

01/11/2022

Z-13894/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with the document are the part of this document. 644281

29/11/2022
Q-2003340549/2022

District Sub-Registrar,
Registration Office,
Alipore, South 24 Parganas
29 NOV 2022

**AGREEMENT FOR DEVELOPMENT WITH DEVELOPMENT
POWER OF ATTORNEY**

**THIS AGREEMENT FOR DEVELOPMENT & DEVELOPMENT
POWER OF ATTORNEY** is made this the 29th day of November Two
Thousand Twenty Two (2022) **BETWEEN**

SMT. GITA PODDAR, (PAN-AFQPP7166K & Aadhaar No. 3013 8772 1488) wife of Late Manoranjan Poddar, by Faith Hindu. Nationality-Indian, by Occupation-Business, residing at 4/5, Haltu Kayastha Para, P.O.Haltu, P.S. Kasba, Kolkata-700078, hereinafter referred to as the 'OWNER' (which 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 PART

AND

M/S. R.D. CONSTRUCTION, a Proprietorship Firm, having its office at 160, Kayastha Para Main Road, P.O.Haltu, P.S.Garfa, Kolkata-700078, represented by its Proprietor SRI RATAN DEBNATH, (PAN-AKQPD5629N & Aadhaar No.9564 5903 5282) son of Late Haripada Debnath, by faith-Hindu, Nationality-Indian, by occupation-Business, residing at 160, Kayastha Para Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, hereinafter referred to as the 'DEVELOPER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the SECOND PART

WHEREAS one Abdul Waheb Munshi and others were seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel land measuring 48 Decimals more or less along with others land, situated at Mouza-Garfa, J.L.No.19, Pargana-Khaspur, Touzi No.10,12,13, R.S. No.2 comprised in Dag No.1417 appertaining to Khatian No.7 & 243, under Landlord Khatian No.1(ka), 1(kha), 2(ka) 2(kha), 232 & 233 under P.S. formerly Tollygunge then Kasba now Garfa,

at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written, by paying the usual rents and taxes to the authorities concerned.

AND WHEREAS for the purpose of more convenient use and enjoyment, the said Abdul Waheb Munshi and others made partition or division of the said land among themselves by a Deed of Partition, dated 09.02.1952, registered in the office of Sub-Registrar at Alipore and recorded in Book No.I, Volume No.14, page from 1 to 177, Deed No.650 for the year 1952 and the said Abdul Waheb Munshi was exclusively allotted land measuring 48 Decimals more or less.

AND WHEREAS being in need of money, the said Abdul Waheb Munshi sold, transferred and conveyed the said land measuring 48 Decimals more or less, more fully described in the First Schedule hereunder written, by a Bengali Deed of sale, registered in the office of Sub-Registry at Alipore and recorded in Book No.I, Volume No.72, page from 297 to 300, Deed No.4492, for the year 1954, unto and in favour of one Sri Kanailal Majumder, son of Late Bishwambhar Majumder, for a consideration mentioned therein.

AND WHEREAS during the period of Revisional survey Settlement operation, the said land was recorded as R.S. Dag No.1717 under R.S. Khatian No.1195 situated at said Mouza-Garfa, in the name of said Sri Kanailal Majumder in the finally published records of rights as the absolute owner thereof.

AND WHEREAS thereafter Sri Kanailal Majumder sold a portion of the said land measuring 1 Bigha 0 Cottah 0 Chittak 0 sq.ft. more or less, more fully described in the First Schedule hereunder written, by a Bengali Deed of sale, dated 07.07.1961, registered in the office of Sub- Registrar at Alipore and recorded in Book No.I, Volume No.117, page from 27 to 31, Deed No.5777 for the year 1961, unto and in favour of Smt. Lila Samaddar, wife of Jnanendra Nath Samaddar, for a consideration mentioned therein.

