</b>	<b>110,04,748 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>1 /-</b>	<b>1,35,000 /-</b>	

**Lord Details :**

Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Signature	
1	<b>Mr Suman Mitra</b> Son of Late Samir Mitra Executed by: Self, Date of Execution: 31/08/2021 Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office	 01/09/2021	 LRI 01/09/2021	 01/09/2021
12/4, North Road, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx3L, Aadhaar No: 52xxxxxxxx6422, Status :Individual, Executed by: Self, Date of Execution: 31/08/2021 Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office				

**Developer Details :**

Name,Address,Photo,Finger print and Signature	
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED</b> 53, Garfa Main Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 . PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Name,Address,Photo,Finger print and Signature				
Sl No	Name	Photo	Signature	
1	<b>Mr Kailash Chand Agarwal (Presentant)</b> Son of Late S R Agarwal Date of Execution - 31/08/2021 , Admitted by: Self, Date of Admission: 01/09/2021, Place of Admission of Execution: Office	 Sep 1 2021 1:09PM	 LRI 01/09/2021	 01/09/2021
3, Vidyasagar Sarani, City:- , P.O:- Santoshpur, P.S: Kasba, District: South 24 Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: ACxxxxxx4N, Aadhaar No: 38xxxxxxxx0029 Status - Representative, Representative of ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED (as Director)				

Details

**Dipendra Bhunne**  
 Mr. Dipendra Bhunne  
 Karanjali, P.S.  
 South 24 Parganas, West  
 Bengal India PIN - 743343

Photo	Finger Print	Signature
		
01/09/2021	01/09/2021	01/09/2021

Witnesses: Mr. Suman Mitra, Mr. Kalash Chand Agarwal

**Transfer of property for L1**

Sl No	From	To, with area (Name-Area)
1	Mr. Suman Mitra	ANJANIYA BUILDERS AND PROMOTERS PRIVATE LIMITED 11.401 Dsq

**Transfer of property for S1**

Sl No	From	To, with area (Name-Area)
1	Mr. Suman Mitra	ANJANIYA BUILDERS AND PROMOTERS PRIVATE LIMITED 500.00000000 Sq Ft

Endorsement For Deed Number : I - 160101957 / 2021

01-09-2021

**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 of Indian Stamp Act 1899.

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

Presented for registration at 13:38 hrs on 01-09-2021, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr Kailash Chand Agarwal .

**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 11,39,748/-

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

Execution is admitted on 01/09/2021 by Mr Suman Mitra, Son of Late Samir Mitra, 12/4, North Road, P.O: Jadavpur, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business Identified by Mr Dipendu Bhunrhe, . . Son of Mr Shyam Sundar Bhunrhe, Lakshmpur, P.O: Karanjali, Thana: Kulpi, South 24-Parganas, WEST BENGAL, India, PIN - 743348, by caste Hindu, by profession Business

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

Execution is admitted on 01-09-2021 by Mr Kailash Chand Agarwal, Director, ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED, 53, Garfa Main Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075

Identified by Mr Dipendu Bhunrhe, . . Son of Mr Shyam Sundar Bhunrhe, Lakshmpur, P.O: Karanjali, Thana: Kulpi, South 24-Parganas, WEST BENGAL, India, PIN - 743348, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 60/- ( E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 78/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/08/2021 12:00AM with Govt. Ref. No: 192021220046262552 on 07-08-2021, Amount Rs: 78/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90064913 on 07-08-2021, 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 10/-, by online = Rs 20,061/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 540, Amount: Rs.10/-, Date of Purchase: 02/07/2021, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/08/2021 12:00AM with Govt. Ref. No: 192021220046262552 on 07-08-2021, Amount Rs: 20,061/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90064913 on 07-08-2021, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

**Maitreyee Ghosh**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2021, Page from 106209 to 106267

being No 160101957 for the year 2021.



Digitally signed by MAITREYEE GHOSH  
Date: 2021.09.08 16:34:21 +05:30  
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*Maitreyee Ghosh*

(Maitreyee Ghosh) 2021/09/08 04:34:21 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

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