AND WHEREAS for the purpose of disposing the said land, the said Smt. Lila Samaddar divided the said land into several small plots and provided common passage/road for free access to those plots by a lay-out plan

AND WHEREAS the said Smt. Lila Samaddar sold, transferred and conveyed a plot of the said land measuring 5 Cottah 13 Chittak 36 sq.ft. more or less, being Scheme Plot No.B, more fully described in the Schedule hereunder written, by a Deed of sale, dated 03.05.2006, registered in the office of District Sub-Registry-III at Alipore and recorded in Book No.I, CD Volume No.17, page from 2177 to 2195, Deed No.06857, for the year 2006, unto and in favour of the Owner herein Smt. Gita Poddar.

AND WHEREAS due to inadvertance, some error crept in the said Deed, which was duly rectified by the Owner herein by executing a Deed of Declaration, dated 21/03/2022, registered at D.S.R.-IV at Alipore, vide Book No.I, Volume No.1604-2022, page from 119701 to 119710, Being No.160402876 for the year 2022.

AND WHEREAS after such purchase, the owner herein mutated her name in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as Municipal Premises No.70/2, Purbachal Road, vide Assessee No.31-106-17-2110-5. Kolkata -700 078. and also recorded her name in the office of the B.L. & L.R.O, and also got conversion of the said land into Bastu land, vide Memo No.17/2956/Con.Certificate/BLLRO/ATM/Kasba/17, dated 23.05.2017 upon payment of rents and taxes thereto and obtained a building Plan of G+IV storied building from the Kolkata Municipal Corporation, bearing Building Permit No.2022120251, dated 10.08.2022.

AND WHEREAS thus the Owner herein became the Owner of total land measuring 5 Cottah 13 Chittak 36 sq.ft. be the same a more or less, together with 400 sq.ft. Asbestos shed structure standing thereon, more fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Owner is desirous of constructing a G+IV storied building on the said land, but due to insufficient fund, the Owner has placed her offer to the Developer herein to entrust the said development work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owner herein under the following terms and conditions.

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

That in this agreement unless anything appears to be repugnant to the subject or context:-

ARTICLE- I: DEFINITION

- 1.1 OWNER: shall mean and include the party of the First Part and her respective heirs and successors.
- 1.2 DEVELOPER: shall mean and include the Party of the Second Part and his heirs, executors, administrators, legal representatives and assigns.
- 1.3 SAID PROPERTY: shall mean and include the land measuring 5 Cottah 13 Chittak 36 sq.ft. be the same a more or less, together with 400 sq.ft. tile shed structure standing thereon, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, Touzi No.10,12,13, R.S. No.2, comprised in C.S. Dag No 1417. appertaining to C.S. Khatian No.7 & 243, corresponding to R.S. Dag No.1717 under R.S. Khatian No.7. being KMC Premises No.70/2, Purbachal Road, Kolkata-700078, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, fully described in the First Schedule hereunder written .
- 1.4 NEW BUILDING: shall mean and include such G+IV storied building, to be constructed on the said land as mentioned in the First Schedule hereunder written as per sanctioned plan, vide Building Permit No.2022120251, dated 10.08.2022, duly sanctioned by the KMC
- 1.5 COMMON FACILITIES: shall mean and include corridors, staircase, ways, landing, roof common passage, boundary wall, water reservoir, water tank, pump motor, Lift electrical and sanitary

installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.

1.6 OWNER'S ALLOCATION: shall mean and include 50% of F.A.R. or constructed area of the proposed G+IV storied building, comprised of 50% of First floor Back side Southern portion, 50% of Second floor Front side Northern portion, 50% of Third floor Back side Southern portion and 50% of Fourth floor front side Northern portion and 50% of car parking space on ground floor together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building and a sum of Rs.20,00,000/- (Rupees Twenty Lakh) only as and by way of forfeiture money, to be paid by the Developer to the Owner in the following manner :-

- i) At the time of signing this Agreement Rs. 1,00,000/-
- ii) At the time of handover owner's allocation Rs.19,00,000/-

1.7 DEVELOPER'S ALLOCATION: the save and except the said Owner's Allocation, the remaining 50% of F.A.R. or constructed area of the proposed G+IV storied building, comprised of 50% of First floor front side Northern portion, 50% of Second floor back side Southern portion, 50% of Third floor Front side Northern portion and 50% of Fourth floor Back side Southern portion and 50% of car parking space on ground floor together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building will be allotted to the Developer herein.

- 1.8 BUILDING PLAN: shall mean and include the plan vide **Building Permit No.2022120251**, dated 10.08.2022, duly sanctioned by the KMC.

ARTICLE- II: DATE OF COMMENCEMENT

2.1 This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the Developer's allocation is sold or transferred to the intending purchasers.

ARTICLE -III: OWNER' REPRESENTATION

3.1. The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of the landed property, more particularly described in the First Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and have not received any advance or part payment thereof.

3.2. The said land is not affected by any Scheme of acquisition or requisitioned of the State/Central Govt. or any local body/authority and the same has a clear and good marketable title therein.

ARTICLE-IV: DEVELOPER'S REPRESENTATION

4.1 The Developer have sufficient knowledge and experience in the matter of development/construction of immovable properties and construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property or construction of the said new building.

ARTICLE -V: DEVELOPMENT WORK

5.1 The Owner hereby appointed the Party of the Second Part as the Developer and/or contractor, which the Developer hereby agreed and accepted.

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building, having several self contained flats on the Ownership basis and will sell the flats and spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers except the Owner' allocation.

ARTICLE -VI: DEVELOPER'S COVENANTS

6.1 The Developer shall at his own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owner's allocation as stated hereinbefore within the 24 (Twenty Four) months from the date of this Agreement.

6.2 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owner or on account of the Developer himself or on account and/or on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.3 The Developer at his own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.

6.4 The Developer shall at his own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Owner and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

ARTICLE-VII: OWNER' COVENANTS

7.1 The Owner shall grant and issue a Development Power of Attorney, in favour of the Developer, authorising and/or empowering the Developer to do all acts, deeds matters and things necessary for completion of the works of development of the said property and/or construction of the said proposed new building and/or to sell the Developer's allocation as per terms of this agreement.

7.2 The Owner shall be bound if so required by the Developer, sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declaration to enable the Developer to apply for and obtain electricity, sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the Kolkata Municipal Corporation, and for all of these acts, deeds and things the Owner shall grant power of Attorney in favour of the Developer.

7.3 The Owner shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed. Moreover the Owner shall have no right to claim anything except the Owner's allocation in the said building.

7.4 The Owner delivered the original title deed and all other relevant papers and documents to the Developer for selling and transferring the said Developer's allocation and the Developer herein retain the said original papers and documents so long the said Developer's allocation is sold to the intending Purchaser or purchasers.

7.5 All the flats and other spaces of the proposed new building to be erected and sold by the Developer except the Owner's allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

ARTICLE-VIII: CONSTRUCTION

8.1 The construction of the said new building shall be made by the Developer as per the plan sanction, vide Building Permit No.2022120251, dated 10.08.2022, duly sanctioned by the KMC.

8.2 The Developer shall be entitled to obtain necessary modification or rectification plan for the purpose of completion of the construction of the building if necessary to be sanctioned by the Kolkata Municipal Corporation.

8.3 The Developer shall retain appoint and employ such masons, Architects, Engineers contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development.

of the said property and/or the construction of the said new building as the Developer shall at his own discretion think fit and proper.

8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard the Owner shall not in any manner would be made responsible or liable.

ARTICLE-IX: JOINT DECLARATION

11.1 During the continuance of this agreement, the Owner herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of their right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

11.2 The Owner shall not part with possession of any of the residential flats or other spaces of the said building to be constructed, except their allocation prior to notice to be served by the Developer.

11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the said building within **24(Twenty-Four)** months from the date of this Agreement.

11.4 If the Developer fails to complete construction and/or complete the said building during the said period, then in that case the Owner shall extent 6(six) months as grace period for completion of construction

11.5 The Owner till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owner have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good, clear and marketable title .

11.6 The Owner will be bound to make registration of sale deed in respect of all flats and spaces of Developer's allocation at the cost of the Purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owner shall co-operate with the Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, SMT. GITA PODDAR, (PAN-AFQPP7166K & Aadhaar No.3013 8778 1488) wife of Late Manoranjan Poddar, by faith Hindu, Nationality-Indian, by occupation-Business, residing at 4/5, Hattu Kayastha Para, P.O.Hattu, P.S. Kasha, Kolkata-700078, hereinafter referred to as the OWNER/ PRINCIPAL of the send greetings.

AND WHEREAS for the purpose of construction of the proposed G+IV storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land, and to appear before any office and places, I, the Owner/Principal herein do hereby nominate, constitute, authorise and appoint the said Developer, M/S. R.D. CONSTRUCTION, a Proprietorship Firm, having its office at 160, Kayastha Para Main Road,

P.O:Haltu, P.S.Garfa, Kolkata-700078. represented by its Proprietor SRINIVAS DEBNATH. (PAN-AKQPD5629N & Aadhaar No.9564 5903 5282) son of Late Haripada Debnath. by faith-Hindu, Nationality-Indian, by occupation-Business, residing at 160, Kayastha Para Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, as my true and lawful Attorney to do and execute inter alia the following acts, deeds and things:-

- 1 On my behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.
- 2 To execute, sign and prepare building plan or plans and submit the same to the building Department, The Kolkata Municipal Corporation upon signing and executing his name on the said plan or plans on my behalf and in my name and obtained the same from the Kolkata Municipal Corporation on payment of all fees and charges thereto.
- 3 To execute, sign and prepare the internal and external plan or plans for sewerage, drainage and submit the same to the Drainage Department, The Kolkata Municipal Corporation and sign and execute on the said plan or plans in my name and on our behalf and obtain the same from the Kolkata Municipal Corporation upon payment of all fees, charges etc.
- 4 To execute, sign and prepare any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the Kolkata Municipal Corporation, Building Department for regularisation and also appear before the K.M.C. Building Tribunal for hearing and obtain the same from the Kolkata Municipal Corporation, Building Department, on my behalf and in our names

and also get Completion Certificate of the Building from the Kolkata Municipal Corporation.

5 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.

6 To negotiate for sale, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate my said Attorney shall deem fit and proper.

7 My Attorney shall be entitled to enter into agreement for sale in respect of the flats and spaces out of Developer's allocation of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.

8 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces out of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant

valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on my behalf.

- 9 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.
- 10 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces out of Developer's allocation of the proposed multi-storied building to be constructed on the schedule mentioned land and all acts, deeds by my said Attorney shall be taken as my acts deeds and things as I was personally present and done the same myself.

AND I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorney, which will be done by virtue of this Power of Attorney.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of the land measuring 5 Cottah 13 Chittak 36 sq.ft. be the same a more or less, together with 400 sq.ft. tile shed structure standing thereon, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, Touzi No.10,12,13, R.S.No.2, comprised in C.S. Dag No 1417, appertaining to C.S. Khatian No.7 & 243, corresponding to R.S. Dag No.1717 under R.S. Khatian No.7, being KMC Premises No.70/2,

Purbachal Road, Kolkata-700078, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows:-

On the North : 20'ft. Wide K.M.C. Road,

On the South : Premises No.74/12, Purbachal Road (North),

On the East : Land of R.S. Dag No.1717,

On the West: Land of R.S. Dag No.1717,

SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

ALL THAT 50% of F.A.R. or constructed area of the proposed G+IV storied building, comprised of 50% of First floor Back side Southern portion, 50% of Second floor Front side Northern portion, 50% of Third floor Back side Southern portion and 50% of Fourth floor front side Northern portion and 50% of car parking space on ground floor together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building and a sum of Rs.20,00,000/- (Rupees Twenty Lakh) only as and by way of forfeiture money, to be paid by the Developer to the Owner in the following manner :-

- i) At the time of signing this Agreement Rs.1,00,000/-
- ii) At the time of handover owner's allocation Rs.19,00,000/-

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT the save and except the said Owner's Allocation, the remaining 50% of F.A.R. or constructed area of the proposed G+IV storied building, comprised of 50% of First floor front side Northern portion, 50% of Second floor back side Southern portion, 50% of Third floor Front side Northern portion and 50% of Fourth floor Back side Southern portion and 50% of car parking space on ground floor together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building will be allotted to the Developer herein.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the Construction)

STRUCTURE: R.C.C structure with beams columns and slab.

WALLS: Internal wall of 3" thickness External of 8" thickness of no. new bricks with plaster.

FLOORING: flooring will be made with good quality vitrified tiles.

DOORS: All door frames will be made of sal wood 4" x 2 1/2" inner surface of the frame should be pointed. Entrance main door will be made of 32mm thick wood with door stopper. Other doors will be of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet

WINDOWS: Sliding Aluminium channel window with 3.5 mm glass colour with steel grills and necessary fittings and the balcony will be covered by still grill up to 2'-6" from floor level.

ELECTRICAL: Bed room-4 point, 5 Amp one point, kitchen- 2 point, 5 Amp one point, 15 Amp one point. Toilet-2 point, one Exhaust fan point, Balcony- one point. Drawing/dining-4 point, 5 Amp 2 point and 15 Amp one point, and a calling bell point outside the flat.

SANITARY & PLUMBING: Kitchen-Black stone slab top cooking platform with sink having with bib cock (1 no.), including one gas cylinder space. Glazed tiles up to 3' height from cooking platform in kitchen, in Kitchen- water point 2 nos. In Toilet 6'ft. height glaze tiles on the wall and Complete set of Pan/Commode 1 no. Wash basin (white) with fitting of 1 no. with C.P. pillar cock (wash basin may be fixed outside the toilet).

WATER SUPPLY: Overhead P.V.C. reservoir and undergrounds reservoir with Municipality water line to be provided. Electrical pump and motor to be installed by developer at ground floor level within a suitable place for lifting water to overhead reservoir.

PAINTING: External finish-All external walls covered with weather coat of good brand.

LIFT : Four passenger Lift will be fitted in the proposed building.

N.B. All extra work of fittings can be provided subject to approval of the engineer with extra cost.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED & DELIVERED

In presence of:-

1. Pratik Kr. Poddar
4/6, Hattu Kayasthapara,
Kolkata - 78

2. Adv. S. S. Saha
Alipore Police Court
Unit 27

Gita Poddar
OWNER

R. D. CONSTRUCTION
Ratan Debnath
Proprietor

DEVELOPER

Drafted by:-

Adv. S. S. Saha
Alipore Police Court,
Kolkata - 700 027

P 469 33

RECEIVED from the within named Developer the within mentioned sum of Rs.1,00,000/- (Rupees One Lakh) only, being the part payment out of the total forfeiture money, paid by the Developer as per memo below :-

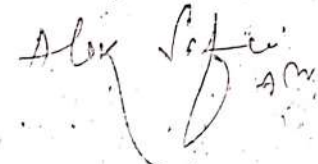
MEMO

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
125032	28.11.2022	Bank of India, Ruby Park	1,00,000/-

Total.. Rs.1,00,000/-

WITNESSES:-











1. Pratik kr. Poddar

2.  AM











Gita Poddar
OWNER

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....
Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name..... GITA PODDAR.....
Signature..... Gita Poddar.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name..... RATAN DEBNATH.....
Signature..... Ratan Debnath.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

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



192022230191895715

BRN Details

BRN No: 192022230191895715 Payment Mode: Debit Card Payment
BRN Date: 26/11/2022 18:24:47 Bank/Gateway: State Bank of India
BRN: IK0BZIXEG9 BRN Date: 26/11/2022 18:28:35
GRIPS Payment ID: 261120222019189570 Payment Init. Date: 26/11/2022 18:24:47
Payment Status: Successful Payment Ref. No: 2003340549/12/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ratan Debnath
Address: 160, Kayasthapara Main Road
Mobile: 9831479124
EMail: poddar.2pratik@gmail.com
Depositor Status: Attorney of Executant
Query No: 2003340549
Applicant's Name: Mr Alok Safui
Identification No: 2003340549/12/2022
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 26/11/2022
Period To (dd/mm/yyyy): 26/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003340549/12/2022	Property Registration- Stamp duty	0030-02-103-003-02	4071
2	2003340549/12/2022	Property Registration- Registration Fees.	0030-03-104-001-16	1028
Total				41099

IN WORDS: FORTY ONE THOUSAND NINETY NINE ONLY.



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2003340549/2022	Office where deed will be registered
Query Date	24/11/2022 10:12:15 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Alok Safui Allipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027. Mobile No. : 9830828274, Status : Advocate	
Transaction	Additional Transaction	
[4002] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 0/-], [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 1,00,000/-]	
Set Forth value	Market Value	
	Rs. 2,06,05,172/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,071/- (Article:48(g))	Rs. 1,028/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal
Road, Premises No: 70/2, Ward No: 106, Pin Code : 700078

Plot No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 13 Chatak 36 Sq Ft		2,04,97,172/-	Width of Approach Road: 20 Ft.,
Grand Total :				9.6731Dec	0/-	204,97,172/-	

Structure Details :

Sl. No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,08,000/-	Structure Type: Structure

Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

Total : 400 sq ft 0/- 1,08,000/-



Applicant Details :

Name & address	Status	Execution / Admission Details :
GITA PODDAR Son of Late MONORANJAN PODDAR, 4/5, KAYASTHA PARA, P.O.- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx6K, Aadhaar No.: 30xxxxxxxxxx1488, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Name & address	Status	Execution / Admission Details :
R.D. CONSTRUCTION (Sole Proprietorship) 160, KAYASTHA PARA MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 PAN No. AKxxxxxx9N, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr RATAN DEBNATH Son of Late HARPADA DEBNATH 160, KAYASTHA PARA MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKxxxxxx9N, Aadhaar No.: 95xxxxxxxx5282	R.D. CONSTRUCTION (as PROPRIETOR)

Witness Details :

Name & address
ALIPOR SAHAI Son of Late SANAT SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs GITA PODDAR, Mr RATAN DEBNATH

Transfer of property for L1

From	To, with area (Name-Area)
Mrs GITA PODDAR	R.D. CONSTRUCTION-9.67313 Dec

Transfer of property for S1

From	To, with area (Name-Area)
Mrs GITA PODDAR	R.D. CONSTRUCTION-400 Sq Ft



Land or Building Details as received from KMC :

Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
Assessment No. : 311061721105 Premises No. : 70/2 Ward No. : 106 Street Name : PURBACHAL ROAD	Reference Deed No. : I-06857/2006 Date of Registration. : May 03, 2006 Office Where Registered : DSR-III,	Owner Name : SMT. GITA PODDAR Owner Address : 4/5, KAYASTHA PARA, MAIN ROAD, KOLKATA-78 Pin No. : 700078	Character of Premises: Total Area of Land: 05 Cottah, 13 Chatak, 36 SqFeet,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 24-12-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 24-12-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No.:	I-1604-13824/2022	Date of Registration	23/11/2022
Deed No / Year	1604-2003340549/2022	Office where deed is registered	
Deed Date	24/11/2022 10:12:15 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Alok Safui Alipore Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
	Rs. 2,06,05,172/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,171/- (Article:48(g))	Rs. 1,060/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Road, , Premises No: 70/2, , Ward No: 106 Pin Code : 700078



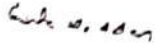
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 13 Chatak 36 Sq Ft		2,04,97,172/-	Width of Approach Road: 20 Ft.
Grand Total :				9.6731Dec	0/-	204,97,172 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,08,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Yéars, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	0/-	1,08,000 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature



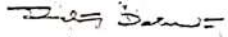


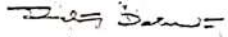


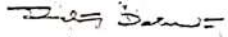
Name	Photo	Finger Print	Signature
Mrs GITA PODDAR Wife of Late MONORANJAN PODDAR Executed by: Self, Date of Execution: 29/11/2022 , Admitted by: Self, Date of Admission: 29/11/2022 ,Place : Office			
	29/11/2022	LTI 29/11/2022	29/11/2022

4/5, KAYASTHA PARA, City:- , P.O:- HALTU, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6K, Aadhaar No: 30xxxxxxxx1488, Status :Individual, Executed by: Self, Date of Execution: 29/11/2022 , Admitted by: Self, Date of Admission: 29/11/2022 ,Place : Office



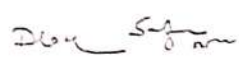
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	R.D. CONSTRUCTION 160, KAYASTHA PARA MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.:: AKxxxxxx9N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RATAN DEBNATH (Presentant) Son of Late HARIPADA DEBNATH Date of Execution - 29/11/2022, , Admitted by: Self, Date of Admission: 29/11/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Nov 29 2022 12:08PM</td> <td>LTI 29/11/2022</td> <td>29/11/2022</td> </tr> </tbody> </table> <p>160, KAYASTHA PARA MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078) Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx9N, Aadhaar No: 95xxxxxxxx5282 Status : Representative, Representative of: R.D. CONSTRUCTION (as PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	Mr RATAN DEBNATH (Presentant) Son of Late HARIPADA DEBNATH Date of Execution - 29/11/2022, , Admitted by: Self, Date of Admission: 29/11/2022, Place of Admission of Execution: Office					Nov 29 2022 12:08PM	LTI 29/11/2022	29/11/2022
Name	Photo	Finger Print	Signature										
Mr RATAN DEBNATH (Presentant) Son of Late HARIPADA DEBNATH Date of Execution - 29/11/2022, , Admitted by: Self, Date of Admission: 29/11/2022, Place of Admission of Execution: Office													
	Nov 29 2022 12:08PM	LTI 29/11/2022	29/11/2022										

Identifier Details :

	Photo	Finger Print	Signature
SANAT SAFUI POLICE COURT, City:-, P.O:- CORE, P.S:-Alipore, District:-South 24- West Bengal, India, PIN:- 700027			
	29/11/2022	29/11/2022	29/11/2022

Identifier Of Mrs GITA PODDAR, Mr RATAN DEBNATH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs GITA PODDAR	R.D. CONSTRUCTION-9.67313 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs GITA PODDAR	R.D. CONSTRUCTION-400.00000000 Sq Ft

Endorsement For Deed Number : I - 160413824 / 2022

Admission of Admissibility (Rule 43, W.B. Registration Rules 1962)
Admitted under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 146
of Indian Stamp Act 1899.

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

Presented for registration at 11:38 hrs on 29-11-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr
RATAN DEBNATH ..

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
2,06,05,172/-

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

Execution is admitted on 29/11/2022 by Mrs GITA PODDAR, Wife of Late MONORANJAN PODDAR, 4/5, KAYASTHA
PARA, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078. by caste Hindu, by
Profession Business

Identified by ALOK SAFUI, , Son of Late SANAT SAFUI, ALIPORE POLICE 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 29-11-2022 by Mr RATAN DEBNATH, PROPRIETOR, R.D. CONSTRUCTION (Sole
Proprietorship), 160, KAYASTHA PARA MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas,
West Bengal, India, PIN:- 700078

Identified by ALOK SAFUI, , Son of Late SANAT SAFUI, ALIPORE POLICE 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 1,060.00/- (B = Rs 1,000.00/- , E = Rs 20.00/-
, M = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,028/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/11/2022 6:28PM with Govt. Ref. No: 192022230191895715 on 26-11-2022, Amount Rs: 1,028/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BZIXEG9 on 26-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs
100.00/-, by online = Rs 40,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14605, Amount: Rs.100.00/-, Date of Purchase: 16/11/2022, Vendor name:
SUBHANKAR DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/11/2022 6:28PM with Govt. Ref. No: 192022230191895715 on 26-11-2022, Amount Rs: 40,071/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BZIXEG9 on 26-11-2022, Head of Account 0030-02-103-003-02

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal